

CITY OF BLOOMINGTON



APRIL 24, 2014 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
April 24, 2014 at 5:30 p.m.**

Council Chambers - Room #115

ROLL CALL

MINUTES TO BE APPROVED: December 19, 2013

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

- Election of Officers – 2014
 - Current President – Sue Aquila
 - Current Vice President – Barre Klapper

PETITIONS WITHDRAWN:

- AA-43-13 **Donald Lee**
820 E. 8th St.
Request: Administrative Appeal of a City Notice of Violation alleging the addition of a second dwelling unit.
Case Manager: Patrick Shay
- AA-44-13 **William Burnett**
816 E. 8th St.
Request: Administrative Appeal of a City Notice of Violation alleging the addition of a second dwelling unit.
Case Manager: Patrick Shay

PETITIONS CONTINUED TO: May 22, 2014

- UV-46-13 **GMS-Pavilion Properties, LLC**
306 E. Kirkwood Ave.
Request: Use variance to allow a bank drive-through in the Commercial Downtown (CD) zoning district.
Case Manager: Jim Roach

PETITION:

- UV/V-51-13 **ERL-14, LLC**
1250 N. College Ave.
Request: Use variance to allow 1st floor residential use. Also requested are variances from height, 360 degree architecture, and front building setback.
Case Manager: Jim Roach

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
 Location: 1250 N. Walnut Street

CASE #: UV/V-51-13
DATE: April 24 2014

PETITIONER: ERL-14, LLC
 601 N. College Ave., Bloomington

CONSULTANT: Studio 3 Design
 8604 Allisonville Rd., Indianapolis

REQUEST: The petitioner is requesting a use variance to allow first floor residential uses in a Commercial General (CG) zoning district as well as architecture and setback design standards variances.

SITE INFORMATION:

Lot Area: 0.943 Acres
Current Zoning: Commercial General (CG)
GPP Designation: Community Activity Center
Existing Land Use: Vacant, retail building
Proposed Land Use: Mixed-Use
Surrounding Uses: North – Miller-Showers Park
 South – Multi-family
 East – offices
 West – mixed commercial

PETITION OVERVIEW: This 0.943 acre property is located at the southeast corner of W. 17th Street and N. College Ave. and is zoned Commercial General (CG). This property contains four platted lots and contained four buildings until a fire in 2008 that resulted in the demolition of three of them. The property currently contains three vacant lots and a single story commercial/retail building. The property is surrounded by Miller-Showers Park to the north, a multi-family use to the south and commercial uses to the east and west. The petitioner proposes to demolish the existing building and construct a new mixed-use building.

The proposal is for a 3-story building with 6,585 square feet of commercial space near the intersection. The building would include 46 units and 64 bedrooms. Vehicular access would be gained by a drive-cut in the middle of the building, separating the mixed-use portion from the multi-family portion. A drive onto 17th St. would be a right-out only. The petition also proposes converting the existing parallel on-street parking on the east side of College Ave. into 45 degree angled parking.

This petition includes residential uses on the first floor, which is not permitted in the CG zoning district. The petitioner is requesting a use variance to allow for these residential units. The Plan Commission voted 5-1 to forward a positive recommendation to the BZA for the Use Variance. The petitioner is also requesting variances from setback and architectural requirements. This petition will meet all other standards including parking, height, and density requirements.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property as Community Activity Center (CAC). The Community Activity Center areas are “designed to provide community-serving commercial opportunities in the context of a high density, mixed use development.” It also states that “rather than serving a single neighborhood, commercial uses in and surrounding the CAC will be developed so as to be accessible to multiple neighborhoods by non-motorized means, without becoming a major destination for the entire City and/or region” and “In accordance with their greater scale, commercial uses in a Community Activity Center will have more intense site development (than Neighborhood Activity Centers).” Land use policies for this area state that:

- The primary land use in the CAC should be medium scaled commercial retail and service uses.
- Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- Street cuts should be limited as much as possible to reduce interruptions of the streetscape.
- Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.
- Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.
- Provision of public spaces should be used as an incentive to allow additional residential units or commercial space to be developed as part of the planning approval process.
- In order to buffer pedestrians on busy corridors as well as reduce off-street parking needs, on-street parking and tree plots should be encouraged in new developments and maintained on built roadways.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.

Use Variance: The petition includes 6,585 square feet of commercial space immediately at the corner of 17th St. and College Ave., both classified as arterial streets. This space fills both street frontages and includes nearly all of the ground floor space of the northern part of the building. The first floor of the southern part of the building is made up of four residential units with front stoops and entry doors along College Ave.

Building Setback Variance: Based on the location of other buildings on this block, the UDO requires a minimum setback of 56 feet from the centerline of College Ave. The building is proposed at approximately 50 feet from the centerline. This setback is similar to two existing commercial structures on this block: Big Red Liquors (1110 N. College Ave.) and the former PrintMasters (1200 N. College Ave.). This setback still allows for a wider sidewalk plaza next to the commercial space and a shallow landscaped yard next to the residential units. The building setback on 17th St. is determined by the historic

structure to the east. The proposed building is further from the street than this building.

Building Architecture Variance: The UDO requires that buildings along arterial corridors break up long expanses of blank walls and incorporate 360 degree architectural treatment. The UDO requires that buildings not contain more than 40 feet of façade without three of the following: an awning or canopy, change in building height, regular pattern of windows, or recessions/projections in the façade. Apart from the height changes and the lack of canopies and display windows in the residential section, the petition meets these requirements along 17th and College. However, the UDO also requires that any façade visible from any arterial street meet these requirements. The rear/east side of the building is visible from N. Walnut Street due to the low building height of existing structures. This façade includes recessions and changes in height but does not include any canopies and includes a completely blank first floor. A variance is also required to allow a metal panel system associated with the portion of the building that connects the two halves.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.09.130 e) Standards for Granting Variances from Development Standards (Setback/Building Architecture): A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

STAFF FINDING: Staff finds no injury with this petition. The proposed building setback on College is still ample enough to allow for tree grates, some landscaping, and a very wide sidewalk area. Neither the setback variance nor architectural variance compromises the project's effect on general welfare. The building contains reasonable architectural variation and massing.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

STAFF FINDING: Staff finds no adverse impacts to the use and value of surrounding properties as a result of the requested variances. The proposed setback on College is completely in line with existing structures. The architectural variances to allow metal and not require canopies and full height variation over the residential portion of the building do not compromise the architectural quality of the proposal. The proposal redevelops a key abandoned corner of two arterial streets, which can only enhance rather than detract from the value of adjacent properties.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

STAFF FINDING:

Front Building Setback: Staff finds peculiar condition in the location of other buildings along College Ave. in this area. Although the property does not qualify for an automatic reduction in front setbacks, there are two prominent commercial buildings (Big Red Liquors and the former PrintMasters building) to create a commercial setback context on this side of the street. Staff finds practical difficulty in that a complying setback would create a less desirable walk-up, pedestrian friendly commercial environment and make the creation of a standard 60-foot wide parking lot in the rear of the property difficult.

