



Metropolitan Development Commission Regional Center Hearing Examiner (October 23, 2025) Meeting Agenda

Meeting Details

Notice is hereby given that the Regional Center Hearing Examiner of the Metropolitan Development Commission of Marion County, IN, will hold public hearings on:

Date: Thursday, October 23, 2025 **Time:** 10:00 AM

Location: Room 2001, 20th Floor, City-County Building, 200 E. Washington Street

Upon the following Regional Center petitions as authorized by Chapter 735, Article VI of the Revised Code of the Consolidated City and County, as amended by General Ordinance 56, 2008.

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 1. 2025-REG-010 (Amended) | 1501, 1505, and 1507 West New York Street**
Center Township, CD #18 | Zoned D-8 (RC)
Adam DeHart

Regional Center Approval to provide for construction of two structures, consisting of two, attached single-family dwellings in each structure.

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 2. 2025-REG-048 | 21 Virginia Avenue, and 122 and 130 East Maryland Street**
Center Township, CD #18 | Zoned CBD-1 (RC) (TOD)
Virginia Street Capital, LLC, by Brian C. Schubert, AIA, NCARB

Regional Center Approval to provide for demolition of the existing building and construction of a mixed-use development, including a parking garage, commercial uses and residential uses.

- 3. 2025-REG-069 | 1200 Indiana Avenue**
Center Township, CD#12 | CBD-S (RC) (FF)
Leslie Wolfe and Alex Kurrelmeier, by Kate Warpool

Regional Center Approval to provide for a proposed two-story, approximately 20,000-square-foot biotechnology and biomanufacturing research and development building.

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

**REGIONAL CENTER HEARING EXAMINER
for
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

| Regional Center Hearing Examiner | Approving Authority | Term |
|---|----------------------------|-----------------------|
| Brian Robinson | MDC | 1/1/2025 - 12/31/2025 |
| Megan Phillippe, AIA (Alt.) | MDC | 1/1/2025 - 12/31/2025 |

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

| | |
|--------------------------|--|
| Case Number | 2025-REG-010 |
| Address (approx.) | 1501, 1505, and 1507 East New York Street |
| Location | Center Township, Council District #18 |
| Petitioner | Adam DeHart |
| Zoning | D-8 (RC) |
| Request | Regional Center Approval to provide for construction of two structures, consisting of two attached, single-family dwellings. |

GENERAL INFORMATION

| | | |
|--|---|--|
| Existing Zoning | D-8 (RC) | |
| Existing Land Use | Undeveloped | |
| Urban Design Guidelines District Typology | Neighborhood Residential | |
| Regional Center Plan | Residential 8-15 units per acre | |
| Surrounding Context | Zoning | Land Use |
| | North: D-8 (RC) | Undeveloped |
| | South: D-8 (RC) | Residential |
| | East: CBD-S (RC) | White River |
| | West: D-8 (RC) | Residential |
| Thoroughfare Plan | | |
| New York Street | Local Street | 48-foot right-of-way existing and proposed |
| White River Parkway, West Drive | Primary arterial | 78-foot right-of-way existing and proposed |
| Site Plan – Submittal Dates | File-dated January 29, 2025, May 5, 2025, and June 4, 2025 | |
| Elevation– Submittal Dates | File-dated January 29, 2025, May 5, 2025, and June 4, 2025 | |
| Meeting Dates | April 10, 2025; May 15, 2025; June 26, 2025; July 10, 2025; and August 14, 2025 | |

DETAILED SUMMARY OF REQUEST

October 23, 2025, Regional Center Hearing Examiner

This request was continued from the September 11, 2025 hearing, due to a related variance petition that was continued to the October 14, 2025, Board of Zoning Appeals hearing. The variance petition was approved to allow a four story four-unit townhome development with 27 percent living material comprising the front yard (50 percent living material required.)

Revisions made by the petitioner now show the structures containing three (3) stories as opposed to the original four (4), and show the height of the structures to be just below 40 feet, measured from grade-level of the front façade to the top of the separation wall on the roof. Revised elevations, floor plans, and aerial views have been added to the staff report.

September 11, 2025, Regional Center Hearing Examiner

This request was continued from the August 14, 2025, hearing, due to a related variance petition that was continued to the September 9, 2025, Board of Zoning Appeals hearing. If the variance petition is granted, this petition can be heard on September 11, 2025. As of this writing, no new information has been submitted to the file.

August 14, 2025, Regional Center Hearing Examiner

This site is the subject of a variance of development standards petition, 2025 -DV2-016, which is scheduled for hearing on August 12, 2025. If granted, this petition can be heard on August 14, 2025.

The variance petition seeks relief from the maximum height limit and reduced living landscape material on the front yard. The development would provide for two buildings, each with two townhomes, with a 45-foot building height and for the overall development comprising of 27% of living landscape material.

This petition would provide for design review of the two structures. Both structures would face White River Parkway, West Drive, a main primary arterial street that runs along the west boundary of White River, from 16th Street, south to the Indianapolis Zoo. The site has been undeveloped since, at least the late 1970s, according to aerial imagery and is oddly shaped, due to the configuration of White River Parkway, West Drive.

Building materials include brick, composite or wood, shiplap, and precast concrete. Trim areas would include EIFS (exterior insulation and finish system). The design style is contemporary or modern.

The site would be accessed from an alley to the south. There would be double-sized garages for each of the four units. Landscaping would be present in front of the buildings, in between buildings and to either side of the buildings. There would be two common patio amenity areas for the residents and guests. Each unit would include outdoor rooftop space, facing White River and downtown.

JY



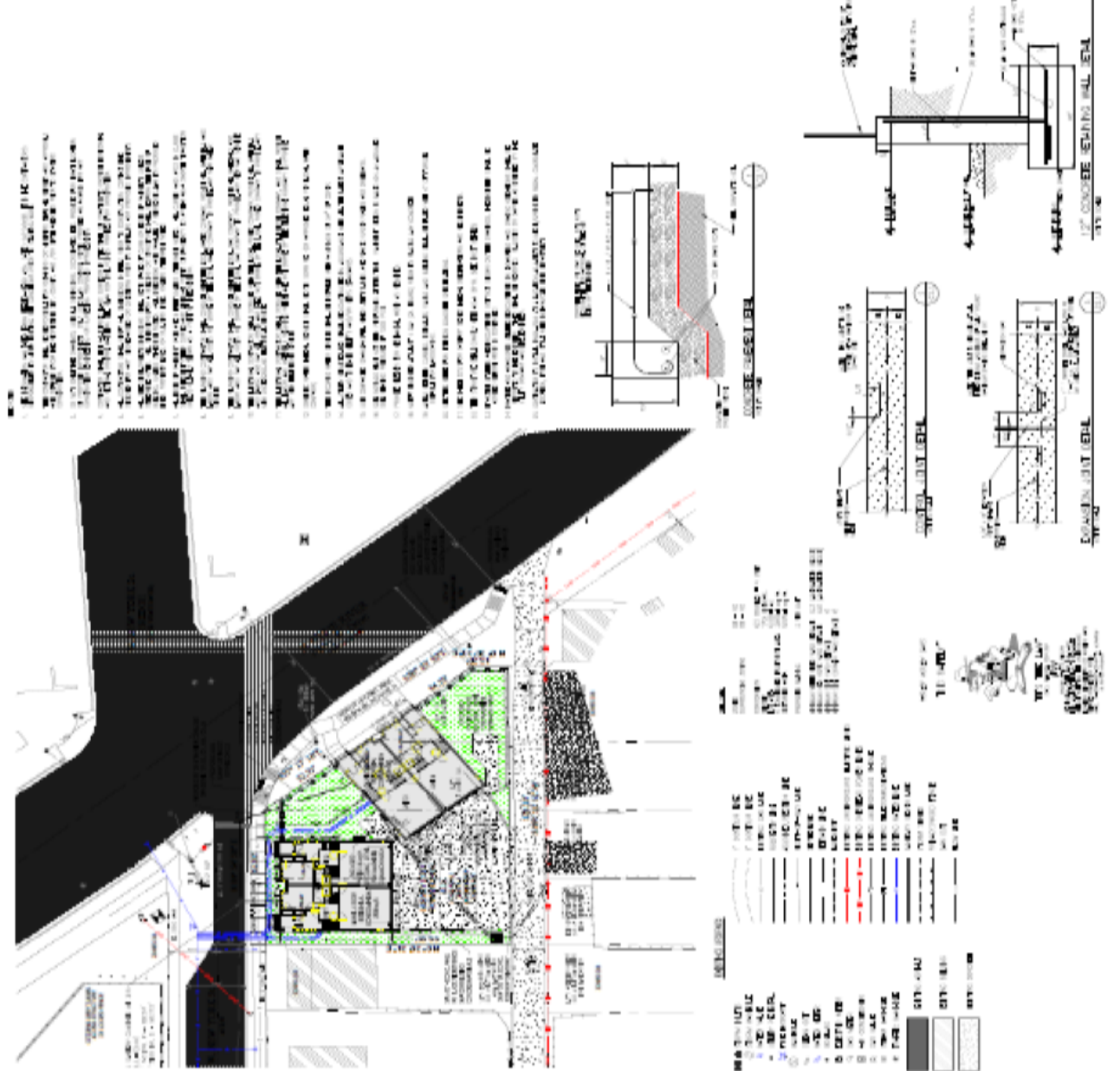


1.2
 SHEET NO.
 TOWNHOMES, LLC
 1201 N. WHITE RIVER PARKWAY, W. DRIVE
 HOUSTON, TX 77057
 TOWNHOMES, LLC
 LURVEY LOFT

KEELER-WEBB ASSOCIATES
 CONSULTING ARCHITECTS/INTERIORS/PLANNERS
 1201 N. WHITE RIVER PARKWAY, W. DRIVE
 HOUSTON, TX 77057
 KEELER-WEBB ASSOCIATES

DATE: 06/11/2025
 PROJECT: LURVEY LOFT
 SHEET: 1.2
 SCALE: AS SHOWN

PROPOSED SEE PLAN
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 1" = 1'-0"



Site Plan, file-dated 6/4/2025

LURVEY LOFT
 TOWNHOMES, LLC
 1501 N. WHITE RIVER PARKWAY, DRYDEN
 BIRMINGHAM, AL 35207

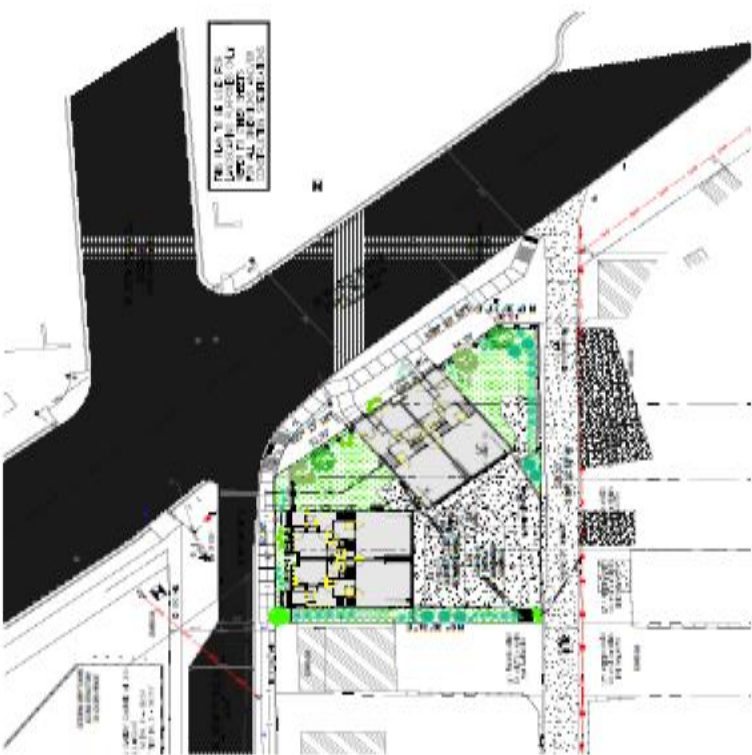
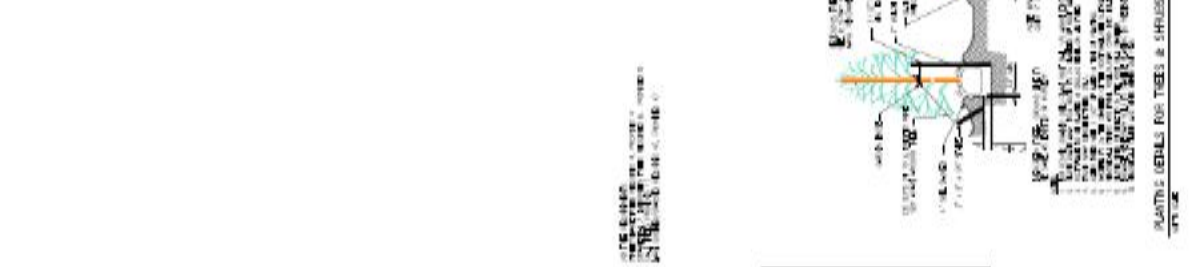
TOWNHOMES, LLC
 1501 N. WHITE RIVER PARKWAY, DRYDEN
 BIRMINGHAM, AL 35207

KEELER-WEBB ASSOCIATES
 CREATING RIGHTNESS THROUGH DESIGN
 1000 17TH AVENUE, SUITE 100
 BIRMINGHAM, AL 35203
 TEL: 205.975.1100
 WWW.KWASSOCIATES.COM

DATE: 06/04/2025
SCALE: AS SHOWN
PROJECT: LURVEY LOFT TOWNHOMES, LLC
CLIENT: TOWNHOMES, LLC
DESIGNER: KEELER-WEBB ASSOCIATES

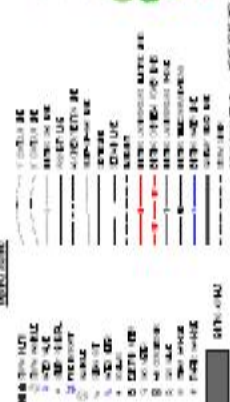
PLANTING SCHEDULE

| NO. | PLANTING | QUANTITY | PLANTING DATE | PLANTING METHOD | PLANTING NOTES |
|-----|------------------|----------|---------------|-----------------|------------------------------|
| 1 | 1" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 1" CALIBER PINE |
| 2 | 2" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 2" CALIBER PINE |
| 3 | 3" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 3" CALIBER PINE |
| 4 | 4" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 4" CALIBER PINE |
| 5 | 5" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 5" CALIBER PINE |
| 6 | 6" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 6" CALIBER PINE |
| 7 | 7" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 7" CALIBER PINE |
| 8 | 8" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 8" CALIBER PINE |
| 9 | 9" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 9" CALIBER PINE |
| 10 | 10" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 10" CALIBER PINE |
| 11 | 11" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 11" CALIBER PINE |
| 12 | 12" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 12" CALIBER PINE |
| 13 | 13" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 13" CALIBER PINE |
| 14 | 14" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 14" CALIBER PINE |
| 15 | 15" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 15" CALIBER PINE |
| 16 | 16" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 16" CALIBER PINE |
| 17 | 17" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 17" CALIBER PINE |
| 18 | 18" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 18" CALIBER PINE |
| 19 | 19" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 19" CALIBER PINE |
| 20 | 20" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 20" CALIBER PINE |
| 21 | 21" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 21" CALIBER PINE |
| 22 | 22" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 22" CALIBER PINE |
| 23 | 23" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 23" CALIBER PINE |
| 24 | 24" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 24" CALIBER PINE |
| 25 | 25" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 25" CALIBER PINE |
| 26 | 26" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 26" CALIBER PINE |
| 27 | 27" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 27" CALIBER PINE |
| 28 | 28" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 28" CALIBER PINE |
| 29 | 29" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 29" CALIBER PINE |
| 30 | 30" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 30" CALIBER PINE |



