



MEETING DATE:

October 14, 2015

TIME:

5:30-7:30 PM

PLACE:

Fishers City Hall

1 Municipal Drive

Fishers, Indiana 46038

RESIDENTIAL TASK FORCE MEETING MINUTES

Members Present: Rich Block, Ronda Shrewsbury Weybright, Nate Lichti, Jimmy Dulin, John Dierdorf, Emily Bowman, Sharon Reed, Grace Bohlsen

Members Not Present: Selina Stoller

Others Present: Sue Harrison, Connie Nimmo, Jason O'Neill, Todd Suchy

KEY DISCUSSION POINTS

- Highlights from Developer Conversations:
 - Developers want the ability to be creative, flexible so they can adjust their standards and architecture to suit current markets.
 - They welcome the opportunity to review boards prior to building approval.
 - Point systems for architecture review allow developers to be creative while falling within City standards.
 - Plainfield was cited as a point system one builder liked.
 - Custom housing development is not incentivized or available in Fishers.
 - There may be creative opportunities for redevelopment or development on small parcels in City, encouraging the entrepreneurial spirit.
 - Redevelopment in the Nickel Plate District has created new standards land use and architecture in the City.
 - They want to build quality homes with character that are affordable to accommodate younger generations' buying preferences.
 - Bigger houses are not always better.
 - If we want to attract millennials, what housing stock exists in the community that is affordable for them to own? And what does it look like?
 - Street trees can create maintenance issues as roots can compromise structures and sidewalks.
 - Is there a better place to locate these trees?
- Relating Residential Standards to Fiscal Impacts:
 - More of the City's funds will go towards maintenance, renovations and redevelopment as the proportion of new development will be lower and the existing stock will be aging.
 - The income tax generated by the City is linked to the housing stock, as available housing encourages people to live in Fishers.
 - Low density residential housing generates less revenue than denser residential development or mixed use developments.
 - More diversified zoning and housing options will optimize and sustain the amount of revenue the City can generate.
 - Commercial properties can add substantial revenue to the City.
 - The City should maximize the amount of commercial revenue from non-residents and attract residents to live, work and play in Fishers.
 - Mixed use development offers stable, vibrant revenue for the City.

- This could be similar to development in the Nickel Plate District, with first floor retail and upper floor residences. To do this well, there has to be easy access to the retail space to attract high end businesses.
 - Another way to have mixed use zoning is to have free-standing commercial, and residential buildings and houses within an area, similar to Saxony.
 - Annexing adjacent properties as development occurs will help sustain revenue stream.
 - 80% of the current housing stock in Fishers is less than 10 years old.
 - In 2040, 80% of the housing stock will be 30 years old or older.
 - More of the City's funds will go towards maintenance, renovations and redevelopment as the proportion of new development will be lower and the existing stock will be aging.
 - It is important to maintain, redevelop and reuse the housing stock to keep its value. If the value of the housing stock falls, it will be more difficult to maintain the City's revenue stream.
 - For example, Speedway, IN built many one-story, three-bedroom homes in the 1960's. Because of the structure of the homes, they cannot add a second story and they don't have basements.
 - Market demand for this type of housing is quite low.
 - A broad set of housing stock provides less risk to the financial sustainability of the City long term.
 - The market demand will partially determine the type of housing stock needed in Fishers.
 - Fishers will need to provide an affordable place for millennial and young professionals to live.
 - Jimmy Dulin explained that Bazbeaux's was extremely successful because Broad Ripple offered a very affordable commercial property where they could afford to establish the business.
 - He suggested the Fishers offer affordable spaces for people to start businesses as space here is getting expensive.
 - Emily Bowman and Jimmy Dulin stated that many potential residents are asking for home costing between \$350,000 and \$500,000, noting that Fishers does not have much stock in that range.
 - The biggest area of risk is the aging population. Attention needs to be paid to accommodating their needs and attracting others to replace them in the workforce.
- Building Code Enforcement:
 - One way that property maintenance can be addressed is through the code enforcement process. The primary goal is to maintain property values.
 - Most code site visit are a result of a complaint by a neighbor or resident. Typically, violations are due to poor maintenance of the property.
 - The City encourages compliance with residents and works to help them attain compliance. However, the City can issue leans or court mandates to force compliance when issues threaten public safety or circumstances that warrant such action.
 - Incentive programs which can help residents and HOA's comply with the City's standards should be considered for implementation.
 - Abandoned homes can cause significant challenges for the communities.
 - The City secures abandoned homes and will leave them in place provided they do not pose a threat to public safety.
 - We need to record and evaluate data on the "types" of enforcement complaints the city deals with.
- Planned Unit Development Analysis:
 - Some PUDs were created years ago and developers would like to update them to reflect current market preferences.
 - Some communities invoke a sunset period or deadline on the PUD, once this is past the developer must come back to Council to seek approval for the development.
 - Fishers does not have a sunset period.
 - The legality of using a sunset period for all new PUD's should be explored.
 - PUDs alter standards in the Unified Development Ordinance to make it more flexible towards the developers' needs. The UDO offers building standards for the Plan Commission and City Council to consider when making a decision.
 - Do deviations from the UDO cause lower standards?
 - Can the UDO be altered to be made more flexible and minimize the need for PUDs?
 - How can the UDO encourage interconnectivity in the community?

- How can UDO standards create better open spaces?

ACTION ITEMS

- Provide Task Force with the Architectural Design Standards– Staff
- **Create a breakdown of the cost of different types of housing – Jimmy Dulin & Emily Bowen**
- **Email comments on revised draft standards to Sue Harrison by October 23 - All Members**

ADDITIONAL SUPPORTING DOCUMENTS

- [Highlights from Developer Conversations](#)
- [Relating Residential Standards to Fiscal Impacts](#)
- [Planned Unit Development Analysis](#)
- [Launch Fishers Statistics](#) requested at the September 28 meeting
- [Fishers Architectural Standards & Samples of Standards from Other Municipalities](#)