Architecture: Staff finds peculiar condition in the fact that the ground level of the east side of the building will not be visible from the street, that some parts of the first floor will have residential uses and that the Plan Commission specifically guided the petitioner to create differentiation in the residential and nonresidential parts of the building. The presence of another tier of lots and existing buildings hide the ground level of the rear of the proposed structure so that it will not be visible from Walnut Street. No benefit would be gained from adding additional windows and canopies to the rear ground level. The required 5-foot height difference between modules could be gained but would create an overly modulated look to the structure. Additional first floor void could be added to the southern multi-family portion of the building, but windows would look into residential living space. The metal panels are used in the connector piece between the north and south half of the building and are not normally permitted, but are used to create a contrast between the two main parts of the structure. Also, these panels make up a small percentage of the building façade. Staff finds practical difficulty because without the requested variances, the petitioner would be required to install windows and canopies on the service areas of the rear of the building and increase the height of the building modules in order to create the required height differentiation. There is no aesthetic benefit to require strict compliance with these standards.

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:

Findings of Fact: Pursuant to IC 36-7-4-918.4. the Board of Zoning Appeals or the Hearing Officer may grant a variance from use if, after a public hearing, it makes findings of fact in writing, that:

- (1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and*

Staff Finding: Staff finds no injury with the use variance request for ground floor units. Allowing residential walk-up style units on the southern ½ of the proposal does not compromise safety or community welfare. The residential portion of the development has been designed to have secure residential entry options.

- (2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and*

Staff Finding: Staff finds no adverse impacts associated with the proposed use variance. The building includes commercial space on both street frontages and creates a very active pedestrian environment in a location that will positively affect adjoining properties. There are several adjacent properties that have already been developed with commercial uses, so a mixed use development with higher residential densities actually enhances surrounding properties.

- (3) *The need for the variance arises from some condition peculiar to the property involved; and*

Staff Finding: Staff finds peculiar condition in that the presence of commercial uses and commercially zoned land along College Ave. and the adjacent street corners lessens the need for this property to be developed entirely with first floor commercial uses. The intent of this requirement was to assure that large commercially zoned properties were not developed as solely residential developments. This petition includes a large commercial space at the intersection.

- (4) *The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and*

Staff Finding: Staff finds that the strict application of the Unified Development Ordinance will place an unnecessary hardship on the property by requiring approximately 13,000 square feet of ground floor commercial space. This is a substantial burden on the developer because only the northern portion of the site is preferred for commercial space.

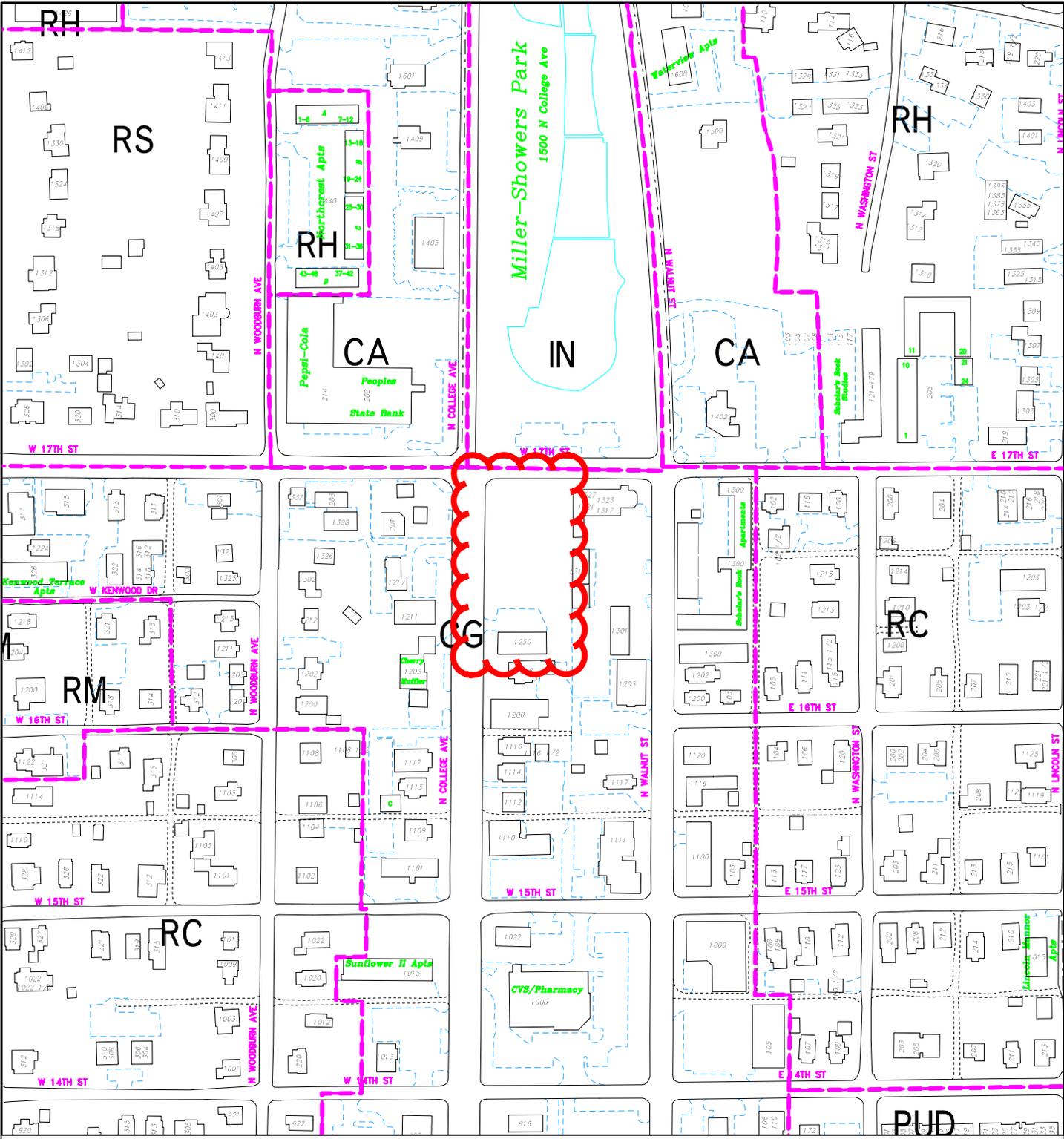
- (5) *The approval does not interfere substantially with the Growth Policies Plan.*

Staff Finding: The Plan Commission and Staff find that this proposal does not substantially interfere with the Growth Policies Plan and is consistent with the policy goals of Community Activity Centers including the development of medium scaled commercial retail and service uses with an encouragement for residential uses, predominately in the upper stories.