TREE AND SHRUB PLANTING SCHEDULE

| NO. | PLANTING | QUANTITY | PLANTING DATE | PLANTING METHOD | PLANTING NOTES |
|-----|------------------|----------|---------------|-----------------|------------------------------|
| 1 | 1" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 1" CALIBER PINE |
| 2 | 2" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 2" CALIBER PINE |
| 3 | 3" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 3" CALIBER PINE |
| 4 | 4" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 4" CALIBER PINE |
| 5 | 5" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 5" CALIBER PINE |
| 6 | 6" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 6" CALIBER PINE |
| 7 | 7" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 7" CALIBER PINE |
| 8 | 8" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 8" CALIBER PINE |
| 9 | 9" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 9" CALIBER PINE |
| 10 | 10" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 10" CALIBER PINE |
| 11 | 11" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 11" CALIBER PINE |
| 12 | 12" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 12" CALIBER PINE |
| 13 | 13" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 13" CALIBER PINE |
| 14 | 14" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 14" CALIBER PINE |
| 15 | 15" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 15" CALIBER PINE |
| 16 | 16" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 16" CALIBER PINE |
| 17 | 17" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 17" CALIBER PINE |
| 18 | 18" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 18" CALIBER PINE |
| 19 | 19" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 19" CALIBER PINE |
| 20 | 20" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 20" CALIBER PINE |
| 21 | 21" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 21" CALIBER PINE |
| 22 | 22" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 22" CALIBER PINE |
| 23 | 23" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 23" CALIBER PINE |
| 24 | 24" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 24" CALIBER PINE |
| 25 | 25" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 25" CALIBER PINE |
| 26 | 26" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 26" CALIBER PINE |
| 27 | 27" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 27" CALIBER PINE |
| 28 | 28" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 28" CALIBER PINE |
| 29 | 29" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 29" CALIBER PINE |
| 30 | 30" CALIBER PINE | 10 | AS SHOWN | AS SHOWN | PLANTING IN 30" CALIBER PINE |



Landscape Plan, file-dated 6/4/2025

RC - FIRST FLOOR
SIP - 112'

RC - SECOND FLOOR
SIP - 112'

RC - THIRD FLOOR
SIP - 112'

RC - ATTIC LEVEL
SIP - 112'

NE STREET VIEW

NE AERIAL VIEW

EAST AERIAL VIEW

prince alexander
480 S. Market St., Indianapolis, IN 46203, United States
Phone: 317.251.1070 www.princealexander.in

NEW YORK STREET RESIDENCES
1000 W. 10th St., Oklahoma City, OK 73106, United States
Phone: 405.233.1111 www.princealexander.com

BID SET

NOT FOR CONSTRUCTION

FLOOR PLANS - REGIONAL CENTER

RC1

Original Floor Plans

RC - FIRST FLOOR
SIP - 112'

RC - SECOND FLOOR
SIP - 112'

RC - THIRD FLOOR
SIP - 112'

RC - ATTIC LEVEL
SIP - 112'

NE STREET VIEW

NE AERIAL VIEW

EAST AERIAL VIEW

prince alexander
480 S. Market St., Indianapolis, IN 46203, United States
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NEW YORK STREET RESIDENCES
1000 W. 10th St., Oklahoma City, OK 73106, United States
Phone: 405.233.1111 www.princealexander.com

FINAL CONSTRUCTION SET

NOT FOR CONSTRUCTION

FLOOR PLANS - REGIONAL CENTER

RC1

Amended Floor Plan, file-dated 9/29/2025



prince alexander
 690 S. Mountain St., Indianapolis, IN 46225, United States
 Phone: 317-291-0273 www.princealexander.biz

NEW YORK STREET RESIDENCES
 170 S. Park St., Indianapolis, IN 46202

BID SET

NOT FOR CONSTRUCTION

ELEVATIONS
REGIONAL CENTER

RC2

Original Elevations



prince alexander
 690 S. Mountain St., Indianapolis, IN 46225, United States
 Phone: 317-291-0273 www.princealexander.biz

NEW YORK STREET RESIDENCES
 170 S. Park St., Indianapolis, IN 46202

FINAL CONSTRUCTION SET

NOT FOR CONSTRUCTION

ELEVATIONS
REGIONAL CENTER

RC2

Amended Elevations, file-dated 9/29/2025

prince alexander
550 S. Main St., Indianapolis, IN 46225, United States
Phone: 317.261.0070 www.princealexander.biz

RC3
2-22-2025

NOT FOR CONSTRUCTION

FINAL CONSTRUCTION SET

PROJECT: 2025-001
DATE: 02/22/2025
DRAWN BY: J. [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

NEW YORK STREET RESIDENCES

INDIANAPOLIS, IN 46222

4 NORTH ELEVATION
1/8" = 1'-0"

3 NORTH ELEVATION
1/8" = 1'-0"

5 SOUTHEAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

FINISH SCHEDULE

| NO. | ITEM | DESCRIPTION | NOTES |
|-----|-------|----------------|---------------------|
| 101 | PAINT | INTERIOR PAINT | SEE FINISH SCHEDULE |
| 102 | PAINT | EXTERIOR PAINT | SEE FINISH SCHEDULE |
| 103 | PAINT | WOOD FINISH | SEE FINISH SCHEDULE |
| 104 | PAINT | GLASS FINISH | SEE FINISH SCHEDULE |
| 105 | PAINT | CEILING FINISH | SEE FINISH SCHEDULE |
| 106 | PAINT | FLOOR FINISH | SEE FINISH SCHEDULE |
| 107 | PAINT | WALL FINISH | SEE FINISH SCHEDULE |
| 108 | PAINT | TRIM FINISH | SEE FINISH SCHEDULE |
| 109 | PAINT | ROOF FINISH | SEE FINISH SCHEDULE |
| 110 | PAINT | BASE FINISH | SEE FINISH SCHEDULE |

Amended Elevations, , file-dated 9/29/2025

APPLICABLE DISTRICT TYPOLOGY – Typology description directly from the Regional Center Design Guidelines

Neighborhood Residential (NR)

The Neighborhood Residential typology occurs in neighborhoods with houses that are medium-density and primarily pre-WWII construction or areas of new housing construction developed in a similar pattern. Homes are in single-family, townhome, or apartment configurations. Parcels are typically deep with narrow street frontage. Homes have small setbacks and front yards. The environment is pedestrian in nature. Examples of the Neighborhood Residential typology are Stringtown and the Valley.

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.

| | | |
|--|---|-------------------------|
| <p>US1.1 - Consistency with Adopted Plans</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p><i>US 1.1.1 – Proposals subject to Regional Center review shall be consistent with the following adopted plans, where applicable:</i></p> <ul style="list-style-type: none"> • <i>Indianapolis Regional Center Plan 2020</i> • <i>Sixteenth to Thirteenth Street Meridian Street Corridor Land Use Plan</i> • <i>Subarea Plans</i> • <i>Redevelopment Area Plans</i> • <i>Marion County Thoroughfare Plan</i> • <i>Indianapolis Regional Pedestrian Plan</i> • <i>Indianapolis Metropolitan Planning Area Multi-Modal Corridor and Public Space Design Guidelines</i> • <i>Indianapolis Marion County Park, Recreation and Open Space Plan</i> | <p>Satisfied</p> |
| <p>US1.2 - Boundaries & Edges</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>ADV</p> | <p><i>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.</i></p> | <p>Satisfied</p> |
| <p>REQ</p> | <p><i>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.</i></p> | <p>Satisfied</p> |

| | | |
|---|--|-----------------------------------|
| 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. | Satisfied |
| 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 |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| 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. | Not Applicable-not a hotel |
| 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 | <i>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.</i> | None proposed |
| REQ | <i>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.</i> | None proposed |
| REQ | <i>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).</i> | None proposed |
| NA | <i>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.</i> | Not Applicable |

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.

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| NA | <i>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.</i> | Not Applicable |
| REQ | <i>US 1.6.2 – Ensure that the responsibility for maintenance of all improvements located in the quasi-public sphere or public sphere is established.</i> | 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

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| REQ | <i>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.</i> | Satisfied |
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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.

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| REQ | <i>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.]</i> | Satisfied |
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| REQ | <p>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.</p> | <p>Satisfied</p> |
| <p>US2.3 - “Mile Square” Plan</p> | | <p>Indianapolis is a planned city, platted by Alexander Ralston in 1820. This historic plan is highly unique and should be preserved.</p> <p>APPRAISAL</p> |
| REQ | <p>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.”</p> | <p>Not in Mile Square</p> |
| ADV | <p>US 2.3.2 – Development of the triangular sites on the diagonal avenues should reflect the site configuration.</p> | <p>Not Applicable</p> |
| <p>US3.1 - Demolition</p> | | <p>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.</p> <p>APPRAISAL</p> |
| REQ | <p>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.</p> | <p>None Proposed</p> |

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.

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| <p>SC1.1 - Regional Center Plan 2020</p> | <p>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.</p> | <p>APPRAISAL</p> |
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| | <p>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.</p> | <p>Satisfied</p> |
| <p>SC1.2 - Mixed-Use Development</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p>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.</p> | <p>Not Applicable</p> |
| <p>SC1.3 - Grade Level Use</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>NA</p> | <p>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.</p> | <p>Not Applicable</p> |
| <p>NA</p> | <p>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.</p> | <p>Not applicable</p> |
| <p>SC1.4 - Outdoor Living Space</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p>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.</p> | <p>Satisfied</p> |
| <p>SC2.1 - Environmental Site Context</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p>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.</p> | <p>Satisfied</p> |
| <p>REQ</p> | <p>SC 2.1.2 – Development adjacent to a public waterway or public greenway shall not prohibit or substantially hinder public access to such features.</p> | <p>Satisfied</p> |
| <p>INFO</p> | <p>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.</p> | <p>Information</p> |

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| 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 |
| NA | SC 2.2.1 – <i>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.</i> | Not Applicable | |
| NA | SC 2.2.2 – <i>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.</i> | Not Applicable | |
| 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 |
| NA | SC 2.3.1 – <i>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.</i> | Not Applicable | |
| NA | SC 2.3.2 – <i>Levels above the second floor (or above a height of 26 feet) may be oriented to relate to views, daylight, and/or energy conservation.</i> | Not Applicable | |
| REQ | SC 2.3.3 – <i>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.</i> | Satisfied | |
| NA | SC 2.3.4 – <i>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:</i> <ol style="list-style-type: none"> (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. | Not Applicable | |
| NA | SC 2.3.5 – <i>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.</i> | Not Applicable | |

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| <p>SC2.4 - Site Utilization, Maintenance & Safety</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p><i>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.</i></p> | <p>Satisfied</p> |
| <p>NA</p> | <p><i>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.</i></p> | <p>Not Applicable</p> |
| <p>NA</p> | <p><i>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.</i></p> | <p>Not Applicable</p> |
| <p>SC2.5 - Adaptability</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>NA</p> | <p><i>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.</i></p> | <p>Not Applicable</p> |
| <p>NA</p> | <p><i>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.</i></p> | <p>Not Applicable</p> |
| <p>NA</p> | <p><i>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.</i></p> | <p>Not Applicable</p> |
| <p>SC2.6 - Building Access</p> | <p>As the center of the Central Indiana region and a destination for visitors from all over, the Regional Center built environment must enhance wayfinding.</p> | <p>APPRAISAL</p> |
| <p>NA</p> | <p><i>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.</i></p> | <p>Not Applicable</p> |
| <p>SC3.1 - Zoning Required Parking</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>ADV</p> | <p><i>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.</i></p> | <p>Satisfied</p> |

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| NA | SC 3.1.2 – <i>Parking structures are encouraged in order to increase the density of Regional Center uses.</i> | Not Applicable |
| NA | SC 3.1.3 – <i>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.</i> | Not Applicable |

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.

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| ADV | SC 3.2.1 – <i>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.</i> | Satisfied |
| REQ | SC 3.2.2 – <i>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.</i> | Satisfied |
| REQ | SC 3.2.3 – <i>When surface parking is provided with new construction locates the parking area to the rear or to the side to allow the building facade to front the pedestrian way.</i> | Satisfied |
| REQ | SC 3.2.4 – <i>Provide accessible walkways for pedestrians from the parking lot area connecting to the public pedestrian way.</i> | Satisfied |
| ADV | SC 3.2.5 – <i>Design parking areas to facilitate back-in parking to improve driver vision and safety.</i> | Satisfied |
| ADV | SC 3.2.6 – <i>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.</i> | Not Applicable |

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.

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| NA | SC 3.3.1 – <i>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.</i> | Not Applicable |
| NA | SC 3.3.2 – <i>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.</i> | Not Applicable |
| NA | SC 3.3.3 – <i>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.</i> | Not Applicable |
| NA | SC 3.3.4 – <i>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.</i> | Not Applicable |
| NA | SC 3.3.5 – <i>Automobiles and glare from headlights shall be screened from view from the public right-of-way.</i> | Not Applicable |

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.

No public garage proposed

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.

No public garage or surface parking proposed

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.

No public garage or surface parking proposed

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.

No public garage or surface parking proposed

ADV SC 3.4.4 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged.

Not Available

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

NA 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.

Not Applicable

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

NA 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.

Not Applicable

REQ SC 4.2.2 – No trash dumpsters shall be placed directly adjacent to a pedestrian way.

Satisfied

| SC4.3 - Security Fencing, Walls & Barriers | | APPRAISAL |
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| 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 |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |

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 | | APPRAISAL |
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| 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. | | |
| NA | 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. | Not Applicable |
| NA | MD 1.1.2 – The impact of shadows, glare, and “wind tunnels” shall be considered in the design of landscaping and site improvements. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| 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 | | APPRAISAL |
| 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. | | |
| REQ | MD 2.1.1 – Regional Center Floor Area Ratios (RCFAR) shall be met in accordance with the following: | Satisfied |

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| | <p><i>High-Density Mixed-Use: 4:1 and greater;</i> <i>Medium-Density Mixed-Use: 2:1 and greater;</i> <i>Research Community: 1.5:1 and greater.</i></p> <p><i>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.</i></p> | |
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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.

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| CA1.1 - Regional Center Zoning Ordinance | The Regional Center Zoning Ordinance, as amended, is the guiding legal ordinance and sets forth general design parameters. | <i>APPRAISAL</i> |
| <i>INFO</i> | <i>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.</i> | 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. | <i>APPRAISAL</i> |
| <i>ADV</i> | <i>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.</i> | Satisfied |
| <i>ADV</i> | <i>CA 1.2.2 – Buildings should be designed as a whole and in general should not attempt to mix diverse architectural styles.</i> | Satisfied |
| <i>ADV</i> | <i>CA 1.2.3 – Literal replication of historic styles is strongly discouraged.</i> | Satisfied |
| <i>ADV</i> | <i>CA 1.2.4 – Low- and medium-density franchise or corporate design is discouraged. Buildings should be designed to relate to their context.</i> | 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. | <i>APPRAISAL</i> |
| <i>ADV</i> | <i>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.</i> | Not Applicable |
| <i>NA</i> | <i>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.</i> | 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.

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| 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. | Satisfied |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| 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 |
| NA | 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. | None proposed |

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.)

