Passed: 8-0

ORDINANCE 94-51

TO AMEND THE BLOOMINGTON ZONING MAPS FROM MQ TO RS/PUD, BA/PCD, AND BL/PCD AND APPROVE THE OUTLINE PLAN
Re: 2080 and 2101 Tapp Rd.
(Woolery Stone Co., Petitioner)

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, RS/PUD/BA/BL/PCD-64-94 and recommended that the petitioner, Woolery Stone Company, be granted an amendment to the Bloomington zoning maps, PUD and PCD designation, and outline plan approval and request that the Common Council consider his petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 the zoning shall be changed from MQ to RS and a PUD designation shall be granted for the property located at 2080 and 2101 Tapp Rd. That property is further described as follows:

A part of the Southwest Quarter of Section 8 and a part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

A part of the West Half of the Southwest Quarter of Section 8, Township 8 North, Range 1 West, bounded as follows to-wit: Beginning at the southwest corner of said southwest quarter of said section 8, running thence EAST on the section line 47 rods and 5½ links; thence NORTH 46 rods and 15 links; thence EAST 31 rods and 12 links to the east boundary line of the west half of the said southwest quarter; thence NORTH 114 rods and 22 links to the northeast corner of the west half of said quarter section, running thence southwest along the north boundary line of the northwest quarter of the southwest quarter of said section 8 a distance of 44 rods and 18 links; thence SOUTHWEST 50 rods and 15½ feet to a point on the west boundary line of section 8 located 37 rods south of the northwest corner of the southwest quarter of said section 8; thence SOUTH 124 rods to the place of beginning, containing 66.75 acres, more or less.

Also, a part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, bounded and described as follows, to-wit: Beginning at the southeast corner of the said Southeast Quarter of said Section 7, running thence NORTH 98 rods and 8 feet; thence WEST 130 rods; thence SOUTH 98 rods and 8 feet to the south section line of Section 7; thence EAST 130 rods along said section line to the place of beginning, containing 80 acres more or less in Section 7.

Excepting therefrom a part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows;

COMMENCING at the southeast corner of said quarter section; thence WEST parallel with the centerline of Tapp Road 930.00 feet to the POINT OF BEGINNING; thence continuing WEST parallel with the centerline of Tapp Road 800.00 feet; thence NORTH 670 feet; thence Northeasterly 650.00 feet; thence Southeasterly 470.00 feet; thence SOUTH 420.00 feet to the POINT OF BEGINNING, containing 13.5 acres, more or less.

The total parcel after the exception, containing 133 acres, more or less.

SECTION II. Through the authority of IC 36-7-4 the zoning shall be changed from MQ to BA and a PCD designation shall be granted for the property located at 2080 and 2101 Tapp Rd. That property is further described as follows:

A part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows;

COMMENCING at the southeast corner of said quarter section; thence WEST parallel with the centerline of Tapp Road 930.00 feet to the POINT OF BEGINNING; thence continuing WEST parallel with the centerline of Tapp Road 800.00 feet; thence NORTH 670 feet; thence Northeasterly 650.00 feet; thence Southeasterly 470.00 feet; thence SOUTH 420.00 feet to the POINT OF BEGINNING, containing 13.5 acres, more or less.

SECTION III. Through the authority of IC 36-7-4 the zoning shall be changed from MQ to BL and a PCD designation shall be granted for the property located at 2080 and 2101 Tapp Rd. That property is further described as follows:

A part of the Northwest Quarter of Section 17 and a part of the Northeast Quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at the northwest corner of the Northwest Quarter of said Section 17; thence EAST 1499.00 feet to Rockport Road; thence SOUTH 33 degrees 325.00 feet West along Rockport Road; thence WEST 799.00 feet; thence SOUTH 600.00 feet; thence SOUTH 49 degrees 218.00 feet West; thence SOUTH 66 degrees 374.00 feet East to the centerline of Rockport Road; thence along the centerline of Rockport Road SOUTH 34 degrees 127.00 feet West; thence SOUTH 39 degrees 52.00 feet West; thence SOUTH 62 degrees 45.00 feet West; thence WEST 598.00 feet along the North right-of-way of Rockport Road; thence NORTH 1040.00 feet; thence EAST 68.00 feet to the POINT OF BEGINNING, containing 23 acres, more or less.

SECTION IV. Through the authority of IC 36-7-4 and pursuant to Chapter 20.14 of the Bloomington Municipal Code the outline plan shall be approved.

SECTION V. The Outline Plan shall be attached and made a part of this ordinance.

SECTION VI. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 7th day of December, 1994.

JIM SHERMAN, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 9th day of December, 1994.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 9th day of December, 1994.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance grants a rezone from MQ to RS/PUD, BL/PCD, and BA/PCD and approves the outline plan for a 170 acre tract of land located at 2080 and 2101 Tapp Rd.