CONCLUSION: Staff recommends approval of the use variance and design standards variances. Staff finds the variances being requested are appropriate toward creating the overall desired architecture and design of this petition. This proposal meets several goals of the Growth Policies Plan by redeveloping an underutilized parcel with a mixed use building, creating a vastly improved streetscape for College Ave. through on-street parking and reduced travel lane widths. The Plan Commission also found that the proposed Use Variance does not substantially interfere with the Growth Policies Plan's goal of promoting mixed use development.

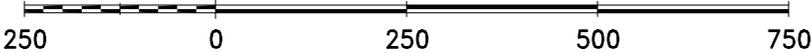
RECOMMENDATION: Staff recommends approval of the use variance and the design standards variances with the following condition:

1. All terms and conditions of the Plan Commission site plan review, SP/UV-38-13, are binding on this petition.

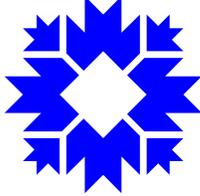


UVV-51-13
Location Map

By: roachja
1 Nov 13

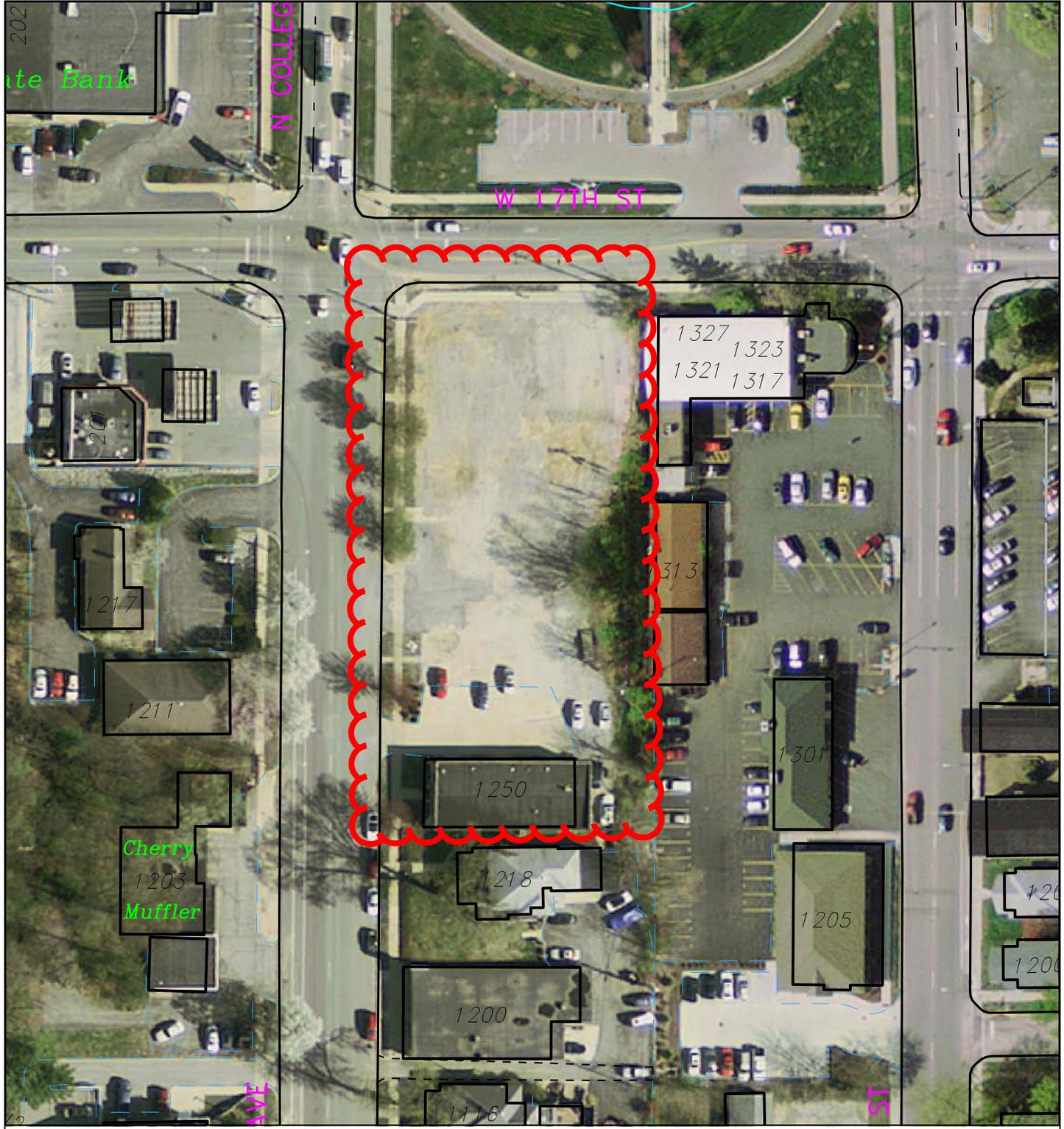


City of Bloomington
Planning



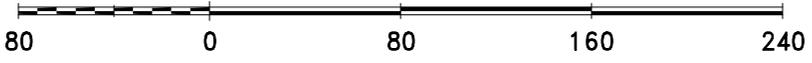
Scale: 1" = 250'

For reference only; map information NOT warranted.



UVV-51-13
2011 Aerial Photo

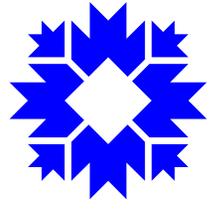
By: roachja
1 Nov 13



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 80'



November 12, 2013
 March 24, 2014 (*revised*)

City of Bloomington Planning Department
 P.O. Box 100
 Bloomington, IN 47402

Attn: Mr. James Roach

RE: The Gateway Apartments

PETITIONERS STATEMENT

Dear Mr. Roach

Studio 3 Design is pleased to submit the attached apartment development, The Gateway Apartments for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Studio	22 Units	22 Beds
1 Bedroom Flat	10 Units	10 Beds
2 Bedroom Flat	10 Units	20 Beds
3 Bedroom Flat	04 Units	12 Beds
	46 Units	64 Beds

Level 1 Green Incentives:

We will be pursuing Level 1 green incentives as part of this project to achieve a 25% increase in allowable density, a separate write-up on this has been provided outlining the incentive goals.

