



The Link at Kessler

**City of Indianapolis
Dept. of Metropolitan Development
2nd D-P Zoning Meeting
January 8, 2016**

PRESENTATION TEAM



TWG Development, LLC

Joe Whitsett, CEO

Dennis Dye, Principal

J.B. Curry, VP Market Rate Development

Axis Architecture + Interiors

Kevin Cooper, Partner

Ryan Meyer, Project Architect

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Joe Calderon, Partner

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Dan Liggett, PLA, LLED AP, ASLA

CHA Companies

Rusty Holt, PE, PTOE

PRESENTATION SUMMARY



1. Project Overview

- a) Site
- b) Updated massing and site plan

2. Design

- a) Elevation changes

3. Traffic Study

- a) Impact of project

4. Anticipated Schedule

- a) Neighborhood meetings
- b) Public hearing

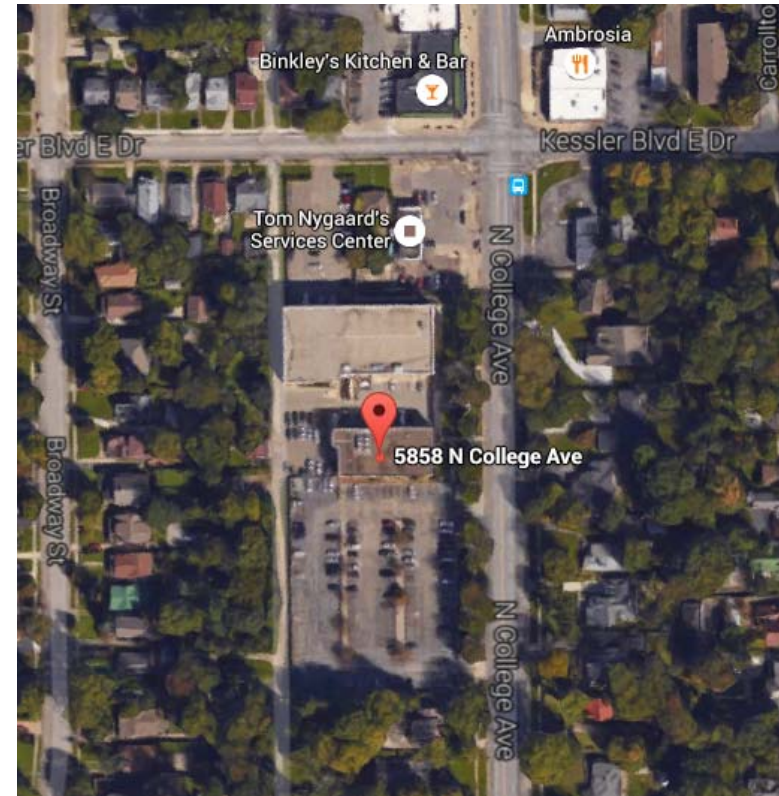


1. PROJECT OVERVIEW



Site

- 5858 N College Ave,
Indianapolis, IN
- Existing:
 - AT&T switching station
 - Maintenance building
 - Surface lot
- Rezone:
 - Full site – 3.51 acres
 - Multi-family – 2.027 acres
- Current Zoning:
 - Commercial construction
up to 50' height