Signed copies to:
Planning
Petitioner - c/o SMITH NEUBECKER

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 94-51 is a true and complete copy of Plan Commission Case Number RS/PUD/BA/BL/PCD-64-94 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on October 31, 1994.

Date: November 1, 1994

Timothy A. Mueller

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this _____ day of _____,

Patricia Williams

Patricia Williams, City Clerk

Appropriation Ordinance #_____ Fiscal Impact Statement #_____ Ordinance Resolution #_____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other_____

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure_____ Emergency_____
Unforseen Need _____ Other_____

Funds Affected by Request:

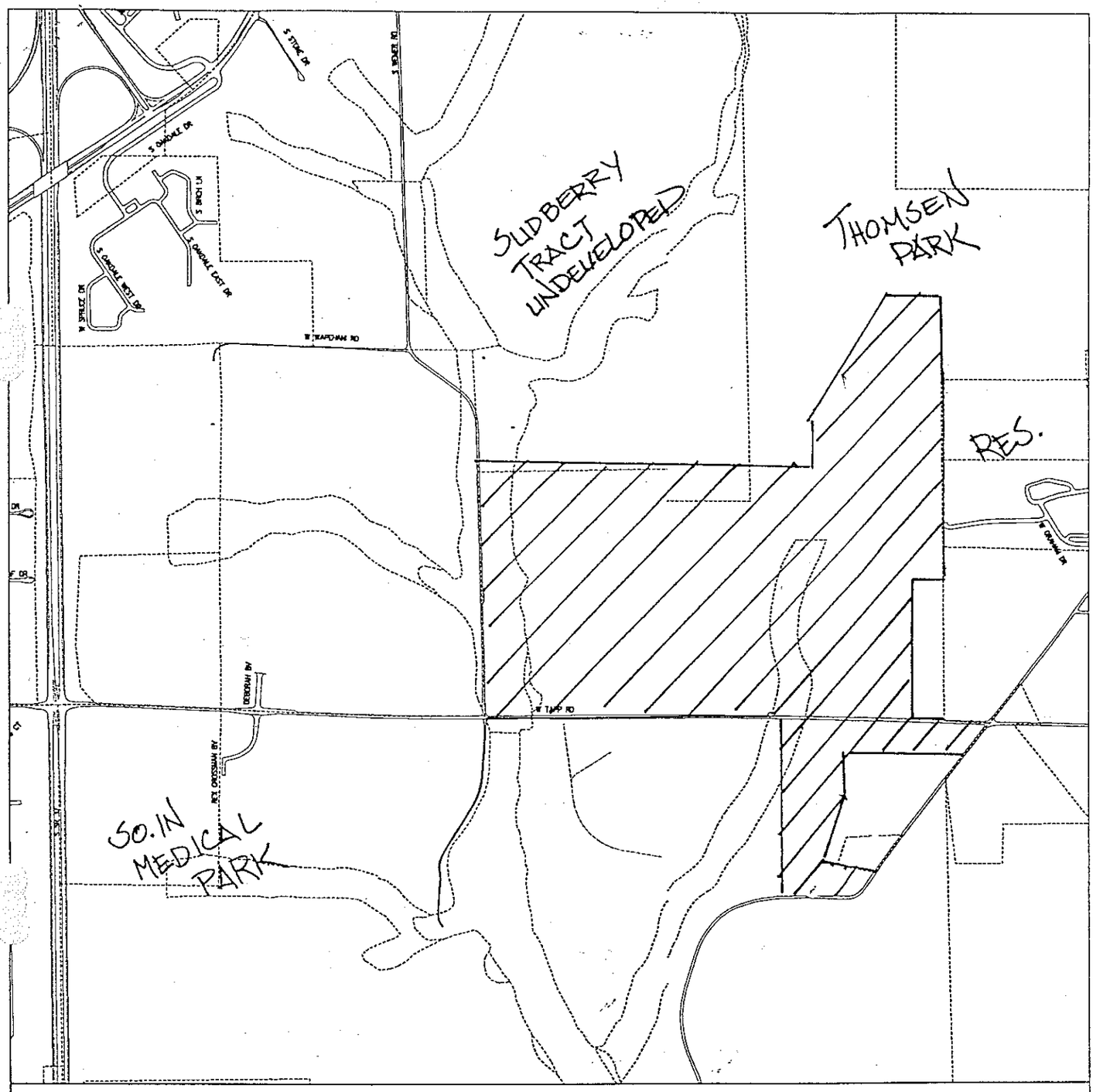
Fund(s) Affected		
Fund Balance as of January 1	$	$
Revenue to Date		
Revenue Expected for Rest of year		
Appropriations to Date		
Unappropriated Balance		
Effect of Proposed Legislation (+/-)		
Projected Balance	$	$

Signature of Controller_____

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes_____ No_____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)