Property density:

Site: .943 acres (41,077 sf)

15 DUEs/ acre =

Level 1 green incentives to increase allowable DUEs by 25%

14.15 DUE's allowed

17.69 DUEs allowed

Studio	.20 DUE x 22 = 4.40 DUE
1 bed	.25 DUE x 10 = 2.50 DUE
2 bed	.66 DUE x 10 = 6.60 DUE
3 bed	1.0 DUE x 04 = 4.00 DUE

17.5 DUE's proposed (17.69 DUE's allowed with green incentives)

Non-Residential space - Retail

Approximately **6,585 gross square feet** of retail space is provided along 17th Street and College Avenue.

Parking Counts

Required parking for apartments:	Zero spaces
Required parking for retail:	Zero spaces
Provided on-site parking:	41 spaces on site
Street parking	16 spaces proposed

Project Location

The project is located at the SE corner of 17th Street and College Avenue. The site contains 4 parcels of land, three of which are currently vacant and one of which houses a single level retail building that will be demolished as part of this petition. The site is directly across the street (south) of the public park that runs between College and Walnut streets. Additionally the site sits at the crest of the hill on College avenue with strong sightlines as you drive South on College coming into town. To the South is a historic home which sits on a hill and is considerably set back from the street. To the East is a grouping of single level office / retail functions along walnut street as well as large on-grade parking lots.

Project Concept

The buildings architecture is defined by strong massing and a verticality of building elements at the corner. The overall forms, detailing and material palette has been simplified to provide a modern twist with a strong expression and presence at the top of the hill as a gateway into the downtown. The structure takes a simple shape for building efficiency and stacks the building over 6,585 sf of retail space running the width of the building on 17th Street and half way down the site along College Avenue.

As you move to the South along College, the building is split by drive under the building and a connecting "sky bridge" that spans between the north and south buildilngs. The drive connects through to surface parking on the east side of the building and is flanked by residential ground floor units to the South and retail to the North. Parking is screened from both 17th and College by the building and is buffered from the West and south by landscaping zones and a proposed Raingarden on 17th street across from the park.

The Northern section of the building, which contains retail at the entire base, is pulled forward toward 17th Street and College Avenue to provide prominence to the retail. Angled street parking runs the length of the property on College and provides much needed parking to support the retail component. The residential entrance near the mid-point of the site along College steps back roughly 25'-0" from the retail façade and is primarily glass to provide transparency between the North and south sections of the buildings. The southern portion of the building is a 3 story mass along college with apartments on all three levels. A length of ornamental fencing and a landscaped buffer for the residential units create a different feel for the building as it transitions into the neighborhood to the south.

Internally, the building is divided into smaller dwelling units all accessed off of a common internal corridor system. As noted above, (22) units are studios, (10) units are 1 bed, (10) are 2 bed and only (4) units are 3 bed – keeping away from what is considered larger “party units” as part of the mix.

The development will transform what is currently a gravel parking lot to a high impact landmark at the gateway to the downtown area and provide opportunities for retailers, outdoor seating and street life as well as amenities that speak to going “green”. The site will provide covered and secured bicycle parking as well as bike racks for visitors of the retail areas out along the street. Two bus stops are within a block of the site providing an alternative means of transportation for residents and visitors alike. An outdoor trash enclosure is large enough for the site dumpsters as well as providing space for future opportunities for recycling. To reduce the carbon footprint of the facility, the building shell will be well insulated with a min. of 6” batt insulation and insulated low-E window units. On the uppermost roof levels, white TPO or rubber membrane roofing over rigid insulation will be used to reflect sunlight and reduce solar heat gain. Internally, energy star appliances, high efficiency furnaces, insulated demising and perimeter walls, energy efficient lighting fixtures, motion sensor lighting in common areas where security is not an issue, abundant natural lighting sources and low flow water fixtures will be provided. Additionally, common building materials such as lumber and masonry will come from within 500 miles to reduce transportation and the associated emissions and fossil fuel consumption.

On the Site, the use of permeable pavers and the creation of a raingarden will provide natural means to filter storm water and reduce the impacts of storm water on the City’s infrastructure. Along College Ave, at the southern end, large green area has been maintained to allow for native plantings and a softer screened relationship between the street and the apartment building.

Building Scale / Massing / Articulation

The building has been designed with a strong massing at the corner of 17th and College with a vertical tower element rising to serve as a focal point as you head south on College avenue and enter into the downtown. The building is pulled forward along 17th and College Avenue to provide clear visibility for the retailers and to create a horizontal and vertical break in the building massing along the sidewalk for a more pedestrian friendly sense of scale. The building entrance and connecting bridge element on College Avenue serves to both visually call out the primary entrance for the residential portion of the building as well as providing a break between the north and south building areas – with mixed use focused to the north of the entrance and all residential to the south of the entrance. The building articulation is further broken down into more detailed elements at the apartments with picket style metal railings lining balcony zones along with material changes in color and texture where the building steps in and out. The buildings mass above the retail is broken into a rhythm of 2 unit bays, each articulated with a base, middle and cap defined by banding as well as material changes. The cap of each of these modules is further accentuated by breaking the cornice line and providing a visual continuation the center brick detailing up through the roof plain.

Window detailing

Windows range in scale depending on their location around the building. Storefront systems 12'-0" tall wrap the retail space and transition vertically at the corner tower. Larger ganged windows in a mix of fixed and operable styles create a uniform rhythm of punched openings in the vertical modules on the building to serve the apartment units. Typically, windows have been ganged together to obtain the best natural lighting possible for the interior of apartment living spaces. The issue of providing the UDO requested proportions for the windows has been addressed

through the incorporation of a vertical 6" mullion between each window unit allowing the larger openings to maintain the desired rectangular proportion and still create the best possible natural interior lighting for the residents.

Streetscape

A simple rhythm of street trees in ornamental gates are set in a hard-scape sidewalk along both 17th Street and College Avenue. The hardscape pattern transitions into a residential scale sidewalk and soft-scape pattern with trees in landscape "green zones" and low level plantings and shrubs continue the rhythm down College Avenue in front of the residential units. Where possible, additional landscaping has been provided around the perimeter of the site. The sidewalk is approximately 12' to 15' wide along the retail affording an opportunity for outdoor seating or roll out merchandizing.

