



# Common Council

## Agenda Item

### Cover Sheet

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**MEETING DATE:** April 9, 2024

- ☐ Previously Discussed Ordinance
- ☒ Proposed Development Presentation
- ☐ New Ordinance for Discussion
- ☐ Miscellaneous
- ☐ Transfer

**ITEM or ORDINANCE:** #4

**PRESENTED BY:** Mason Klain

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

# About Us

- Background
  - DB Klain Construction has been building luxury custom homes and commercial office / retail buildings in Hamilton County and the surrounding areas for the past 31 years.
  - DB Klain's current portfolio of properties includes a little over 100,000 square feet of office/retail and multifamily income producing properties. DB Klain Construction and various entities owned by DB Klain perform all of the construction management, property management and leasing of all of our various real estate investments.
  - DB Klain's focus is on developing unique properties the blend nicely with the local streetscapes, all while providing special attention to timeless architectural details to help enhance the appearance of our project for many years to come.
  - All of our properties are designed and built with the intention of holding them long term and being an integral part of the community. We do not just build and flip properties.



# *About Us Cont.*





# *10th St Lofts*

## *(Wayne and Clinton St proposed office's)*





# *Project Overview*

## Project Description

- Current Parcel information
  - 4 parcels, mixed use overlay zoned residential approximately 0.1 acres in total.
- Proposed building information
  - Proposed amendment to the current zoning district to change it to commercial.
  - Will consist of 2, two story office buildings (one located on the Wayne St parcels and the other on the Clinton St. parcels) with midcentury modern architecture.
  - The Wayne St. office building will consist of 4 suites on each floor, each with a private bathroom, and individual entrances.
  - The Clinton St. office building will consist of 3 suites on each floor, each with a private bathroom, and individual entrances.
  - Both buildings will have an exterior staircase leading to the second floor as well as a concrete sidewalk that will go from the front door all the way to the curb of the street.

# *Project Overview Cont.*

## Project Description

- Building materials
  - Wood framing
  - Large retail style windows
  - Glass inlay front doors
  - Brick on 3 of the 4 sides of the building
  - Hardie Siding with different overlap reveals to create a variety of dimensions
  - Trex board decking for stairs and second level balcony
  - Black aluminum railings for staircase and balcony
  - Vinyl clad windows



**James Hardie**



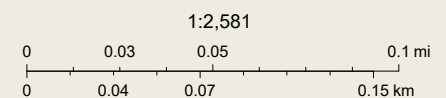


# *Project Location*

Hamilton County, Indiana



3/19/2024, 4:01:27 PM

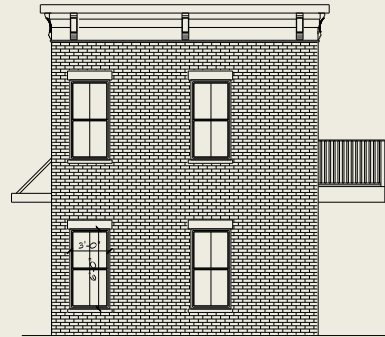


# Proposed Floorplan/Elevations

Wayne St.



