

**A RESOLUTION APPROVING THE DISTRIBUTION OF FUNDS FROM THE CITY OF FORT WAYNE COMMUNITY LEGACY FUND.**

**Whereas**, the City of Fort Wayne has created the City of Fort Wayne Community Legacy Fund to invest in projects that will have a collective impact that leads to transformational change within the community, and;

**Whereas**, the City of Fort Wayne through the Legacy process has received unprecedented public input from across the community and has worked with citizens, business leaders and elected officials to develop implementation priorities, and;

**Whereas**, the City of Fort Wayne seeks to advance transformational projects for our community with a focus on economic development, downtown and riverfront development, and youth development/prep sports, and;

**Whereas**, each Legacy project provides our community with an opportunity to make our City stronger and better positioned for growth, and;

**Whereas**, by working together, we will leave a lasting Legacy for future generations;

**NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

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**SECTION 1.** The City of Fort Wayne Common Council hereby authorizes the Board of Trustees of the City of Fort Wayne Community Legacy Fund to distribute funds to the following projects:


**Parking Garage**

Funds in the amount of \$5,000,000 will be allocated to construct a parking garage bordered by Wayne, Harrison, Berry and Webster Streets.

**SECTION 2.** This Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Council Member

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
Carol Helton, City Attorney



# CITY OF FORT WAYNE

FOUNDED 1820

## NOTICE OF SPECIAL MEETING

May 15, 2014

Sandra Kennedy  
City Clerk  
City of Fort Wayne  
200 E. Berry Street  
Suite 110  
Fort Wayne, Indiana 46802

Clerk Kennedy:

This letter is to notify all City Council members of a special meeting of the Common Council called by myself, Thomas C. Henry, Mayor of the City of Fort Wayne pursuant to city ordinance §32.32. The special meeting shall take place on Tuesday, May 20, 2014 in the City Council chambers located at 200 E. Berry Street, Suite 035, Fort Wayne, Indiana, 46802. The special meeting shall commence at 5:30 p.m. and shall be to consider and vote on for passage Bill No. R-14-05-12 - a resolution approving the distribution of funds from the City of Fort Wayne Community Legacy Fund. A copy of the resolution is available for inspection in the office of the City Clerk.

Thomas C. Henry  
Mayor

ENGAGE • INNOVATE • PERFORM

CITIZENS SQUARE

200 E. Berry St. • Fort Wayne, Indiana • 46802 • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)

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Public Hearing Date, if applicable \_\_\_\_\_

Read the first time in full and on motion by Councilman Russell Jehl  
Read the second time by title and referred to the Finance Committee  
Committee. Read the third time in full and on motion by Councilman  
Jehl, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	<u>1</u>	_____
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	_____	_____	<u>✓</u>	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 5-20-14 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE  
(RESOLUTION) NO. R-30-14 on the 25<sup>th</sup> day of  
May, 2014

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY,  
CITY CLERK

Arthur A. Bender  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 21 day  
of May, 2014, at the hour of 10:00 o'clock A.m. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21<sup>st</sup> day of MAY  
2014, at the hour of 4:00 o'clock PM E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

BILL NO. R-14-05-12

## REPORT OF THE COMMITTEE ON FINANCE

**MAY 20, 2014**

*Russell Jehl, CHAIR  
John Crawford, Co-Chair  
All Council Members*

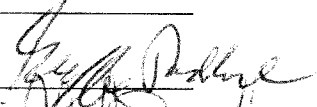
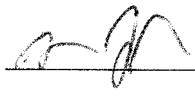

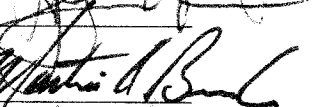
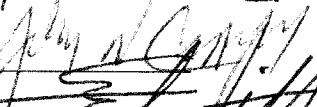
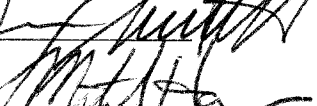
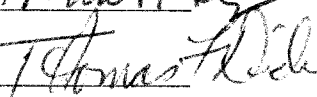

A RESOLUTION approving the Distribution of Funds from the City of Fort Wayne Community Legacy Fund. **COMMITTEE ON FINANCE HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE**