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| 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. | Satisfied |
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| ADV | CA 2.2.2 – <i>Contrasting, bright colors and light may be used (on less than five percent of facade) for design accent and building identification.</i> | Satisfied |
| REQ | CA 2.2.3 – <i>Only in residential situations where context permits shall wood siding or cedar shakes be permitted as the primary cladding material.</i> | Satisfied |
| REQ | CA 2.2.4 – <i>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.</i> | Satisfied |
| CA2.3 – Pattern, Scale & Texture | | APPRAISAL |
| 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. | | |
| ADV | CA 2.3.1 – <i>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.</i> | Satisfied |
| ADV | CA 2.3.2 – <i>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.</i> | Satisfied |
| ADV | CA 2.3.3 – <i>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.</i> | Satisfied |
| NA | CA 2.3.4 – <i>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.</i> | Not Applicable |
| CA2.4 – Window Treatment | | APPRAISAL |
| 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. | | |
| NA | CA 2.4.1 – <i>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.</i> | Not Applicable |
| NA | CA 2.4.2 – <i>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.</i> | Not Applicable |
| NA | CA 2.4.3 – <i>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.</i> | Not Applicable |
| REQ | CA 2.4.4 – <i>Awnings, shutters and other energy conservation devices shall be designed integral with the building.</i> | None proposed |

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| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |

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| 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 |
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| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | CA 2.5.4 – Strobe lights, motion and other attention-getting devices shall not be used. | Not Applicable |
| NA | 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. | Not Applicable |
| REQ | CA 2.5.6 – Signs are to have an 80 percent contrast ratio to enhance legibility for the sight impaired. | None proposed |
| ADV | CA 2.5.7 – Signs are encouraged to be designed creatively and artistically. | None proposed |
| 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 |

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| 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 |
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| NA | CA 2.6.1 – The uppermost portion of the facade (building massing, roof form, eave, cornice, upper floor level(s), rooftop design and/or parapet) of all buildings shall be articulated with a treatment in scale with the building. | Not Applicable |
| NA | 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. | Not Applicable |
| ADV | CA 2.6.3 – Public art and rooftop gardens are encouraged in rooftop design. | None proposed |
| NA | 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 Design principles related to energy conservation and light pollution are to be followed. | Not Applicable |

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| CA2.7 – Facade Lighting | The architectural lighting of facades can provide additional character at night but can also create light pollution. | APPRAISAL |
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| NA | CA 2.7.1 – The architectural lighting of building features and special seasonal power should be incorporated into the building design. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | CA 2.7.4 – The illumination of the uppermost portion of buildings over 10 stories in height is recommended. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |

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| 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 |
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| NA | CA 2.8.1 – Awnings and canopies are encouraged in order to provide energy conservation and inclement weather protection to clients and pedestrians. | Not Applicable |
| NA | CA 2.8.2 – Awnings and canopies may have business identification signage on no greater than 15 percent of any surface. | Not Applicable |
| NA | CA 2.8.3 – Backlit or internally-illuminated vinyl or plastic awnings are not allowed. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |
| NA | 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. | Not Applicable |

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| 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 |
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| REQ | CA 3.1.1 – New building entrances shall face the public street, be emphasized and weather protected when possible. | Satisfied |
| NA | 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. | Not Applicable |
| 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 |
| NA | 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. | Not Applicable |

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| 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 |
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| 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 |
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| NA | 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. | Not Applicable |
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| ADV | CA 3.2.2 – Protection from inclement weather should be provided at transit stops when possible. | None proposed |
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| NA | CA 3.2.3 – Existing non-grade level walkway systems (skywalk, Canal level and tunnel) are to be extended and enhanced. | Not Applicable |
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| 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 |
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| 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.) | Satisfied |
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| 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 |
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| NA | 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. | Not Applicable |
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| NA | 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. | Not Applicable |
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| NA | CA 4.1.5 – All outdoor site furniture is encouraged to incorporate artistic elements or be designed as a work of public art. | Not Applicable |
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| 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 |
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| NA | 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. | Not Applicable |
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| NA | 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. | Not Applicable |
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| NA | 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 |
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| NA | 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 |
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| 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 |
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| 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 |

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| 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 |
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| NA | 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. | Not Applicable |
| 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. | Satisfied |

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| 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. | <i>APPRAISAL</i> |
| NA | CA 4.5.1 – Paving materials and installation patterns shall complement the building design and site utilization. | Not Applicable | |
| NA | 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.) | Not Applicable | |
| NA | 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. | Not Applicable | |
| 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. | <i>Satisfied</i> | |

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| 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. | <i>APPRAISAL</i> |
| 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. | <i>Satisfied</i> | |
| NA | 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. | Not Applicable | |
| NA | 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. | Not Applicable | |
| 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. | <i>Satisfied</i> | |
| NA | 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. | Not Applicable | |
| NA | 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. | Not Applicable | |
| 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 | |

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| 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 | | 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. | None proposed |
| 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 | | APPRAISAL |
| NA | 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. | Not Applicable |
| CA 5.3 – Passive Heating/Cooling | | 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. | Satisfied |
| CA 5.4 – Energy Use | | 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. | Satisfied |
| CA 6.1 – Utilities | | 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 | | 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. | Satisfied |
| 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). | Satisfied |
| 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. | Satisfied |
| 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. | Satisfied |

SUMMARY

Review of the Guidelines against the submitted plans reveals the following item that remain outstanding:

A lighting plan was not submitted to the file to identify the location of lighting standards. 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). A lighting and photometric plan shall be submitted and subject to planning staff review and approval, prior to the issuance of an Improvement Location Permit.

RECOMMENDATIONS

Staff **recommends approval** of the Regional Center Approval petition subject to the following conditions:

1. The above Summary must be met.
2. Address numerals shall be installed on the building façade prior to occupancy of the building, per CA 2.5.8.

ZONING HISTORY

SITE:

2025-DV2-016; 1501, 1505, and 1507 West New York Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for the construction of a 45-foot tall, four story four-unit townhome development with 27 percent living material comprising the front yard, **pending**.

VICINITY:

None.

JY

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

| | |
|--------------------------|--|
| Case Number | 2025-REG-048 |
| Address (approx.) | 21 Virginia Avenue, and 122 and 130 East Maryland Street |
| Location | Center Township, Council District # 18 |
| Petitioner | Virginia Street Capital, LLC, by Brian C. Schubert, AIA, NCARB |
| Zoning | CBD-1(RC) (TOD) |
| Request | Regional Center Approval to provide for demolition of the existing building and construction of a mixed-use development, including a parking garage, commercial uses and residential uses. |

GENERAL INFORMATION

| | | |
|-------------------------------------|---|--|
| Existing Zoning | CBD-1(RC) (TOD) | |
| Existing Land Use | Office building and surface parking lot | |
| Urban Design Guidelines | Urban Core | |
| District Typology | Urban Core | |
| Regional Center Plan | Residential development of 50-plus units per acre | |
| Surrounding Context | Zoning | Land Use |
| | North: CBD-1 (RC) (TOD) | Mixed-Use |
| | South: CBD-2 (RC) (TOD) | Event Center Mixed-Use |
| | East: CBD-2 (RC) (TOD) | Future Sports Facility |
| | West: CBD-1 (RC) (TOD) | Mixed-Use |
| Thoroughfare Plan | | |
| Virginia Avenue | Local Street | 90-foot right-of-way existing 48-foot right-of-way proposed |
| Maryland Street | Primary Arterial | 90-foot right-of-way existing 78-foot right-of-way proposed |
| Site Plan – Submittal Dates | File-dated June 20, 2025 Revised October 9, 2025 | |
| Elevations – Submittal Dates | File-dated June 20, 2025 Revised October 9, 2025 | |
| Hearing Date | October 23, 2025 | |

DETAILED SUMMARY OF REQUEST

This site is the subject of a Special Exception petition, 2025-SE2-003, which is scheduled for hearing on October 21, 2025. If granted, this petition can be heard on October 23, 2025.

The request seeks two Special Exceptions of the Consolidated Zoning and Subdivision Ordinance to provide for a parking garage within the CBD-1 District (special exception required), and vehicular access for the parking garage from one street within the CBD-1 District (special exception required).

This petition requests demolition of the existing office building that was constructed in 1917 and renovated over time. This building is not historic, nor would it be eligible for designation in the *National Register of Historic Places*.

This petition would construct an 11-story, mixed-use building with frontage on Virginia Ave and East Maryland Ave. Four retail spaces would be provided at street level primarily along Virginia Ave, with a pedestrian entry and leasing office for the apartments. Garage access would be provided at the southwest corner of the building, along East Maryland Street. The parking garage would be seven stories, from the basement level through the sixth floor, including an interior service area on the first floor. Apartment units would be on floors seven through 11.

Building materials include four colors of masonry brick veneer, cast stone, aluminum composite material panels, perforated metal panel, aluminum storefront with vision glass, and metal awnings.

History:

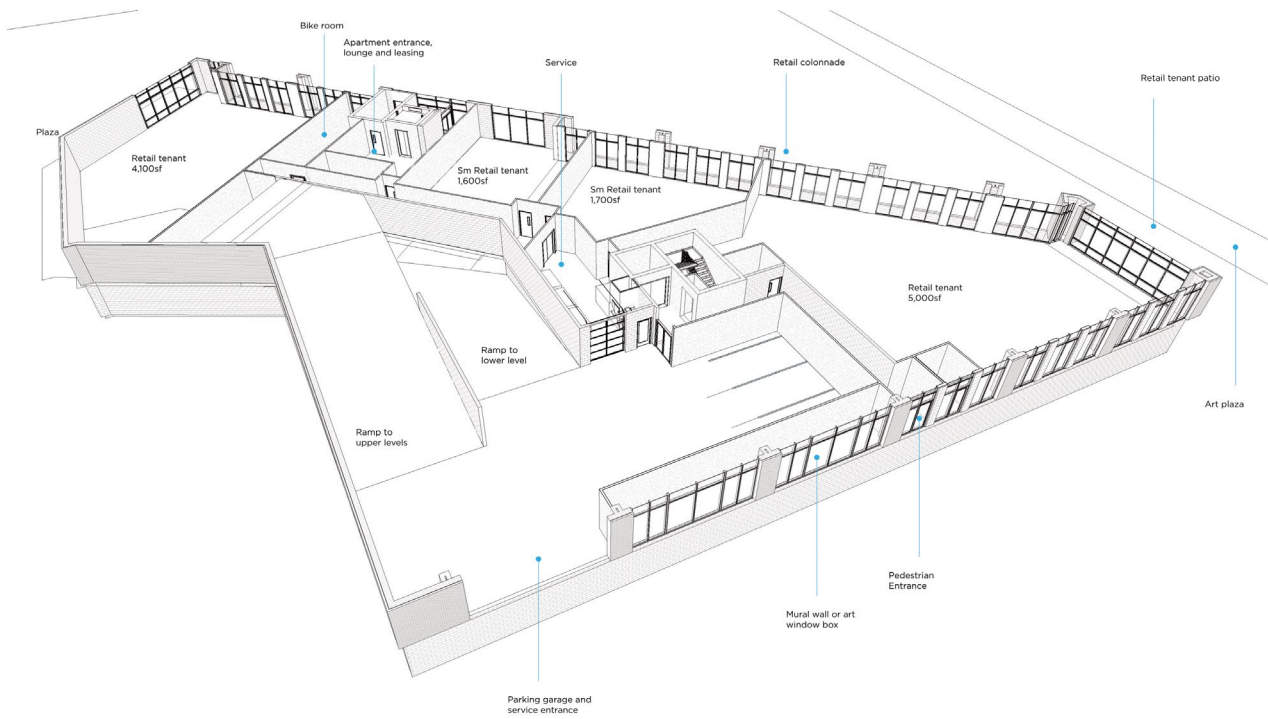
The petition was originally filed on June 20, 2025, and staff has met with the petitioner four times to discuss the request.

Staff expressed concerns with a second parking garage access location along Virginia Ave and the Indianapolis Cultural Trail, which would have created a conflict point between Cultural Trail users and vehicular access to the garage.

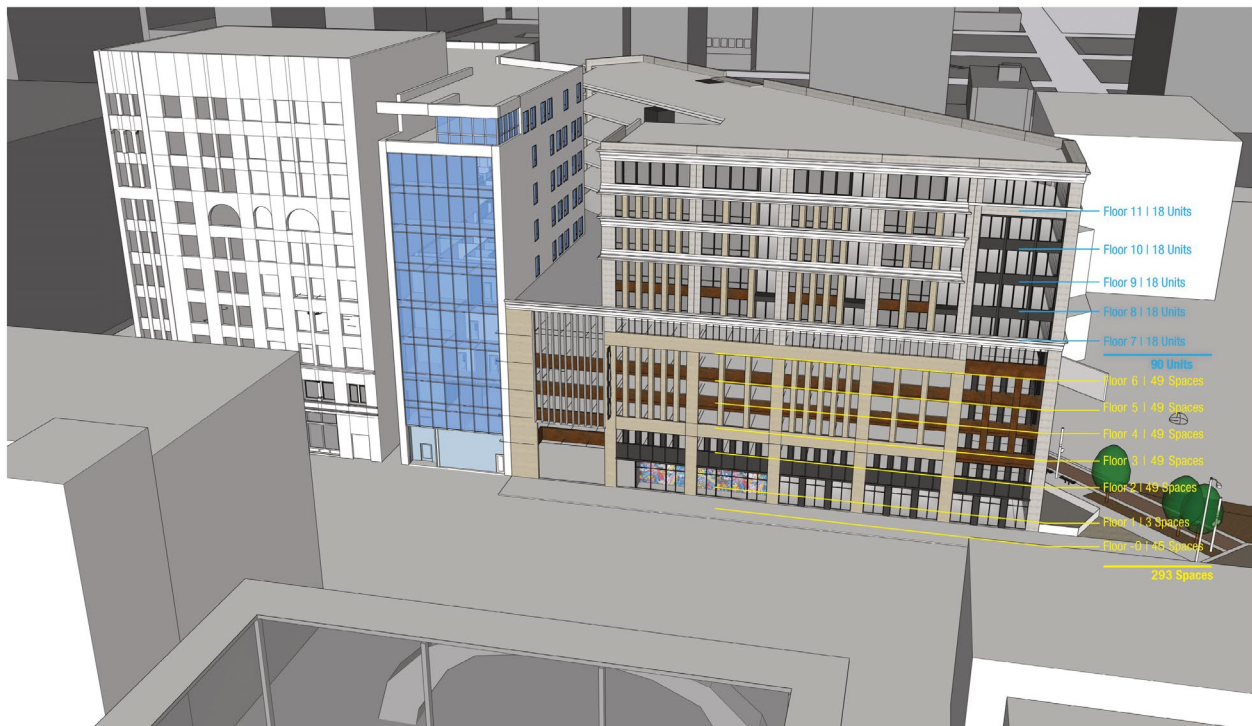
Staff also expressed concern with a high percentage of the proposed building’s floor area to be used as a parking garage. Structured parking is not an encouraged use within CBD-1 and does not foster a highly pedestrian environment.

Revised plans filed on October 7, 2025 and elevations filed on October 9, 2025 indicated the removal of the parking garage access on Virginia Ave and the addition of a fifth floor of residential units. Staff finds the revisions to indicate a more productive use and a design that is better aligned with the site’s urban context. The increased residential use and singular access to the parking structure is a substantial improvement from the original plans.

Staff maintains their request for appropriate architectural screening of the parking garage where it is exposed to the public right-of-way.



