

CITY OF BLOOMINGTON



**APRIL 8, 2013 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
April 8, 2013 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: March 4, 2012

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITION CONTINUED to May 6, 2013 meeting:

**SP-01-13 John Halluska
117 E. 6th St.
Site plan approval to add a 2nd story to an existing office. *(Case Manager: Eric Greulich)***

PETITION WITHDRAWN:

**SP-05-13 Midwest Hospitality Group
2038 N. Walnut St.
Site plan approval to allow a 105-room hotel on a 2.1 acre site
*(Case Manager: James Roach)***

APPROVAL OF CONSENT AGENDA:

**UV-14-13 MCCSC (Childs School)
2211 S. High St.
Plan Commission recommendation to the BZA regarding a Use Variance to allow a multi-use trail in the floodplain *(Case Manager: Eric Greulich)***

**UV-15-13 2nd & Fess
606 & 608 S. Fess
Plan Commission recommendation to the BZA regarding a Use Variance to allow ground floor residential units within the Commercial Limited (CL) zoning district.
*(Case Manager: Patrick Shay)***

PETITION:

**UV/SP-16-13 10 North
530 N. College Ave.
Plan Commission recommendation to the BZA regarding a Use Variance to allow a drive-through bank. *(Case Manager: James Roach)***

End of Agenda

***Next Plan Commission hearing scheduled for May 6, 2013*

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**
Location: 2211 S. High St.

**CASE #: UV-14-13
DATE: April 8, 2013**

PETITIONER: MCCSC (Childs School Elementary)
2211 S. High St., Bloomington

CONSULTANT: Bledsoe Riggert, & Guerrettaz
528 N. Walnut St, Bloomington

REQUEST: The petitioner is requesting a use variance to allow an 8' wide asphalt sidepath within the floodplain.

SITE DESCRIPTION: The petition site is located at 2211 S. High Street and is zoned Institutional (IN). Surrounding land uses are predominantly single family residences. The property has been developed with an elementary school and parking area. The petitioner received a Conditional Use (CU-24-00) approval in 2000 to construct a playground and recreation equipment in the floodplain, which was installed.

After the Unified Development Ordinance was revised in 2007, the new Floodplain regulations do not allow any development in the floodplain. The petitioner is therefore requesting a use variance to allow development in the floodplain of an 8' wide asphalt sidepath.

The path would be constructed at grade with only minimal grading necessary to install the path. The path would be constructed in an adjacent field to the east of the school that has been used as a soccer and recreation field. The proposed path would circle around the field area and provide a walking path that is adjacent to Jackson Creek and a small tributary. Portions of the trail cross through the floodway and floodway fringe of Jackson Creek, resulting in this Use Variance request. The path would meet the 25' riparian buffer requirements of the UDO. The petitioner has applied to the Indiana Department of Natural Resources for a Construction in a Floodway permit and is awaiting that issuance.

SITE PLAN:

Pedestrian Facilities: There is an existing sidewalk along High Street. The proposed new path would not be connected directly to the sidewalk along High Street, but is accessible through the site by a bridge that extends over Jackson Creek.

Floodplain: The 100-year floodplain of Jackson Creek extends through the property. There would not be any fill placed with this project and the trail will be constructed at grade. A permit from the Indiana Department of Natural Resources has been applied for and is required prior to the issuance of any permits by the City. No negative impacts to the floodplain have been identified with this proposal.

GROWTH POLICIES PLAN: The GPP designates this property as Public/Semi-Public/Institutional. One of the intents stated in this district is to "maintain and expand

the inventory of public/semi-public open spaces and recreational opportunities for the citizens of Bloomington". Within these areas it is expected to fulfill different obligations between institutional uses and recreation space, which this site provides both of. The installation of the trail provides recreation opportunities for the school programs as well as for the citizens of Bloomington as a whole.

ENVIRONMENTAL COMMISSION: The EC has reviewed this petition and has the following recommendations:

- 1.) If the Petitioner is granted a floodplain variance, they should choose a different material than petroleum asphalt to use as a surface.

STAFF RESPONSE: Staff has discussed the possibility of using alternative surfacing materials for the path. The petitioner has indicated that the alternative materials, besides not providing a conducive surface for walking, rollerblading, skating, each have their own set of problems. Paver stones are cost prohibitive and bark mulch or similar material would be washed away in any high water events and do not provide a solid surface.

- 2.) If the Petitioner is granted a floodplain variance, they should plant a code-compliant riparian buffer to provide the ecological services that they provide.

STAFF RESPONSE: Staff supports this request and will work with the petitioner to come up with a planting plan for the riparian areas consisting of native, wetland plants.

CONCLUSIONS: Staff finds minimal impacts as a result of this request and finds that the use of asphalt as a surface is appropriate. The presence of the trail will not have any negative impacts on floodwater elevations or increase downstream flooding. The installation of the trail will allow users of the area additional recreation space and provide educational opportunities as well.

RECOMMENDATION: Based upon the written report, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals.

MEMORANDUM

Date: March 28, 2013

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: UV-14-13, Childs Elementary School asphalt path
2211 S. High Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request of a Variance to the City of Bloomington Municipal Code's Floodplain Standards. The proposal is a request to construct an asphalt path within the Jackson Creek Floodplain.

ISSUES OF CODE COMPLIANCE:

1.) FLOODPLAIN PROTECTION:

The EC perceives both positive and objectionable features of this proposal. A fitness trail is always a beneficial amenity; especially at a school. Additionally, the EC is supportive of an environmental education trail that could be incorporated with this plan. However, the EC is not supportive of incompatible development within a floodplain.

The EC recommends that there are more environmentally sensitive ways to build a trail. Petroleum asphalt is likely not a good choice for this trail because of its potential for toxicity. Based on the scientific literature researched for this memorandum, the EC's conclusion is that asphalt is a low-level toxic substance after installation. Petroleum asphalt, tar pitch, and other fillers, such as coal production slag, and their emissions and degradation products may contain varying quantities of trace metals and aromatic hydrocarbons, some of which may have toxic effects including phototoxicity, cancer of skin and lungs, bronchitis, and pulmonary emphysema. The EC recommends using a different material than asphalt for the trail including choices such as pervious pavers, cedar or engineered lumber boardwalk, or gravel.

2.) RIPARIAN BUFFER and ENVIRONMENTAL TRAIL:

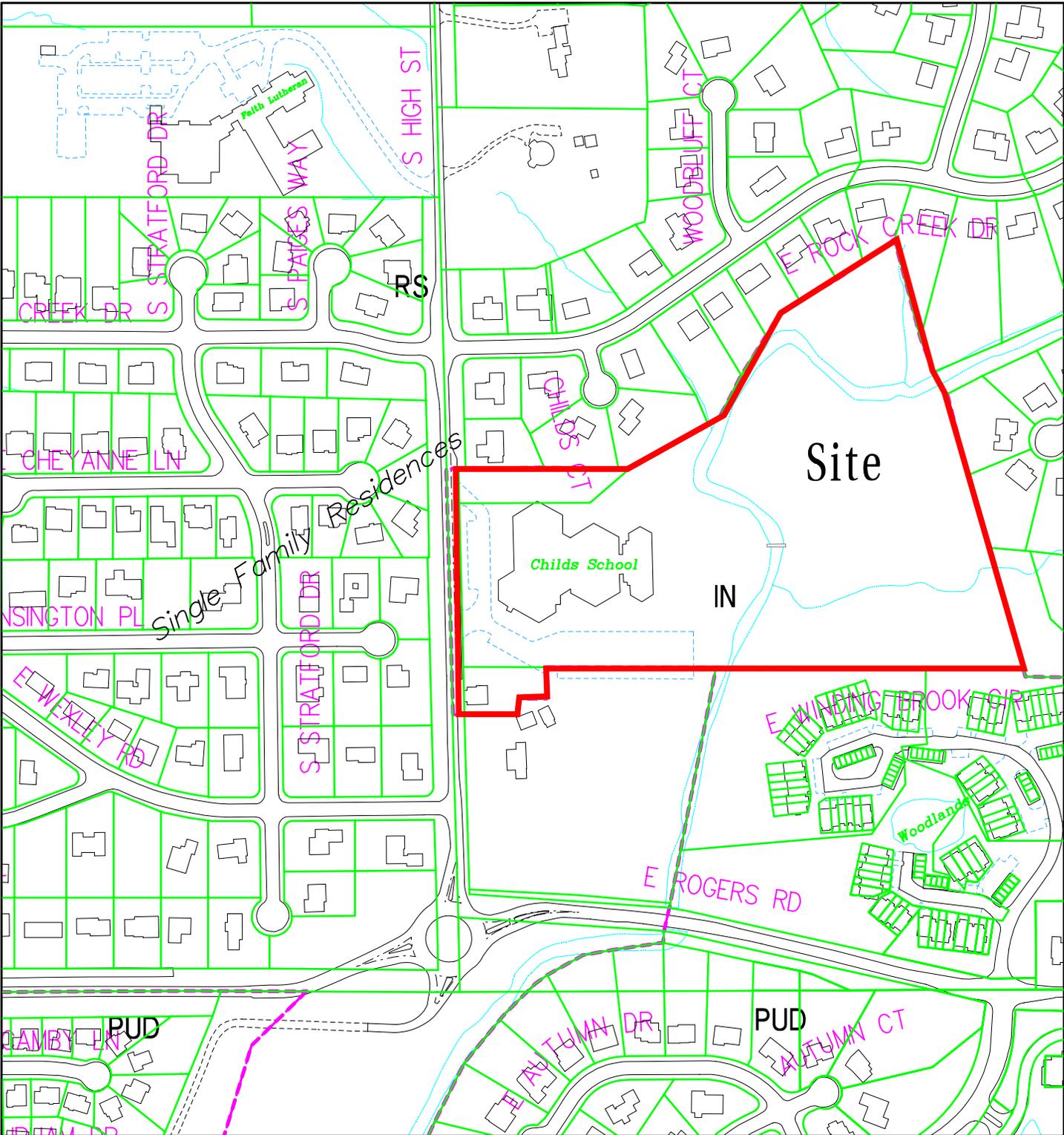
The EC recommends that the plan for a trail include a vegetated riparian buffer along the creek. This would be an excellent opportunity to improve the water quality, reduce flood velocity downstream, and provide an educational laboratory for the students. Maintaining a vegetated buffer along swales, creeks, ditches, streams, wetlands, and rivers provides more than just a beautiful landscape. The combination of native trees, shrubs, and grasses adjacent to stream systems provide numerous flood mitigation, environmental, and resource management benefits that can include the following:

1. Removing pollutants (including oil, detergents, pesticides, herbicides, insecticides, wood preservatives, and other domestic chemicals) delivered from urban stormwater;
2. Absorbing nutrients (particularly nitrogen) from surface water runoff and groundwater flow;
3. Providing flood control by slowing flow and water feathering;
4. Reducing erosion and preventing sediment from entering the stream;
5. Stabilizing stream banks;
6. Providing infiltration of stormwater runoff to recharge aquifers;
7. Maintaining the base flow of streams;
8. Restoring and maintaining the chemical, physical, and biological integrity of water resources;
9. Contributing organic matter that is a source of food and energy for the aquatic ecosystem;
10. Providing tree canopy to shade streams and lower water temperature to improve habitat for aquatic organisms;
11. Furnishing scenic value and recreational opportunity;
12. Providing a source of detritus and large woody debris for aquatic organisms and habitat for wildlife;
13. Reducing the urban heat island effect.

Therefore, the EC believes that if the Petitioner is afforded a variance to construct a paved path within a floodplain, they should be required to bring the creek into compliance with the UDO by planting a riparian buffer.

EC RECOMMENDATIONS:

- 1.) If the Petitioner is granted a floodplain variance, they should choose a different material than petroleum asphalt to use as a surface.
- 2.) If the Petitioner is granted a floodplain variance, they should plant a code-compliant riparian buffer to provide the ecological services that such buffers provide.