DO PASS

DO NOT PASS

ABSTAIN

NO REC

SANDRA E. KENNEDY  
CITY CLERK

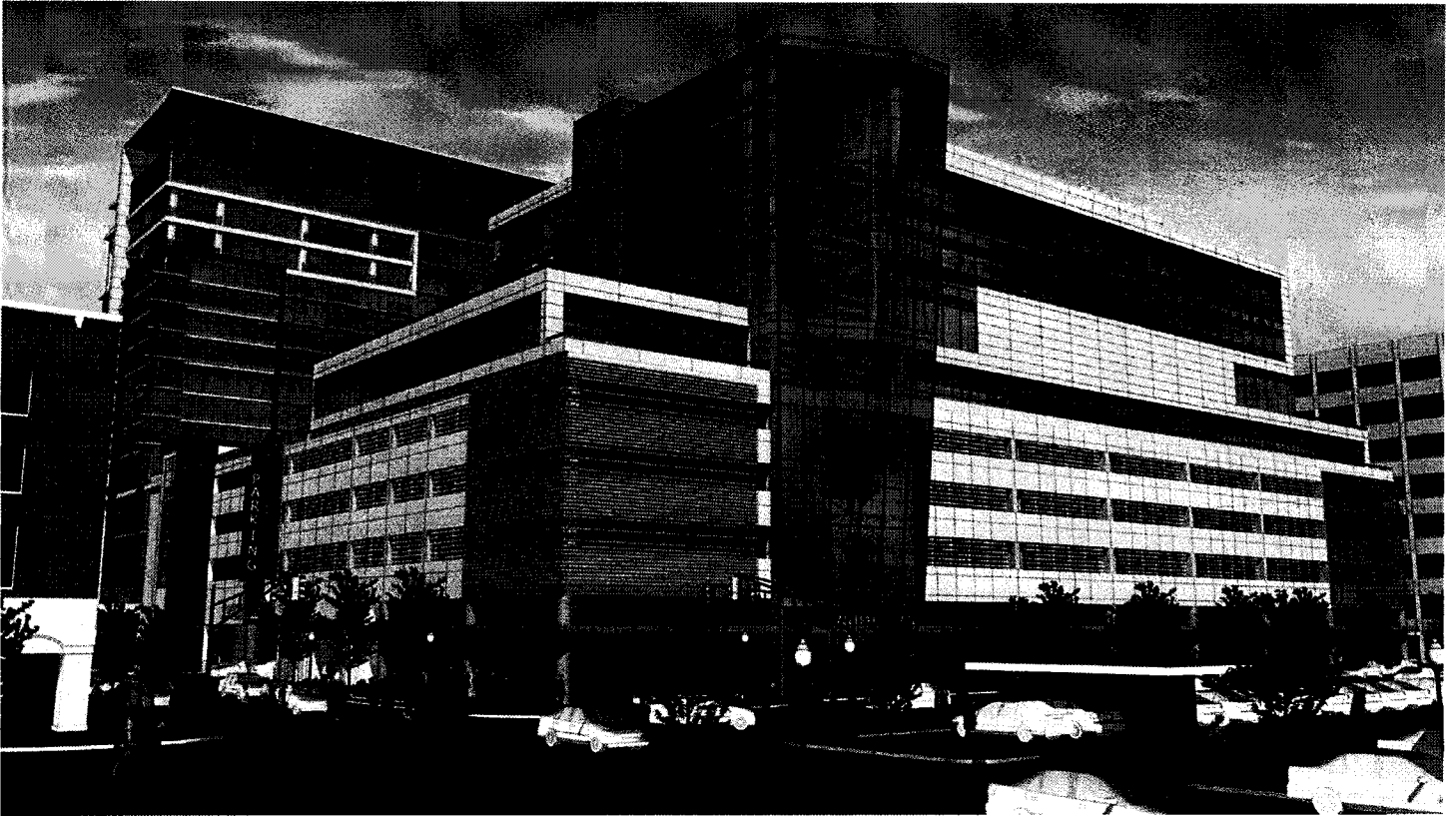
**PROPOSED AMENDMENT TO LEGACY FUNDING FOR THE ASH PROJECT:**

The addition of the new Saint Francis Campus and the Ash Project creates a unique opportunity to create attractive streetscapes along both Wayne and Berry Streets. To take full advantage of these opportunities, the vest-pocket park that will be lost to the Ash Project will be replaced by a vest-pocket park or plaza in their vicinity, to enhance the experience for students, residents, and office workers from both new projects.

**THERE ARE AT LEAST TWO GOOD REASONS TO DO THIS:**

1. It will serve primary justifications for the expenditure of Legacy money for both the Saint Francis and Ash projects, to revitalize and beautify our downtown, and:
2. It will appropriately memorialize the original gift by the Salon family and preserve and protect the tradition of generous donations to our fine park system by private families and individuals. (The proposed transfer of the Salon legacy does not do this adequately because it does not add a new park, and the loss of Salon park remains a net loss to the park system.)

R-14-05-12



# PROJECT EMERALD SKYLINE

Primary Development Plan  
City of Fort Wayne Plan Commission  
February 10, 2014



**EMERALD SKYLINE**

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**Project Emerald Skyline**

Application for Primary Approval  
of a Development Plan in the  
CM5A Central Downtown District




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**DOWNTOWN FORT WAYNE  
BLUEPRINT FOR THE FUTURE**

Living. Working. Enjoying. Vibrant downtowns work successfully within each of these realms. They are significant contributors to the identity, livability and competitiveness of their greater communities. And they are magnets for activity. Regardless of size, the impact of a healthy downtown is enormous. The goal of the Blueprint is to direct and then stimulate in action a Downtown Fort Wayne with an exciting and undeniable energy.




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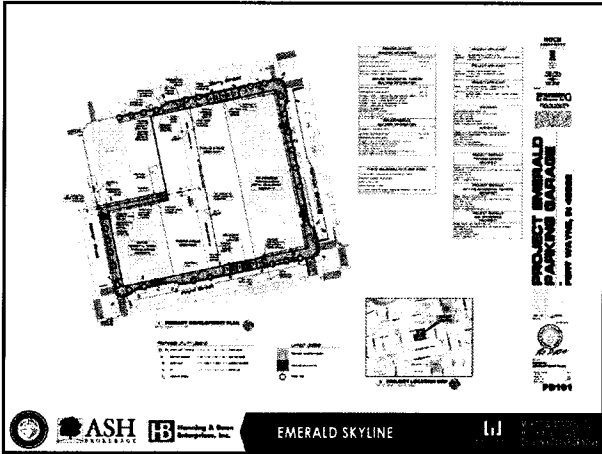
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**Project Emerald Skyline**

City of Fort Wayne Zoning Ordinance  
Development Plan Requirements

§ 157.304(B)(3)  
§ 157.304(C)(2)(g)  
§ 157.304(D)

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**City of Fort Wayne Zoning Ordinance  
Standards for Approval § 157.304(D)(5)**

- The purpose and intent of the development plan requirements of the ordinance
- The goals, objectives and policies of the City's Comprehensive Plan
- The provisions of Downtown Design Manual and the recommendations of the Downtown Design Review Committee
- The purposes set forth in Indiana Code 36-7-4-601(c)
- The purposes set forth in Indiana Code 36-7-4-1405(a)