21V GROUND FLOOR
21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
3 OCTOBER 2025



21V MASSING STUDY
21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
3 OCTOBER 2025



21V CONCEPTUAL SOUTH FACADE / E MARYLAND ST
21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
3 OCTOBER 2025

JQOL **DKGR**
QUALITY OF LIFE



21V CONCEPTUAL FACADE
21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
3 OCTOBER 2025

JQOL **DKGR**
QUALITY OF LIFE



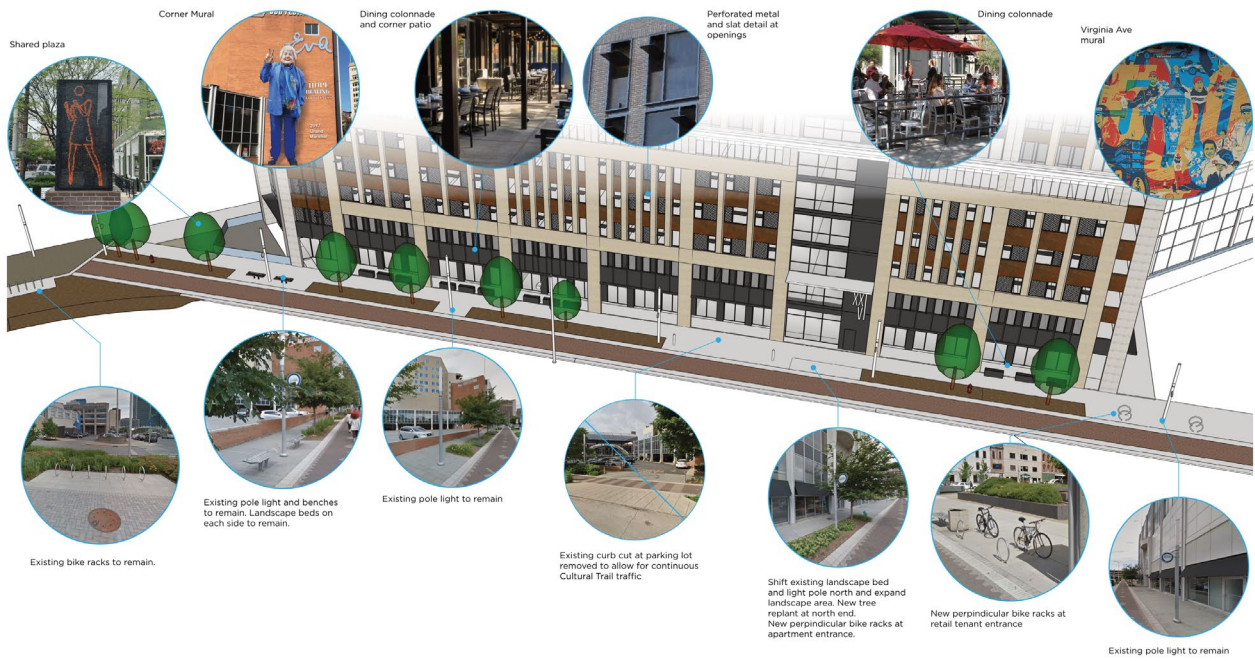
21V CONCEPTUAL FACADE / VIRGINIA AVENUE
 21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
 3 OCTOBER 2025

JQOL **DKGR**
 QUALITY OF LIFE



21V CONCEPTUAL FACADE / E MARYLAND AND VIRGINIA
 21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
 3 OCTOBER 2025

JQOL **DKGR**
 QUALITY OF LIFE



21V PROPOSED CULTURAL TRAIL ADJACENCY
 21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
 3 OCTOBER 2025

JQOL **DKGR**
 QUALITY OF LIFE



21V OPENING ARTICULATION
 21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
 3 OCTOBER 2025

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21V EXISTING CULTURAL TRAIL VIEW
21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
29 JULY 2025

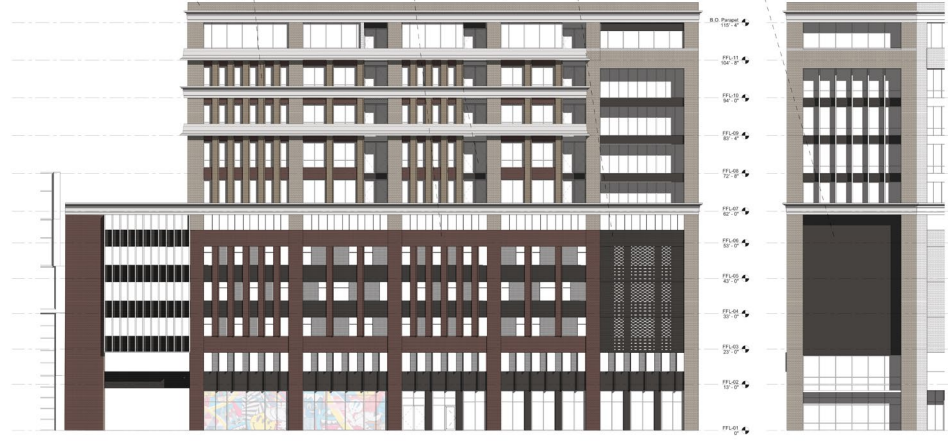
JQOL **DKGR**
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21V PROPOSED CULTURAL TRAIL VIEW
21 VIRGINIA MIXED-USE REGIONAL CENTER FILING
29 JULY 2025

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2 EXTERIOR ELEVATION SOUTH

1 EXTERIOR ELEVATION EAST

21 VIRGINIA MIXED-USE DEVELOPMENT

21 VIRGINIA MIXED-USE DEVELOPMENT
ARCHITECTURAL PROGRAM
REVISIONS

CONCEPT DESIGN
28 June 2021

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION SOUTH

A201

DKGr



1 EXTERIOR ELEVATION NORTH

21 VIRGINIA MIXED-USE DEVELOPMENT

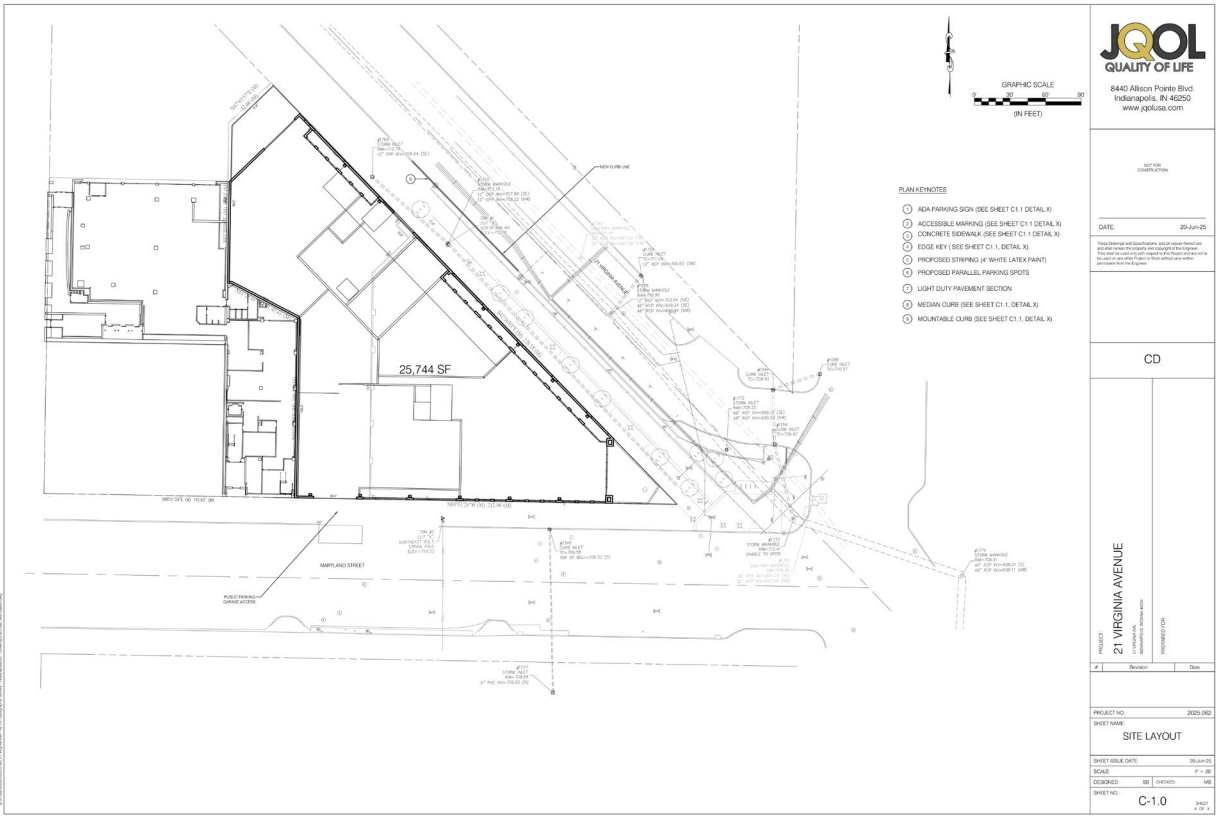
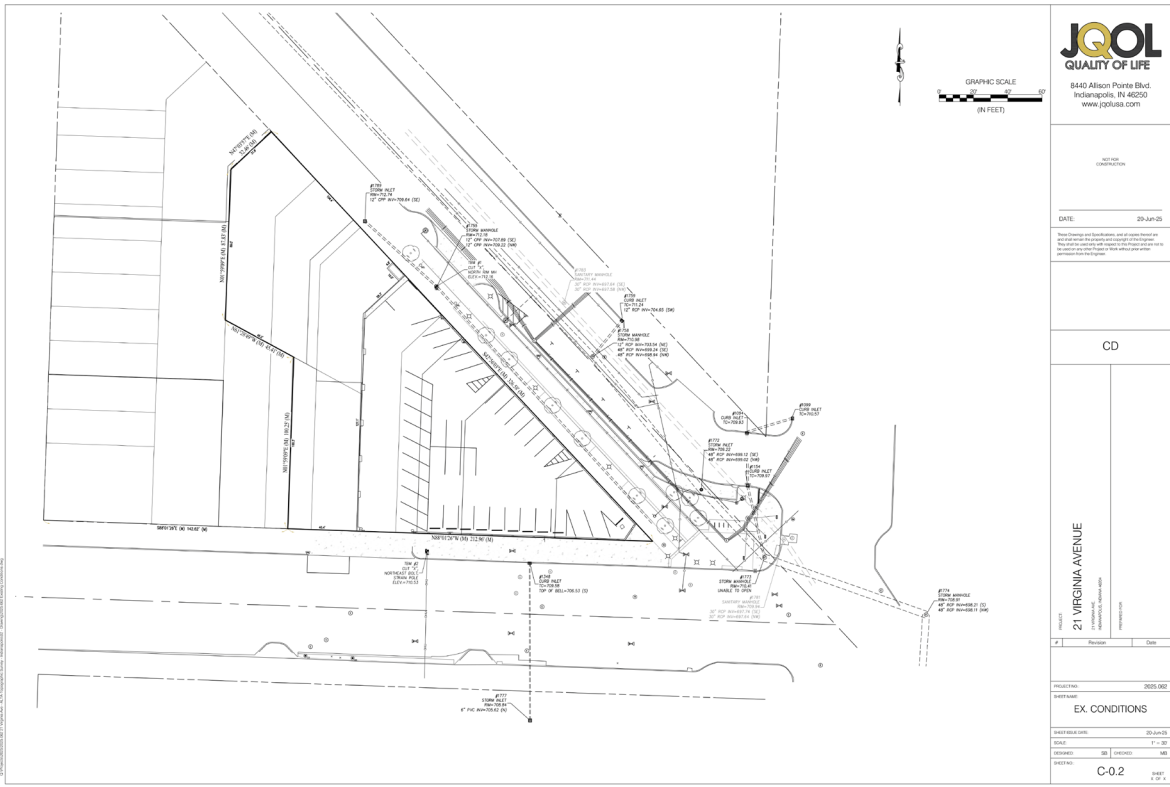
21 VIRGINIA MIXED-USE DEVELOPMENT
ARCHITECTURAL PROGRAM
REVISIONS

CONCEPT DESIGN
28 June 2021

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NORTH

A202



REFERENCE NOTES SCHEDULE

| CODE | DESCRIPTIONS | QTY | DETAIL |
|------|--------------|-----|--------|
| 1 | Tree Grates | 4 | |

PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY | DETAIL |
|--------|------|---|---------|-----------|-----|--------|
| 1 | 100 | Platanus occidentalis / American Sycamore | 2' Cal. | 888 | 4 | |

1 TREE GRATE DETAIL
1/2" = 1'-0"

2 BRICK ROUND TREEWELL COVER
1/2" = 1'-0"

JQOL
QUALITY OF LIFE
8440 Allison Pointe Blvd.
Indianapolis, IN 46250
www.jqolus.com

DATE: 19 Aug 25

CD

PROJECT: 21 VIRGINIA AVENUE

SHEET NO: 0025/062

SHEET RANGE: PLANTING PLAN

SHEET TITLE DATE: 19 Aug 25

SCALE: 1" = 20'

PROJECT NO: 0025/062

SHEET NO: C-1.0

EXISTING 1 VIRGINIA BUILDING

48 PARKING SPACES
800 22000 SF

STAIR 1
810 SF

STAIR 2
810 SF

17 FFL-00

GENERAL PLAN NOTES

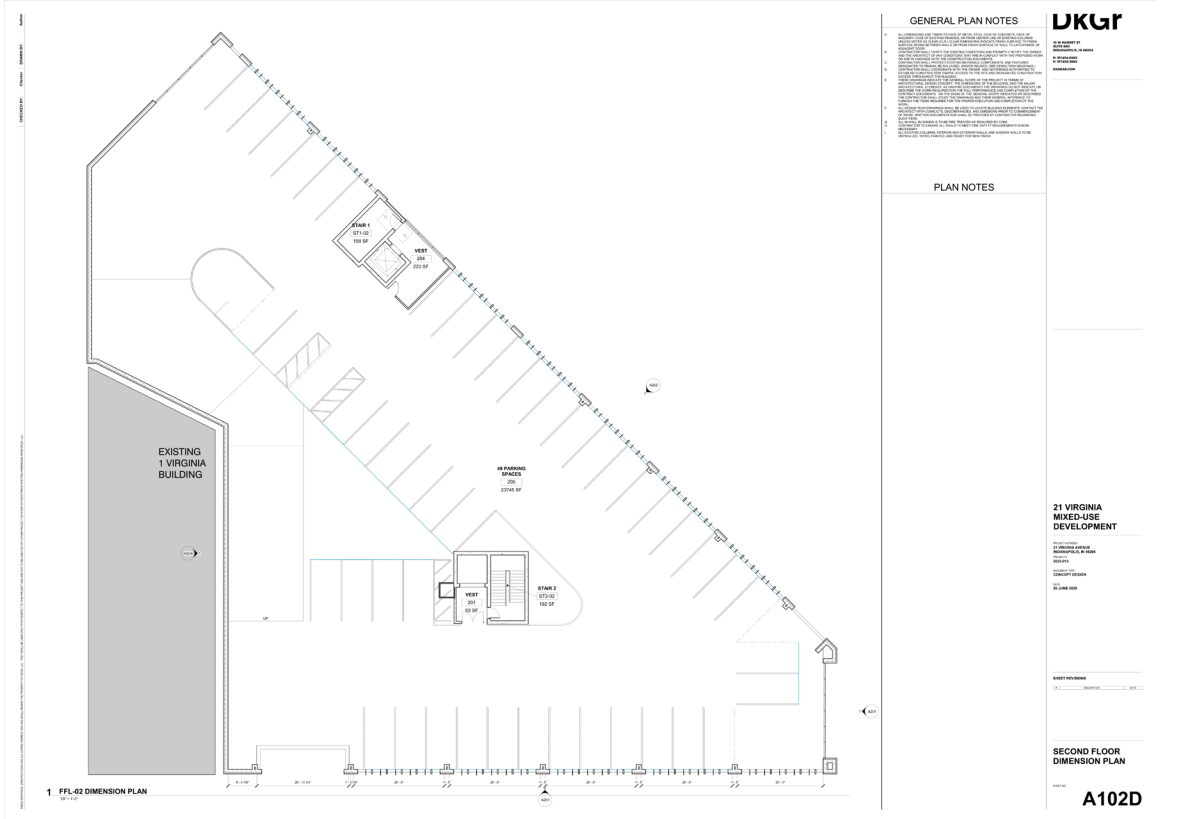
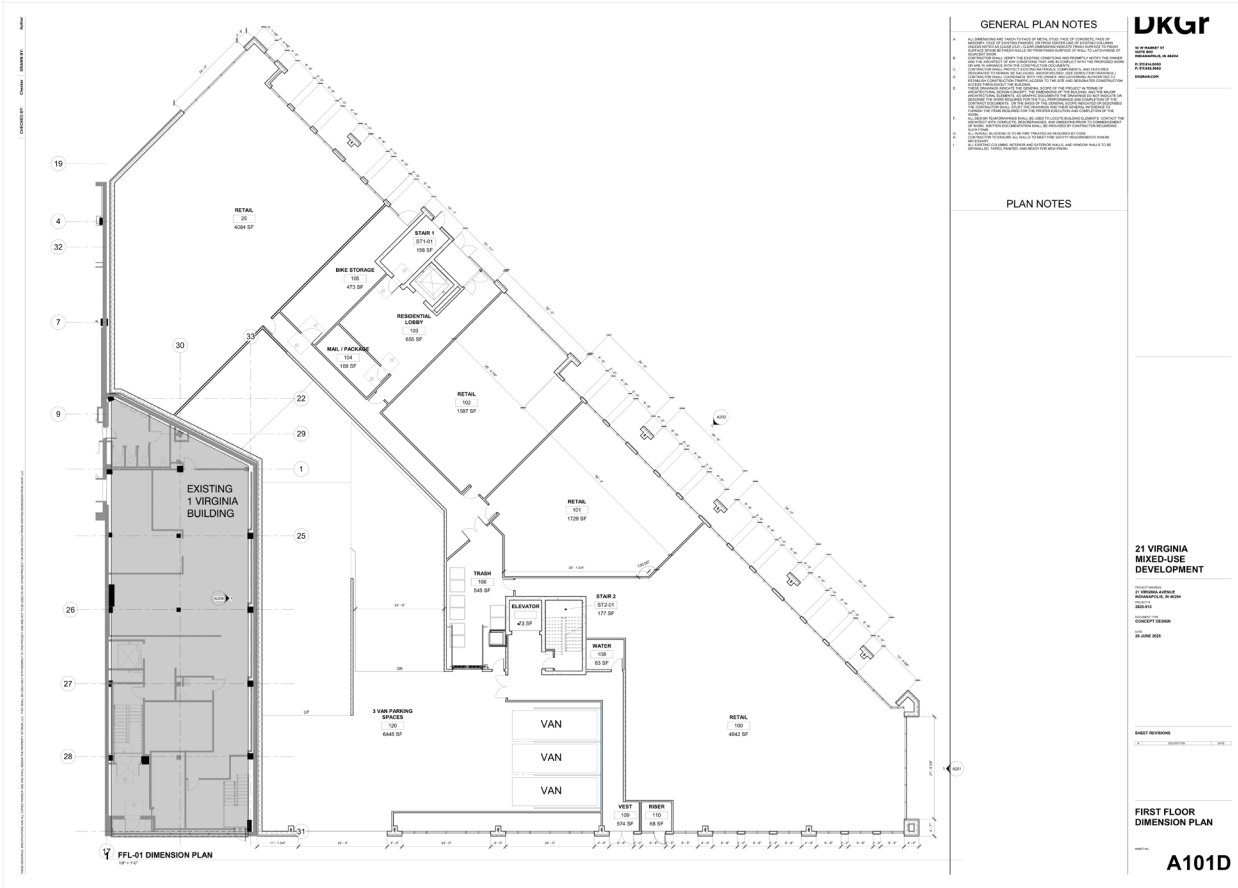
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PLAN NOTES