UV-14-13 MCCSC (Childs Elementary)

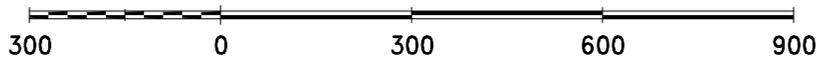
2211 S High Street

Plan Commission

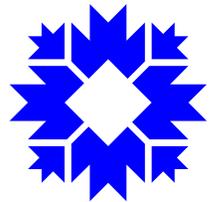
Site Location, Zoning, Parcels, Land Use

By: greulice

3 Apr 13



City of Bloomington
Planning



Scale: 1" = 300'



March 11, 2013

Eric Greulich
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
PO Box 100
Bloomington, IN 47402-0100

RE: Childs Elementary School – Fitness Trail
2211 South High Street
Petitioner's Statement

Dear Eric,

On behalf of the Monroe County Community School Corporation and Childs Elementary School, we are requesting a Use Variance to allow for a multi-purpose trail in the Jackson Creek Floodplain.

Childs Elementary School has acquired a grant to construct a trail as part of their fitness program. They would like to place the trail around their open area on the east side of Jackson Creek as indicated on the enclosed site improvement plan. The trail will be paved with asphalt and set flush with the existing grade.

We strongly believe this trail will help to fulfill the fitness needs of the student population, as well as nearby residents.

Included with this petitioner's statement is the application form. Notices will be sent to adjacent property owners as required.

We would like to be placed on the April 8th Plan Commission and April 18th Board of Zoning Appeal agendas.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "W. S. Riggert".

William S. Riggert, PE
Principal

Enclosures

ec: Christopher M. Finley, Childs Elementary School Principal
Christopher R. Ciolli, MCCSC Director of Building Services

xc: File – Project No. 7554

UV-14-13
Petitioner Statement



Date: _____
 Title: _____
 Scale: 1" = 30'

GENERAL NOTES

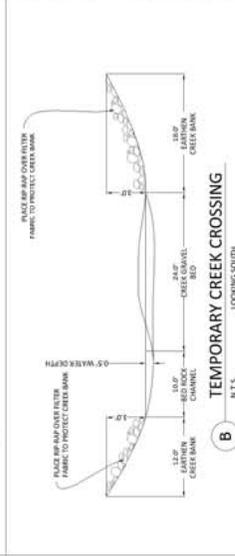
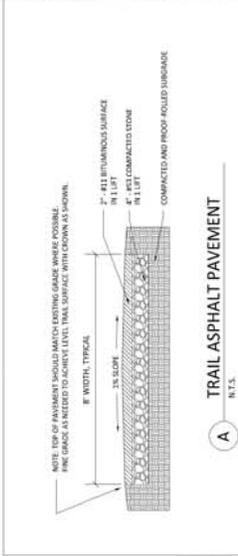
1. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PROPOSED PLAN.
2. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITIONS AND VERIFY EXISTENCE OF ANY OBSTRUCTIONS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PROTECTED AND PRESERVED.
6. EXISTING PLANTING, TREES AND OTHER VEGETATION SHALL BE PROTECTED AND PRESERVED.
7. A SUSTAINABLE DESIGN APPROACH SHALL BE USED TO CONSTRUCT THE FITNESS TRAIL AND TO MAINTAIN THE ENVIRONMENTAL INTEGRITY OF THE PROJECT.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO ORIGINAL OR BETTER CONDITION.

PLAN NOTES

1. PLACE TRAILER PLACING BASE OF EXISTING CONCRETE CURB AND PAVEMENT.
2. EXISTING CONCRETE PAVEMENT TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN.
4. TEMPORARY CENTER CROSSING: 8'-0" WIDE, 12" DEEP.
5. FINISH TRAIL: 8'-0" WIDE, 12" DEEP.

CENTERLINE DATA

Stationing	Length	Bearing	Radius
0+00	13.00	S 11.0° E	25.33
13+00	107.28	S 78.28° E	14.44
140+28	81.79	N 87.27° W	14.44
141+09	10.00	N 88.0° E	10.00
151+09	107.28	N 11.0° W	25.33
161+09	13.00	S 11.0° W	25.33



1 SITE IMPROVEMENT PLAN
 1" = 30'

**KEEP HOLDS SAFE
 "DOGS SAFELY"**

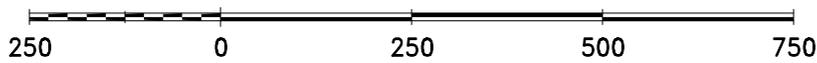
CALL US TODAY!
 1-800-385-5544

**UV-14-13
 Site Plan**

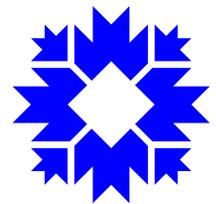


UV-14-13 MCCSC (Childs Elementary)
 2211 S High Street
 Plan Commission
 2010 Aerial Photograph and Flowway/Floodway Fringe

By: greulice
 3 Apr 13



City of Bloomington
 Planning



Scale: 1" = 250'

For reference only; map information NOT warranted.



UV-14-13 MCCSC (Childs Elemenatary)

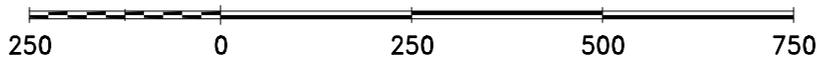
2211 S High Street

Plan Commission

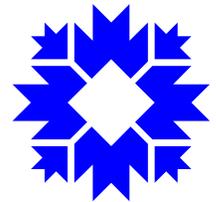
2010 Aerial Photograph

By: greulice

3 Apr 13



City of Bloomington
Planning



Scale: 1" = 250'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 606 & 608 S. Fess Avenue**

**CASE #: UV-15-13
DATE: April 8, 2013**

PETITIONER: Second and Fess, LLC
300 N. Meridian, Suite 1100, Indianapolis
CONSULTANT: Herndon Design
414 N. Morton Street, Bloomington

REQUEST: The petitioner is requesting a use variance to allow two ground floor residential units within the Commercial Limited (CL) zoning district.

REPORT: This property was recently subdivided from an adjacent property which recently received approval to construct a new grocery store (UV/V-29-12). The subject property is approximately .09 acres and is zoned Commercial Limited (CL). There is currently a 5-bedroom single family home on the property. The petitioner originally planned to remodel this structure and continue its use as a 5-bedroom rental. The structure has been a duplex in the past and includes two street entrances and could easily be converted back into a duplex by enclosing two openings and adding a kitchen in an open room in one side of the home. The structure already has two internal staircases to serve the second floor.

The petitioner has worked with staff to revise the plans to request a use variance to allow the 5-bedroom home to be reestablished as a duplex with 3 bedrooms and 2 bedrooms respectively. A use variance is necessary as ground floor residential units are not permitted within the CL zoning district. The petitioner has also agreed to limit the number of unrelated adults permitted in the units to 3 and 2 respectively as well. This allows a continuation of the maximum 5 unrelated adults within the structure. No exterior changes are being requested with this use variance request.

Staff has discussed this project with the Elm Heights Neighborhood Association. The neighborhood has expressed support of this use variance request with the reduced occupancy commitment and a commitment to preserve the large elm tree located in the front yard through an easement.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property as Core Residential. One policy for this designation is to discourage the conversion of single family homes to apartments. It also states that Multi-family (medium and high-density) residential and neighborhood-serving commercial uses may be appropriate for this district when compatibly designed and properly located to respect and compliment single family dwellings. This policy guidance is intended to protect core neighborhoods from having single family homes being converted to higher density multi-family structures to achieve an increased number of rental occupants and can degrade the single family nature of an area, especially areas zoned for single family use.

This property is zoned CL and allows for multi-family use, but restricts it to upper levels. The first floor could be utilized for commercial use with apartments above. The main issue to be decided with this case is whether a 5 bedroom rental home next to

commercial and other multifamily uses is more or less desirable than the historic use of the home as a duplex with the same total number of bedrooms. Typically, 4 and 5 bedrooms are looked at less favorably than smaller bedroom counts as evidenced by the Dwelling Unit Equivalent values utilized by the Unified Development Ordinance (UDO). There is typically a perception that units with larger bedroom counts have a higher potential for noise and trash issues that can negatively impact the surrounding neighborhood.

Therefore, staff finds that although this is a conversion of a single family home into a duplex, it achieves the GPP policy to Conserve Community Character and does not significantly interfere with the GPP.

CONCLUSIONS: With the surrounding uses, historic use as a duplex, and the zero net change in occupancy, staff finds this use variance to create a more desirable unit configuration. Two smaller units with the same number of bedrooms will have a similar, and potentially less impact than a 5 bedroom rental home.

RECOMMENDATION: Staff finds that this use variance will not substantially interfere with the Growth Policies Plan. Based upon the written report, staff recommends forwarding UV-5-13 to the Board of Zoning Appeals with a positive recommendation.

3/12/2013

To: City of Bloomington - Planning Department

Fr: Russ Herndon

Petitioners statement:

606 and 608 South Fess, Second and Fess LLC

Request for use variance to allow ground floor dwelling and density standard variance

Second and Fess is a prominent corner within the Elm Heights Neighborhood and with the addition of the new Bloomingfoods Store adjacent to 606 and 608 S. Fess, it makes this corner truly a hub of activity.

While this building is not on the Interim report as contributing or notable; our client plans to renovate, repair, and repaint to compliment the environment of the new Bloomingfoods construction.

Our client's goal is to upgrade and improve his properties bringing a quality and revitalized property to the existing mix of owner occupied and student rental units. It is commonly understood that in these types of mixed use neighborhoods, that the larger the home and the greater the number of unrelated adults occupying a single dwelling; the greater the opportunity for potential problems.

606 and 608 S Fess, as such a large house(2600 sf) and with its' apparent history as a former duplex with 2 addresses and two unique covered entry's facing east, is an obvious candidate for this use variance to pursue formally dividing the property as a duplex. This division will facilitate the vision of Second And Fess LLC to create a more desirable and manageable property attracting higher quality, perhaps more mature and more responsible tenants.

This stated goal will be achieved by converting the existing 5 bedroom 2600sf dwelling into 2 separate rental units. A two bedroom unit to the south. with an area of 1254sf and a 3 bedroom unit to the North with an area of 1330sf.

We petition for our client the consideration for variance for what we feel is both reasonable and all around beneficial variance to the neighborhood.