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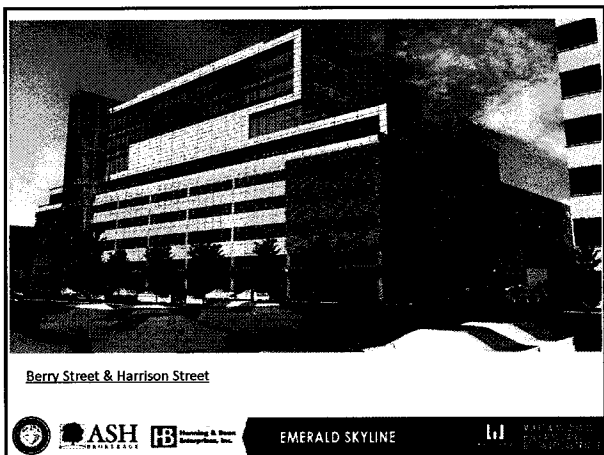
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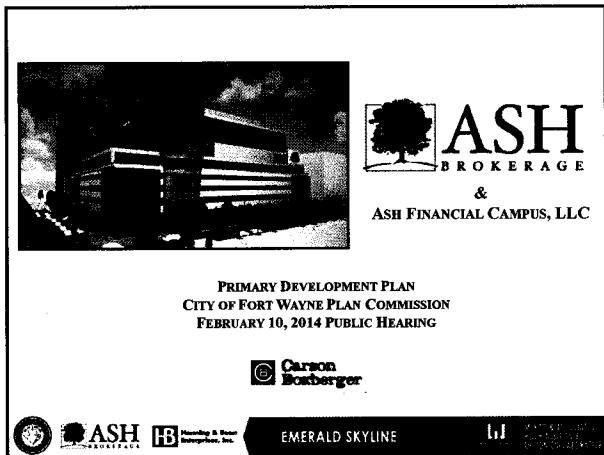
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**OVERVIEW OF ASH BROKERAGE CORPORATION**

- Ash Brokerage Corporation is the nation's largest independently owned and operated, wholesale insurance brokerage general agency, with offices and marketing consultants located throughout the U.S.
- Ash Brokerage was founded in 1971, and has continued to be headquartered in Fort Wayne since then.
- Recently, the Company has been working towards centralizing its core processing to improve customer service and operational efficiencies, and to stimulate growth.
- To accomplish those objectives, Ash needs a larger financial campus. Instead of locating in the suburbs, Ash has decided to partner with the City and Hanning and Bean and make a substantial investment in downtown Fort Wayne by co-developing Project Emerald.
- Currently, Ash Brokerage has over 300 employees. As the direct result of this project, another 50 professional jobs will be added to the Fort Wayne home office.

ASH HB EMERALD SKYLINE

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### ASH PROJECT DESCRIPTION

- To promote outdoor activity and a healthy environment, the top level of the Parking Garage will include a dynamic green space, which will be developed and shared jointly by Ash Brokerage and Hanning & Bean. The green space will consist of concrete and brick pavers, grass and landscaped areas, park benches, site lighting, decorative perimeter handrails, irrigation system, and other amenities.
- Construction will begin shortly after completion of the Parking Garage, which is anticipated to be in the Fall of 2014, and will be completed in approximately one year.
- Total investment by Ash Brokerage will be approximately \$28,000,000.




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### WAIVER REQUESTS

- **Encroachments**
  - Below grade
  - At grade
  - Above grade
- **Flush Band at Roof**
- **Screened Mechanical Equipment**
- **Building Lights**
  - Full Cut-Off Fixtures
  - Lights 12' High
- **Signage**
  - Copy Area Signage
  - Directional Signage




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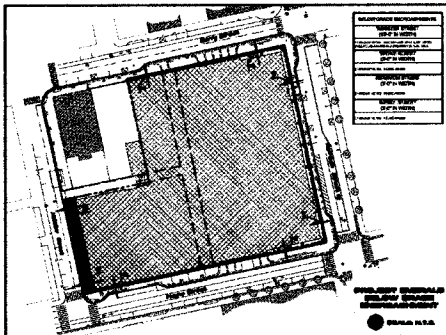
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### WAIVER - BELOW GRADE ENCROACHMENTS




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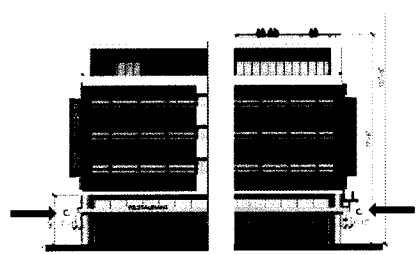
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WAIVER – AT GRADE ENCROACHMENTS



EAST ELEVATIONS

ASH BROKERAGE | FB | EMERALD SKYLINE | [Logo]

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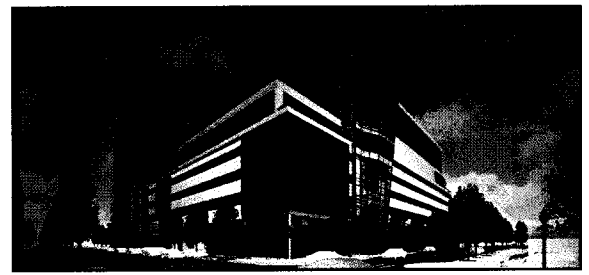
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WAIVER – ABOVE GRADE ENCROACHMENTS



ASH BROKERAGE | FB | EMERALD SKYLINE | [Logo]

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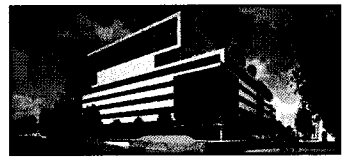
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WAIVER – FLUSH BAND AT ROOF



- **North Façade**
  - The top of the north façade of the Ash Brokerage building has horizontal banding of the same material and color.
- **Waiver**
  - Failure to grant would require redesign to the North façade and detract from the building design.