Angled parking has also been suggested along College Avenue for the length of the property. This provides 16 retail parking spaces which makes attracting and maintaining retailers at this location more viable. College Avenue is reduced down to two standard drive lanes with a dedicated bike lane, and parallel parking on the West side of the street.

Site Accessibility

Pedestrians can enter the site at grade off of College Avenue and off of 17th street. Vehicles can also enter the site to access parking tucked within the core of the development from College and can exit onto 17th Street with a right turn only onto 17th Street or a left turn heading one way South onto College. A central stair and elevator serve the building off of the College Avenue as the primary building entrance for the apartments above and as a connection between the parking in the back and the apartments and or retail in the front. A vestibule allows residents and guest an opportunity to get out of the rain and or gain access to the adjacent retail space before needing to be buzzed in or use an access control key fob to gain entrance into the secured apartment levels.

All other building access points are through secured stair towers. The apartments located on level 1 are set back off of College Avenue and have a reduced sidewalk width with a green zone between the walk and building to create a level of privacy and prevent those walking down the street from being right next to the apartment windows. Landscape zones in this location also serve to help maintain the separation.

By code, since the building contains 20 or more apartment units, we are required to provide (1) full ANSI type A unit. A one bedroom unit on the first floor will be designed as a fully accessible unit to accommodate any tenants with a disability that require special accommodations. Since the building is served by an elevator, all units in the building are designed to meet fair housing requirements.

Building Façade modules

The building provides multiple steps both horizontally and vertically across the façade – both on 17th and on College Avenue, as well as the east façade as it is viewed from Walnut Street. The corner is defined in both height and materials as a special feature of the building while a 2 unit module with inset balconies establishes a simple rhythm for the remainder of the façade.

Building Heights

The site is relatively flat for Bloomington with about a 3' to 4' grade change. The zoning in the area permits a building height of up to 50' (which equates to a 4 level building). The entire building is under the 50' mark from lowest grade at the building. The vast majority of the building measures 45'-0" or less from the lowest point on grade, while the tower at the corner measures 48'-0".

Building Materials

Two colors of brick, fiber cement panels/siding, cultured stone and exterior insulation and finish system cornices form the material palette for the project. Stone veneer will create the base for the more residential portions of the building with a blend of brick and fiber cement panel system at the upper floor levels. The remainder of the building's facades that do not border either 17th Street or College Avenue are clad primarily in the same materials as the 2 primary facades. This gives the building a cohesive look from all angles.

Void to Solid Percentages

The site does not have any set standards for the percentage of void to solid along College or 17th street. Regardless, we have provided for extensive transparency (void) along the retail space at the first level to help create the desired connection with the street / pedestrian traffic. At the residential zones on the first level and upper levels we have scaled back the window sizes (voids) to be more in line with residential living. The building corner at 17th and College does provide for a more expansive glazing area on the residential to take advantage of the views and provide more prominent detailing to the main view of the building as you approach on College Ave.

Bike Storage/Parking

An effort has been made to make the facility "bike friendly" through the incorporation of bike parking focused around the building entry points for the convenience of the residents and visitors. Additionally, and as an element of the green incentives program, we are providing 100% of the required bike parking as secured Class 1 spaces accessed off of 17th street or College Avenue.

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. As such, we are reviewing the incorporation of the following into the project:

- "Green friendly" building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius.
- Energy efficient windows with low-E glazing.
- White reflective roofing membrane for energy conservation (TPO) product – the roofing reflects sunlight and reduces heat gain as well as reduces urban heat island caused by black roofing.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Level 1 Green Development incentives as outlined on the attached document.
- Close access to alternative means of transportation.

- Energy efficient lighting and fixtures .
- Energy Star appliances.
- Use of permeable pavers and the creation of a raingarden on site.
- Naturally lit stairs and lobby spaces to conserve on energy consumption.
- Maintaining green zones along College Avenue and around the perimeter of the site that are lined with native landscaping materials and plantings.

Build to Line

The project will request a variance to extend the retail area out toward the property line at the corner of 17th and College as well as pull the residential portion of the building closer to College Avenue to accommodate parking needs and landscape buffer zones to the East.

Building Entrances

The main building has (1) pedestrian entry off College Avenue, (2) secondary pedestrian from the parking area. Apartments on level 1 can be accessed at grade level from College Ave as well as from the parking area. Additionally, there is a vehicular route into the site accessed from College Avenue with a right turn only exit onto 17th street. Providing the drive at the center of the site along College Ave helps to break the massing into two distinct building elements.

Encroachments:

The project will require the following encroachments with the city:

- Pole mounted acorn style street light along College and 17th street
- Street trees along College and 17th street

Stormwater Detention

Storm water detention will be handled with a pervious paver system in the parking lot area with a series of underdrains connecting to the raingarden at the northeast corner of the site and out-letting into a storm structure on 17th Street.

Trash Removal

Trash removal has been provided at the back corner of the building (south end) and is accessed from a drive off of College Avenue.

Water Service & Meter Pit

The project will connect to the water main off of College Ave. A master meter will be installed outside of the City right of way along College Ave at the center of the site and will house the necessary meters and fire apparatus'. The PIV connection will be installed at this location. A separate Siamese connection will be back fed from the meter pit and provided for easy Fire Department access. No new mains are anticipated to be installed to provide service for the project.

Grease intercept pit:

A grease intercept pit will be provided under the drive near 17th street and adjacent to the retail space.

Move-In/ Move-Out & Delivery Access to the Site

Access to the site is anticipated to occur with a pull in from College Avenue. There is ample space internally for vehicles to pull in and park for move-in / move out activity without stopping in the road.

Street parking:

As noted above, 16 on-street angled parking spaces are being proposed along College Avenue to support the retail space. This parking will require City Council approval.

Sewer Service

The project will connect to the city sewer mains on 17th street. Connections will be lateral connections with standard patching of the street as required. No new mains will need to be installed to provide service for the project.

Private Utilities

Duke Energy and a cable/phone/internet provider to be determined will provide for the service needs of the development. We anticipate the placement of one pad mounted transformer for the building at the SE corner of the site. Utilities along the East property line will most likely need to be reviewed further with Duke Energy to understand access, maintenance and proximity to the existing building structures.