Respectfully Submitted,

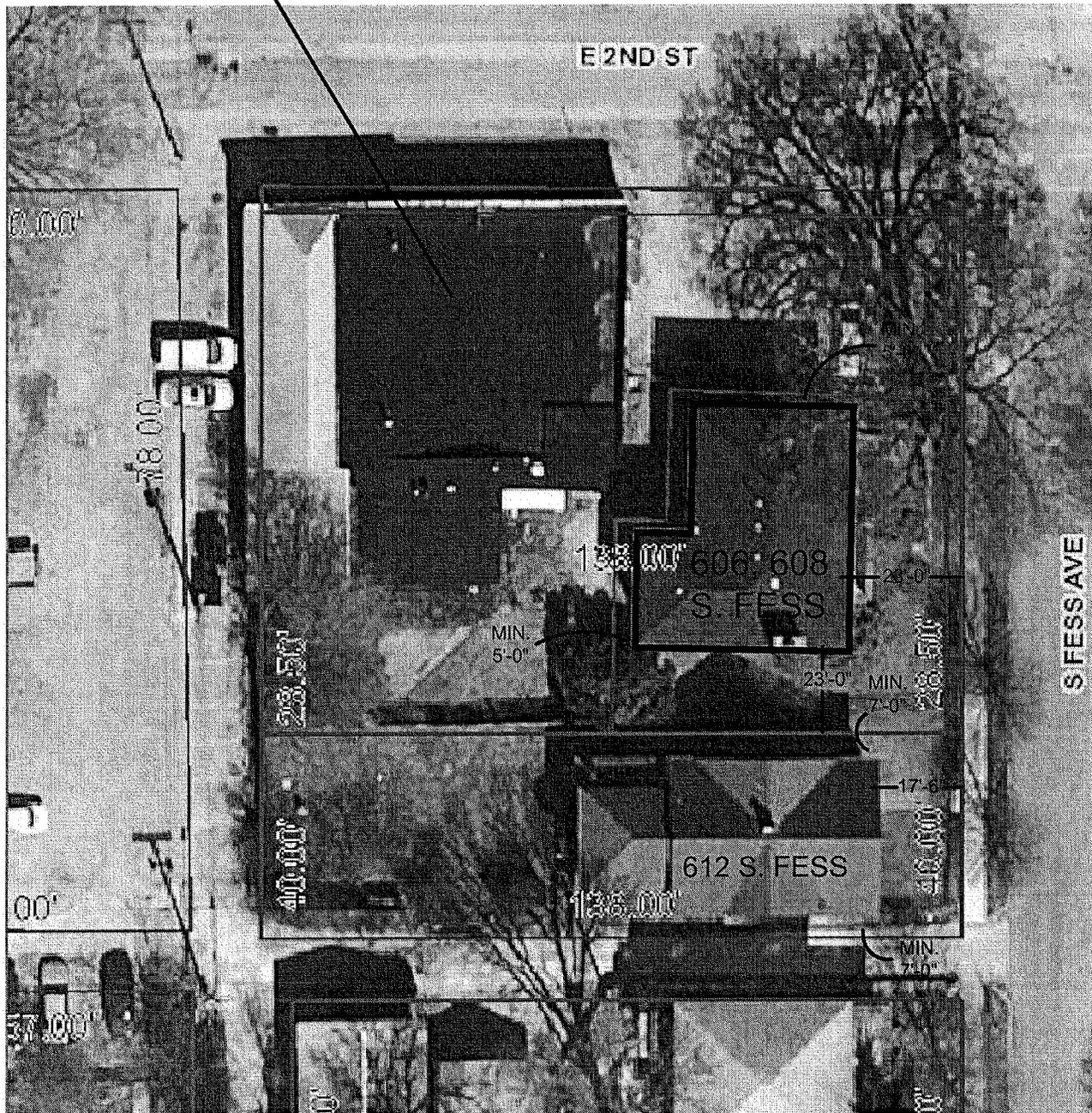


Russ Herndon/Herndon Design LLC

UV-15-13
Petitioner's Statement

NEW FUTURE SITE
BLOOMINGFOODS

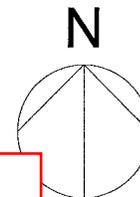
E. 2ND STREET



①

SITE PLAN 606 S. FESS AND 612 S. FESS

SCALE 1/32" = 1'-0"



UV-15-13
Site Plan

APARTMENT
HOUSE
606, 608 S FESS

SECOND AND FESS LLC

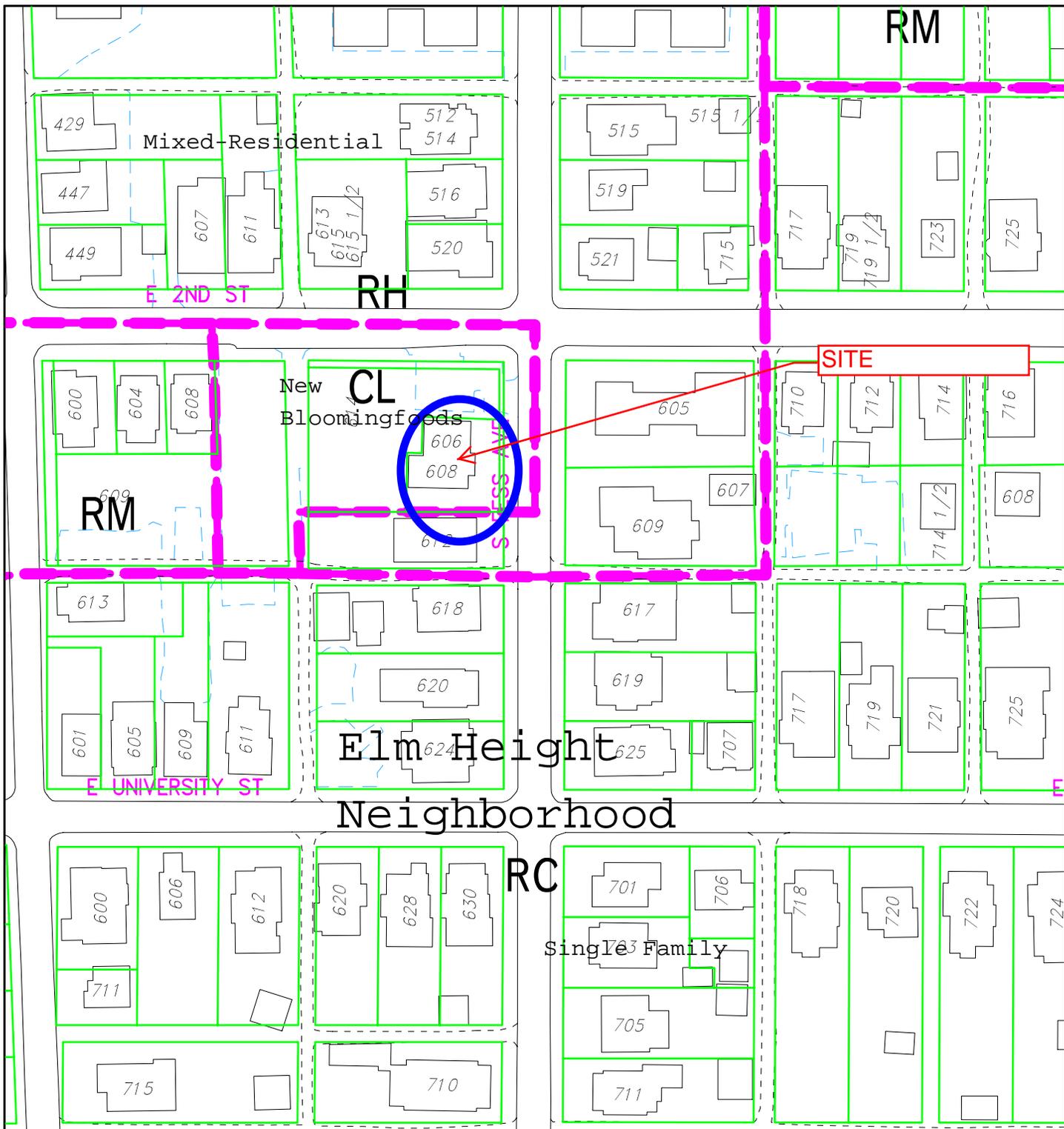
DATE
MARCH 11, 2013

CHECKED BY
R. HERNDON

SHEET NAME
SITE PLAN

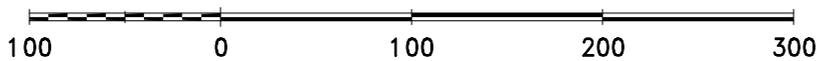
HERNDON DESIGN

414 NORTH MORTON
BLOOMINGTON, INDIANA 47404
phone/fax.812.822.1919
russ@russherndondesign.com
www.russherndondesign.com

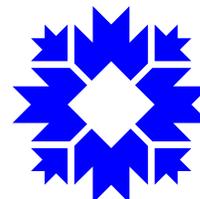


UV-15-13 2nd & Fess, LLC
 Location/Zoning/Land Use Map
 606/608 S. Fess

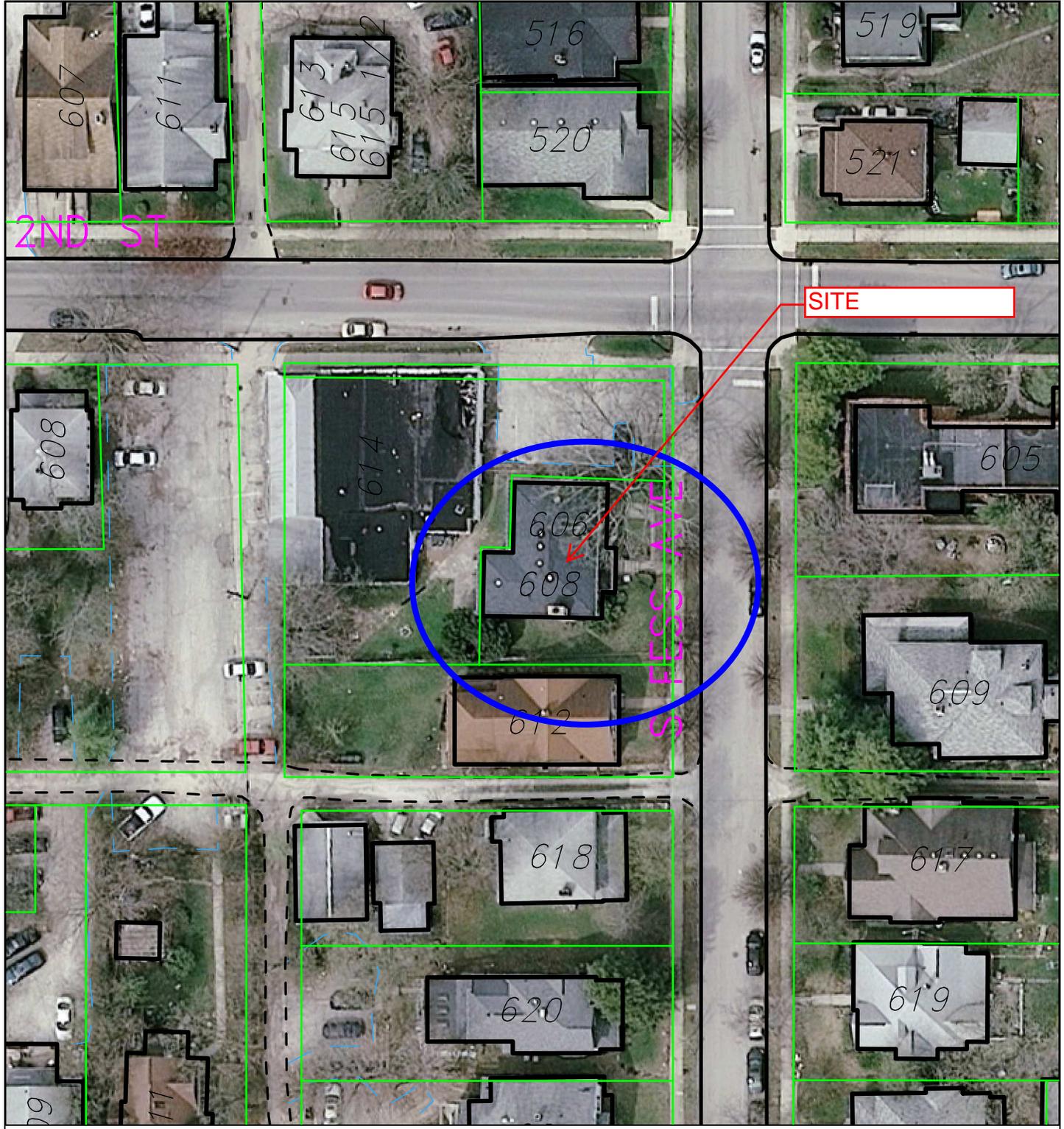
By: shapp
 4 Apr 13



City of Bloomington
 Planning

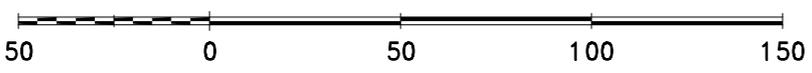


Scale: 1" = 100'

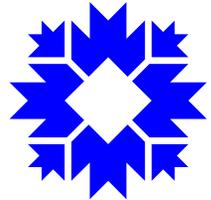


UV-15-13 2nd & Fess, LLC
 606 & 608 S. Fess
 Aerial Photo

By: shapp
 4 Apr 13



City of Bloomington
 Planning



Scale: 1" = 50'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 530 N. College Avenue**

**CASE #: SP/UV-16-13
DATE: April 8, 2013**

PETITIONER: 10 North Holdings, LLC
1128 S. College Mall Rd.; Bloomington

CONSULTANT: Smith Neubecker & Associates
453 S. Clarizz Blvd.; Bloomington

REQUEST: The petitioner is requesting site plan approval for a 5-story mixed use building.

Area:	0.64 Acres	
Zoning:	CD/DCO	
GPP Designation:	Downtown	
Existing Land Use:	Commercial	
Proposed Land Use:	Mixed Use	
Surrounding Uses:	South	– Mixed Use (9North, German American Bank)
	West	– Commercial, historic buildings
	North	– Commercial (office, Book Bindery)
	East	– Commercial

REPORT SUMMARY: The subject property is located on the southeast corner of N. College Avenue and W. 10th Street. The site has been previously developed with a 4,000 square foot commercial structure and surface parking. The subject property and all surrounding properties are zoned Commercial Downtown (CD). The subject property and properties to the south, east, west and northwest are in the Downtown Core Overlay (DCO) and the properties to the north are in the Downtown Gateway Overlay (DGO).