ASH BROKERAGE | FB | EMERALD SKYLINE | [Logo]

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**WAIVER - COPY SIGNAGE AREA**

**SIGNAGE KEY**

A. ASH SIGNAGE - 30' x 19' = 570 sqft	E. ASH ENTRANCE - 7' x 17' = 26 sqft	J. TENANT SIGNAGE - 8' x 12' = 96 sqft
B. ASH SIGNAGE - 28' x 32' = 896 sqft	F. TENANT SIGNAGE - 2' x 18' = 36 sqft	K. TENANT SIGNAGE - 1' x 3' = 3 sqft
C. LARGER TENANT SIGNAGE - 18' x 20' = 200 sqft	G. TENANT SIGNAGE - 2' x 17' = 34 sqft	L. DIRECTIONAL SIGNAGE - 2' x 5' = 10 sqft
D. TENANT SIGNAGE - 2' x 13' = 26 sqft	H. TENANT SIGNAGE - 2' x 6' = 12 sqft	M. ASH SIGNAGE - 7'9" x 18' = 135 sqft

**EAST ELEVATION**

ASH HB Emerald Skyline  
EMERALD SKYLINE

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*Waiver*

*waiver 3 signs*

**WAIVER - COPY SIGNAGE AREA**

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D. TENANT SIGNAGE - 2' x 13' = 26 sqft	H. TENANT SIGNAGE - 2' x 6' = 12 sqft	M. ASH SIGNAGE - 7'9" x 18' = 135 sqft

**NORTH ELEVATION**

ASH HB Emerald Skyline  
EMERALD SKYLINE

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*Waiver*

**WAIVER - COPY SIGNAGE AREA**

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D. TENANT SIGNAGE - 2' x 13' = 26 sqft	H. TENANT SIGNAGE - 2' x 6' = 12 sqft	M. ASH SIGNAGE - 7'9" x 18' = 135 sqft

**SOUTH ELEVATION**

ASH HB Emerald Skyline  
EMERALD SKYLINE

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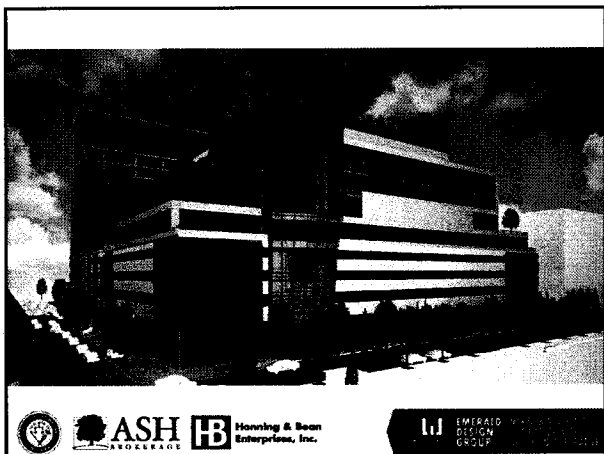
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*Waiver*

*Waiver*



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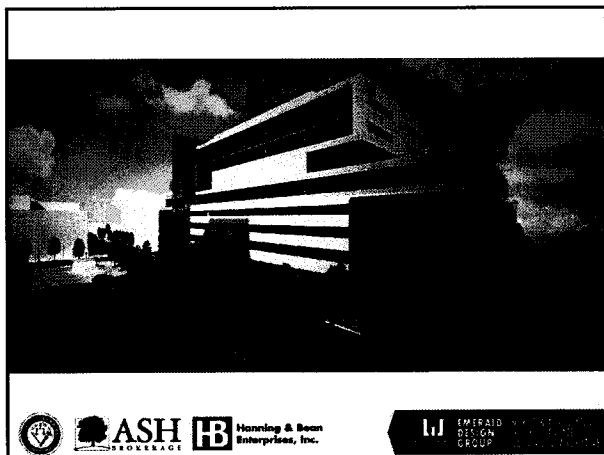
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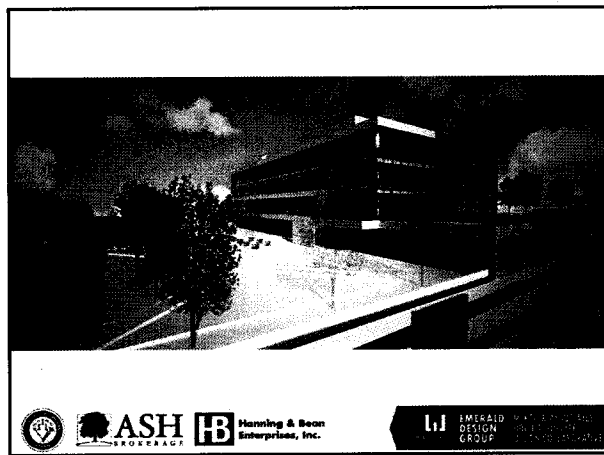
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### Hanning & Bean Enterprises

- Hanning & Bean Enterprises has been investing in Fort Wayne and Allen County since 1995.
- Representative projects include:
  - Metro Building
  - First Source Building
  - Swiss Re Building (new construction)
  - MagnaWay Building (former Magnavox / Lincoln Re building)
  - Fort Wayne Hotel (former Marriott)




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### Hanning & Bean Enterprises (cont.)

- Navistar Technology Complex
  - NHN Building (leased to Vera Bradley)
  - White Swan Plaza
  - Former Tokheim Complex
- Hanning & Bean has consistently demonstrated a commitment to preserving and enhancing the tax base for downtown Fort Wayne and surrounding community while investing in downtown's present and future growth.




