

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
March 23, 2022**

The Nickel Plate Review Committee was convened by Emily Bowman at 5:00 p.m.

A roll call was taken and those members present were: Emily Bowman, Eugene Johnson, Jamie Nieves. Selina Stoller and Rich Block joined via Teams using Electronic Participation Policy.

Others in attendance: Megan Vukusich, Bre King, Kay Prange, Adam Chambers, Mark Eriksson, Kelly Tabeling, Mandy Liverenz, Larry Lannan

New Member- Rich Block has signed the Oath of Office

Elections:

Ms. Bowman asked for nominations for Vice-President of the NPRC.

Ms. Nieves nominated Eugene Johnson, seconded by Ms. Bowman. Ms. Johnson was elected Vice-President, 5-0.

Ms. Bowman asked for nominations for President of the NPRC.

Mr. Johnson nominated Emily Bowman, seconded by Ms. Nieves. Ms. Bowman was elected President, 5-0.

Minutes from the 12-15-21 meeting were approved, 5-0.

a. Case #NPR-22-1 Hotel Nickel Plate (PREVIEW)

A&F Engineering on behalf of Browning requests approval of site design, architecture, and Waivers for the Hotel Nickel Plate, a 5-story 116-room hotel. The project is located south of E 116th Street, east of the NPT, and north of South Street on .59 acres. The property is zoned DC – Downtown Core with the common address of 8651 E 116th Street.

Megan Vukusich, Director of Planning and Zoning, presented the project. The Legacy Plaza will be a public plaza at the site and part of the Nickel Plate Trail. Elevations were reviewed. A Waiver for height is being requested. The building will be 5 stories, 68. Ft. The Planning Department has no concerns about the building height since it is next door to the First Internet Bank building. Minor Waivers are also being requested for setbacks. Staff recommends approval.

Adam Chambers from Browning and Mark Eriksson from CSO Architects presented the elevations. The building uses black brick and limestone. A full service restaurant/bar area will open up to the Plaza.

In Committee Discussion:

Selina Stoller asked about landscaping on 116th St. Megan Vukusich explained that the public plaza details are being developed.

Eugene Johnson asked about the interior drive- is it 2-way? Yes and the pull-in for the hotel is on the east side of the building.

Emily Bowman asked about traffic options at 116th St. is there a left-hand turn or will that be restricted? Selina Stoller asked how to mitigate traffic risk for big events. It was noted that there is no meeting space in the Hotel so there would not be big events within the building. Jamie Nieves asked for engineering to look at 116th east and west.

Rich Block likes the design. He asked about the Hilton branding. Mr. Chambers explained the Hilton branding of a Tapestry Hotel- boutique Hotel. There was also a discussion of demarcation of public/private space by the restaurant which will be developed and exterior lighting. Emily Bowman is looking for 4-sided views of the building.

Ms. Bowman asked for a Motion. Ms. Stoller made a Motion to approve as presented with a Major Waiver for height and contingent on Staff comments during the TAC process. The Motion was seconded by Rich Block. The Motion was approved, 5-0.

Staff Communications: Megan Vukusich presented an overview of the NPRC Rules and Procedures, including the new Electronic Participation Policy.

As there was no other business, the meeting concluded at 5:45 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

DRAFT