21 VIRGINIA MIXED-USE DEVELOPMENT

LOWER FLOOR DIMENSION PLAN

A100D





GENERAL PLAN NOTES

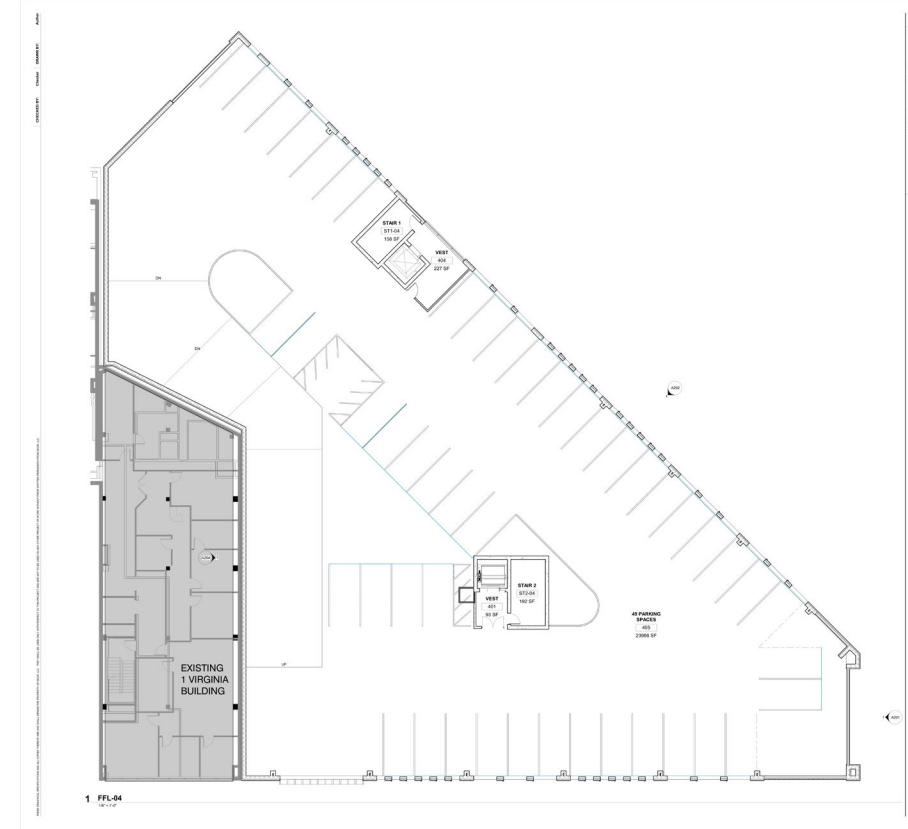
DKGr

PLAN NOTES

21 VIRGINIA MIXED-USE DEVELOPMENT

THIRD FLOOR DIMENSION PLAN

A103D



GENERAL PLAN NOTES

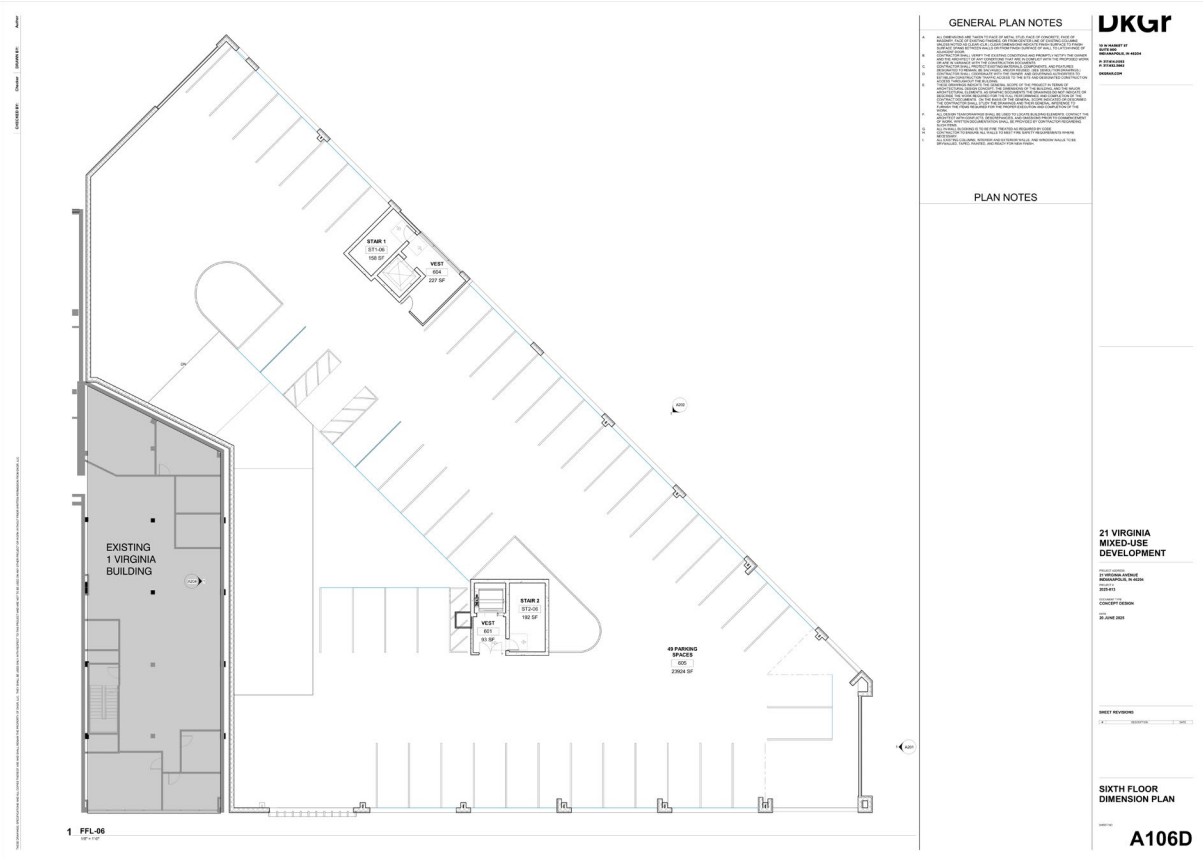
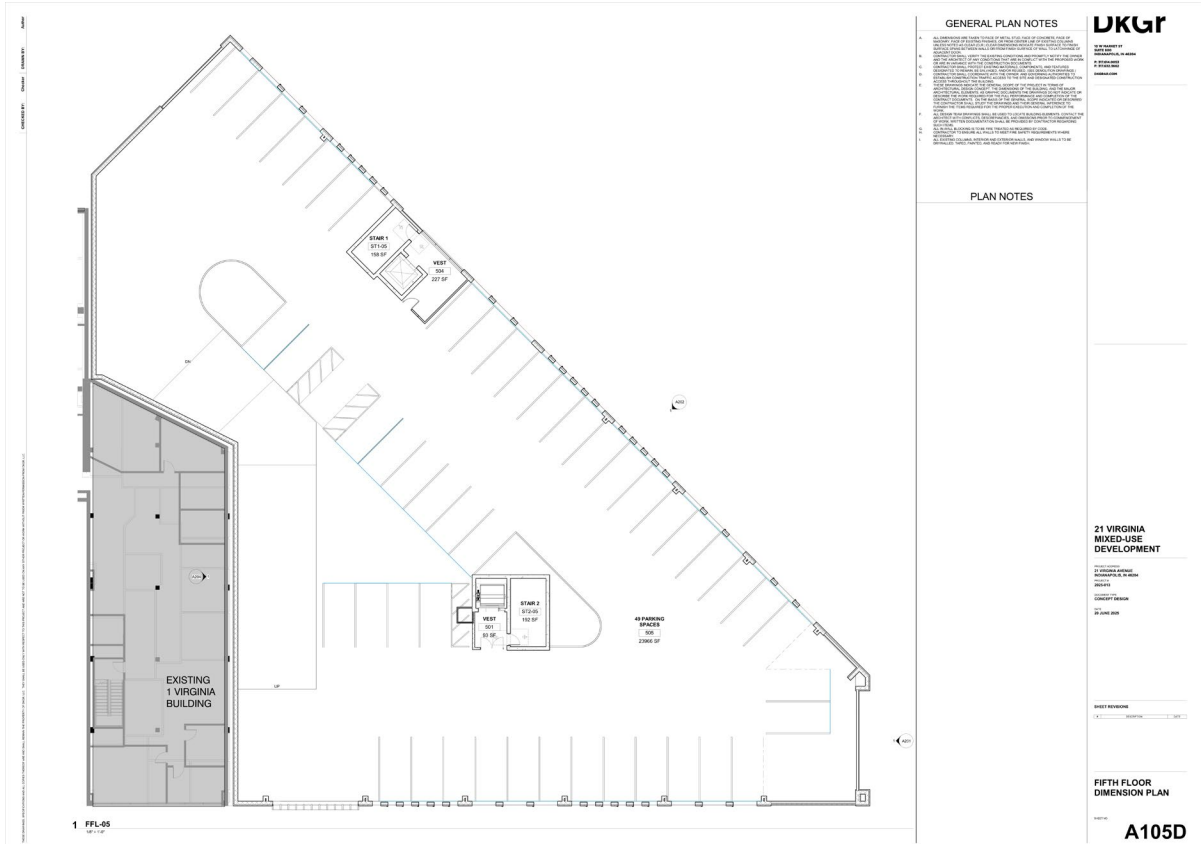
DKGr

PLAN NOTES

21 VIRGINIA MIXED-USE DEVELOPMENT

FOURTH FLOOR DIMENSION PLAN

A104D





GENERAL PLAN NOTES

DKGr

21 VIRGINIA MIXED-USE DEVELOPMENT

SEVENTH FLOOR DIMENSION PLAN

A107D



GENERAL PLAN NOTES

DKGr

21 VIRGINIA MIXED-USE DEVELOPMENT

EIGHTH FLOOR DIMENSION PLAN

A108D



GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED. THE TOTAL AREA OF CONCRETE, FLOOR FINISH, AND CEILING FINISH SHALL BE THE TOTAL AREA OF THE FLOOR FINISH AND CEILING FINISH. THE TOTAL AREA OF THE FLOOR FINISH AND CEILING FINISH SHALL BE THE TOTAL AREA OF THE FLOOR FINISH AND CEILING FINISH.
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DKGr

21 VIRGINIA MIXED-USE DEVELOPMENT

ARCHITECT: DKGGr

DATE: 08/20/2018

PLAN NOTES

21 VIRGINIA MIXED-USE DEVELOPMENT

ARCHITECT: DKGGr

DATE: 08/20/2018

NINTH FLOOR DIMENSION PLAN

A109D



GENERAL PLAN NOTES

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21 VIRGINIA MIXED-USE DEVELOPMENT

ARCHITECT: DKGGr

DATE: 08/20/2018

PLAN NOTES

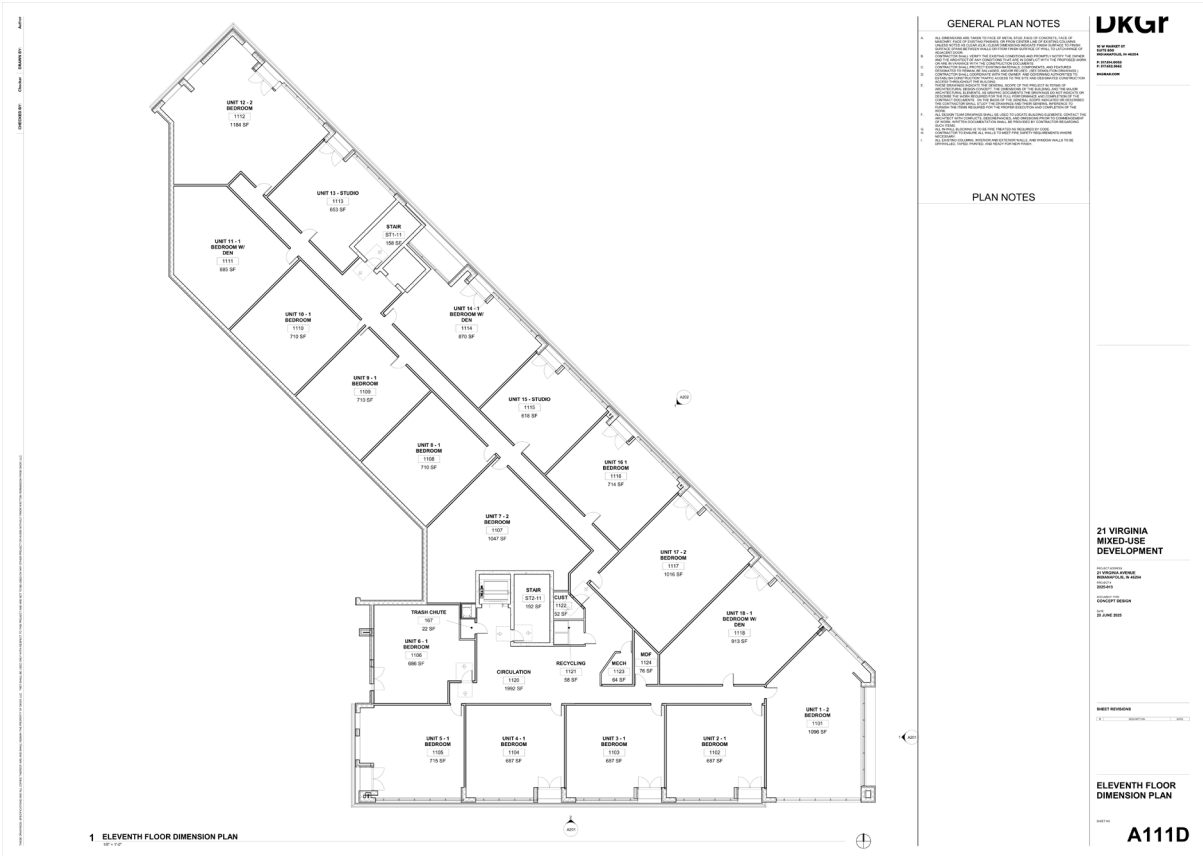
21 VIRGINIA MIXED-USE DEVELOPMENT

ARCHITECT: DKGGr

DATE: 08/20/2018

TENTH FLOOR DIMENSION PLAN

A110D





Subject site looking southeast



Looking northwest towards structure to be demolished



Looking north



Looking northwest along Cultural Trail and Virginia Avenue



Looking west



Looking southeast along Cultural Trail



Looking southeast along Cultural Trail



Looking west along Maryland Street



Looking south at adjacent context



Looking at existing office building that is to be demolished.