Anticipated Variances:

We will be asking for 3 variances for the development:

1. **A variance to allow the building to extend over the 15' setback.** This waiver would allow the building and retail space at the lower level and portions of the upper building levels to extend toward 17th street and College Avenue. We feel this change pulls the building more in line with the locations of neighboring facilities along College Avenue and bring the retail out toward the street for better visibility.
2. **Use variance to permit residential apartments/ parking on the ground level.** This variance will allow for the development of a mixed-use project in line with Green incentives goal 3. As well as allow for on-site parking for residential vehicles. The site is in an area where mixed use is encouraged, however parking for those uses is not required. Parking for residential uses is not allowed at grade level which is in direct conflict with the desire to have a mixed use development in an area that more than likely will be lived in by individuals with vehicles. As a result a variance to allow for residential parking and residential dwelling units on the street level of the development is required.

3. **360 Architecture.** There is a technical requirement to provide a street front level of detailing to all sides of the building – including the service side of a facility. It is unrealistic to believe that first floor retail will be glass on 4 sides and that a service access point will not be needed for retailers to run their business. As such, the parking lot side of our facility at grade level does not comply with the 360 architecture requirement.

Respectfully submitted,

STUDIO 3 DESIGN, INC

A handwritten signature in black ink, appearing to read "Timothy W. Cover". The signature is fluid and cursive, with the first name "Timothy" and last name "Cover" clearly distinguishable.

Timothy W. Cover

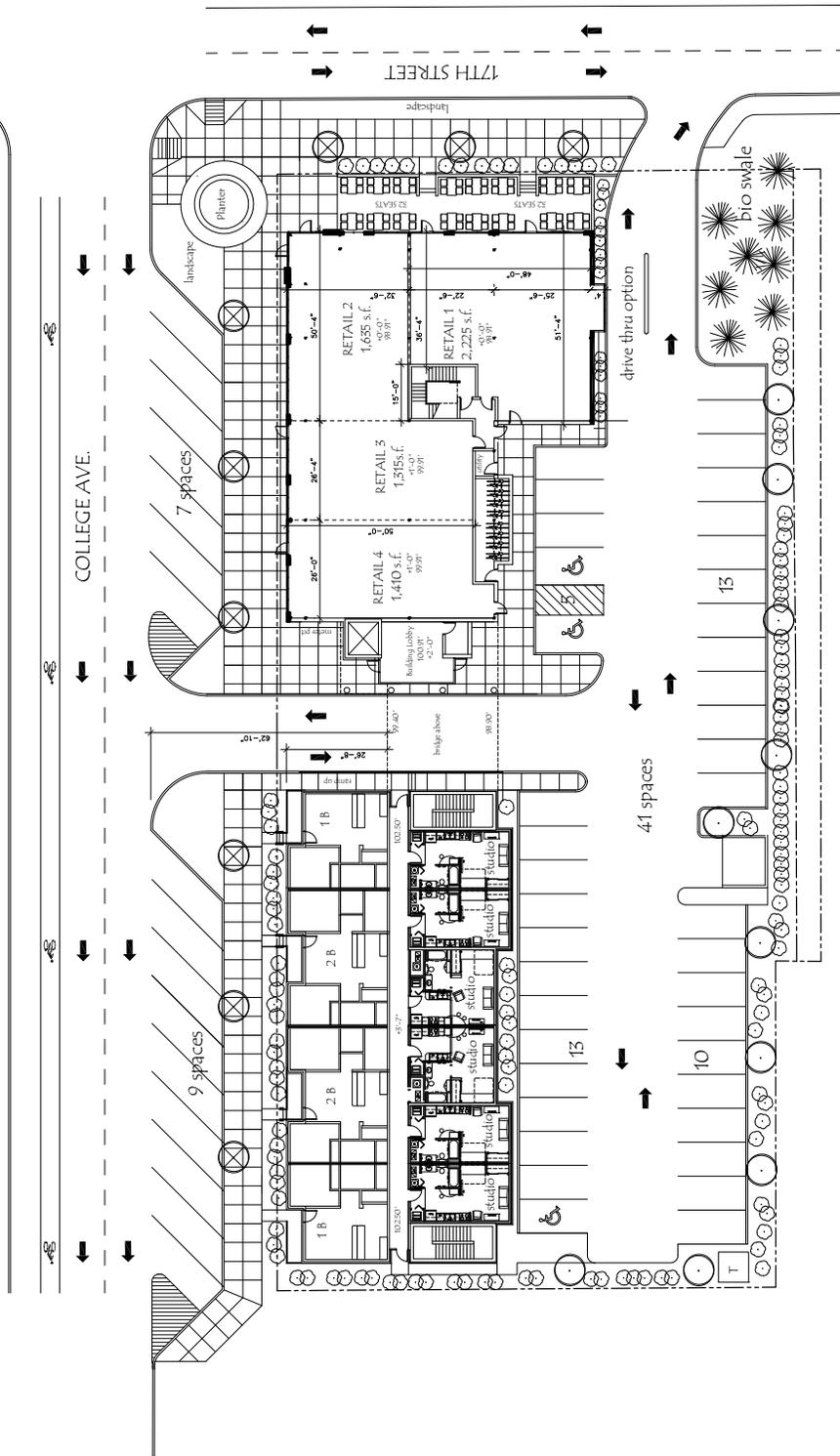
**UVV-51-13
Site Plan &
First Floor**

Building 1	Building 2	Bridge	Summary
18 units 06 units 06 units 2 bed	1 bed 2 bed 3 bed	studio 4 units 4 units 4 units 4 units	22 units 1 bed 2 bed 3 bed
3.60 DVE 1.50 DVE 3.96 DVE 9.06 DVE	04 beds 08 beds 12 beds 24 beds	4 beds .80DVE .80DVE	22 beds 10 beds 20 beds 12 beds
4.40 DVE 2.50 DVE 6.60 DVE 4.00 DVE	1.00 DVE 2.64 DVE 4.00 DVE 7.64 DVE		46 units 14.1 due (25% increase)
17.50 DVE 17.625 DVE			used available

Summary
studio 22 units
1 bed 10 units
2 bed 10 units
3 bed 4 units
46 units (25% increase)
14.1 due (25% increase)
used
17.50 DVE
17.625 DVE
available

RETAIL AREA = 6,585 s.f.
SEATING AREA = 1,025 s.f.
TOTAL = 7,610 s.f.