Planning Commission

RS/PUD-BA/BL/PCD-64-94

Loacation/Land Use

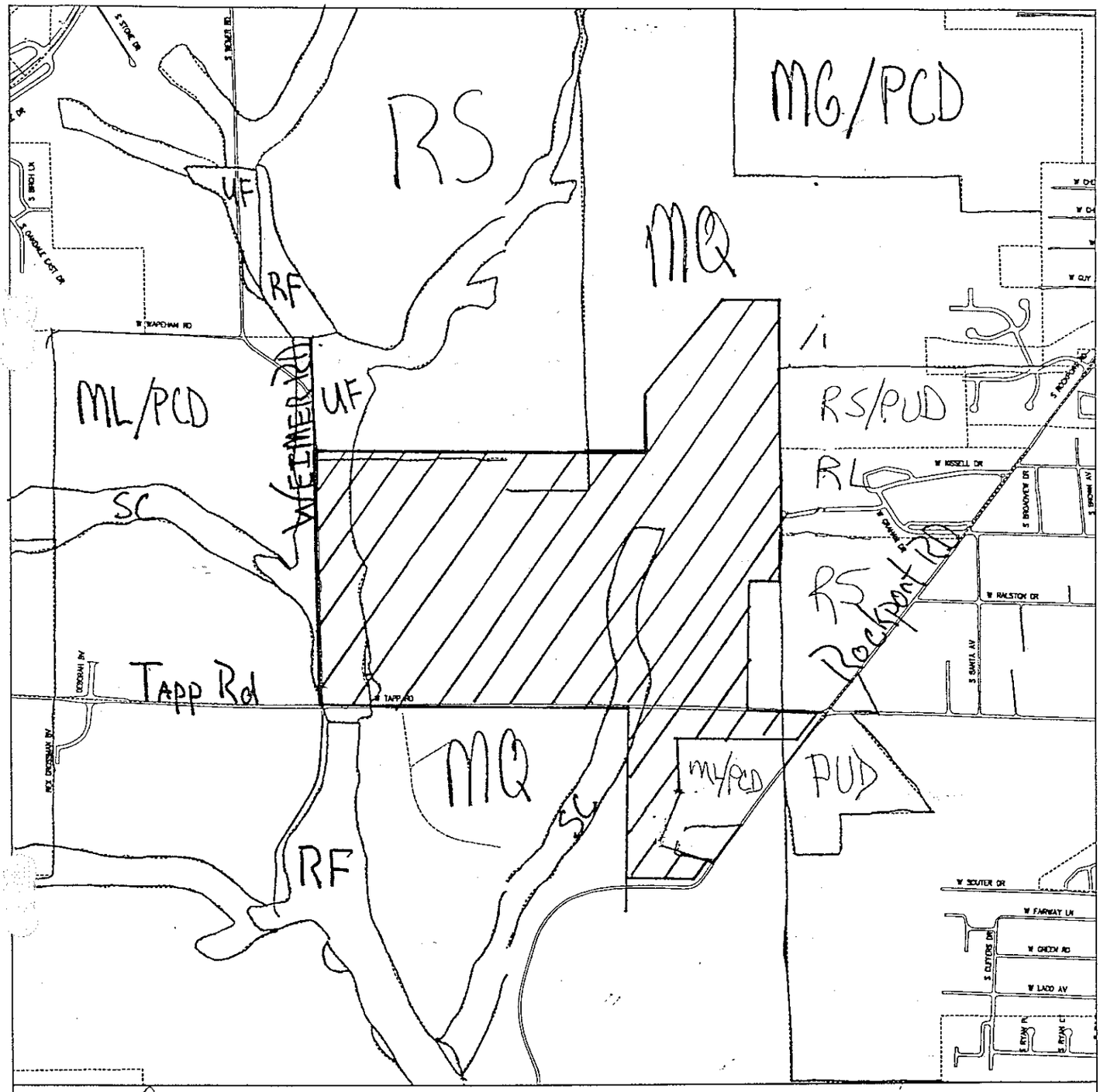
City of Bloomington

N

Date: 28 Sep 1994

1000 0 1000 2000 3000

Scale: 1" = 1000'