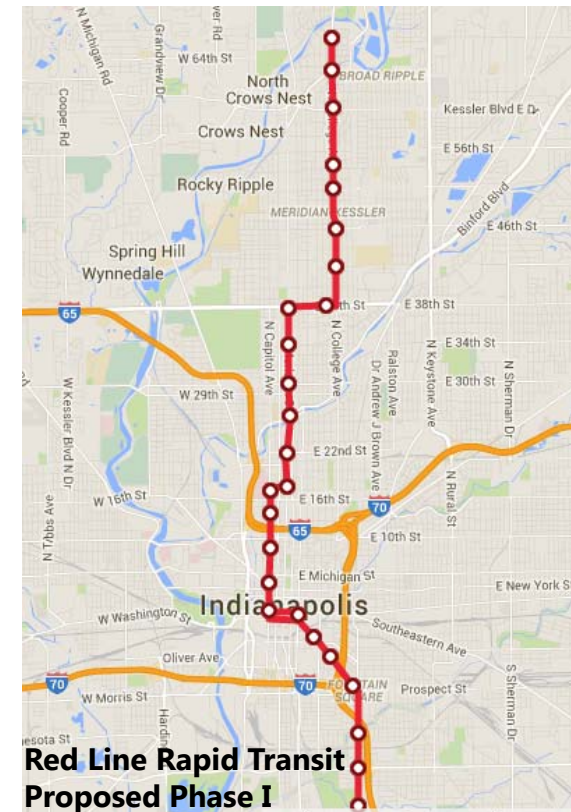


1. PROJECT OVERVIEW



Site

- Proposal: transit oriented development located on the Red Line Rapid Transit
- Density desired and supported by improved public transit
- Meridian-Kessler Neighborhood
 - MKNA plan calls for mixed use
 - Multi-family use is a typical transition from retail & commercial development into single family residential
 - No alcohol to be served from site



1. PROJECT UPDATE



Updated Massing

- 151 units, previously 205 units
 - 100% market rate rent
- 500 sf retail space, coffee bar
- 350 sf office suite space
 - Two micro office suites
 - Walk-to-work concept
- 151 at-grade parking spaces
 - No underground garage
 - Discussions with site owner for surface parking use after-hours
- 50' height
- No at-grade walk up units

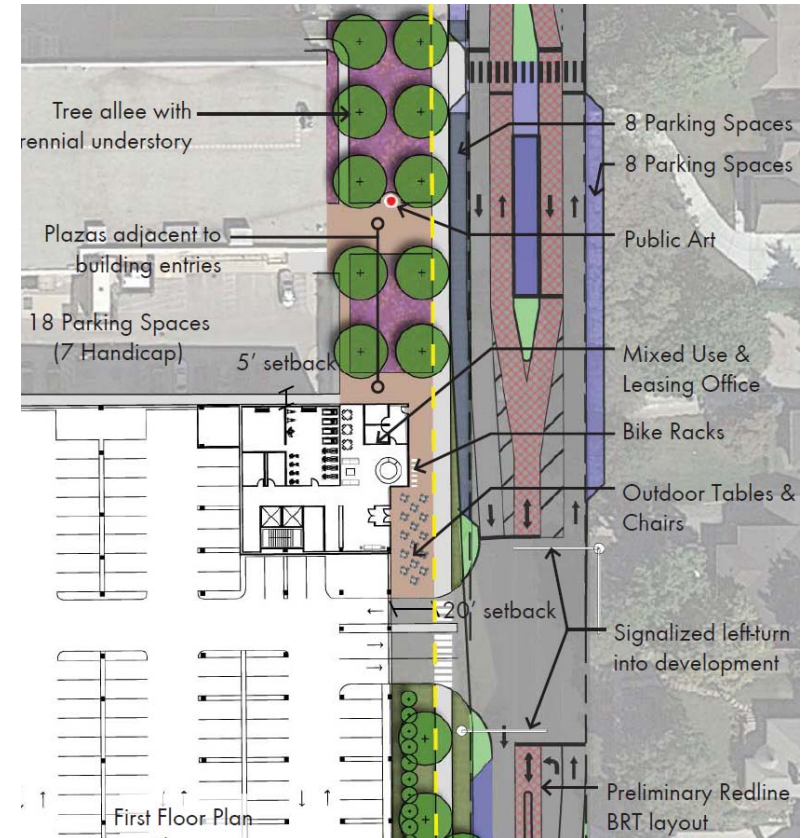


1. PROJECT OVERVIEW



Site Plan & Traffic

- No alley access (vehicular or pedestrian)
- Addition of signal control
- One vehicular entry point onto College Ave.
- Public plaza, with seating area
- Public art piece
- Public bike racks
- Development screens at-grade parking



1. PROJECT OVERVIEW



Street Trees and Landscaping

- 3 new street trees replace existing 3 dying Ash Trees
- 11 sweetgums to be removed and replaced by 16 new shade trees
- Perennial understory plantings added in front of development and AT&T building
- 16 new trees added on west side of project creates buffer with existing alley
- 20' landscaping buffer from alley right of way and 36' building setback from west property line
 - Current zoning requires 10' setback
- 35' setback from southern parcel property line with landscaping buffer
 - Current zoning requires 15' setback