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### Project Skyline

- The Skyline Terrace residential tower will provide a high end, modern living opportunity for Fort Wayne.
- Skyline Terrace will reach 16 stories (with floors 1-4 being the City garage), topping out at 193', making it the tallest residential building in Fort Wayne.
- Skyline Terrace and the Ash Brokerage buildings will be surrounded by Skyline Park, the largest green roof park constructed within the State of Indiana.




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### Project Skyline (cont.)

- Skyline Terrace's design is respectful to the surrounding public library, First Presbyterian Church and the Ash Brokerage buildings while, at the same time, creating new building space within the core of downtown Fort Wayne that is contemporary, bold and iconic.
- Skyline Terrace has been designed to meet high sustainability standards with respect to use of materials, indoor environmental quality, stormwater collection and design, reduction of light pollution and an emphasis on maximizing building energy performance.




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### Project Skyline

- Skyline Park is a collaborative effort between Ash Brokerage and Hanning & Bean. The open green space will allow a dog park, seating areas, landscaped areas and outdoor functional space for private gatherings of 400 – 500 people. The park demonstrates the mutual vision of the developers to create a transformational design element that transcends both of their respective buildings and which will make both Project Emerald and Project Skyline a real benefit for Fort Wayne.

### Requested Waivers / Project Skyline

- Waiver of 50% Transparency Requirement
  - Rowhouses create a screening of the parking garage. Transparency of this area to meet ordinance requirements renders the rowhouses unmarketable. However, the street level facades of the rowhouses will be of high quality material and will be compatible with surrounding property uses.

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### Requested Waivers / Project Skyline (cont.)

- Waiver for Building Encroachments
  - Various building encroachments into the City right of way or beyond setback standards with terraces, balconies and design elements of the Skyline Terrace building all permit for optimal design of the building and functional use of the building by providing highly sought amenities (i.e., terraces and balconies). These amenities are necessary for the marketability of Skyline Terrace building and also allow full build out of the square footage requirements of the building's units.



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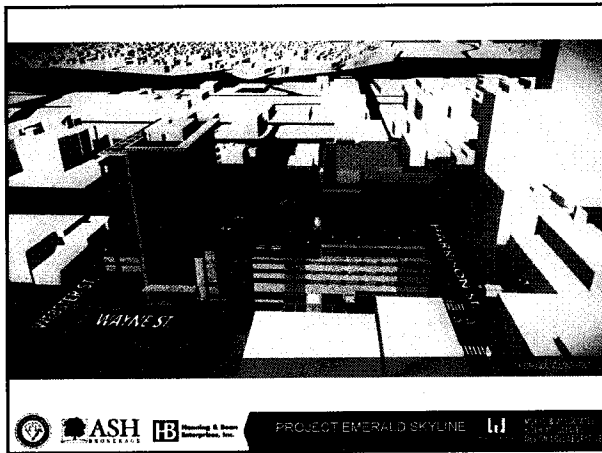
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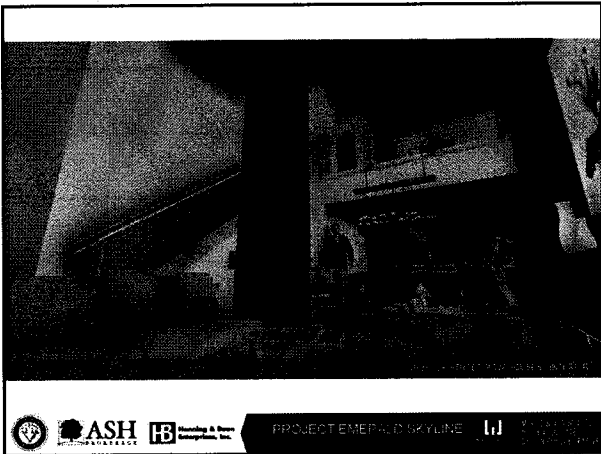
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 **ASH**  PROJECT EMERALD SKYLINE 

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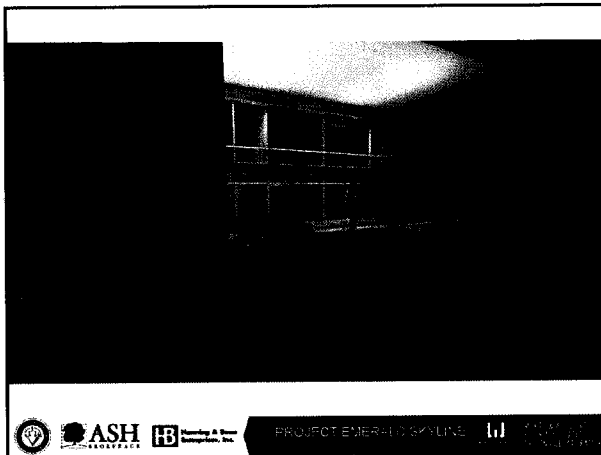
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 **ASH**  PROJECT EMERALD SKYLINE 

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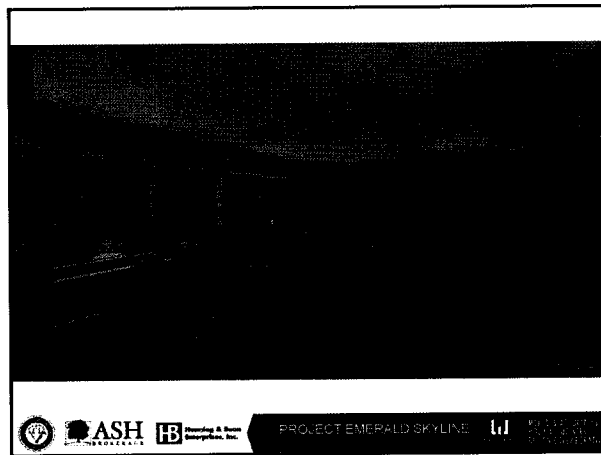
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 **ASH**  PROJECT EMERALD SKYLINE 