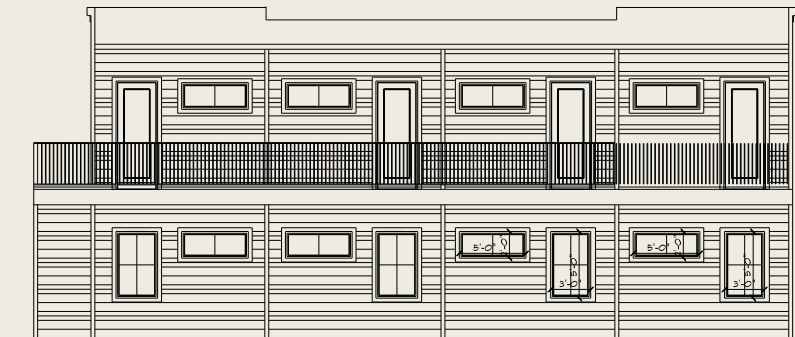
WEST ELEVATION



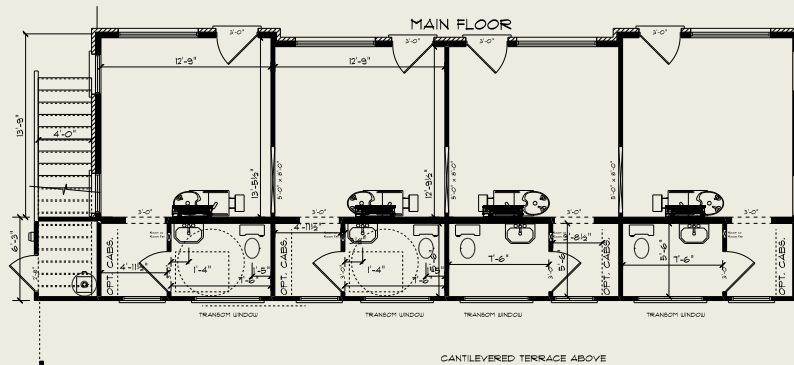
EAST ELEVATION



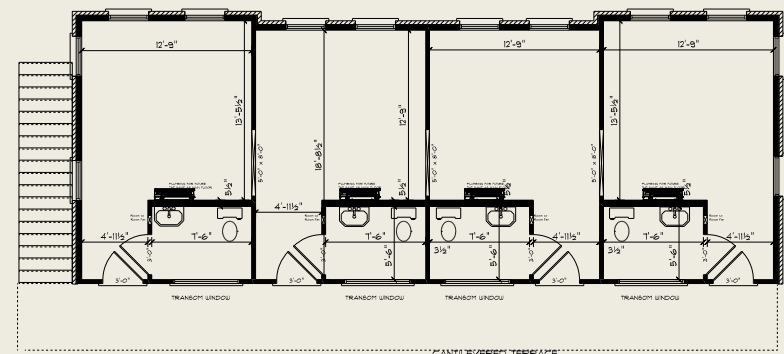
FRONT SOUTH ELEVATION



REAR SOUTH ELEVATION



MAIN FLOOR



SECOND FLOOR

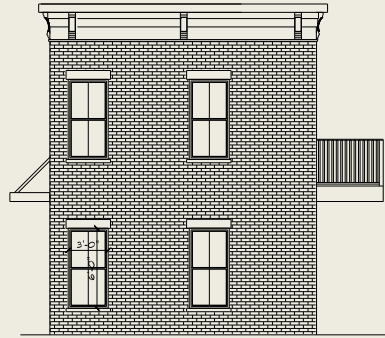


# Proposed Floorplan/Elevations

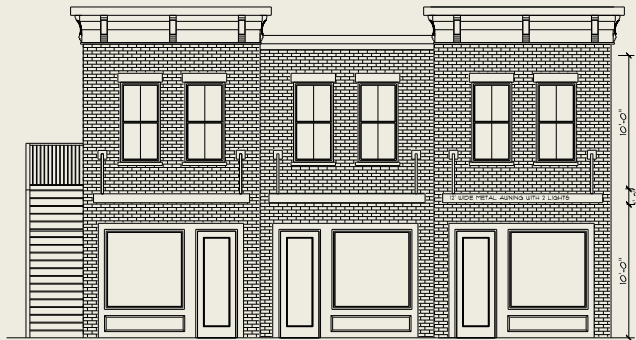
Clinton St.



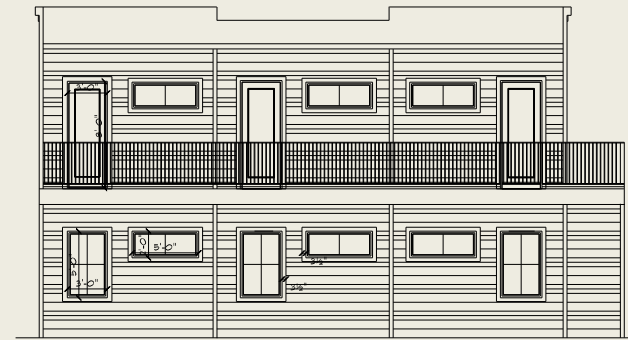
WEST ELEVATION



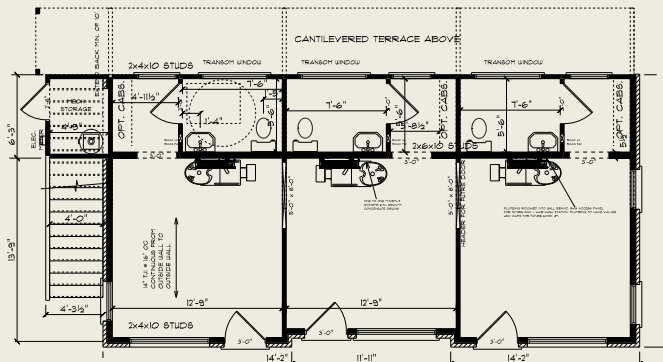
EAST ELEVATION



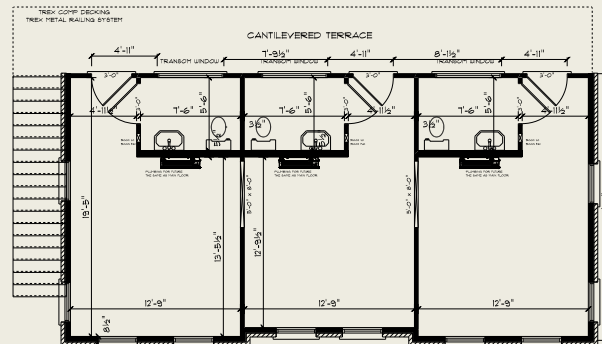
FRONT SOUTH ELEVATION



REAR NORTH ELEVATION



MAIN FLOOR  
CLINTON STREET



SECOND FLOOR  
CLINTON STREET