Planning Commission

City of Bloomington

RS/PUD-BA/BL/PCD-64-94

Location/ Zoning Map

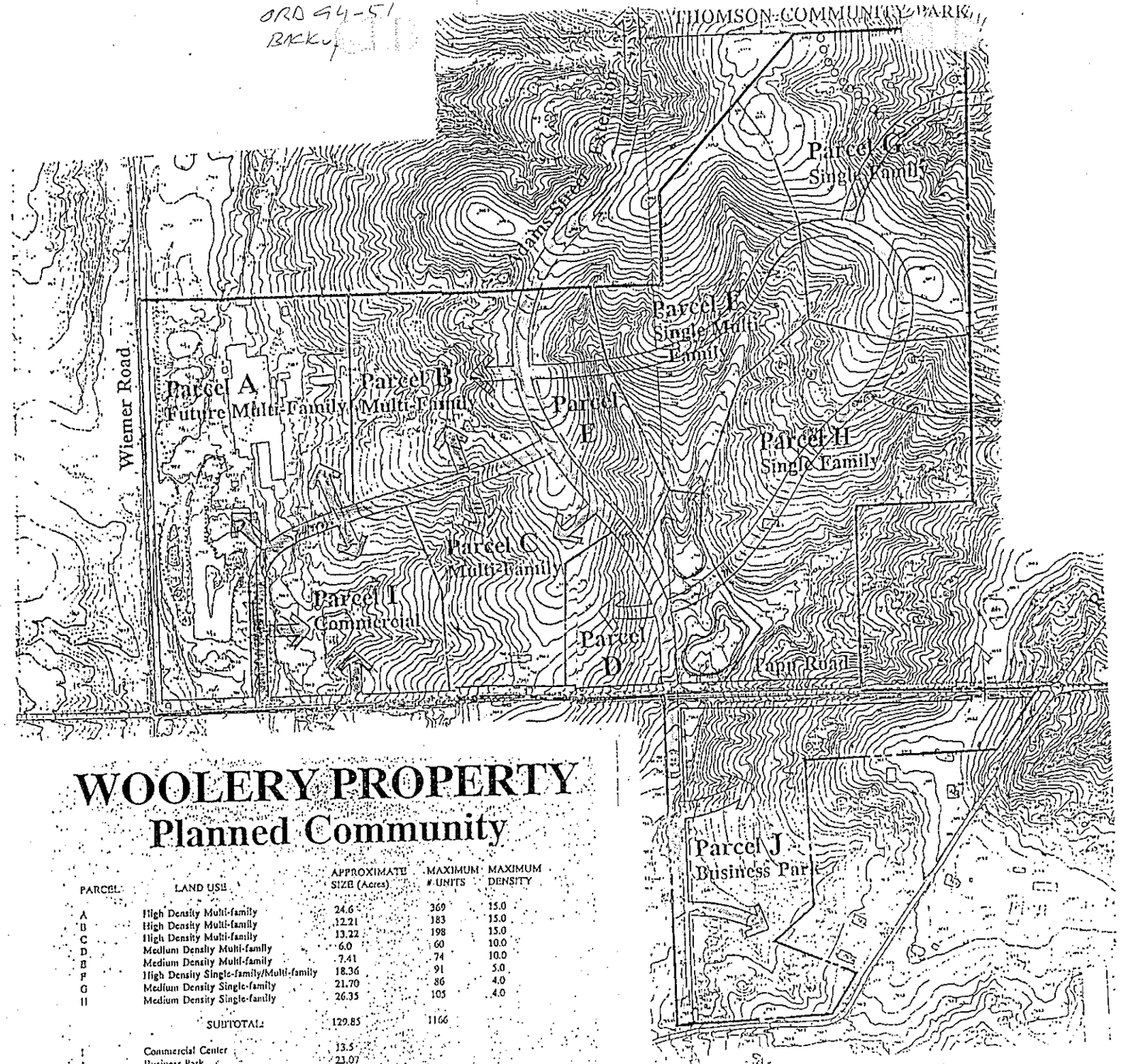
N

Date: 21 Sep 1994

1000 0 1000 2000 3000

Scale: 1" = 1000'

ORD 94-51
BACKup



WOOLERY PROPERTY
Planned Community

PARCEL	LAND USE	APPROXIMATE SIZE (Acres)	MAXIMUM # UNITS	MAXIMUM DENSITY
A	High Density Multi-family	24.6	369	15.0
B	High Density Multi-family	12.21	183	15.0
C	High Density Multi-family	13.22	198	15.0
D	Medium Density Multi-family	6.0	60	10.0
E	Medium Density Multi-family	7.41	74	10.0
F	High Density Single-family/Multi-family	18.36	91	5.0
G	Medium Density Single-family	21.70	86	4.0
H	Medium Density Single-family	26.35	105	4.0
	SUBTOTAL	129.85	1166	
I	Commercial Center	13.5		
J	Business Park	23.07		
K	Detention Buffer (not included in other tracts)	3.8		
	TOTAL	170.22	1166	78.0

RS/PUD-BA/BL/PCD-64-94
Revised Site Plan

81

MEMO

TO:	Common Council
FROM:	Planning Department
Date:	November 2, 1994
Case #:	RS/PUD/BA/BL/PCD-64-94
Location:	2080 and 2101 Tapp Road, Bloomington, IN 47403
Petitioner:	Woolery Stone Company
Counsel:	Smith Neubecker & Associates, Inc.

On 10-31-94 the Bloomington Plan Commission approved a request for a rezone from MQ to RS/PUD, BL/PCD, and BA/PCD, and outline plan approval of a 170 acre parcel of land located on the city's southwest side. The project incorporates mixed uses including single family residential, multi-family residential, neighborhood serving retail, and business centers. This is the site of the Woolery Stone Mill and adjacent acreage now used as pasturage. The area is currently zoned MQ and two branches of Clear Creek run through the site.