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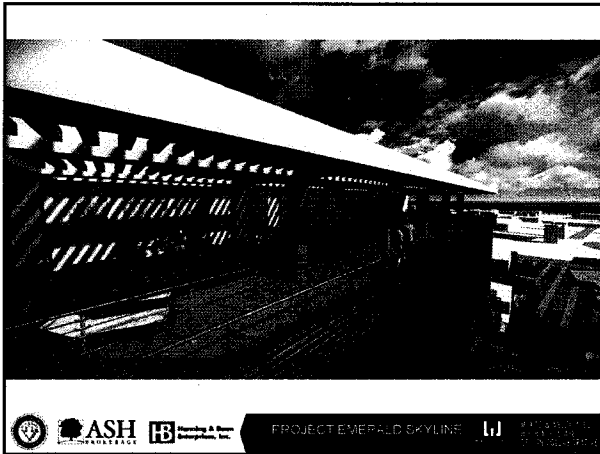
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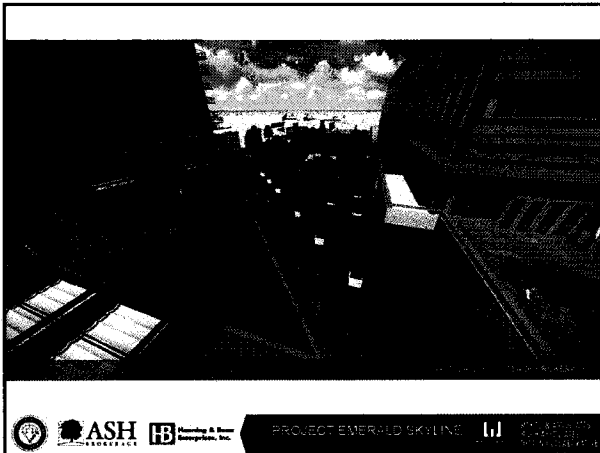
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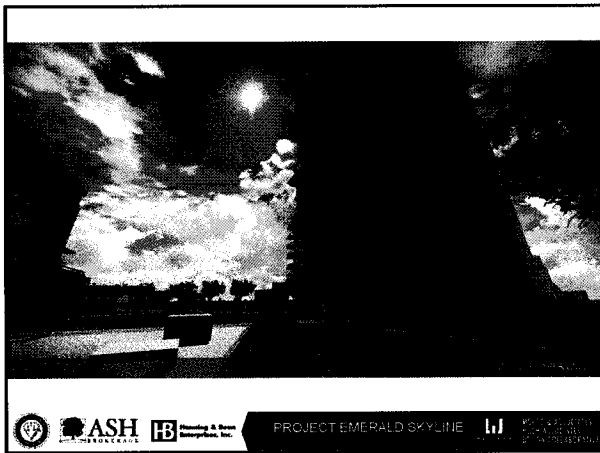
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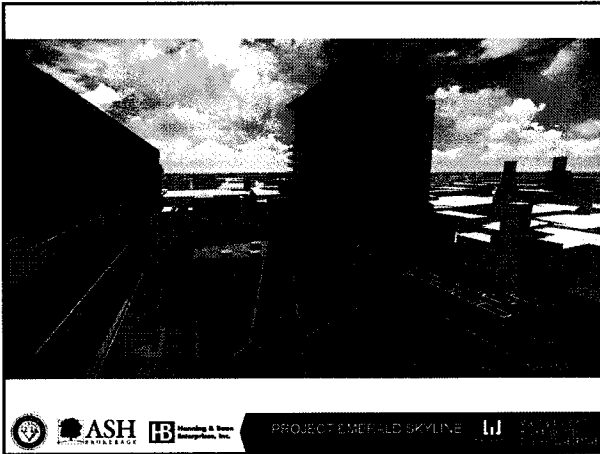
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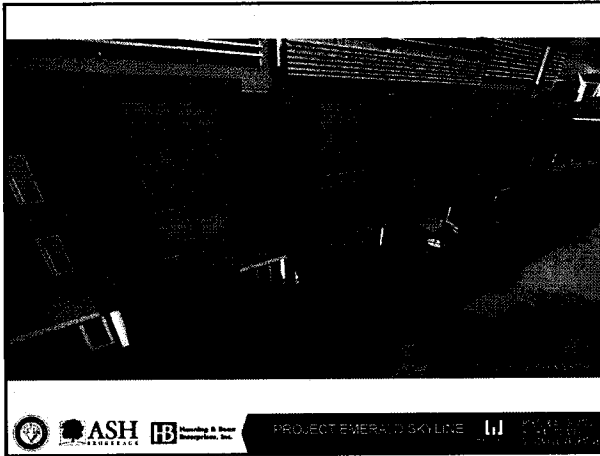
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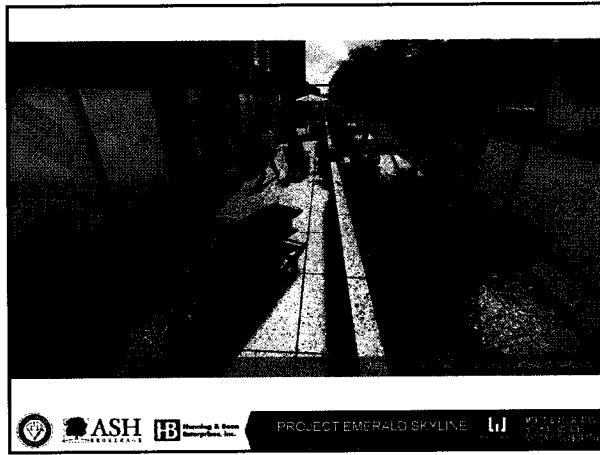
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**Requested Waivers / Project Skyline (cont.)**

- Waiver of Lighting Standards of Skyline Terrace Building
  - Uplighting of the Skyline Terrace building is necessary to promote the architectural elements of the building in the evening hours and supplement the downtown skyline are advanced by DRC guidelines. Lack of lighting will create "dead space" within the skyline and create confusion and uncertainty as to building location in the evening by the general public and public safety responders. Excess light pollution will be limited as much as is technically feasible.