The petitioner wishes to demolish the existing structure and construct a four-story building, with a partial fifth floor. The ground floor is proposed to have 5,800 square feet of commercial space, including a 3,500 square foot bank with an internal drive through and a parking garage. The second floor is proposed to be used as additional parking and multi-family units, while the third through fifth floors are proposed for multi-family units. A total of 51 units are proposed, composed of 33 1-bedrooms, 10 2-bedrooms, and 8 3-bedrooms for a total of 77 bedrooms.

A total of 51 parking spaces are proposed on the site on two parking levels. Three drive-through bays are proposed to be located inside the first floor parking garage for the bank use, hidden from street view. Although the drive-through bays are internal to the building, drive-throughs are not permitted uses in the CD district and a use variance has been requested. The use variance will be reviewed by the Board of Zoning Appeals at their April 18th, 2013 meeting.

The proposed architecture is a more modern design than most buildings the Plan Commission has recently reviewed in the downtown area. The building is mostly clad in brick, with a significant section of the structure designed with large window bays and partial fifth floor utilizing a glass curtain wall. The roof of the 5-story portion is designed as a “butterfly roof.” The modern architectural design will require several waivers from the DCO architectural standards in order to be constructed as proposed. The architectural standards in the UDO for the CD district were developed with a more traditional architectural design in mind. Waivers were anticipated for developments that proposed a more modern design.

Plan Commission Review: Three aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.090. These aspects are as follows:

- The project is adjacent to a residential use
- The project proposes several waivers to the standards in BMC 20.03.120-130.
- The project requires a use variance recommendation to the BZA.

SITE PLAN REVIEW

Residential Density: The property is approximately 0.64 acres. The petitioner is proposing 51 units, for a total of 77 bedrooms. This equals 22.85 DUEs, or 35.70 DUEs per acre. The UDO permits 60 DUEs per acre in the DCO.

Height: The DCO district specifies a maximum structure height of 50 feet. The proposed structure has a height of 68 feet from the lowest elevation along the building to the highest point on the roof.

Height Waiver-20.03.120(b)(2): A waiver from the architectural standard of the UDO is required to allow a height of more than 50 feet in the DCO district. The 2005 Downtown Vision and Infill Strategy Plan (hereafter referred to as “Downtown Plan”), in the intent for the Downtown Core area (Pg. 2-5) states that “parcels in the Downtown Core Character Area can accommodate taller structures and should be encouraged when they are designed to reflect the traditional scale of buildings at the street level and are articulated into modules that are compatible with the traditional design context.” Guideline 3.9 recommends that new buildings “maintain the perceived building scale of two to four stories in height.” It goes on to state that “if a building must be taller, consider stepping upper stories back from the main façade.” Although the proposed building is taller than the recommended four-story maximum, and is not stepped back, the modern design does have a visual break between the fourth and fifth floors, where the brick façade ends. The fifth floor is proposed to have a glass curtain wall, which helps to visually break up the massing of the structure from the College Ave. and 10th St. vantage points. In addition, a greater setback is provided for the entire building off of 10th Street. The building is set back approximately 5 feet from the ROW, where buildings are typically built at the ROW line in the DCO. Also, the fifth floor only accounts for a portion of the building footprint, reducing the massing and visual impact of the height. The 9North building to the south was originally approved with a partial sixth floor before it was scaled back to three. To the southwest of this site is the 8-story Smallwood Plaza

and the 5-story Springhill Suites hotel which is currently under construction. Staff finds that the proposed height is appropriate given the context of the area, the fact that the fifth floor is only on part of the building and the reduced visual impact of the fifth floor due to the large expanse of windows.

Step Back: The DCO requires that any building over 45 feet in height step back the portion over 45 feet a minimum of 15 feet from the front build-to-line. The tallest portion of the building is proposed at 68 feet. The fifth floor does not step back at all along 10th St., but instead the entire building is stepped back from the ROW line approximately 5 feet creating a wider sidewalk. Along College Ave. the fifth floor steps back approximately 6 feet at the 50-foot mark between the 4th and 5th floors.

Step Back Waiver-20.03.130(c)(3): A waiver from the minimum step back height architectural standard of the DCO is required to allow portions of the building to be as tall as 68 feet without a step back. Much of the policy guidance concerning this waiver has already been discussed in dealing with the height waiver. Guideline 3.9 recommends that new buildings “maintain the perceived building scale of two to four stories in height.” It goes on to state that “if a building must be taller, consider stepping upper stories back from the main façade.” The Downtown Plan does not give a recommended height for the step back, but instead recommends step backs for buildings over 4 stories. While the proposed structure is not stepped back above the fourth story on 10th St., the brick façade does end at the fourth floor and the building transitions to a glass curtain-wall. A similar effect is created on College Ave, with the added benefit of a 6-foot stepback instead of the 15 foot standard. These elements create a similar visual effect as a stepped-back wall. Finally, the fifth floor only accounts for a portion of the building footprint, reducing the massing and visual impact of the height without a step back. Staff finds that the visual break in the façade does contribute to the intent of a stepped-back upper story, while still providing a structure that fits within the surrounding context.

Ground Floor Non-residential Space: The ground floor is proposed to have 5,800 square feet of commercial space, including a 3,500 square foot bank with an internal drive through and a parking garage. The remainder of the space is devoted to parking. The southern 50% of the building façade is made up of parking spaces near the street. The DCO requires that 50% of the first floor space to be devoted to non-residential use. The two commercial spaces and building entry make up 24% of the first floor. If the bank drive through is included in the calculation, the percentage goes up to 32%. A waiver is required to allow less than 50% of the first floor to be commercial space.

Ground Floor Non-residential Space Waiver-20.03.120(e)(2): The Downtown Plan does not include specific recommendations toward the percentage of ground floor non-residential space. It does include several design guidelines concerning first floor uses. Design guideline 3.18 recommends that a ground floor level of a building encourage pedestrian activity through features related to commercial use, such as seating, storefronts, recessed entrances and display windows. This petition includes large display windows, but also includes large areas of blank wall associated with

the parking garage. The proposed building includes two commercial spaces that will allow more commercial square footage than currently exists on the property. The space fills the corner and fills 50% of the College Ave. frontage and 65% of the 10th St. frontage with commercial storefront. Staff also finds that the remainder of the first floor is devoted to parking because of the UDO requirements for the apartments, which meet DCO requirements for density, and the need to park the commercial space. Finally, one goal of the first floor non-residential space requirement was to prohibit first floor units and this proposal does not include any. Staff understands that the commercial percentage is an important policy decision for the Plan Commission, but believes the proposed percentage to be appropriate in this case.

Void-to-solid Percentage: The DCO sets a minimum first floor void-to-solid at 60%, “consisting of display windows, entries and doors.” The building does not meet this requirement on either 10th St. or College Ave. The standard for void-to-solid percentage on the upper floors is set at a maximum of 70% on each upper floor. The fifth floor of the building exceeds this percentage, as this floor is shown to be 100% glass curtain wall along the west facade.

Void-to-solid Waiver-20.03.130(b)(2): A waiver of this standard is required to allow a 10th St. void of only 43%, and only 36% along College Ave. The high solids levels are associated with the first floor parking garage. The first floor commercial space fills out the corner and provides approximately 50% of the College Ave. frontage and 65% of the 10th St. frontage in commercial space. A higher void could be provided, however this would require large windows looking into garage spaces. Staff understands that the void-to-solid percentage is an important policy decision for the Plan Commission, but believes the proposed percentage to be appropriate in this case.

A waiver from this standard of the UDO is also required to allow the void-to-solid percentage to exceed 70% on the fifth floor. Staff feels that this is appropriate in order to allow for a more modern architectural design and to reduce the building massing. The fifth floor glass exterior aids the architectural design by visually breaking up the massing of the structure above the fourth floor.

Window Design: The DCO requires that windows have a 1:1.5 ratio of width to height. Several window openings are wider than they are tall, in particular the large expanse of glass on the fifth floor. In addition, the windows proposed do not incorporate sills and lintels, which is an architectural standard in the DCO.

Window Waiver-20.03.130(b)(3)(c): The Downtown Plan’s recommendations of upper story windows (guidelines 3.13-3.14) call for windows with a vertical emphasis and trim that aligns with adjacent traditional buildings. While the individual window openings do not meet the required ratio along the portion of the structure with a brick veneer, a large section of the structure is proposed to be done with a glass curtain wall, thus creating an overall design that has more window openings than most of the traditional architectural designs in the downtown. Non-vertical windows

without detailing are also more characteristic of modern building designs. A waiver from the standards of the UDO is required to allow windows that are more than 1:1.5 and to allow windows that do not incorporate sills and lintels. Staff finds that the modern building makes these waivers appropriate.

Parking: Based on the number of bedrooms, the UDO requires a minimum of 51 parking spaces. The petitioner is proposing a total of 51 spaces on the site, with 27 spaces in the first floor parking garage and 24 spaces on the second level. While the first floor commercial space is not required any parking, staff anticipates that some will be used by the commercial tenants and their customers.

Entrance and Drives: The site plan shows three entrances into the building. There is one entrance into the first floor parking area and drive-throughs from College Avenue. There is a second right-out exit from the first floor garage to 10th Street. A third entrance/exit drive is located on the northeast corner of the building, off of the north/south alley. This drive accesses the second floor parking deck. All drives meet minimum spacing and width standards.

Bicycle Parking: The UDO requires a minimum of 18 bike parking spaces for this proposal. Four must be Class-1 secured spaces, seven must be covered Class-II spaces. The remainder can be Class-I spaces. The petitioner has indicated that the covered spaces will be provided inside of the garage and the Class-I spaces will be provided in 3rd and 4th floor storage rooms. These spaces have not yet been shown on the plans. Staff recommends that at least four spaces be provided along College Ave. in close proximity to the commercial spaces.

Pedestrian Entrances: The DCO requires that entrances incorporate certain design elements. The primary pedestrian entrance off of College Ave. incorporates a canopy, which meets a DCO standard for entrance features. However, the DCO also requires that entrances be recessed a minimum of four feet from the building façade and incorporate building name, lighting and address. The petitioner has indicated a commitment to these elements, but they are not yet shown on the plans.

The DCO also requires that all primary façades incorporate a pedestrian entrance. No pedestrian entry is shown on the 10th St. façade. An entry may be feasible into the bank tenant space at the northwest corner of the building. Due to the increasing grade of 10th St. from west to east, this space is higher than the front elevation of the building. An entry on 10th St. may require an interior step or landing to navigate the grade.

Pedestrian Entrances Waiver-20.04.130(a)(6)(A): Staff recommends denial of this waiver from the requirement to provide a pedestrian entrance on 10th St. Staff believes that a pedestrian entry can be added to the northwest corner of the building along 10th St. This entry may require the construction of an interior step or landing.

Mass, Scale and Form: The DCO requires that structures incorporate façade modulation through articulation of exterior materials and through recessing façade modules. Although

the structure does incorporate a break in the height of the building and an off-set of the modules along College Ave., the building modules are more than the maximum 65 feet. One module is 93 feet and the other module is 98 feet wide. In addition, the DCO architectural standards state that façade modules shall be offset by a minimum depth of three percent of the total façade length, or approximately 6 feet. The proposed offset is only 5 feet and does not extend to the 1st floor. The proposed building requires a waiver from these standards.

Modulation Waiver-20.03.130(c)(1): Although the proposed structure creates façade modules wider than required, it incorporate façade modulation through recessed or projected wall planes, changes in building height and incorporating vertical elements into the design. A “fin” feature extends along a segment of the first floor and also extends vertically as an architectural element designed to differentiate the façade modules. In addition, the multistory window bays and balconies further break up the horizontal elements of the building. This section of N. College Ave. does not include a rhythm of buildings in a standard 65 foot width unlike other areas of the downtown.