1. PROJECT OVERVIEW



Utilities

- 15" combined storm and sanitary sewer line along College Ave.
- 8" existing water service main
- Proposed underground storm water detention facility to have capacity to meet City of Indianapolis' storm water ordinance
- Majority of existing site is paved, thus, the development would not generate additional storm water runoff

1. PROJECT OVERVIEW



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1. PROJECT OVERVIEW



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PROFILE OF PREVIOUS 5-STORY BUILDING OPTION



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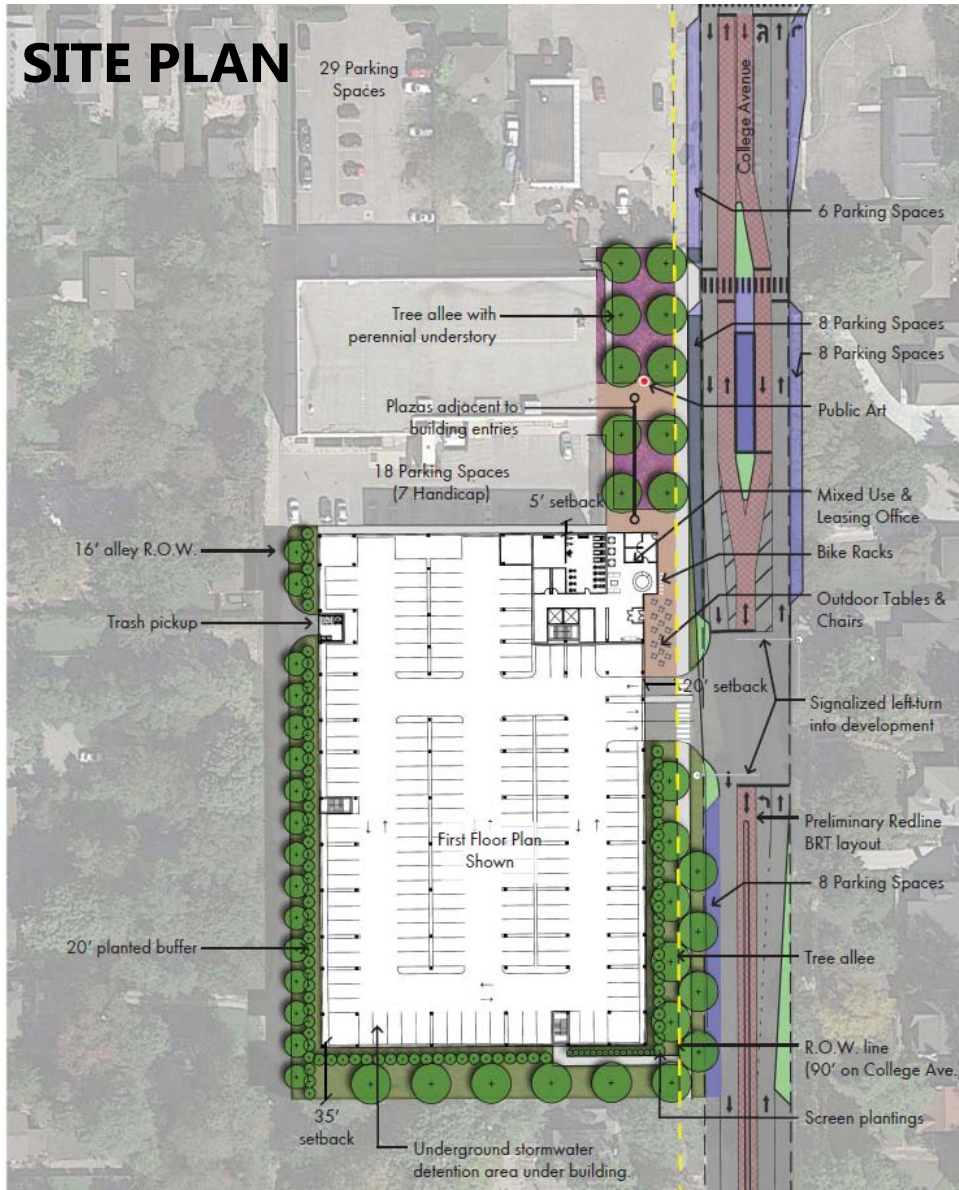