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**Requested Waivers / Project Skyline (cont.)**

- Waiver for Building Light Height
  - The Skyline Terrace entry canopy will be no more than 21' above grade and will allow the canopy to tie into the 2<sup>nd</sup> floor structure, thereby allowing ease of location identification along the streetscape and ease of use for larger trucks servicing the Skyline Terrace building or used for move in / move out of residents.




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**Requested Waivers / Project Skyline (cont.)**

- Waiver 30' bay limitation to no more than 35'
  - Incorporate request by City of Fort Wayne. This structural framing within the parking garage related to the Skyline Terrace is necessary for the structural integrity of the garage and Skyline Terrace building and allows optimal design of parking for the residents of the Skyline Terrace. The ordinance likely never contemplated this size of public / private parking garage. The rowhouses will break up the spacing along Webster Street. Streetscape treatment will also mitigate the spacing.




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### Project Skyline (cont.)

- As presently designed, Skyline Terrace will boast a total of approx. 150,000 gross square feet, with approx. 120,000 leasable square feet.
- Six rowhouses, of 3 story design and ranging from 1,750 to 2,200 square feet will be constructed along Webster Street. 12 parking spaces will be available on the first floor of the City garage and separated from the rest of the parking garage.
- Skyline Terrace is designed with 80 apartment units ranging from 660 to 1,500 square feet. These apartments will be on floors 5-12 and consist of 1 bedroom, 1 bedroom w/den, 2 bedroom and 3 bedroom units.




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### Project Skyline (cont.)

- Condominiums are currently designed for floors 13 and 14, with penthouse units available on floor 15. Total condominium units will range from 13-17 units with final number determined by market interest.
- No less than 100 parking spaces are reserved for Skyline Terrace residents within the City garage.
- Amenities will include private terraces for the apartments on the 5<sup>th</sup> floor, balconies for all other apartments and condos and large walk out spaces for the penthouses overlooking downtown Fort Wayne.




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### Project Skyline (cont.)

- Other amenities include an indoor event space, a fitness facility and access to the private green roof park area shared with the occupants of the Ash Brokerage building.
- Rents for the apartments are market based, with the rowhouses and condominiums being sold by the developer. Hanning & Bean's market analysis shows strong market demand for this housing based on the City's housing study, increasing demand for market based housing within the downtown area, the success of the Harrison and increased demand from area and downtown businesses.




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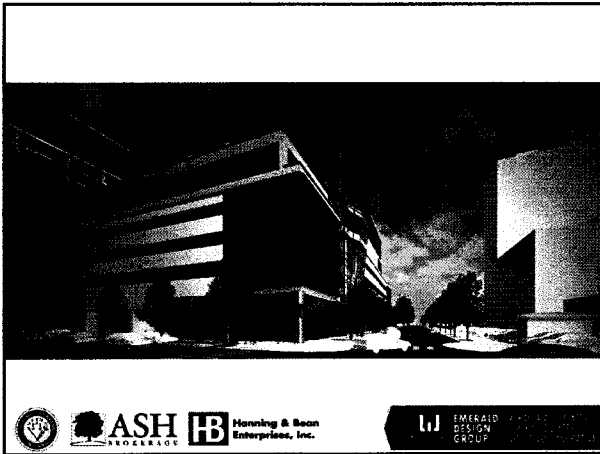
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**Hanning & Bean Enterprises, Inc.**

**EMERALD DESIGN GROUP**

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**Hanning & Bean Enterprises, Inc.**

**EMERALD SKYLINE**

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**Project Skyline**

Project Developer and Owner  
**Hanning & Bean Enterprises, Inc.**


**Hanning & Bean Enterprises, Inc.**

Project Architect  
**Design Collaborative, Inc.**


**DESIGN COLLABORATIVE**  
Architects + Engineers



**Hanning & Bean Enterprises, Inc.**

**EMERALD SKYLINE**

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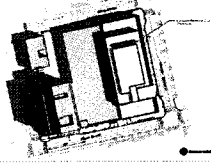
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**WAIVER – SCREENED MECHANICAL**



- **Top of Building**
  - The air handling units for the Ash Brokerage building will not be screened.
- **Waiver**
  - Failure to grant would require funds to be used on mechanical screening that is approximately 140' above grade level and would require a redesign of architectural elements.

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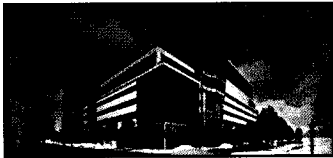
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**WAIVER – BUILDING LIGHTS FULL CUT-OFF**



- **Lighting**
  - Façade illumination of architecturally significant features will be partially achieved by up-lighting.
- **Waiver**
  - Waiver requested in order to comply with DRC suggestions and blend with other significant towers in downtown Fort Wayne.

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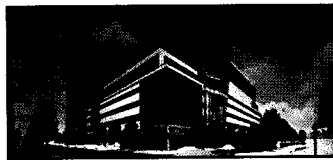
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**WAIVER – BUILDING LIGHTS 12' HIGH**



- **Lighting**
  - Canopies at building entries may be up to 14' above grade, and down lighting at bottom of canopies would illuminate sidewalks below, for safety purposes.
- **Waiver**
  - Failure to grant would require additional free-standing, light fixtures on the sidewalks, which can be eliminated with the use of down lights from the canopies.