Looking northwest along Virginia Avenue and the Cultural Trail



Looking south at existing Virginia Avenue curb cut that is to be removed.

APPLICABLE DISTRICT TYPOLOGY

Urban Core (UC)

The City’s highest-density development occurs in the Urban Core. It is a pedestrian-oriented environment that is the focus of the City’s transit system. Most streets in the Urban Core are high-volume arterial streets. The Urban Core is an area of high employment with a mixture of uses including major convention facilities, sports venues, hotels and memorials with the predominant land use being offices. Because of its high visibility and central location, the Urban Core is often used as a venue for festivals and other public events. The Urban Core establishes much of the image of Indianapolis. The Mile Square of Downtown Indianapolis is an example of Urban Core development.

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.

| | | |
|--|--|-------------------------|
| <p>US1.1 - Consistency with Adopted Plans</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p><i>US 1.1.1 – Proposals subject to Regional Center review shall be consistent with the following adopted plans, where applicable:</i></p> <ul style="list-style-type: none"> • <i>Indianapolis Regional Center Plan 2020</i> • <i>Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan</i> • <i>Subarea Plans</i> • <i>Redevelopment Area Plans</i> • <i>Marion County Thoroughfare Plan</i> • <i>Indianapolis Regional Pedestrian Plan</i> • <i>Indianapolis Metropolitan Planning Area Multi-Modal Corridor and Public Space Design Guidelines</i> • <i>Indianapolis Marion County Park, Recreation and Open Space Plan</i> | <p>Satisfied</p> |
| <p>US1.2 - Boundaries & Edges</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>ADV</p> | <p><i>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.</i></p> | <p>Not Applicable</p> |

| | | |
|--|--|--------------------|
| 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. | Not Applicable |
| 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. | Not Applicable |
| <p>US1.3 - Viewsheds, Vistas & Landmarks</p> <p>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.</p> <p>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.</p> | | 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. | See Summary |
| 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. | Not Applicable |
| <p>US1.4 - Gateways</p> <p>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.</p> | | 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. | None proposed |
| ADV | US 1.4.2 – The design of bridges, underpasses and other gateways should incorporate unique lighting, painting, graphics and materials. | None proposed |
| 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. | None proposed |

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| <p>US1.5 - Public Art</p> <p><i>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:</i></p> <p style="padding-left: 40px;">(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.</p> <p><i>In general, art is a creative expression by an individual or design team that also ultimately controls the aesthetic outcome.</i></p> | | <p>APPRAISAL</p> |
| <p>ADV</p> | <p><i>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.</i></p> | <p>Satisfied</p> |
| <p>ADV</p> | <p><i>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.</i></p> | <p>Satisfied</p> |
| <p>REQ</p> | <p><i>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.</i></p> | <p>See Recommendations</p> |
| <p>REQ</p> | <p><i>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).</i></p> | <p>None proposed</p> |
| <p>ADV</p> | <p><i>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.</i></p> | <p>See Recommendations</p> |
| <p>US1.6 - Festivals, Ceremonies & Parades</p> <p><i>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.</i></p> | | <p>APPRAISAL</p> |
| <p>ADV</p> | <p><i>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.</i></p> | <p>None proposed</p> |
| <p>REQ</p> | <p><i>US 1.6.2 – Ensure that the responsibility for maintenance of all improvements located in the quasi-public sphere or public sphere is established.</i></p> | <p>Satisfied</p> |
| <p>US2.1 - Historic Districts</p> <p><i>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.</i></p> | | <p>APPRAISAL</p> |

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| 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 |
| US2.2 - Individual Historic Resources | | 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 |
| 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. | Satisfied |
| US2.3 - “Mile Square” Plan | | 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.” | Satisfied |
| ADV | US 2.3.2 – Development of the triangular sites on the diagonal avenues should reflect the site configuration. | Satisfied |
| US3.1 - Demolition | | 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. | Reviewed under 2025-REG-048 |

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.

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| <p>SC1.1 - Regional Center Plan 2020</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p><i>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.</i></p> | <p>Satisfied</p> |
| <p>SC1.2 - Mixed-Use Development</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p><i>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.</i></p> | <p>Satisfied</p> |
| <p>SC1.3 - Grade Level Use</p> | <p>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.</p> | <p>APPRAISAL</p> |
| <p>REQ</p> | <p><i>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.</i></p> | <p>Satisfied</p> |
| <p>REQ</p> | <p><i>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.</i></p> | <p>Not applicable</p> |
| <p>SC1.4 - Outdoor Living Space</p> | <p>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.</p> | <p>APPRAISAL</p> |

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| 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. | Satisfied |
| SC2.1 - Environmental Site Context | | 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. | Satisfied |
| 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. | Satisfied |
| SC2.2 - Site Circulation Context | | 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. | Satisfied |
| 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 | | 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 |

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| REQ | <p>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:</p> <ul style="list-style-type: none"> (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 | <p>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.</p> | 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

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| REQ | <p>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.</p> | Satisfied |
| REQ | <p>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.</p> | Satisfied |
| REQ | <p>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.</p> | Not applicable |

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.

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| REQ | <p>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.</p> | Satisfied |
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| 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. | Not applicable |
| 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. | Satisfied |

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

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| 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. | Satisfied |
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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

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| 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 |
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| ADV | SC 3.1.2 – Parking structures are encouraged in order to increase the density of Regional Center uses. | Satisfied |
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| 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 |
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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

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| 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. | Not applicable |
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| 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 |
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| REQ | SC 3.2.3 – When surface parking is provided with new construction locates the parking area to the rear or to the side to allow the building facade to front the pedestrian way. | Not applicable |
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| REQ | SC 3.2.4 – Provide accessible walkways for pedestrians from the parking lot area connecting to the public pedestrian way. | Not applicable |
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| ADV | SC 3.2.5 – Design parking areas to facilitate back-in parking to improve driver vision and safety. | Not applicable |
| 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. | Not applicable |

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

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| 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. | Satisfied |
| 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. | Satisfied |
| 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. | Satisfied |
| 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. | Satisfied |
| 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

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| ADV | SC 3.4.1 – Grade level parking facing the perimeter of the block is discouraged. | Satisfied |
| 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. | Not applicable |
| 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. | Satisfied |
| ADV | SC 3.4.4 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged. | Not applicable |
| 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. | Not applicable |

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.

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| 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 | | 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 | | APPRAISAL |
| REQ | SC 4.3.1 – Permanent security fencing shall be designed to enhance the building design. | Not applicable |
| REQ | SC 4.3.2 – No chain link fencing is to be visible from a sidewalk or pedestrian way. | Satisfied |
| REQ | SC 4.3.3 – No barbed wire or razor wire is permitted. | Satisfied |
| 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. | Not applicable |
| 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. | Not applicable |

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.

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| MD1.1 - Massing | | APPRAISAL |
| | 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. | |
| 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 |

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| 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. | Satisfied |
| REQ | 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. | Satisfied |

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| 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 |
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| REQ | <p>MD 2.1.1 – Regional Center Floor Area Ratios (RCFAR) shall be met in accordance with the following:</p> <p style="padding-left: 40px;">High-Density Mixed-Use: 4:1 and greater;</p> <p style="padding-left: 40px;">Medium-Density Mixed-Use: 2:1 and greater;</p> <p style="padding-left: 40px;">Research Community: 1.5:1 and greater.</p> <p>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.</p> | Satisfied |
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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.

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| 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 |
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| 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. | Satisfied |
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| 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 |
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| ADV | CA 1.2.1 – <i>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.</i> | Satisfied |
| ADV | CA 1.2.2 – <i>Buildings should be designed as a whole and in general should not attempt to mix diverse architectural styles.</i> | Satisfied |
| ADV | CA 1.2.3 – <i>Literal replication of historic styles is strongly discouraged.</i> | Satisfied |
| ADV | CA 1.2.4 – <i>Low- and medium-density franchise or corporate design is discouraged. Buildings should be designed to relate to their context.</i> | Satisfied |
| CA1.3 – Theme | | APPRAISAL |
| ADV | CA 1.3.1 – <i>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.</i> | Not Applicable |
| ADV | CA 1.3.2 – <i>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.</i> | Not Applicable |
| CA2.1 – Facade Character | | APPRAISAL |
| REQ | CA 2.1.1 – <i>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.</i> | Satisfied |
| ADV | CA 2.1.2 – <i>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.</i> | Satisfied |
| REQ | CA 2.1.3 – <i>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.</i> | Satisfied |

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| 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. | Not applicable |

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.)

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| 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. | Satisfied |
| 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.

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| ADV | CA 2.3.1 – <i>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.</i> | Satisfied |
| ADV | CA 2.3.2 – <i>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.</i> | Satisfied |
| ADV | CA 2.3.3 – <i>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.</i> | Satisfied |
| ADV | CA 2.3.4 – <i>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.</i> | Satisfied |
| 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 – <i>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.</i> | See Recommendations |
| REQ | CA 2.4.2 – <i>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.</i> | See Recommendations |
| REQ | CA 2.4.3 – <i>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.</i> | Satisfied |
| REQ | CA 2.4.4 – <i>Awnings, shutters and other energy conservation devices shall be designed integral with the building.</i> | None Proposed |
| REQ | CA 2.4.5 – <i>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.</i> | Satisfied |
| ADV | CA 2.4.6 – <i>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.</i> | Not applicable |

| 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 |
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| 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. | | See Recommendations |
| 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. | | See Recommendations |
| 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. | | See Recommendations |
| 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. | | See Recommendations |
| REQ | CA 2.5.6 – Signs are to have an 80 percent contrast ratio to enhance legibility for the sight impaired. | | See Recommendations |
| ADV | CA 2.5.7 – Signs are encouraged to be designed creatively and artistically. | | See Recommendations |
| 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. | | Satisfied |
| 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. | | See Summary |
| 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. | | See Summary |
| 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. | | See Summary |

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| 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. | See Summary |
| ADV | CA 2.7.4 – The illumination of the uppermost portion of buildings over 10 stories in height is recommended. | See Summary |
| 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. | See Summary |
| 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. | See Summary |

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| 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 |
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| ADV | CA 2.8.1 – Awnings and canopies are encouraged in order to provide energy conservation and inclement weather protection to clients and pedestrians. | None proposed |
| 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. | None proposed |
| 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. | None proposed |
| 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. | None proposed |

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| 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 |
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| REQ | CA 3.1.1 – New building entrances shall face the public street, be emphasized and weather protected when possible. | Satisfied |
| 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. | Satisfied |
| 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. | None proposed |
| 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 |

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| 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. | Satisfied | |
| ADV | CA 3.2.2 – Protection from inclement weather should be provided at transit stops when possible. | Not Applicable | |
| 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 Recommendations | |
| REQ | CA 4.1.2 – Benches, bollards, trash receptacles, light standards and other similar elements shall not have advertising or business identification signage. | See Recommendations | |
| 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. | See Recommendations | |
| 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. | See Recommendations | |
| 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. | Satisfied | |
| 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. | Not Applicable | |
| 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 | |

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| REQ | <p>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.</p> | <p>Satisfied</p> |
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| CA 4.3 – Site Lighting | <p>Lighting should be provided in all built environment spheres at an appropriate level to provide for the safety and security of users.</p> | <p>APPRAISAL</p> |
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| REQ | <p>CA 4.3.1 – Pedestrian circulation corridors are to have pedestrian scale lighting.</p> | <p>See Summary</p> |
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| REQ | <p>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.</p> | <p>See Summary</p> |
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| REQ | <p>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.</p> | <p>See Summary</p> |
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| CA 4.4 – Screening | <p>The impact of parking zones and service/utility equipment and similar facilities should be minimized aesthetically and functionally on surrounding properties and pedestrian ways.</p> | <p>APPRAISAL</p> |
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| REQ | <p>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.</p> | <p>Satisfied</p> |
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| REQ | <p>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.</p> | <p>Satisfied</p> |
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| 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. | Not Applicable |
| CA 4.5 – Paving Materials | | 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. | Not Applicable |
| 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 | | APPRAISAL |
| 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. | | |
| 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. | Satisfied |
| 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. | Not Applicable |
| 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. | Not Applicable |
| 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. | Satisfied |

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| 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. | Not Applicable |
| 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. | Satisfied |
| 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. | Not Applicable |
| 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 |

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| CA 5.1 – LEED Standards | Development in the Regional Center should reflect innovation in environmentally sustainable building methods and materials. | <i>APPRAISAL</i> |
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| 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 |

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| 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. | <i>APPRAISAL</i> |
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| 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 |
|-----|--|---------------|

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| 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. | <i>APPRAISAL</i> |
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| 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 |
|-----|---|-------------|

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|-------------------------------------|--|--|-----------|
| CA 5.4 – Energy Use | | <i>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.</i> | APPRAISAL |
| ADV | <i>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.</i> | 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 | <i>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.</i> | Satisfied | |
| REQ | <i>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.</i> | See Summary | |
| 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 | <i>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.</i> | Satisfied | |
| ADV | <i>CA 6.2.2 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged.</i> | Not Applicable | |
| REQ | <i>CA 6.2.3 – Locate driveway aprons outside of the pedestrian way, with the sloped portion entirely within the separation zone (SZ).</i> | Satisfied | |
| REQ | <i>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.</i> | Satisfied | |
| ADV | <i>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.</i> | Satisfied | |

SUMMARY

Review of the Guidelines against the submitted plans reveals the following items that remain outstanding or require explanation:

1. A lighting plan was not submitted to the file to identify the location of lighting standards. 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). A lighting and photometric plan, including the above, facade lighting, and interior parking garage lighting, shall be submitted and subject to planning staff review and approval, prior to installation.
2. The landscape plan provided does not indicate any trees or plantings along Virginia Ave. These planting shall be coordinated with the Indianapolis Cultural Trail standards. A revised landscape plan shall be submitted and subject to planning staff review and approval, prior to the required pre-construction meeting.
3. Any demolition or damage to the pedestrian walkway and bicycle path as part of the Indianapolis Cultural Trail, including lighting and landscaping, shall be repaired and restored to Trail standards upon construction completion.
4. A site plan indicating transformer location(s) and any other utility and service connections and equipment shall be submitted and subject to planning staff review and approval, prior to the required pre-construction meeting. (CA 6.1.2)

RECOMMENDATIONS

Staff would **recommend approval** of the Regional Center Approval petition, upon submission of the expected plans and subject to the following conditions:

1. The above Summary items must be met.
2. All exterior site furnishings (i.e., furniture) shall be submitted and subject to planning staff review and approval prior to installation, per CA 4.1.1 and CA 4.1.2.
3. Signage locations shall be identified on an amended site plan and submitted and subject to planning staff and approval prior to the required pre-construction meeting. See CA 2.5.1, CA 2.5.2, CA 2.5.3, CA 2.5.5, CA 2.5.6, and CA 2.5.7.
4. Within two years of MDC approval, any additional proposed signage and additional awnings or canopies shall be submitted and subject to planning staff review and approval prior to installation, per CA 2.5.2, CA 2.5.6, CA 2.5.7, and CA 2.5.8
5. Address numerals shall be installed on the building façade prior to occupancy of the building, per CA 2.5.8.
6. Transmissivity & reflectivity of the window and door glazing shall be submitted and subject to planning staff review and approval prior to the required pre-construction meeting. See CA 2.1.4, CA 2.4.1, and CA 2.4.2.
7. Detailed documentation regarding the parking garage screening details shall be submitted and subject to planning staff review and approval, prior to the required pre-construction meeting.
8. Detailed documentation regarding the corner mural installation and any public art shall be submitted and subject to planning staff review and approval, prior to installation, per US 1.5.3 and US 1.5.5.