Exterior Finish Materials: the building would be clad in two primary materials. Along the 10th Street and College Ave. facades the building will be primarily brick and glass. The south side, rear (east) and interior of the parking court would be clad in large cementitious panels.

Material Waiver-20.03.130(b)(4): A waiver from the standards of the UDO is required to allow cementitious panels as a primary exterior finish material, covering more than 20% of the east and south façades. The Downtown Plan provides guidance on building materials in Guidelines 3.10 through 3.12. Guideline 3.10 states that materials should appear similar to those used traditionally and that masonry is preferred for new construction. Guideline 3.11 states that “New materials may be considered” as long as they appear similar to traditional materials, are detailed to express human scale, have demonstrated durability and avoid large expanses of featureless siding. Cementitious panels are used only on the functional rear of the building and the south side of the building adjacent to the 3-story 9North building. The 9North building was built with cementitious horizontal lap siding. Planning staff believes that the panels are appropriate in this area and recommends approval of this waiver.

Streetscape: The UDO requires that street trees are placed in 5 ft. x 5 ft. tree grates at this location. The site currently has a grassed tree plot with two trees on the College Ave. frontage. The petitioner is proposing to remove both trees. One tree is a small tree that can not be transplanted because of existing underground utilities and the other is in the location of the proposed drive entrance onto College Ave. All newly planted trees are proposed to be placed in 5 ft, x 5 ft. tree grates to meet UDO requirements.

Three pedestrian-scale lights are shown along the College Ave. frontage. No street lights are shown along 10th Street. Staff recommends at least one light along 10th St. and one

light near the intersection go 10th St. and College Ave. All lights must be full cut-off, fully shielded, pedestrian scale lights.

USE VARIANCE REQUEST: The petitioner is requesting to utilize an internal drive-through use for the proposed first floor bank. Drive-throughs are not a permitted use in the CD zoning district. Staff believes that because this drive-through is internal to the building, it will mitigate the negative impacts associated with a typical drive-through. It will be hidden from view from the street, and will not impact pedestrian walkability like traditional drive-throughs.

GROWTH POLICIES PLAN: The Growth Policies Plan states that new surface parking areas and drive-through uses should be limited, if not forbidden, within the Downtown area. Staff believes that the intent of this policy is to reduce the dependency on cars in the downtown area and to create a more walkable and pedestrian-friendly downtown environment. The proposed internal drive-through will have limited impact on the walkability of the area. The number of curb cuts on the College Avenue frontage will actually be reduced from the current situation, which will create fewer conflicts between cars and pedestrians. In addition, the visual impacts of the drive-through will be eliminated by the internal design. Therefore, the negative aesthetic effects of a paved drive through use will not be an issue.

In addition, the Downtown Plan encourages multi-story parking garages to be constructed as an alternative to surface parking lots, allowing for more land to be developed as mixed-use buildings. By placing the parking and the drive-through internal to the building in a garage structure, staff feels that the proposal meets the intent of the Downtown Plan. Furthermore, it should be noted that usage of a bank drive-through is typically less than that of a less desirable drive-through fast food restaurant. The layout is also different, making this site difficult to be used for a use other than a bank in the future.

The Growth Policies Plan states in its Compact Urban Form Policy that commercial development should be directed to existing commercially zoned land, and incentives should be provided to encourage the re-use and improvement of vacant or underdeveloped commercial sites, particularly along arterial roadway corridors. Staff believes that this site is an underutilized property and the proposed mixed use structure would be a positive addition to the downtown commercial district, and provides a bank use that is permitted in the CD district. The use of the drive-through is well designed to have minimal impacts on the surrounding area. Furthermore, bank uses are typically considered long-term uses.

Bicycle and Pedestrian Safety Commission: The Bloomington Bicycle and Pedestrian Safety Commission (BPSC) reviewed the proposal and has made three recommendations:

- Deny a variance for a drive-through downtown.

Staff Response: See findings for drive-through above.

- The required number of Class II bike racks for public use should be installed along College Ave rather than 10th St. The bike racks should be located within 50 ft of the entrance to each tenant space.

Staff response: This is the petition's intent, but the spaces are not yet shown on the plans. Condition of Approval #3 addresses bicycle parking.

- The required number of covered Class II and Class I bike racks for tenant use should each be located in close proximity to stairs or an elevator which provide building access.

Staff response: The spaces are not yet shown on the plans but will in general be located in front of the building, on the 2nd floor parking deck and in Class-1 bike storage lockers on the 3rd and 4th floors.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) reviewed the proposal and has made three recommendations:

1.) The Petitioner should construct tree trenches that will improve the long term viability of the trees and improve water infiltration, while maintaining the intent of the Commercial Downtown Zoning District to provide large sidewalks.

Staff response: The petition meets the minimum requirements for street trees within tree grates on both street frontages.

2.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure.

Staff response: The petitioner has submitted a list of green building features. The petitioner is not requesting approval of a Green Development Incentive project.

3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

Staff response: Although desirable, this is not a requirement of the UDO. Staff finds that these issues would be more appropriately addressed on a city wide basis than arbitrarily with site plan approvals.

DEVELOPER TRACK RECORD: The developer of the property is WS Property Group, also known as Wininger/Stolberg. Other developments in Bloomington include Brighton Pointe, Renwick, Walnut Station II, and the 9North building immediately to the south of this property. They have no outstanding zoning compliance issues with their other properties in Bloomington.

RECOMMENDATION: Staff recommends approval of SP/UV-16-13 and associated waivers, and recommends forwarding a positive recommendation on the use variance to the Board of Zoning Appeals, with the following conditions:

1. The pedestrian entry waiver for the 10th St. frontage is denied. A pedestrian entry shall be added to the 10th St. façade.
2. The petitioner must meet all primary pedestrian entry detail requirements prior to building permit issuance.
3. Prior to grading permit issuance, the petitioner must work with staff to include a UDO required bicycle parking (seven covered Class-II spaces, four Class-I spaces, and seven Class-II spaces). A minimum of four spaces should be provided along College Ave. in close proximity of commercial entries.
4. The petitioner must work with Planning and Engineering staff to include mirrors or alternative safety methods at the vehicular exits from garage, if deemed to be necessary, and to design an appropriate right-out only curb cut onto 10th Street.
5. All encroachments into the public right-of-way must be approved by the Board of Public Works.
6. Street lights must be full cut-off, fully shielded, pedestrian scale lights. One street light shall be added to the 10th St. frontage and one light should be moved to the corner of 10th St. and College Ave.

MEMORANDUM

TO: MEMBERS OF THE PLAN COMMISSION

FROM: VINCE CARISTO/BICYCLE AND PEDESTRIAN COORDINATOR
Planning Dept. liaison to the Bloomington Bicycle and Pedestrian Safety Commission

RE: 10 North (530 N College Ave)

DATE: March 18, 2013

The Bloomington Bicycle and Pedestrian Safety Committee (BBPSC) reviewed the proposed site plan at their regular meeting on March 18, 2013. They made the following comments and recommendations.

Comments

- BBPSC feels that the property should be designed to accommodate all potential users. Therefore, any bank drive-thru lanes should be usable by people on bicycles, and the bank retail space should include a walk-up ATM.
- The bank tenant unit does not have an entrance on 10th St. This unit takes up almost the entirety of the building face along 10th St. This design would diminish the pedestrian environment by reducing activity and ‘eyes on the street’. A more urban solution would be to include a corner entrance to the tenant unit, or to add an additional entrance on 10th St.
- The retail units should be accessible to people from inside the parking garage.

Recommendations

- Deny a variance for a drive-through downtown. In general, drive-throughs are unhealthy for urban environments because they encourage driving at the expense of public safety and quality of life. This proposal will create a less safe walking environment by introducing two additional sidewalk crossings for motor vehicles, each of which poses a potentially dangerous conflict point for people and cars. It will diminish quality of life by creating a more complicated pedestrian environment and contributing to increased motor vehicle emissions. A high-quality walking environment must be preserved in the public right-of-way - it improves safety, builds community cohesion, encourages healthy lifestyles, and is conducive to business.
- The required number of Class II bike racks for public use should be installed along College Ave rather than 10th St. The bike racks should be located within 50 ft of the entrance to each tenant space.
- The required number of covered Class II and Class I bike racks for tenant use should each be located in close proximity to stairs or an elevator which provide building access.

MEMORANDUM

Date: March 28, 2013

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: UV-16-13, UV/SP-15-13 Ten North Bank
530 N. College Ave.

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request of a Use Variance to allow drive through lanes through the interior of a building, and a Site Plan approval for a 5-story mixed use building. The parcel is within the Commercial Downtown Zoning District within a Downtown Core Overlay.

ISSUES OF CODE COMPLIANCE:

1.) HEIGHT:

The EC has no objection with the height of the building considering the design elements like glass and setbacks that the building design offers, nor does it have objections to the drive through bank facilities.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

2.) LOW IMPACT DEVELOPMENT:

The EC is very pleased that the Petitioner moved the building away from Tenth Street enough to accommodate street trees and reduce the "canyon effect" tall buildings adjacent to streets can produce. However, the EC recommends that the Petitioner take a step closer to employing Low Impact Development* by creating tree trenches** instead of tree holes with grates. According to the city's Park and Recreation Department, it is estimated that trees in such confined holes live only about twenty years. Some examples and further explanation of tree trenches can be found at:

http://www.phillywatersheds.org/what_were_doing/green_infrastructure/tools/stormwater_tree_trench; <https://www.google.com/search?q=tree+trenches&hl=en&client=firefox-a&rls=org.mozilla:en-US:official&channel=np&tbm=isch&tbo=u&source=univ&sa=X&ei=naBZUbiEB5Lw8ASg6oDgBA&sqi=2&ved=0CDMQsAQ&biw=1590&bih=860>;
<http://www.dot.ca.gov/hq/LandArch/ec/lid/lid-sidewalk-stormwater-tree-trench-new.htm>.

(*LID is an approach to land development (or re-development) that works with nature to manage

stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions. LID has been characterized as a sustainable stormwater practice by the Water Environment Research Foundation and others. From EPA)

(**A stormwater tree trench is a system of trees that are connected by an underground infiltration structure. On the surface, a stormwater tree trench looks just like a series of street tree pits. However, under the sidewalk, there is an engineered system to manage the incoming runoff. This system is composed of a trench dug along the sidewalk, lined with a permeable geotextile fabric, filled with stone or gravel, and topped off with soil and trees. Stormwater runoff flows through a special inlet (storm drain) leading to the stormwater tree trench. The runoff is stored in the empty spaces between the stones, watering the trees and slowly infiltrating through the bottom. If the capacity of this system is exceeded, stormwater runoff can bypass it entirely and flow into an existing street inlet. From Philadelphia Water Department)

3.) GREEN BUILDING & SITE DESIGN:

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

The EC is pleased that according to the Petitioners Statement the building design includes some simple and generic green building practices. Some specific recommendations for this site that may further reduce its carbon footprint include:

- ~ creation of "green walls" on the outside of the building to reduce the urban heat island effects;
- ~ installing charging stations for electric vehicles for some of the parking spaces; and
- ~ using reflective roofing material.