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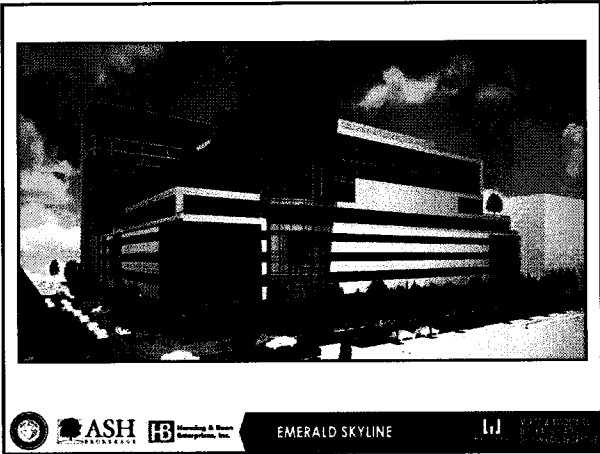
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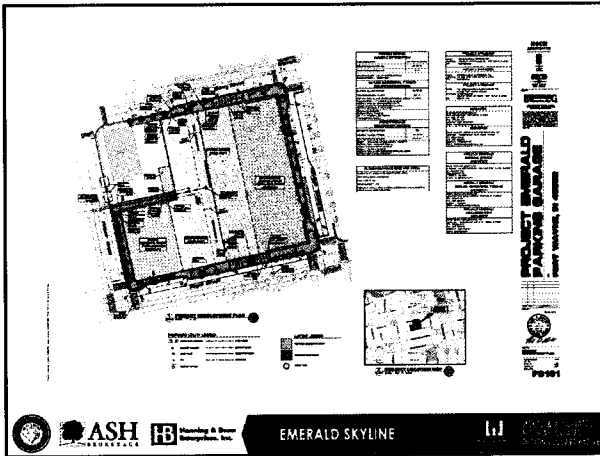
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### ASH PROJECT DESCRIPTION

- Four- story, steel-framed building with an exterior skin of glass curtain wall, architectural metal panels, and accents to compliment surrounding building structures.
- First level will have over 35,000 square feet of commercial office space to attract or retain other businesses to downtown Fort Wayne, and possibly for future growth of Ash Brokerage.
- Sixth through eighth floors will have over 68,000 square feet of commercial office space and related amenities for the corporate headquarters for Ash Brokerage.
- Approximately 19,000 sq. ft. of retail space within the Parking Garage street level will be provided, which will attract small businesses to the downtown area. Tenants could include restaurants, financial institutions, other retail commercial uses, and possibly small offices.

ASH PROJECT MANAGEMENT  
 HB  
 EMERALD SKYLINE

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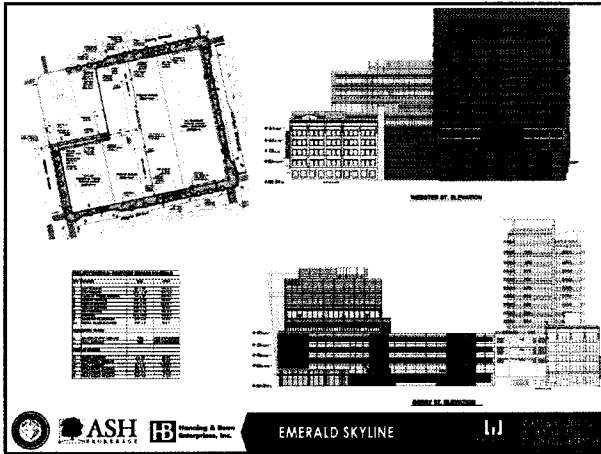
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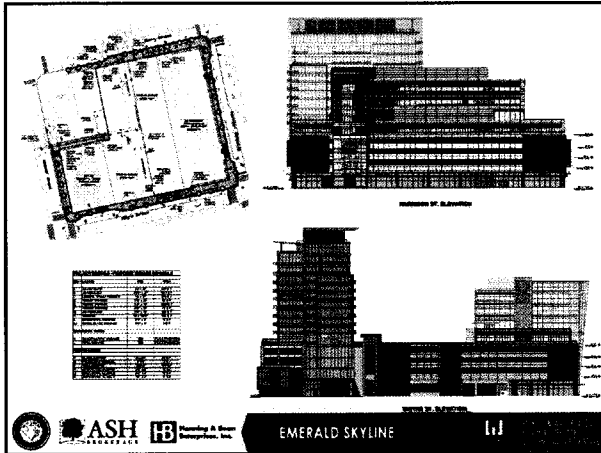
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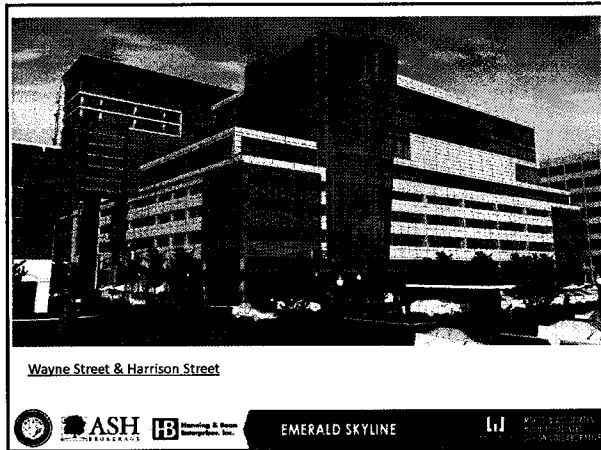
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## Project Emerald Skyline

City of Fort Wayne Zoning Ordinance  
§157.221 CM5A, Central Downtown District

The Central Downtown District is intended to recognize the downtown as the heart of the City and the regional, economic and cultural hub for Northeast Indiana



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## Project Emerald Skyline

- A unique, transformational downtown development
- An urban mixed use project combining office, retail and residential uses
- A partnership between the City of Fort Wayne, Ash Brokerage Company and Hanning & Bean Enterprises



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