This petition will provide a 70' right-of-way running north and south through the project to link with Adams Street at its Allen Street intersection. This major collector will access the large Sudberry tract to the northwest and several smaller developable parcels to the north. Additionally, through streets will be provided for Rockport Hills and Southern Pines; two single family developments which link the project to Rockport Road. Standards for interior roads are described within the petitioner's statement. The petitioner will dedicate 50' of R.O.W. along Weimer as they will on Tapp. Weimer will be upgraded to an arterial street in the new thoroughfare plan.

The entrance to the business park area will be constructed in line with the Adams Street collector which runs through the residential development to the north. It will also be located adjacent to the undeveloped Hoadley property to the west and may provide secondary access to that property. This plan avoids road construction in the area of the sinkhole.

The petitioner proposes three bicycle paths:

1) The petitioner will either incorporate a 5' bicycle lane into the right-of-way for the Adams Street extension or will provide additional easement.

2) The petitioner has met with the Parks Department and agrees to provide a bicycle/pedestrian path to the Thomson Park which can be used by service vehicles.

3) The petitioner is willing to work with Parks to create another path following the creek next to Weimer Road. Implementation of this path will be linked to construction on the Woolery Mill site, expected to be one of the final phases to develop. Plans for this path, which will link the proposed quarry parks to the south with Wapahani and Twin Lakes, will be determined at development plan stage.

The 10 proposed development tracts will feature low density single family on the east side of the site facing developed tracts and blend to higher density towards the west. The existing Woolery Mill site is expected to stay in operation for some time to come. The neighborhood serving commercial node proposed approximately 100,000 s.f. of space. Uses will include service related uses on a scale designed to serve adjacent residential development. **Please refer to the list of uses in the petitioner's statement.**

Residential development will average seven units per acre overall. Petitioner was granted reduced setbacks for the single family and attached units (6' minimum, 9' combined side yard requirements, 20' front yard). The setback from Adams Street will remain at 25'. The petitioner was also granted a reduced buffer (25') on the adjacent development to the east, since the buffer would separate similar uses.

The proposed development is in close compliance with the Master Plan. The housing components and densities are as recommended in the plan. The retail area is somewhat larger than the plan's specifications, in consideration of Weimer Road's projected status as a thoroughfare and the potential for some spin-off demand from the nearby medical complex. The shopping site represents a good opportunity to achieve the plans goal of shopping in proximity to residential areas without the conflicts attendant to such zoning in developed areas. The plan shows multi-family south of Tapp Rd. between Rockport and the quarry. The petitioner preferred not to put residential adjacent to an operating quarry. Staff and Commission agreed; the multi-family in this location did not reflect any significant plan goal and the office park was viewed as a useful substitute. Churches and institutions are among the permitted uses as staff's instigation, because certain such uses have found site selection difficult recently. The Commission pared all of the retail uses out of the office park component.

RS/PUD/BA/BL/PCD-64-94	Woolery Stone Company 2080 and 2101 Tapp Rd. Request for rezone of approximately 129.85 acres from MQ to RS/PUD and proposed to be developed as approximately 1,166 residential units, rezone of approximately 13.5 acres from MQ to BA/PCD and proposed to be developed as a commercial center, rezone of approximately 23.07 acres from MQ to BL/PCD and proposed to be developed as a business park, and outline plan approval for the 170.22 acre tract as a whole.

Conditions of approval:

1. 50' right-of-way dedication on Weimer.

2. Because of the environmental sensitivity of parcel A, the sidewalk requirement on Weimer, the proposed pedestrian/bicycle path and the location of any accessess will be deferred to development plan stage.

3. All sinkholes be located prior to development plan stage and that the petitioners submit information about depth-to-bedrock on the site.

4. Primary access to the business park be aligned with the Adams Street collector on the west side of this phase. Additional accesses to this site shall be determined at development plan stage.

5. Setback and buffer variances as requested.

6. Restaurant use be deleted from the list of allowed uses for Parcel J.

October 31, 1994

To: Tim Mueller

From: T. Micuda, K. Komisarcik, G. Heise,
M. Wedekind, P. Werner

Subj: RS/PUD/BA/BL/PCD-64-94 Woolery Stone Company 2080 & 2101 Tapp Rd.

For a description of the site and a general overview of environmental conditions, see our report for the October 10 Plan Commission meeting. This report will concentrate on specific recommendations.

Tree Preservation - Because existing trees are scattered and generally found on the perimeter boundaries of the site, there are great opportunities for tree preservation. The Environmental Commission recommends that the petitioners locate and design around these tree concentrations prior to submission of development plans to staff. The Environmental Commission expects the petitioners to utilize setback variances, adjusted lot configurations, retaining walls, and common space if they are necessary to achieve tree preservation goals. The most important areas for tree preservation on the site include a grove of oaks and hickories between Parcels E and F, some oaks, maples, beeches, and tulip poplars on the northwest and eastern portions of Parcel H, and a nice grove of sugar maples on Parcel J.