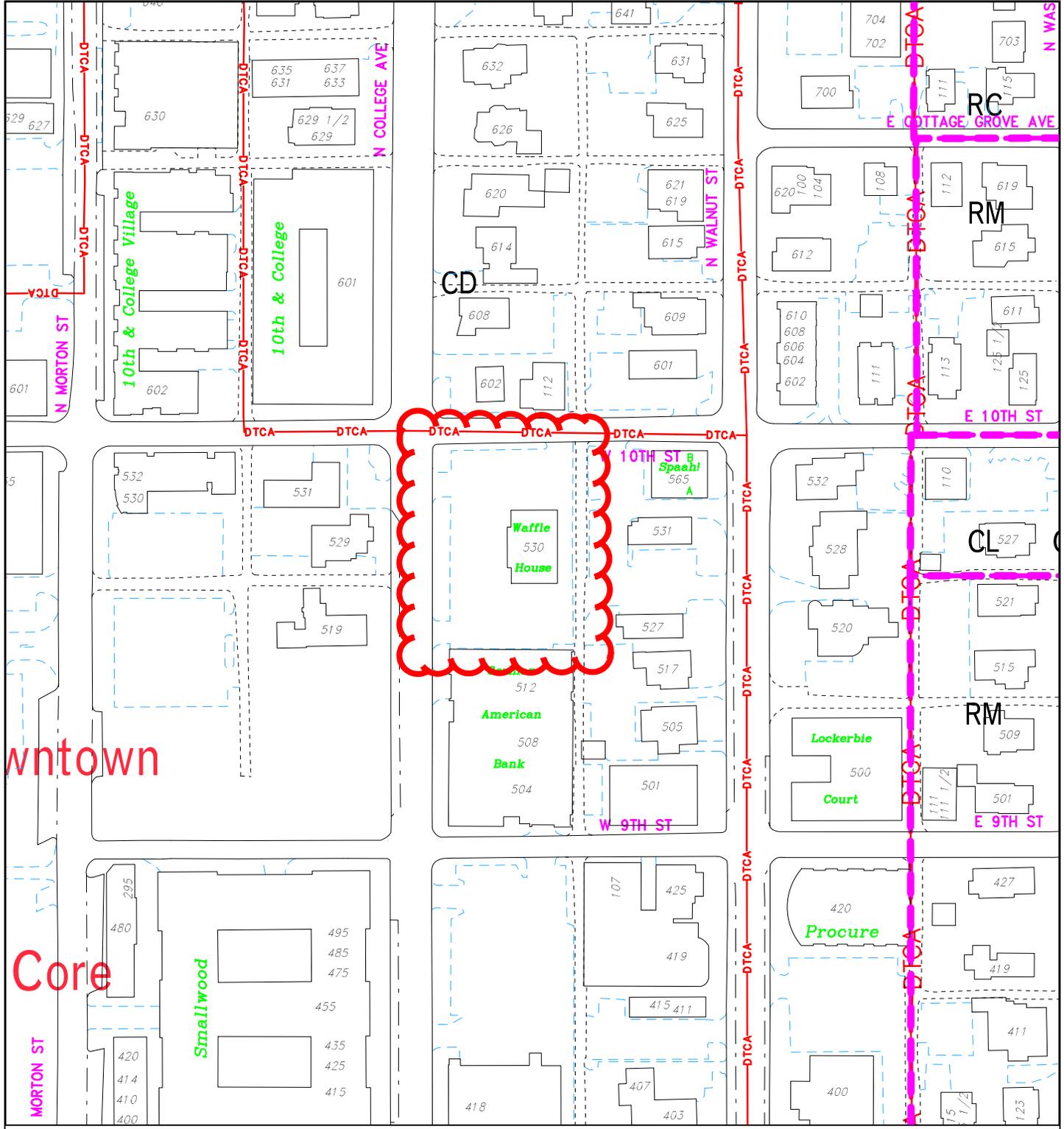
4.) RECYCLING:

The EC recommends that space should be allocated for recyclable-materials collection, which will reduce the development's carbon footprint and promote healthy indoor and outdoor environments. Lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington, and hopefully will be required in the near future. Recycling has become an important norm that has many benefits in energy and resource conservation.

Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the apartments to prospective tenants and short-term motel customers.

EC RECOMMENDATIONS:

- 1.) The Petitioner should construct tree trenches that will improve the long term viability of the trees and improve water infiltration, while maintaining the intent of the Commercial Downtown Zoning District to provide large sidewalks.
- 2.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure.
- 3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

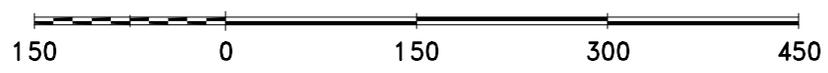


Wintown

Core

SP/UV-16-13
Location map

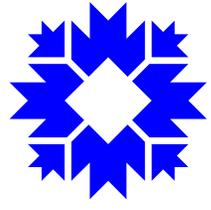
By: roachja
1 Mar 13



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 150'

March 23, 2013

James Roach
City of Bloomington
Planning Department
401 N. Morton Street
Bloomington, IN 47404

RE: 10-North

Dear Mr. Roach:

Please accept this revised application for the redevelopment of the southeast corner of 10th and College. This application has been revised with the input of Planning Staff through its discussions with various Plan Commission members and sub committees. This application is for a mixed use development on .64 acres that will include 6,000 square feet of lower level retail and 51 multifamily units.

The property is bounded on three sides by public right-of-ways; on the north by 10th Street, on the west by College Avenue, and on the east by an alley. The site is predominately paved with a single commercial structure at the center.

Site improvements will consist of a multi-story building. The north half of the building will be 5 stories and south half will step down to 4 stories and a more urban streetscape utilizing concrete paving and tree grates. The first floor will have two tenant spaces totaling 6,000 sf. The northern most tenant space will be a full service bank branch which will provide drive-up within the building footprint and will not be visible from the street. The southern tenant space will consist of retail uses recognized in the downtown. The remainder of the first floor will be devoted to parking.

Access to the first floor parking will be provided from College Avenue with exiting traffic returning southbound on College or utilizing a right-out-only onto 10th Street. The first floor will have 27 parking spaces. There will be additional 24 parking spaces provided on the second floor and accessed from the alley to the east.

The second through fourth floors and partial fifth floor will consist of a mix of one, two and three bedroom apartments that total 51 units, 77 bedrooms. The unit mix yields an EDU count of 23 units for 36 units/acre.

The architecture will integrate elements of the urban surroundings to help the project fit into the downtown context. Some examples of this include the proportions of openings which will addresses a balance between voids and solids, composition of materials, addressing scale at the street level, and overall building mass. The material pallet will include masonry, glass, and metal panel which will also help place the building into the surrounding downtown.

The fifth floor is predominantly glass to reduce the overall mass of the building while also providing unique architecture accented by butterfly roof. The fifth floor has been setback from the College Avenue facade of the building by six feet to aid in diminishing the overall perceived height. The roof element as well as the site topography will create an overall building height that will require a waiver.

The original length of the building has been shortened to provide an additional 5 feet of setback from 10th Street to allow better pedestrian accommodations and the addition of street trees. Street trees along College Avenue and 10th Street will be consistent with the City's urban street plan.

The architecture will integrate elements of the urban surroundings to help the project fit into the downtown context. The material pallet will include masonry, glass, and cementitious panels. Some of the sustainable features that we will look to incorporate into the project include:

Daylighting:

- Provide natural light where possible to reduce the use of artificial lighting (such as in corridors and common spaces, in addition to the living units).

Energy Efficiency:

- Provide shading devices at windows to control harsh, unwanted afternoon sun and minimize the burden on HVAC systems.
- Provide energy efficient mechanical systems to reduce energy.
- Provide a highly efficient insulated envelop to minimize the use on HVAC systems.
- Utilize Low-E Glass to reduce heat transfer.

Indoor Air Quality:

- Provide operable windows to allow for individual comfort control which can help to reduce the use of mechanical systems during optimal months.
- Provide Low-Emitting materials where possible.

Recycling and Water Conservation:

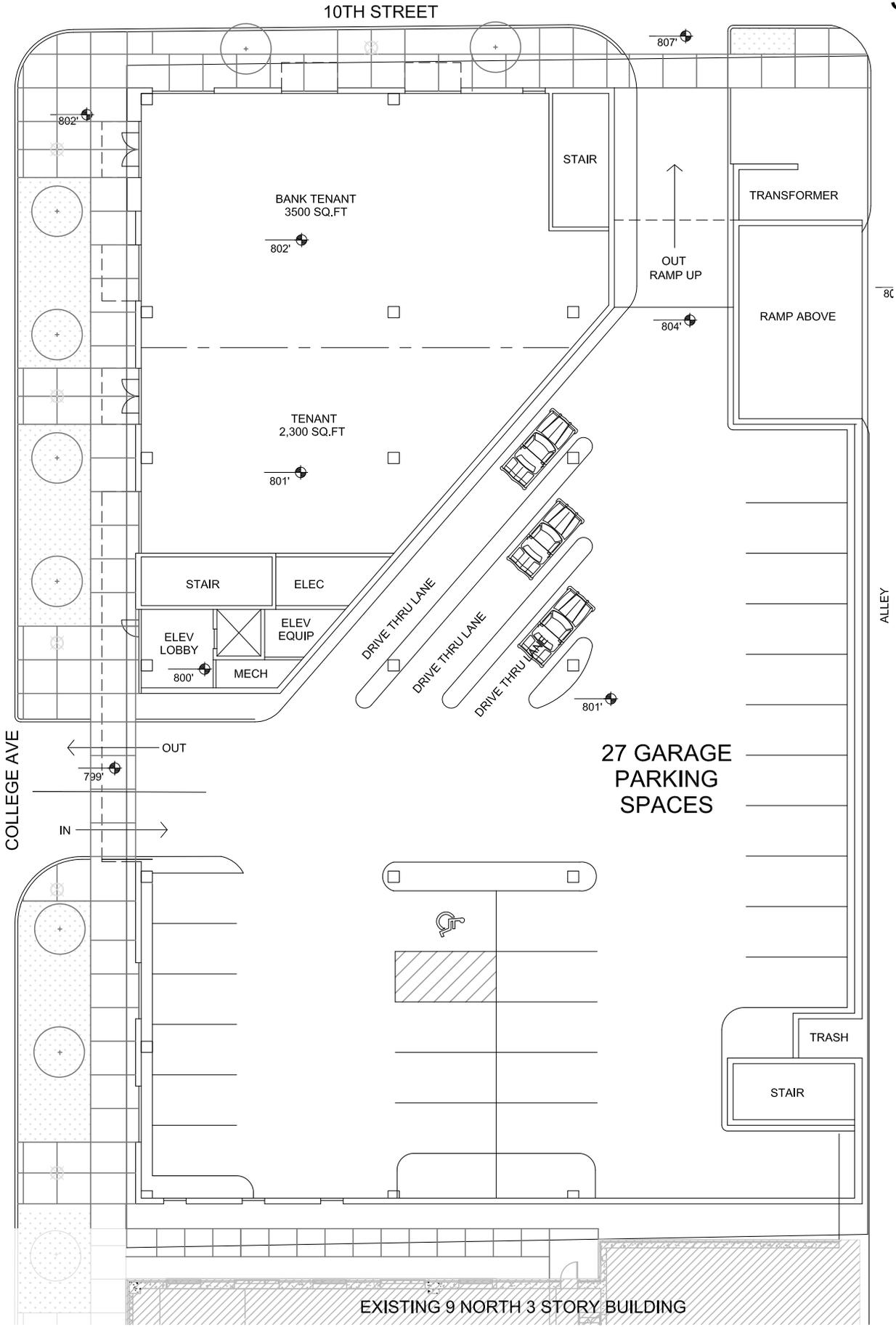
- Use recycled materials where possible.
- Use locally extracted, manufactured, and processed materials where possible.
- Use Low-flow toilets and sinks where possible to conserve water.
- Sort and recycle on site construction waste during construction to minimize contribution to landfills.

We feel this building will create a positive statement along the College Avenue corridor and create a defining entry point to Bloomington's downtown from the north. We appreciate your consideration of this request and ask for you support.