.943 acre x 15 x 1.25% increase
17,625 DVE available



STUDIO 3 DESIGN
INDIANAPOLIS, INDIANA
CONCEPT SKETCH
ALL RIGHTS RESERVED

SHEET NUMBER
A1

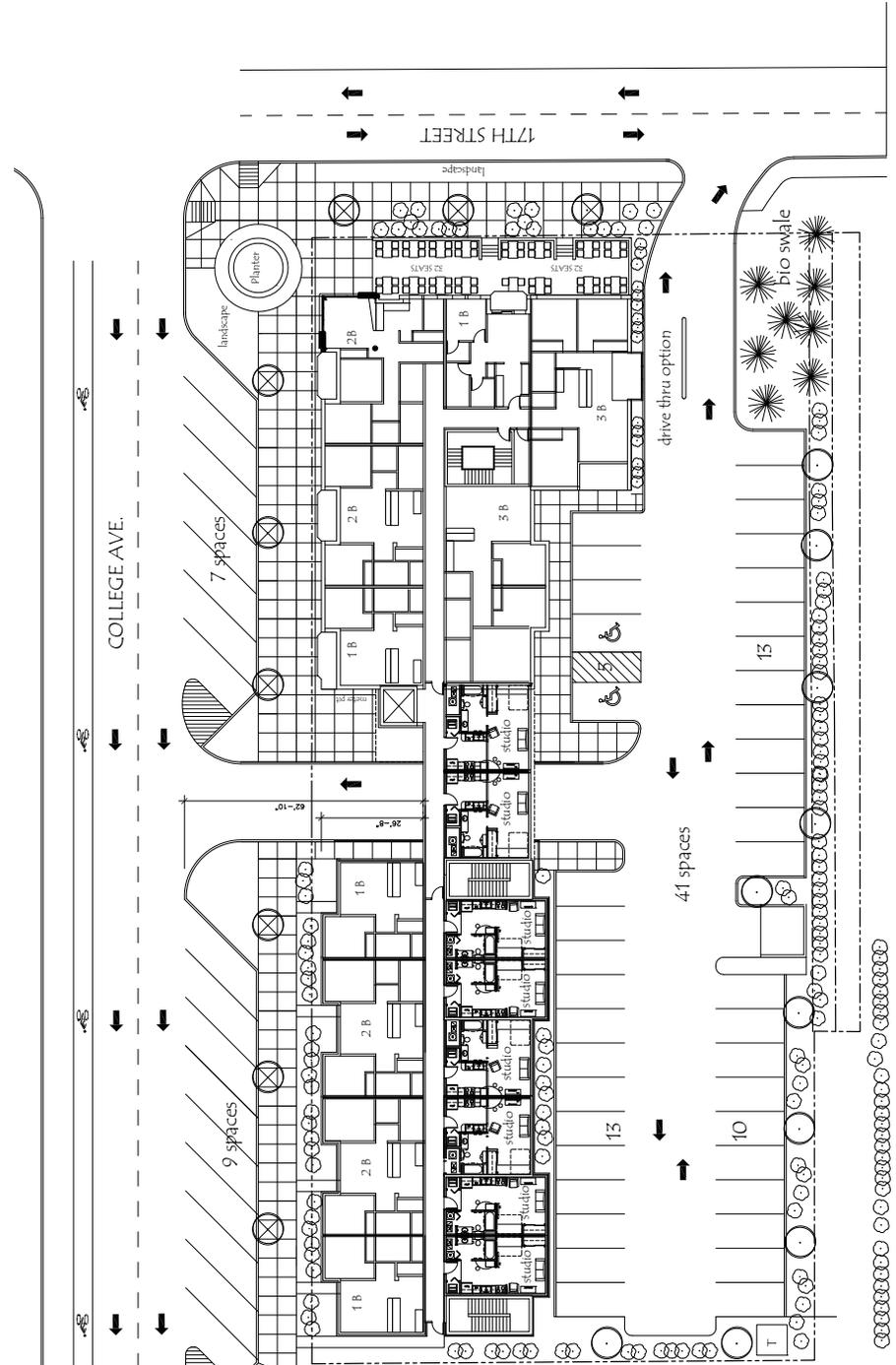
SHEET DESCRIPTION
LEVEL 1
FLOOR PLAN

PROJECT NO.
13055

DATE
3-24-14

ERL-14, LLC
BLOOMINGTON, INDIANA
THE GATEWAY APARTMENTS





LEVEL 2 AND 3 FLOOR PLANS

1/16" = 1'-0"



STUDIO 3 DESIGN
 INDIANAPOLIS, INDIANA
 CONCEPT SKETCH
 ALL RIGHTS RESERVED

UV/V-51-13
 Second and
 Third Floor

UVV-51-13
Elevation

SHEET NUMBER A4	SHEET DESCRIPTION NORTH ELEVATION	PROJECT NO. 13055	DATE 3-24-14
		ERL-14, LLC. THE GATEWAY APARTMENTS BLOOMINGTON, IN	



1 NORTH ELEVATION
1/8" = 1'-0"

SHEET NUMBER A5	SHEET DESCRIPTION EAST & WEST ELEVATIONS	PROJECT NO. 13055	DATE 3-24-14	BLOOMINGTON, IN	
		ERL-14, LLC. THE GATEWAY APARTMENTS			