Floodway/Wetland Preservation - The western portion of Parcel A is located in an urban floodway zone. This zone consists of a stream which runs parallel to Weimer Road, several small, open ponds, one small wetland pond, and a much larger wetland pond. This is a high quality wildlife habitat that is proximate to areas that have suffered flooding problems from Twin Lakes dam. The Environmental Commission would be very resistant to future proposals involving cut and fill in this floodway zone and recommends that this area be preserved in its natural state. There is also an intermittent stream with a special conservancy zoning status located in the central portion of the property. The Environmental Commission is much less concerned about this stream because of its lack of streamside vegetation and its heavy agricultural use. We do not have any objections to the detention basins proposed for this stream.

Karst Topography - There are sinkholes on the property, including a larger sink on Parcel J and a series of sinkholes on the northern portion of Parcel H. We also observed shallow depth-to-bedrock throughout the site. The Environmental Commission recommends that all sinkholes be located prior to development plan stage and that the petitioners submit information about depth-to-bedrock throughout the site. In general, our recommendations for sinkhole protection are as follows:

1. to avoid increasing stormwater runoff into sinkholes
2. to avoid the location of structures, utility cuts, and roads over karst features
3. to protect existing vegetation surrounding sinkholes

Landscaping and Erosion Control - These issues will be addressed at development plan stage.

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E.C. Report
RS/PUD-BA/BL/PCD-64-94

Smith Neubecker & Associates, Inc.

Stephen L. Smith P.E., L.S.
President

Daniel Neubecker L.A.
Project Manager

September 1, 1994

City of Bloomington Plan Department
c/o Tim Mueller, Director
P.O. Box 100
Bloomington IN 47402-0100

RE: Tapp Road

Dear Tim and Plan Commissioners:

On behalf of our client Jack Rogers of the Woolery Stone Company, we respectfully request BA/PCD, BL/PCD and RS/PUD rezone of approximately 170 acres of land currently zoned MQ. The new RS/PUD zoning designation will be used to develop a multi-use planned unit development of approximately 1166 units. These units include attached and detached homes that will allow for a mixed use development with a commercial center that supports the residential and future residential developments in this area. Combined with the commercial center is a proposed business park that will allow employment close to residential areas which will support existing medical facilities to the west.

The location of the project is on the north and south side of Tapp Road west of Rockport Road. The site has slightly to moderately sloped topography which will allow easy construction of homes and infrastructure thus minimizing environmental disruption. The property is mostly pasture and will easily accept residential development of this kind. On-site trees consist mostly of young fence row trees and scattered patches of mature trees.

The development complies with the City of Bloomington Growth Policies Plan. In particular, low density and high density residential is defined for this area. The Growth Policies Plan also promotes a commercial node to support the residential development, which this plan shows. This development also nurtures environmental integrity through improving property outside of significant natural environments. Other Master Plan policies that are also reflected in the proposed development include mitigation of traffic, sustain economic vibrancy and leverage public capital.

Most important is promoting development on the west side as this project shows and supports.

4625 Morningside Drive
Post Office Box 5355
Bloomington, Indiana 47407-5355
Telephone 812 336-6536
FAX 812 336-0513

WOOLERY PROPERTY PLANNER COMMUNITY

PARCEL	LAND USE	APPROXIMATE SIZE (Acres)	MAXIMUM # UNITS	MAXIMUM DENSITY
A	High Density Multi-family	24.6	369	15.0
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	SUBTOTAL:	129.85	1166	
I	Commercial Center	13.5		
J	Business Park	23.07		
K	Detention Buffer (not included in other tracts)	3.8		
	TOTAL:	170.22	1166	78.0

TABLE 1

LAND USE AND DENSITY SUMMARY

WOOLERY STONE/TAPP ROAD RS/PUD, BL/PCD & BA/PCD
OUTLINE PLAN STATEMENT
September 1, 1994

The Woolery property planned community is a proposed multi-use Planned Unit Development on 170 acres on Bloomington's west side. The property fronts Tapp Road and is located east of Bloomington's Medical Services. The project is surrounded by equal or lower density housing or vacant land. Included in this multi-use development is 13.5 acres of commercial center and a 23 acre Business Park.

The site's land form is well suited for a single family and multi-family subdivision. Due to softly rolling topography of the land, road and home construction will not require significant removal of site vegetation or massive earth moving. The proposed subdivision roadway layout will provide a network of roadway connections to proposed and existing neighborhoods.