ZONING HISTORY

2025-SE2-003 (site), Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for 1). a parking garage within the CBD-1 District (special exception required), and 2). vehicular access for the parking garage from one street within the CBD-1 District (special exception required), **pending**.

2016-HOV-016 (site), Variance of Development Standards of the Consolidated Zoning / Subdivision Ordinance to provide for a 459-square foot upper-level sign, being the sixth upper-level sign (maximum one upper level sign permitted), exceeding more than 10% of upper-level sign area, **approved**.

2013-HOV-071 (site), Variance of Development Standards of the Sign Regulations to provide for a 12.5-foot projecting sign and a 56.5-square foot wall sign, being the third and fourth upper-level signs on the northwest elevation (one upper-level sign permitted), **approved**.

NS

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

| | |
|--------------------------|--|
| Case Number | 2025-REG-069 |
| Address (approx.) | 1200 Indiana Avenue (Approximate Address) |
| Location | Center Township, Council District #12 |
| Petitioner | Leslie Wolfe and Alex Kurrelmeier, by Kate Warpool |
| Zoning | CBD-S (RC) (FF) (W-1) |
| Request | Regional Center Approval to provide for a proposed two-story, approximately 20,000-square-foot biotechnology and biomanufacturing research and development building. |

GENERAL INFORMATION

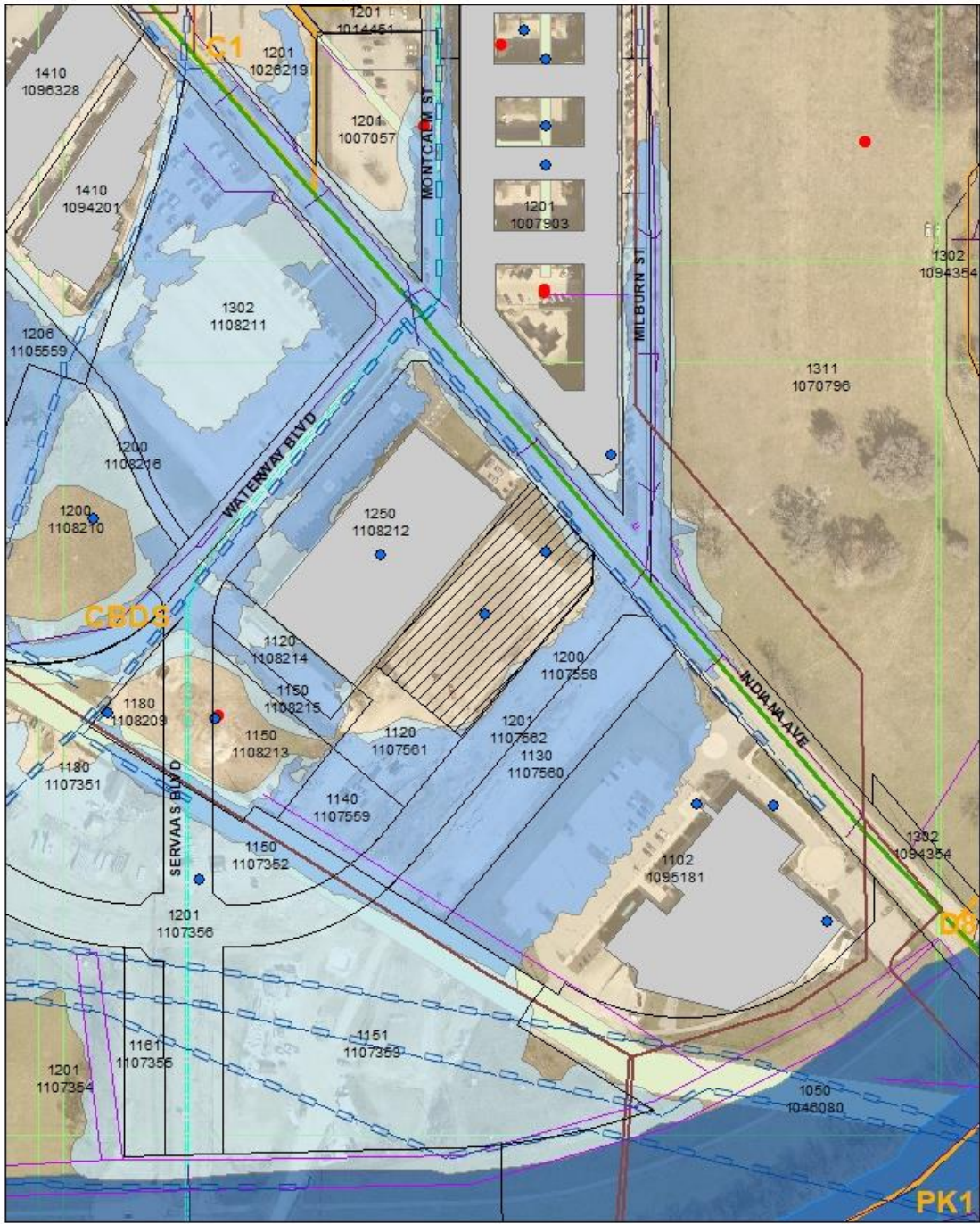
| | | |
|--|---|--|
| Existing Zoning | CBD-S (RC) (FF) | |
| Existing Land Use | Undeveloped | |
| Urban Design Guidelines District Typology | Village Mixed-Use / Urban Mixed-Use | |
| Regional Center Plan | Research and Technology (RT) | |
| Surrounding Context | Zoning | Land Use |
| North: | CBD-S (RC) (FF)(W-1) | Multi-family Residential |
| South: | CBDS-S (RC) (FF) (W-1) | Undeveloped |
| East: | CBD-S (RC) (FF) (W-1) | Surface Parking Lot |
| West: | CBD-S (RC) (FF) (W-1) | Professional Office |
| Thoroughfare Plan | | |
| North Street | Indiana Avenue | 72-foot right-of-way existing 80-foot right-of-way proposed |
| Site Plan – Submittal Dates | File-dated September 18, 2025 | |
| Elevation– Submittal Dates | File-dated September 18, 2025 Revised September 24, 2025 | |
| Hearing Date | October 23, 2025 | |

DETAILED SUMMARY OF REQUEST

This petition would provide for the construction of a two-story, 20,000-square-foot research facility.

This site was previously subject to 2023-REG-058, which approved the demolition of 35,051-square foot industrial building that was built in 1952. As part of the grant of the request, the existing slab was preserved, to limit any potential for environmental contamination.

The site is a part of the 16 Tech campus, composed of various industrial buildings and uses. To the north, across Indiana Avenue, is a multi-family development, single-family dwellings and some commercial and industrial buildings. West of the site is a surface parking lot and the White River. To the south and west lies the remainder of 16 Tech as well as the White River. Indiana Avenue and the developed portions of 16 Tech are improved with sidewalks.



0 0.00 0.02 0.04 0.06 0.08 Miles
Location Area Map



Photo One: Looking Northwest Along Indiana Avenue



Photo Two: Looking Southeast along Indiana Avenue



Photo Three: Looking Southwest Along Private Drive



Photo Four: Looking North Towards Milburn Street



Photo Five: Looking Southwest at Subject Site



Photo Six: Looking North Towards Subject Site Along Private Drive



Rendering

**HEARTLAND
BIOWORKS HQ**
1200 Indiana Avenue
Indianapolis, IN 46202

North ELEV
1'-0" = 1'-0"

West ELEVATION
1'-0" = 1'-0"

East ELEV
1'-0" = 1'-0"

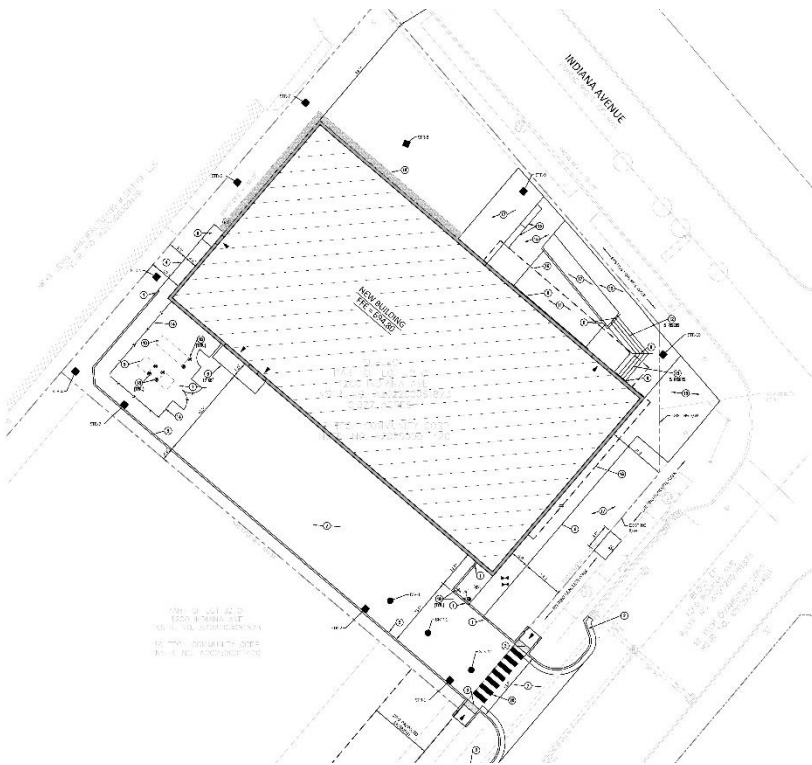
South ELEVATION
1'-0" = 1'-0"

Material callouts:
 - FLOOR: 2x4x8, 1/2" S4S
 - COMPRISED BY CONCRETE PARTITION WALL FINISHES
 - WINDOW: 1'-0" x 3'-0"

NOT FOR CONSTRUCTION

| | |
|--------------------|---|
| PROJECT: | HEARTLAND BIOWORKS HQ |
| DATE: | 08/11/2020 |
| SCALE: | 1'-0" = 1'-0" |
| PROJECT LOCATION: | 1200 Indiana Avenue, Indianapolis, IN 46202 |
| ARCHITECT: | RATIO ARCHITECTURE |
| ARCHITECT ADDRESS: | 1000 N. ALABAMA AVENUE, SUITE 200, INDIANAPOLIS, IN 46202 |
| ARCHITECT PHONE: | 317.634.1111 |
| ARCHITECT FAX: | 317.634.1112 |
| ARCHITECT EMAIL: | INFO@RATIOARCHITECTURE.COM |
| ARCHITECT WEBSITE: | WWW.RATIOARCHITECTURE.COM |
| OWNER: | HEARTLAND BIOWORKS |
| OWNER ADDRESS: | 1200 INDIANA AVENUE, INDIANAPOLIS, IN 46202 |
| OWNER PHONE: | 317.634.1111 |
| OWNER FAX: | 317.634.1112 |
| OWNER EMAIL: | INFO@HEARTLANDBIOWORKS.COM |
| OWNER WEBSITE: | WWW.HEARTLANDBIOWORKS.COM |
| DATE PLOTTED: | 08/11/2020 10:00 AM |
| PLOTTED BY: | AP-003 |

Elevations



Site Plan

Indianapolis, IN 46202

Owner: **Indiantech Solutions**
 COMPANY: **Indiantech Solutions**
 ADDRESS: **1000 N. ALABAMA STREET, INDIANAPOLIS, IN 46202**

Project: **NEW BUILDING TWO CYCLES**

Architect: **JFB Consulting Engineers**
 1000 N. ALABAMA STREET, INDIANAPOLIS, IN 46202

Engineer: **JFB Consulting Engineers**
 1000 N. ALABAMA STREET, INDIANAPOLIS, IN 46202

Scale: **AS SHOWN**

Date: **08/14/2024**

Sheet: **1-501**

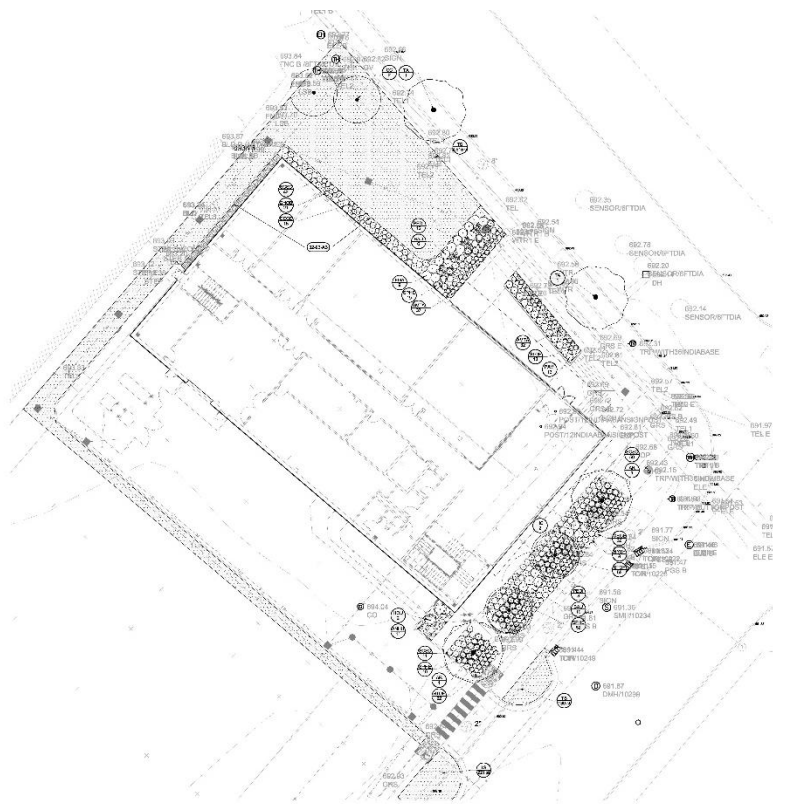
Project: **NEW BUILDING TWO CYCLES**

Scale: **AS SHOWN**

Date: **08/14/2024**

Sheet: **1-501**

RATIO



Landscape Plan

Indianapolis, IN 46202

Owner: **Indiantech Solutions**
 COMPANY: **Indiantech Solutions**
 ADDRESS: **1000 N. ALABAMA STREET, INDIANAPOLIS, IN 46202**

Project: **NEW BUILDING TWO CYCLES**

Architect: **JFB Consulting Engineers**
 1000 N. ALABAMA STREET, INDIANAPOLIS, IN 46202

Engineer: **JFB Consulting Engineers**
 1000 N. ALABAMA STREET, INDIANAPOLIS, IN 46202