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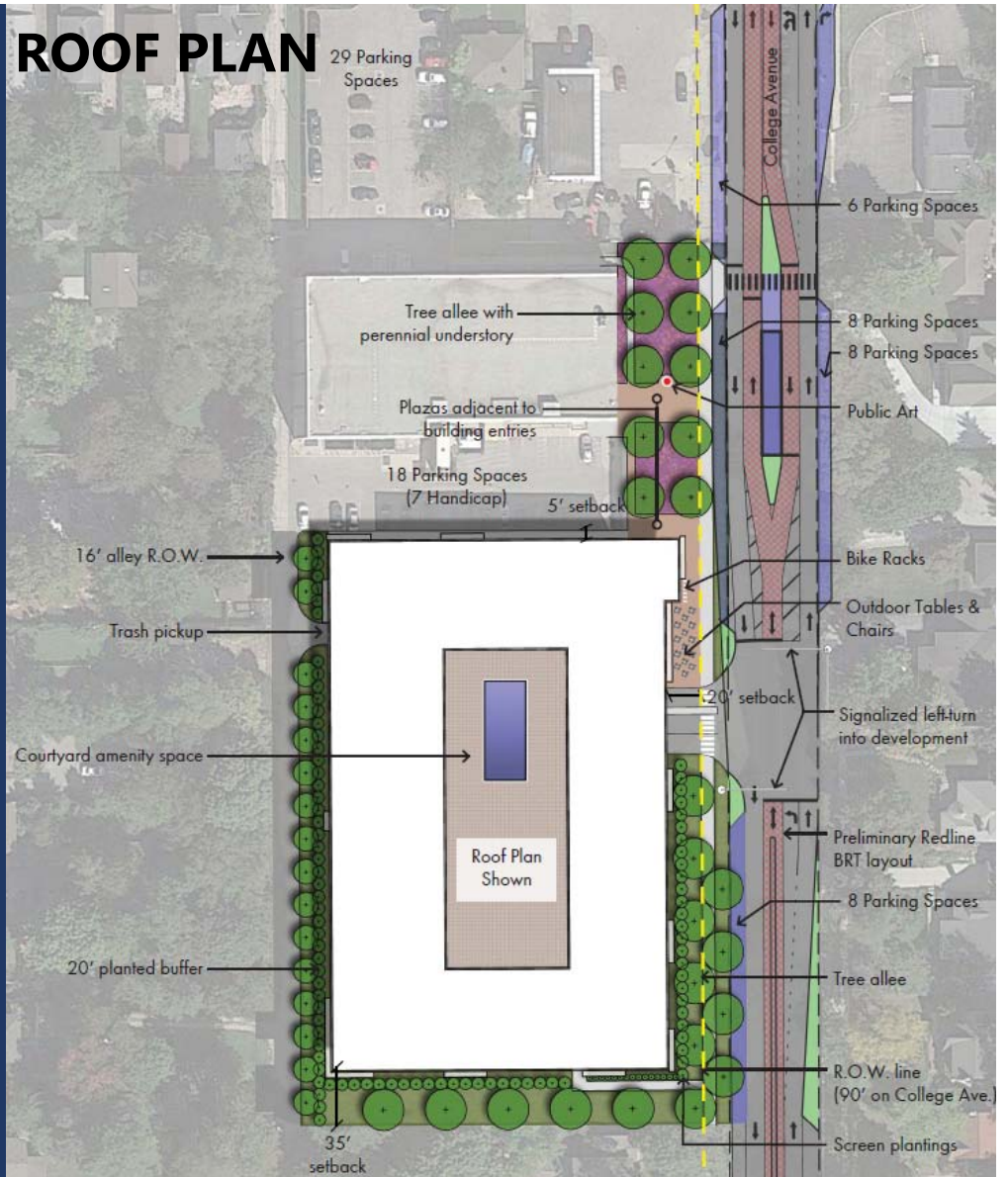
1. PROJECT OVERVIEW



SITE PLAN



ROOF PLAN



2. DESIGN



Previous: 205 units

Construction

- Underground concrete garage
- At-grade concrete garage/podium
- Aluminum frame storefront windows
- Wood framing floors 2-5

Façade

- 5% wood
- 25% masonry
- 69% fiber cement*
- 1% storefront

Updated: 151 units

Construction

- At-grade steel garage
- Aluminum frame storefront windows
- Wood framing floors 2-4

Façade

- 5% wood
- 33% masonry
- 61% fiber cement*
- 1% storefront

**Includes courtyard façade*

Previous: 205 units, 5-story

EAST ELEVATION
View from College Ave.