RS/PUD

Residential

The Outline Plan drawing and the illustrative site plan show the elements of this Planned Unit Development. These include:

- Roadway circulation pattern providing future access to Adams Road and Thomson Community Park.
- Schematic lot and unit layout and internal street pattern. The lot, unit and road layout will be finalized at Development Plan stage.
- Preliminary storm water detention location.
- General location of existing vegetation.
- General concept for pedestrian circulation.
- Buffer areas.

Parcels A, B, C, D, E, F, G, and H are shown on the outline plan drawing with their respective densities and lot sizes.

Minimum yard setbacks are proposed as follows for single family or attached units on lots to allow more flexibility in the type of homes on these lots.

- Rear Yard 25'
- Side Yard 6' minimum and 15' total (one or two story)
- Front Yard 20'
- 25' PUD Buffer

BL/PCD Business Park

Twenty-three acres of this development are proposed as BL/PCD Business Park to open the market for Corporate Employment Centers and other business employers. The 23 acre site will support about 130,000 square feet of professional office space. This project could be a planned business campus with grouped structures, or several buildings each with separate ownership. The development plan will provide the details of the proposal and may come in the form of a subdivision to allow sale of lots for office building construction.

The project is located next to an operating quarry, therefore business will supply the safest land use alternative to multi-family uses.

The scope and scale of the project requires multi-accesses to both Tapp Road and Rockport Road. The proposed land uses are intended to fit into the Corporate Employment Center goal and to take advantage of this strategic location relative to State Road 37. The proposed land uses include:

- Churches
- Institutions
- Offices: Corporate, Professional, and Medical
- Research Facilities and Laboratories
- Support Services not to exceed a total of 10,000 square feet, these uses could include:

Branch Bank	~~Drug Store~~
Business Services	~~Funeral Services~~
~~Convenience Shopping~~	~~Gift Shop~~
Day Care	~~Sit-down Restaurant~~

PER 10/25 LETTER FROM PETITIONER & PLAN MEMO TO CCC

BA/PCD Commercial Shopping Center

The commercial site for this project is proposed on the northeast corner of Weimer and Tapp Roads. This location will effectively serve the surrounding neighborhoods and specifically residential neighborhoods to the north by both pedestrian and vehicular traffic without crossing Tapp Road. The proposed commercial uses will fit with the needs of the surrounding neighborhoods and businesses. The proposed land uses include:

Antiques	Candy/Confectionery	Jewelry
Apparel	Dairy Products	Liquor
Appliances	Drug Store	Pet Shop
Art/Craft	Dry Cleaning	Printing/Copy Service
Bakery	Florist Shop	Restaurants
Banks	Gasoline Service Station	Sporting Goods
Bicycle Shop	Gift Shop	Taverns
Books	Grocery & Meats	Variety Store
Business Services		

Traffic

Connections are proposed to Adams, Weimer, Rockport, and Tapp providing an efficient secondary collector roadway network within the PUD.

The Adams Street extension will be a 70' wide right-of-way principle collector. The proper alignment of Adams Street extension is the key element in this project and is a significant factor to the surrounding communities. The subdivision roads will be designed and built to City of Bloomington standards. The standard roadway dimensions for this development are 60' right-of-way with 31' back to back street section on the main streets as illustrated on the Outline Plan drawing. Cul-de-sac streets will have a 50' right-of-way with 28' wide street back to back.

Site Drainage

Conceptual detention design is included in the site plan at two to three strategic locations based on preliminary analysis. A detailed analysis will be conducted at the Development Plan stage of this project that will accommodate site water in accordance with current City regulations.

Utilities

City sewer and water will be included in this project. Initial contact has been made with the City of Bloomington Utilities Department in order to generate water and sewer concepts, layout and connections.

Common Open Space

This development is proposed to be standard detached single family and attached multi-family. Open space will be defined for each parcel at Development Plan stage.

Pedestrian Circulation

All internal streets shall have sidewalks on both sides. These walks can be connected to allow access to Thomson Park and proposed Weimer Road Greenway.

Existing Non-Conforming Uses

The limestone cutting facility will be maintained as a use until such time as replaced by multi-family residential development.

Included with this letter is the application form, application fee, Outline Plan Drawing, Outline Plan Statement, and legal description. Proof of certified mailing notices to adjacent property owners will be provided prior to the hearing. We look forward to working with you over the next several weeks as our petition moves through the Plan Commission and Council.

Sincerely,

Michael J. Probst, ASLA
Smith Neubecker & Associates, Inc.

cc: 2275

Smith Neubecker & Associates, Inc.

Stephen L. Smith P.E., L.S.
President

Daniel Neubecker L.A.
Project Manager

October 25, 1994

City of Bloomington Planning Department
c/o Nancy Hiestand
P. O. Box 100
Bloomington, IN 47402-0100

Dear Nancy:

Based on comments from the Plan Commission, the following issues have been addressed by this petition.

- Access from Tapp Road to Business Park will be relocated away from Rockport Road intersection.

- The elimination of commercial support services from the Business Park, which includes convenience shops, drug stores, and gift shops.