Scale: **AS SHOWN**

Date: **08/14/2024**

Sheet: **1-501**

Project: **NEW BUILDING TWO CYCLES**

Scale: **AS SHOWN**

Date: **08/14/2024**

Sheet: **1-501**

RATIO

PLANT SCHEDULE

| SYMBOL | CODE | SCHEDULE | COORDINATE | NAME | SIZE | REMARKS |
|----------|------|--------------|------------|--------------|------------|---------|
| (Symbol) | 01 | Red Maple | 899.54 | Red Maple | 1 1/2" DBH | |
| (Symbol) | 02 | White Birch | 899.54 | White Birch | 1 1/2" DBH | |
| (Symbol) | 03 | Black Locust | 899.54 | Black Locust | 2 1/2" DBH | |
| (Symbol) | 04 | White Oak | 899.54 | White Oak | 2 1/2" DBH | |
| (Symbol) | 05 | Red Oak | 899.54 | Red Oak | 2 1/2" DBH | |
| (Symbol) | 06 | Black Walnut | 899.54 | Black Walnut | 2 1/2" DBH | |
| (Symbol) | 07 | White Pine | 899.54 | White Pine | 2 1/2" DBH | |
| (Symbol) | 08 | Red Pine | 899.54 | Red Pine | 2 1/2" DBH | |
| (Symbol) | 09 | White Pine | 899.54 | White Pine | 2 1/2" DBH | |
| (Symbol) | 10 | Red Pine | 899.54 | Red Pine | 2 1/2" DBH | |
| (Symbol) | 11 | White Pine | 899.54 | White Pine | 2 1/2" DBH | |
| (Symbol) | 12 | Red Pine | 899.54 | Red Pine | 2 1/2" DBH | |
| (Symbol) | 13 | White Pine | 899.54 | White Pine | 2 1/2" DBH | |
| (Symbol) | 14 | Red Pine | 899.54 | Red Pine | 2 1/2" DBH | |
| (Symbol) | 15 | White Pine | 899.54 | White Pine | 2 1/2" DBH | |
| (Symbol) | 16 | Red Pine | 899.54 | Red Pine | 2 1/2" DBH | |
| (Symbol) | 17 | White Pine | 899.54 | White Pine | 2 1/2" DBH | |
| (Symbol) | 18 | Red Pine | 899.54 | Red Pine | 2 1/2" DBH | |
| (Symbol) | 19 | White Pine | 899.54 | White Pine | 2 1/2" DBH | |
| (Symbol) | 20 | Red Pine | 899.54 | Red Pine | 2 1/2" DBH | |

Indianapolis, IN 46202

Owner: **Indiantech Solutions**
 COMPANY: **Indiantech Solutions**
 ADDRESS: **1000 N. ALABAMA STREET, INDIANAPOLIS, IN 46202**

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Scale: **AS SHOWN**

Date: **08/14/2024**

Sheet: **1-501**

Project: **NEW BUILDING TWO CYCLES**

Scale: **AS SHOWN**

Date: **08/14/2024**

Sheet: **1-501**

RATIO

FOR REFERENCE ONLY 1-501

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.

Urban Mixed-Use (UMU)

Similar to the Urban Core typology, the Urban Mixed-Use typology contains mixed-uses in an urban configuration, but not to the density and scale of those found in the Downtown core. Urban Mixed-Use development is often in smaller town centers or in newer planned development. The environment is generally pedestrian oriented while accommodating the automobile and supporting mass transit. At this point, no examples of this typology have been identified in the Regional Center, although there may be this type of development in the future.

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 Thirtieth 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

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| 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. | Not Applicable |
| 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. | Satisfied |
| 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. | Not Applicable |
| 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. | Not Applicable |
| 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. | Satisfied |

| | | |
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| ADV | <i>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.</i> | Not Applicable |
| REQ | <i>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.</i> | Not Applicable |
| REQ | <i>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).</i> | Not Applicable |
| ADV | <i>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.</i> | Not Applicable |

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

| | | |
|-----|---|----------------|
| ADV | <i>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.</i> | Not Applicable |
| REQ | <i>US 1.6.2 – Ensure that the responsibility for maintenance of all improvements located in the quasi-public sphere or public sphere is established.</i> | Not Applicable |

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 | <i>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.</i> | Not Applicable |
|-----|--|----------------|

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 | <i>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.]</i> | Not Applicable |
| REQ | <i>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.</i> | Not Applicable |

| | | | |
|-----------------------------------|--|--|-----------------------|
| US2.3 - “Mile Square” Plan | | <i>Indianapolis is a planned city, platted by Alexander Ralston in 1820. This historic plan is highly unique and should be preserved.</i> | APPRAISAL |
| REQ | | <i>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.”</i> | <i>Not Applicable</i> |
| ADV | | <i>US 2.3.2 – Development of the triangular sites on the diagonal avenues should reflect the site configuration.</i> | <i>Not Applicable</i> |
| US3.1 - Demolition | | <i>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.</i> | APPRAISAL |
| REQ | | <i>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.</i> | <i>Not Applicable</i> |

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.

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| 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 | | <i>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.</i> | 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 | | <i>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.</i> | <i>Not Applicable</i> |
| 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 |

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| | 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. | Not Applicable |
| | 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. | Satisfied |
| 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 |
| 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. | Satisfied |
| | 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. | Satisfied |
| 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. | Satisfied |
| | 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. | Not Applicable |

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| 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 |
| 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 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. | Not Applicable |
| 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. | Not Applicable |

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.

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| 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. | Satisfied |
| 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. | Not Applicable |
| 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. | Not Applicable |

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.

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| 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. | Not Applicable |
| 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 |

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| 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. | Satisfied |
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| 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 |
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| 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. | Satisfied |
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| SC3.1 - Zoning Required Parking | <p>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.</p> <p>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.</p> | APPRAISAL |
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| 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 |
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| ADV | SC 3.1.2 – Parking structures are encouraged in order to increase the density of Regional Center uses. | Not Applicable |
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| 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. | Not Applicable |
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| SC3.2 - Surface Parking | <p>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.</p> <p>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.</p> | APPRAISAL |
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| 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. | Not Applicable |
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| 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. | Satisfied |
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| REQ | SC 3.2.3 – When surface parking is provided with new construction locates the parking area to the rear or to the side to allow the building facade to front the pedestrian way. | Satisfied |
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| REQ | SC 3.2.4 – Provide accessible walkways for pedestrians from the parking lot area connecting to the public pedestrian way. | Satisfied |
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| ADV | SC 3.2.5 – Design parking areas to facilitate back-in parking to improve driver vision and safety. | Satisfied |
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| 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. | Satisfied |
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| SC3.3 - Parking Structures | | APPRAISAL |
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| 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. | Not Applicable |
| 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. | Not Applicable |
| 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. | Not Applicable |
| 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. | Not Applicable |
| REQ | SC 3.3.5 – Automobiles and glare from headlights shall be screened from view from the public right-of-way. | Not Applicable |
| 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. | Not Applicable |
| SC3.4 - Access to Parking | | APPRAISAL |
| ADV | SC 3.4.1 – Grade level parking facing the perimeter of the block is discouraged. | Not Applicable |
| 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. | Satisfied |
| 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. | Satisfied |
| ADV | SC 3.4.4 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged. | Not Applicable |
| 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. | Not Applicable |
| SC4.1 - Construction Site Control | | APPRAISAL |
| REQ | <p>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.</p> <p>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.</p> | |
| 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 |

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| 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. | | Not Applicable |
| REQ | SC 4.2.2 – No trash dumpsters shall be placed directly adjacent to a pedestrian way. | | Not Applicable |
| 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. | | Not Applicable |
| REQ | SC 4.3.2 – No chain link fencing is to be visible from a sidewalk or pedestrian way. | | Not Applicable |
| REQ | SC 4.3.3 – No barbed wire or razor wire is permitted. | | Not Applicable |
| 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. | | Not Applicable |
| 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. | | Not Applicable |

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.

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| 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. | | Not Applicable |
| REQ | 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 | APPRAISAL |

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| | Regional Center. | |
| REQ | <p><i>MD 2.1.1 – Regional Center Floor Area Ratios (RCFAR) shall be met in accordance with the following:</i></p> <p><i>High-Density Mixed-Use: 4:1 and greater;</i></p> <p><i>Medium-Density Mixed-Use: 2:1 and greater;</i></p> <p><i>Research Community: 1.5:1 and greater.</i></p> <p><i>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.</i></p> | Not Applicable |

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.

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| 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. | | Satisfied |
| 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. | | Satisfied |
| ADV | CA 1.2.2 – Buildings should be designed as a whole and in general should not attempt to mix diverse architectural styles. | | Satisfied |
| 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. | | Satisfied |

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| ADV | 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 |
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| 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 |
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| 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. | Satisfied |
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| 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. | Not Applicable |
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| 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. | Not Applicable |
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| 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. | Satisfied |
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| ADV | CA 2.1.5 – The articulation of openings, roofline, 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 |
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| 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. | Not Applicable |
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| 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 |
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| 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. | Satisfied |
| 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. | Not Applicable |
| 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. | Satisfied |
| 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 | | 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. | Satisfied |
| 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. | Satisfied |
| 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. | Satisfied |
| CA2.4 – Window Treatment | | 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. | Satisfied |
| 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. | Satisfied |

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| 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. | Not Applicable |

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

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| 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. | See Recommendations |
| 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. | See Recommendations |
| 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. | See Recommendations |
| REQ | CA 2.5.4 – Strobe lights, motion and other attention-getting devices shall not be used. | See Recommendations |
| 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. | See Recommendations |
| REQ | CA 2.5.6 – Signs are to have an 80 percent contrast ratio to enhance legibility for the sight impaired. | See Recommendations |
| ADV | CA 2.5.7 – Signs are encouraged to be designed creatively and artistically. | See Recommendations |
| 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

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| 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. | Not Applicable |
| 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 Design principles related to energy conservation and light pollution are to be followed. | Not Applicable |

CA2.7 – Facade Lighting The architectural lighting of facades can provide additional character at night but can also create light pollution. APPRAISAL

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| ADV | CA 2.7.1 – <i>The architectural lighting of building features and special seasonal power should be incorporated into the building design.</i> | <i>See Summary</i> |
| ADV | CA 2.7.2 – <i>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.</i> | <i>See Summary</i> |
| REQ | CA 2.7.3 – <i>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.</i> | <i>See Summary</i> |
| ADV | CA 2.7.4 – <i>The illumination of the uppermost portion of buildings over 10 stories in height is recommended.</i> | <i>Not Applicable</i> |
| ADV | CA 2.7.5 – <i>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.</i> | <i>See Summary</i> |
| ADV | CA 2.7.6 – <i>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.</i> | <i>Not Applicable</i> |
| CA2.8 – Awnings & Canopies | | APPRAISAL |
| ADV | CA 2.8.1 – <i>Awnings and canopies are encouraged in order to provide energy conservation and inclement weather protection to clients and pedestrians.</i> | <i>Satisfied</i> |
| REQ | CA 2.8.2 – <i>Awnings and canopies may have business identification signage on no greater than 15 percent of any surface.</i> | <i>Satisfied</i> |
| REQ | CA 2.8.3 – <i>Backlit or internally-illuminated vinyl or plastic awnings are not allowed.</i> | <i>See Summary</i> |
| REQ | CA 2.8.4 – <i>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.</i> | <i>Satisfied</i> |
| REQ | CA 2.8.5 – <i>Awnings and canopies shall maintain the clear height zone with a minimum clearance of nine feet under the lowest part of the assembly.</i> | <i>Satisfied</i> |
| REQ | CA 2.8.6 – <i>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.</i> | <i>Satisfied</i> |
| CA 3.1 – Building Entrances/Exits | | APPRAISAL |
| REQ | CA 3.1.1 – <i>New building entrances shall face the public street, be emphasized and weather protected when possible.</i> | <i>Satisfied</i> |
| ADV | CA 3.1.2 – <i>Building entrances should be designed in a manner to provide visual cues, such as entry scale, that differentiate public and private entrances.</i> | <i>Satisfied</i> |
| REQ | CA 3.1.3 – <i>Entries shall be lighted from dusk until dawn. Design principles related to energy conservation and light pollution are to be followed.</i> | <i>See Summary</i> |
| ADV | CA 3.1.4 – <i>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.</i> | <i>Satisfied</i> |
| REQ | CA 3.1.5 – <i>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.</i> | <i>Satisfied</i> |

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| 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. | Not Applicable | |
| ADV | CA 3.2.2 – Protection from inclement weather should be provided at transit stops when possible. | Not Applicable | |
| 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 Recommendations | |
| REQ | CA 4.1.2 – Benches, bollards, trash receptacles, light standards and other similar elements shall not have advertising or business identification signage. | See Recommendations | |
| 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. | Satisfied | |
| 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. | Satisfied | |
| ADV | CA 4.1.5 – All outdoor site furniture is encouraged to incorporate artistic elements or be designed as a work of public art. | Not Applicable | |
| 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. | Not Applicable | |
| 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. | Satisfied | |
| 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 |

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| 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. | Satisfied |
| 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 |

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| REQ | CA 4.5.3 – <i>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-swailes 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.</i> | Satisfied |
| REQ | CA 4.5.4 – <i>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.</i> | Satisfied |

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| 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. | <i>APPRAISAL</i> |
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| REQ | CA 4.6.1 – <i>Plant materials are to be selected to exhibit seasonal coloration and flowers. All landscape design is to emphasize seasonal variation.</i> | Satisfied |
| REQ | CA 4.6.2 – <i>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.</i> | Satisfied |
| REQ | CA 4.6.3 – <i>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.</i> | <i>Not Applicable</i> |
| REQ | CA 4.6.4 – <i>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.</i> | Satisfied |
| REQ | CA 4.6.5 – <i>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.</i> | <i>Not Applicable</i> |
| REQ | CA 4.6.6 – <i>Clear sightlines between three feet and seven feet above the sidewalk and/or parking grade are to be maintained to promote visibility and safety.</i> | Satisfied |
| REQ | CA 4.6.7 – <i>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.</i> | Satisfied |
| INFO | CA 4.6.8 – <i>Alternative, documented systems of reducing urban heat build up may be proposed.</i> | Information |
| INFO | CA 4.6.9 – <i>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.</i> | Information |

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| CA 5.1 – LEED Standards | Development in the Regional Center should reflect innovation in environmentally sustainable building methods and materials. | <i>APPRAISAL</i> |
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| ADV | CA 5.1.1 – <i>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.</i> | Information |
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| 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. | Satisfied |

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| ADV | CA 6.2.2 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged. | Not Applicable |
| REQ | CA 6.2.3 – Locate driveway aprons outside of the pedestrian way, with the sloped portion entirely within the separation zone (SZ). | Satisfied |
| 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. | Satisfied |
| 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. | Satisfied |

SUMMARY

Review of the Guidelines against the submitted plans reveals the following items that remain outstanding or require explanation:

1. A lighting plan was not submitted to the file to identify the location of lighting standards. 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). A lighting and photometric plan shall be submitted and subject to planning staff review and approval, prior to installation.

RECOMMENDATIONS

Staff would **recommend approval** of the Regional Center Approval petition, upon submission of the expected plans and subject to the following conditions:

1. The above Summary must be met.
2. Signage locations shall be identified on an amended site plan and submitted and subject to planning staff and approval prior to the required pre-construction meeting. See CA 2.5.1, CA 2.5.2, CA 2.5.3, CA 2.5.5, CA 2.5.6, and CA 2.5.7.
3. Within two years of MDC approval, any additional proposed signage and additional awnings or canopies shall be submitted and subject to planning staff review and approval prior to installation, per CA 2.5.2, CA 2.5.6, CA 2.5.7, and CA 2.5.8
4. Address numerals shall be installed on the building façade prior to occupancy of the building, per CA 2.5.8.

ZONING HISTORY

SITE:

2023-REG-058; 1200 Indiana Avenue; requested low-impact Regional Center Approval for the demolition of an existing industrial building; **approved.**

EDH