Updated: 151 units, 4-story



Previous: 205 units, 5-story

WEST ELEVATION View from alley



Updated: 151 units, 4-story



Previous: 205 units, 5-story

NORTH ELEVATION View from AT&T Building



Updated: 151 units, 4-story



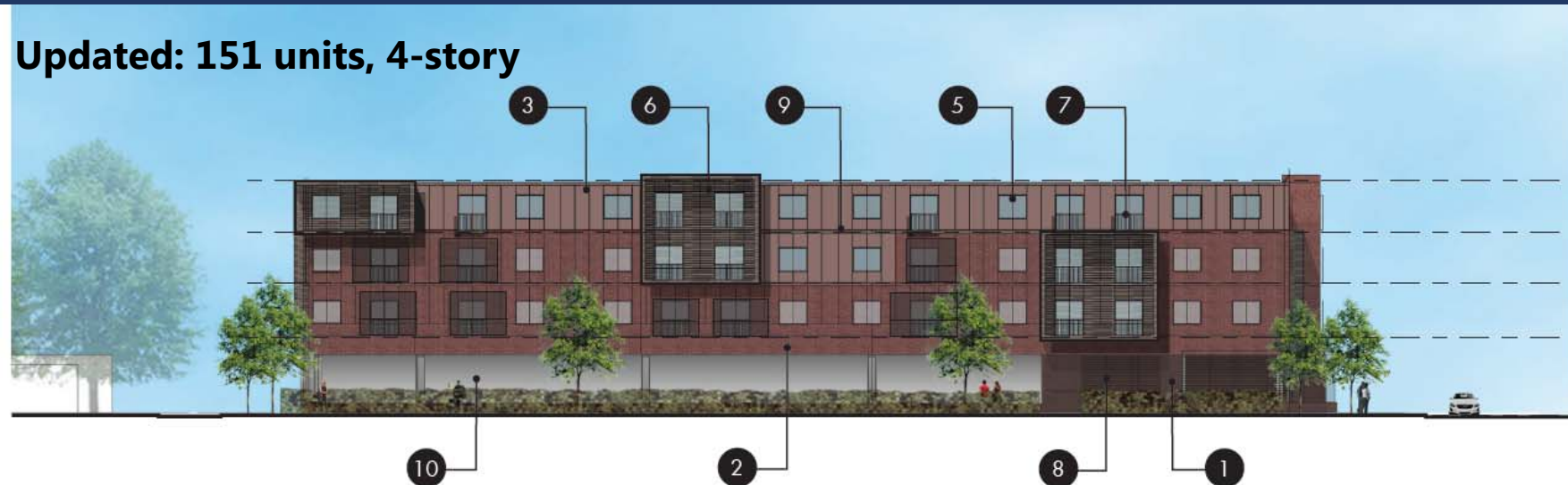
Previous: 205 units, 5-story



SOUTH ELEVATION View from south parcel

+65'-0"
TOP OF ROOF
+53'-0"
LEVEL 5
+42'-0"
LEVEL 4
+31'-0"
LEVEL 3
+20'-0"
LEVEL 2
+0'-0"
LEVEL 1

Updated: 151 units, 4-story



+50'-0"
ROOF
+37'-4"
LEVEL 4
+26'-8"
LEVEL 3
+16'-0"
LEVEL 2
+0'-0"
LEVEL 1

3. TRAFFIC STUDY



4. ANTICIPATED SCHEDULE



Anticipated Key Dates

- 01/08 – DP Zoning Meeting
- 02/02 – MKNA Land Use Mtg.
- 02/17 – MDC Public Hearing
- 02/29 – Zoning Approval
- 03/21 – Zoning Approval (alt.)
- 07/01 – Permits Obtained
- 07/25 – Begin Site Work