- The Business Park support services as selected will only include direct support in the Business Park with no commercial retail.

  Branch Bank
  Sit-down Restaurant ← deleted as a condition of approval
  Day Care
  Business Services

- Service road and pedestrian access to Thomson Community Park from the south as City Parks & Recreation directed.

- Pedestrian and bicycle access will be provided at the following locations:

  Along Wiemer Road.

  Along Adams Street connecting Business Park with on-site Park north to the edge of the property with this concept to be continued for the full length of Adams Street extension.

4625 Morningside Drive
Post Office Box 5355
Bloomington, Indiana 47407-5355
Telephone 812 336-6536
FAX 812 336-0513

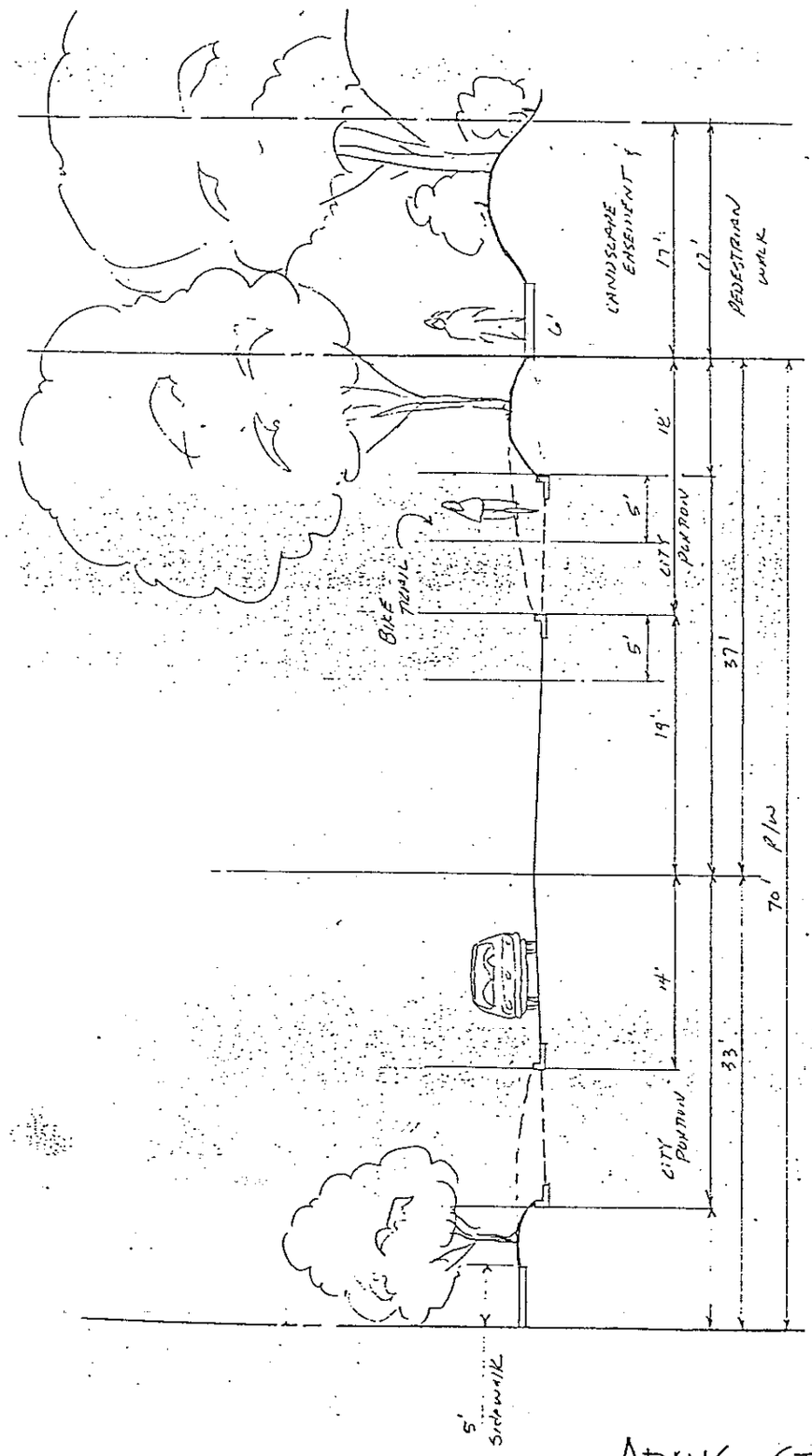
- Commercial site will have a maximum of 100,000 s.f. of commercial retail space.

Sincerely,

Michael J. Probst, A.S.L.A.
SMITH NEUBECKER & ASSOCIATES, INC.

MJP:vp

cc: File



ADAMS STREET
COLLECTOR DESIGN
(BIKE AND PEDESTRIAN
PATH)

RS/PUD-BA/BL/PCD-64-94