Respectfully,



Timothy A. Hanson



1

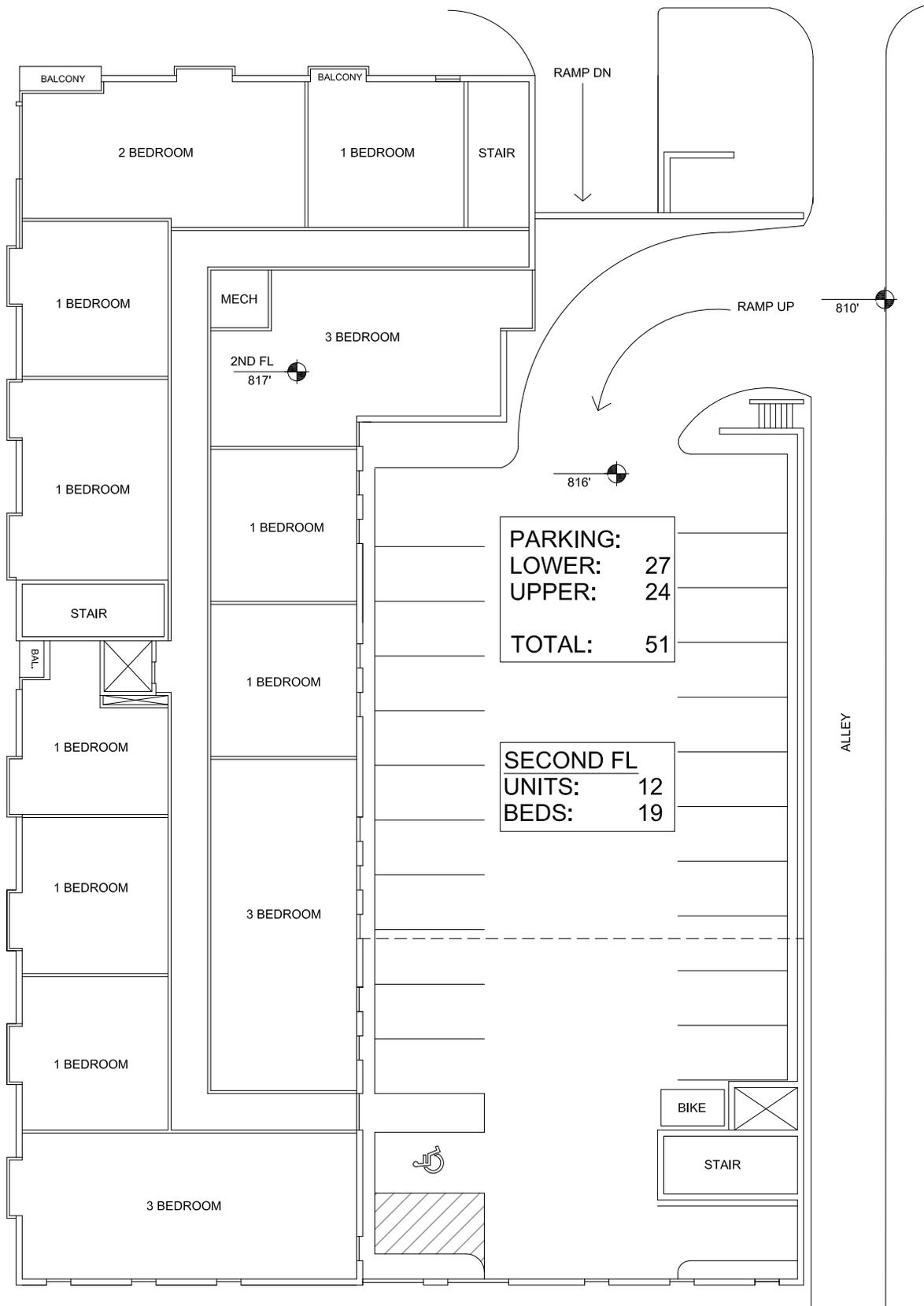
FIRST LEVEL
SCALE: 1/16" = 1'-0"

SP/UV-16-13
site plan and first floor plan

10 NORTH MIXED USE

WS PROPERTY GROUP
© RATIO Architects, Inc. MARCH 22, 2013





2

SECOND LEVEL

SCALE: 1/16" = 1'-0"

SP/UV-16-13
Second floor plan

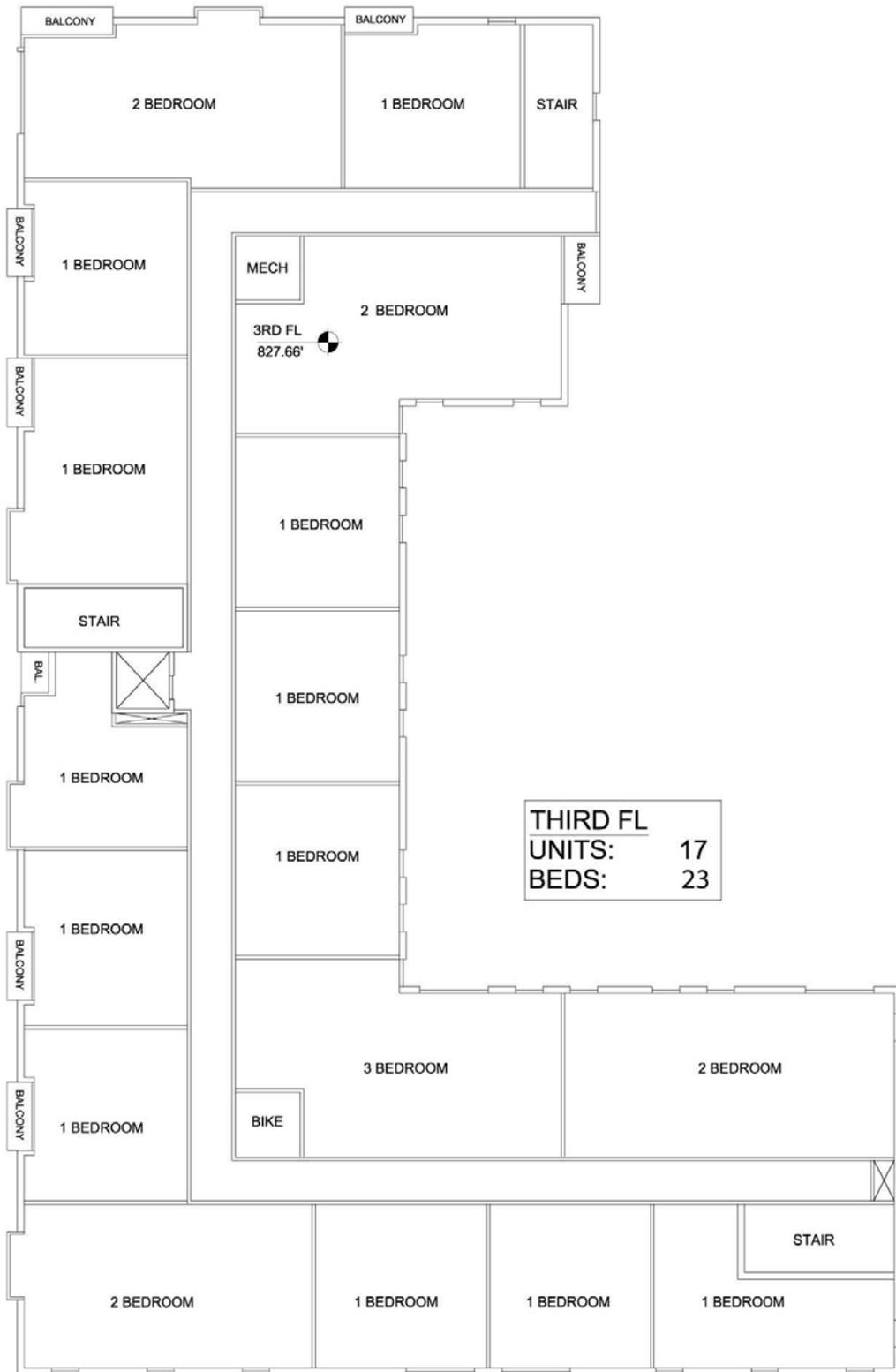
10 NORTH MIXED USE



WS PROPERTY GROUP

© RATIO Architects, Inc. MARCH 22, 2013

RATIO



3

THIRD LEVEL

SCALE: 1/16" = 1'-0"

SP/UV-16-13
Third floor plan

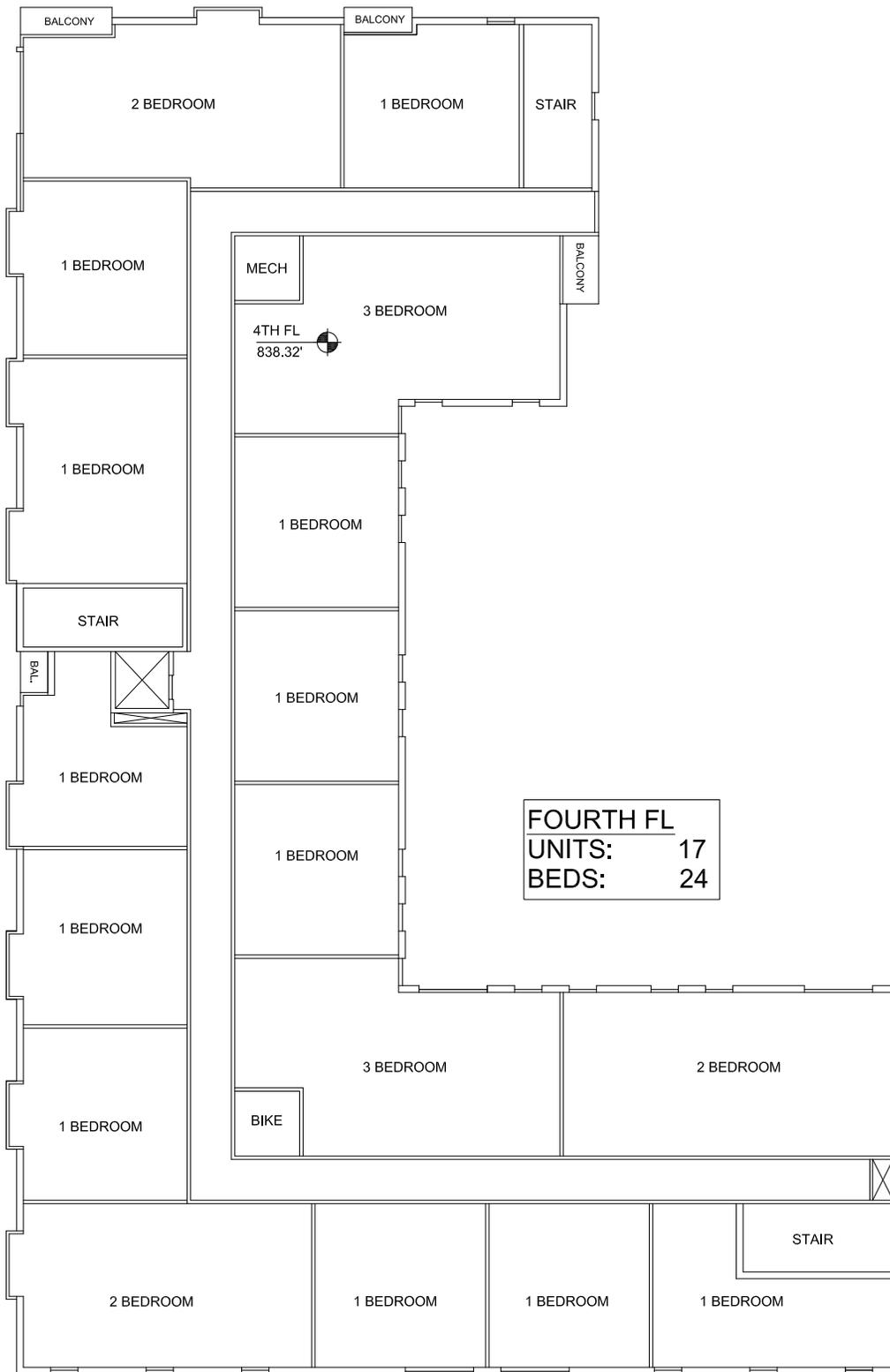
10 NORTH MIXED USE



WS PROPERTY GROUP

© RATIO Architects, Inc. MARCH 22, 2013

RATIO



4

FOURTH LEVEL SP/UV-16-13
Forth floor plan

SCALE: 1/16" = 1'-0"

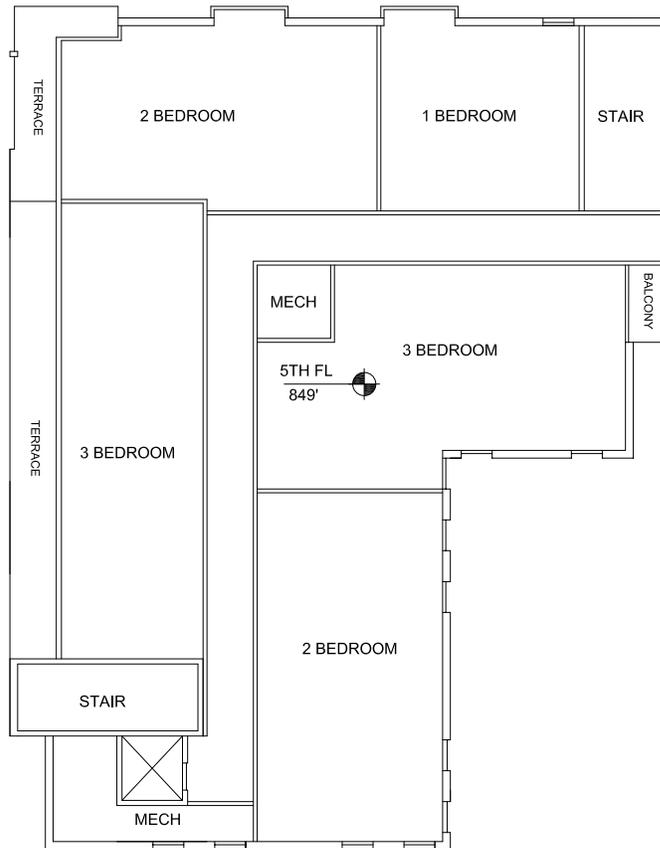
10 NORTH MIXED USE



WS PROPERTY GROUP

© RATIO Architects, Inc. | MARCH 22, 2013

RATIO



FIFTH FL	
UNITS:	5
BEDS:	11

5

FIFTH LEVEL
SCALE: 1/16" = 1'-0"

SP/UV-16-13
Fifth floor plan

10 NORTH MIXED USE



WS PROPERTY GROUP

© RATIO Architects, Inc. MARCH 22, 2013

RATIO



WEST ELEVATION
 SCALE: 1/16" = 1'-0"

10 NORTH MIXED USE

WS PROPERTY GROUP
 © ZBARTO Architects, Inc. | MARCH 22, 2013



SP/UV-16-13
 College Elevation



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

SP/UV-16-13
 10th St. Elevation

10 NORTH MIXED USE

WS PROPERTY GROUP
 © 2013 RATIO Architects, Inc. | MARCH 22, 2013





SP/UV-16-13
West/alley Elevation

EAST ELEVATION

SCALE: 1/16" = 1'-0"

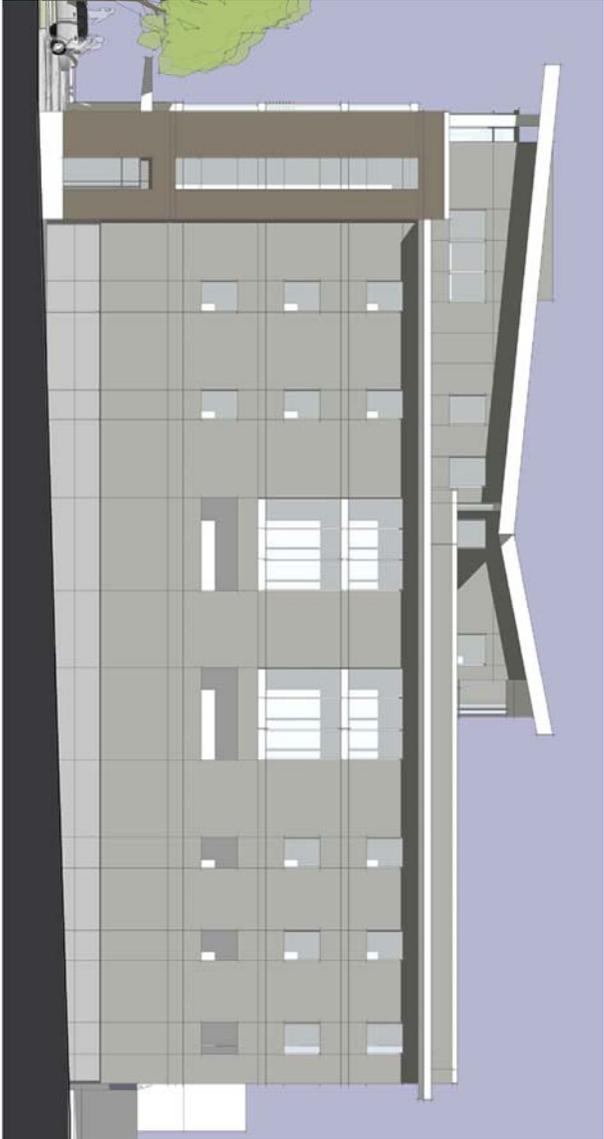
10 NORTH MIXED USE

WS PROPERTY GROUP

© ZBARTO Architects, Inc. | MARCH 22, 2013



ZBARTO



SP/UV-16-13
North Elevation

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

10 NORTH MIXED USE

WS PROPERTY GROUP

© ZBARTO Architects, Inc. | MARCH 22, 2013



RATIO



SP/UV-16-13
Model image



SP/UV-16-13
Model image



SP/UV-16-13
Model image



SP/UV-16-13
Model image



SP/UV-16-13
Model image



SP/UV-16-13
Model image



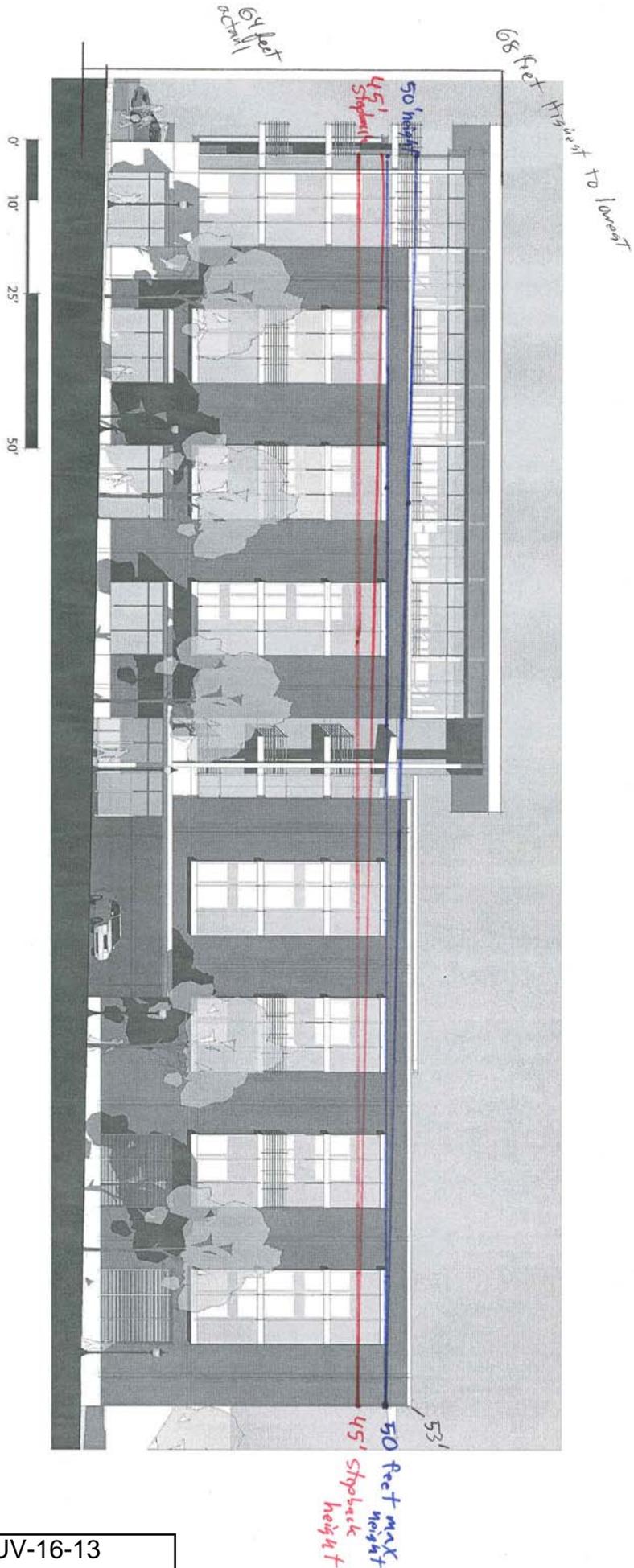
SP/UV-16-13
Model image



SP/UV-16-13
Model image



SP/UV-16-13
Model image
View from N. Walnut Street



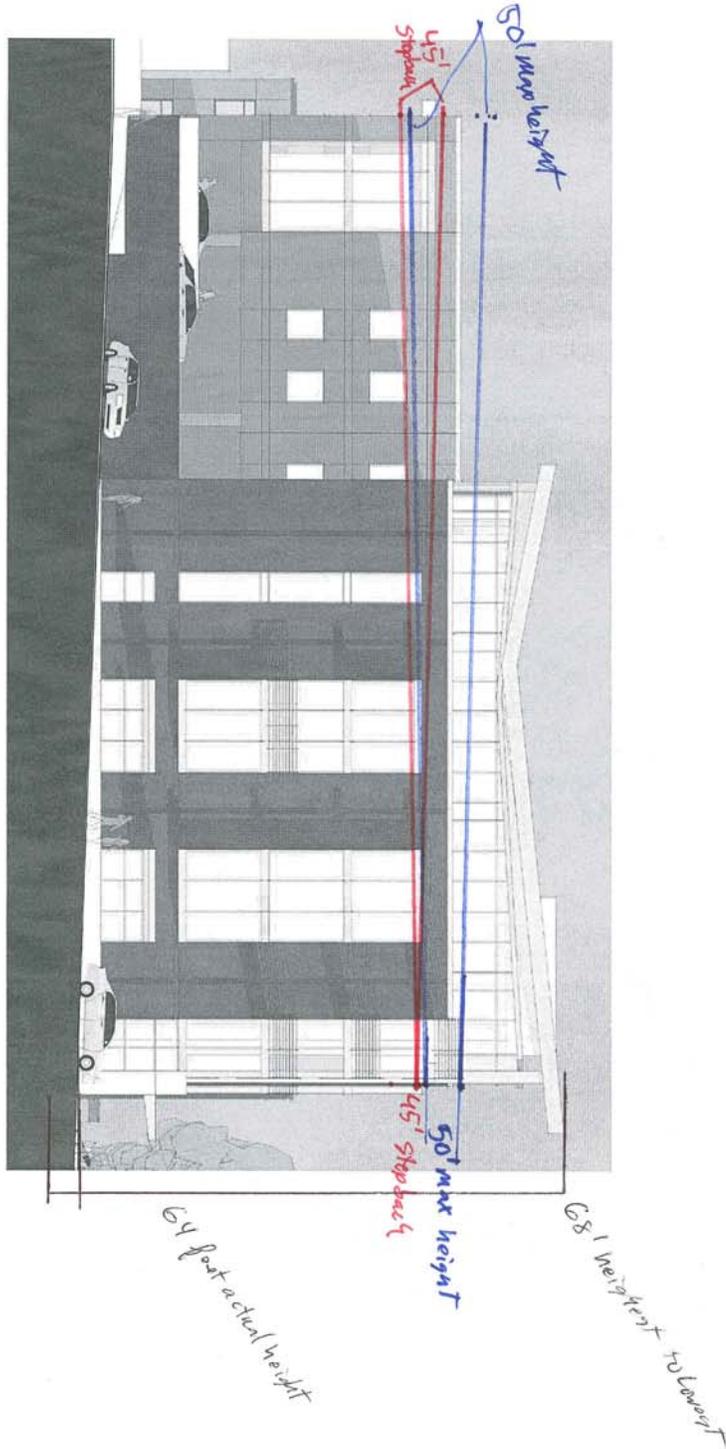
WEST ELEVATION
SCALE: 1/16" = 1'-0"

10 NORTH MIXED USE

WIS PROPERTY GROUP
 ZBATIO Architects, Inc. | MARCH 22, 2013



SP/UV-16-13
Height analysis



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

10 NORTH MIXED USE

WS PROPERTY GROUP
 © 2013 RATIO Architects, Inc. | MARCH 22, 2013

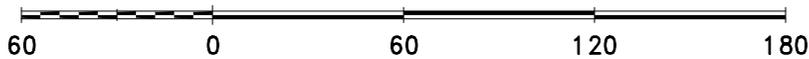


SP/UV-16-13
 Height analysis

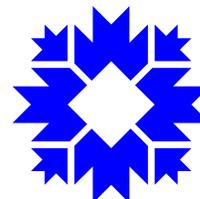


SP/UV-16-13
2011 Aerial Photo

By: roachja
1 Mar 13



City of Bloomington
Planning



Scale: 1" = 60'