1 WEST ELEVATION
1:300



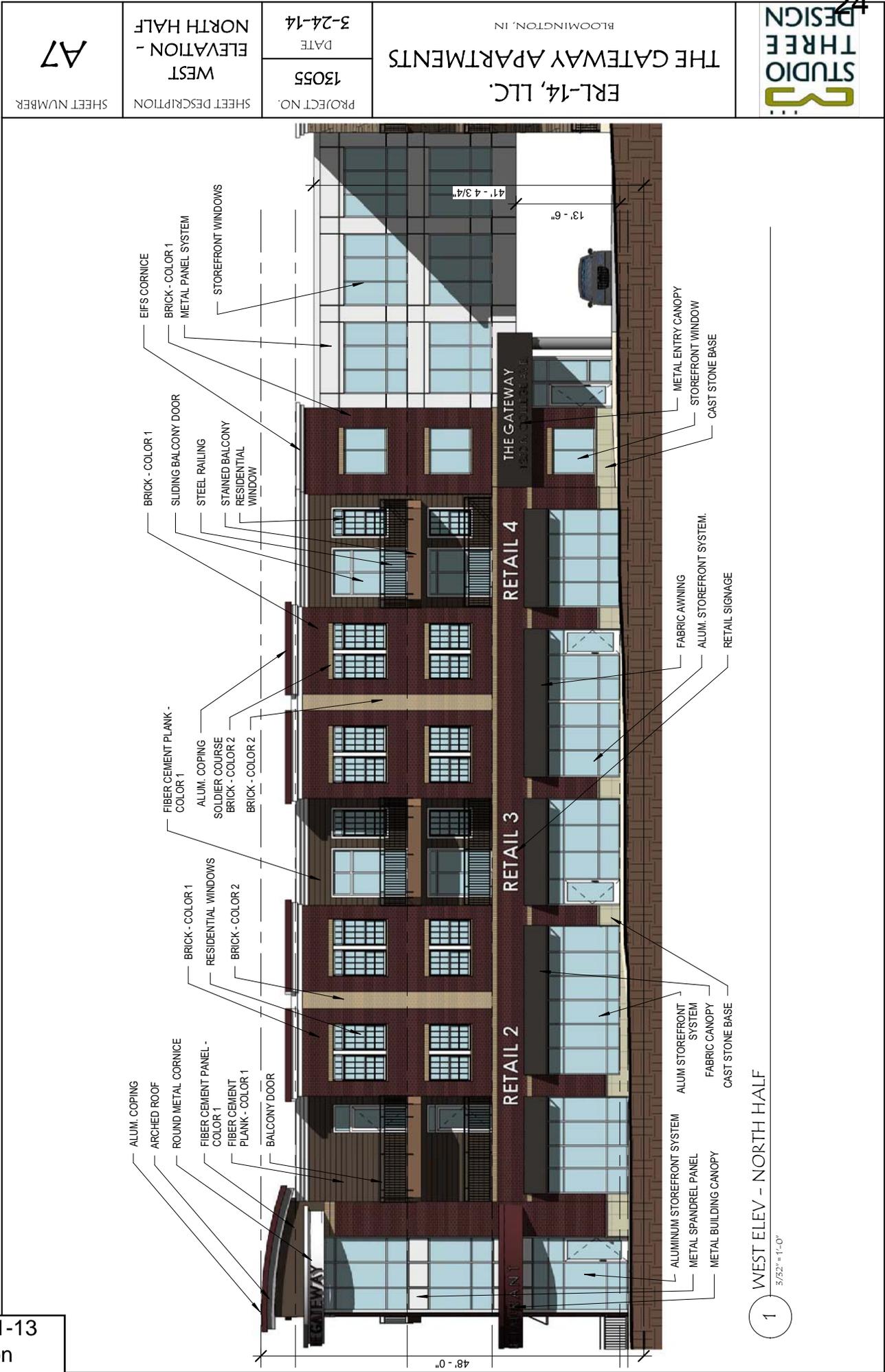
2 EAST ELEVATION
1:300

PROJECT NO. 13055	DATE 3-24-14	BLOOMINGTON, IN	STUDIO THREE DESIGN	
	SHEET DESCRIPTION SOUTH ELEVATION			DATE 3-24-14
SHEET NUMBER A6				23



1 SOUTH ELEVATION
1/8" = 1'-0"

UV/V-51-13
Elevation



SHEET NUMBER

A7

SHEET DESCRIPTION

WEST NORTH HALF

PROJECT NO.

13055

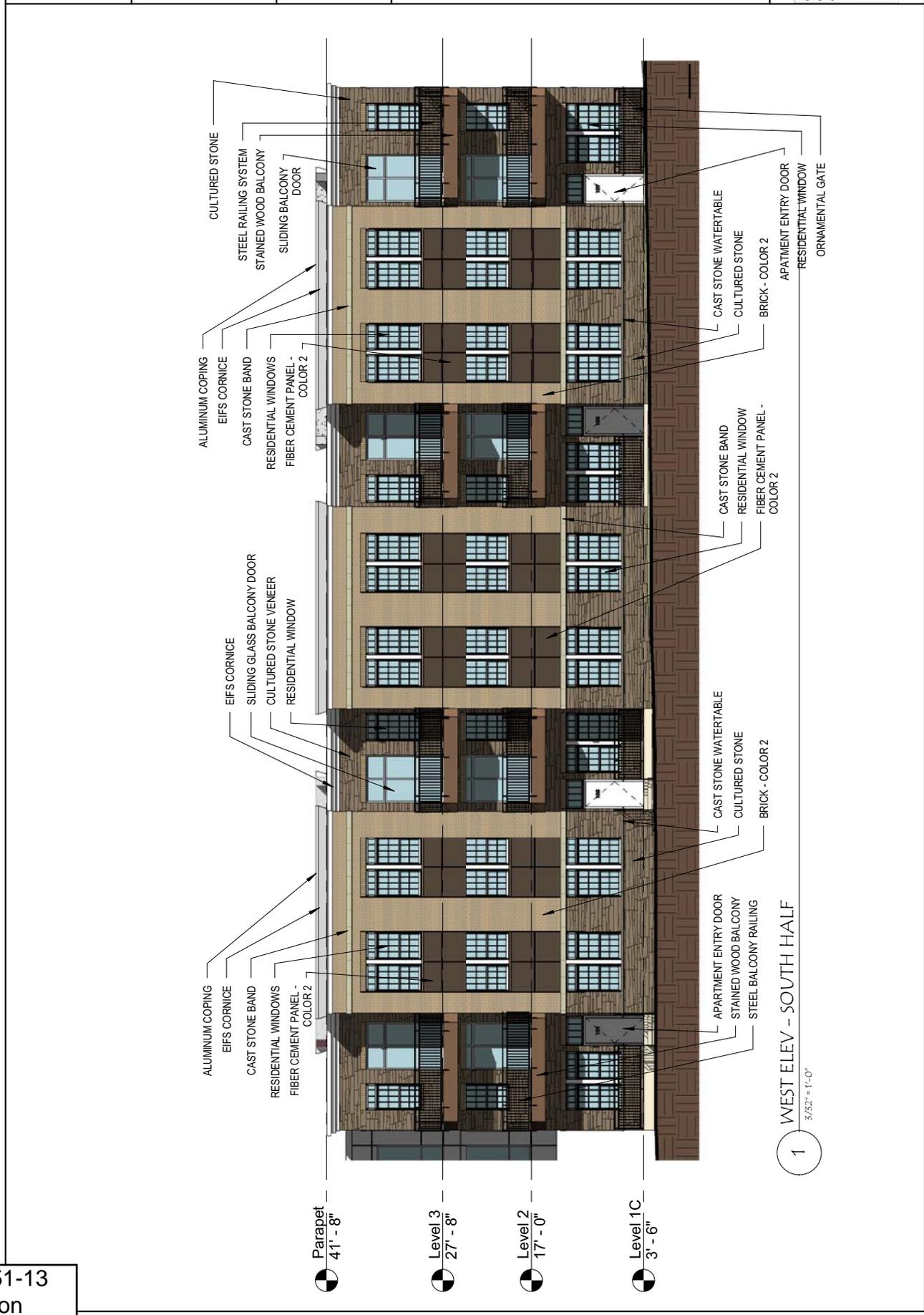
DATE

3-24-14

ERL-14, LLC.
BLOOMINGTON, IN
THE GATEWAY APARTMENTS



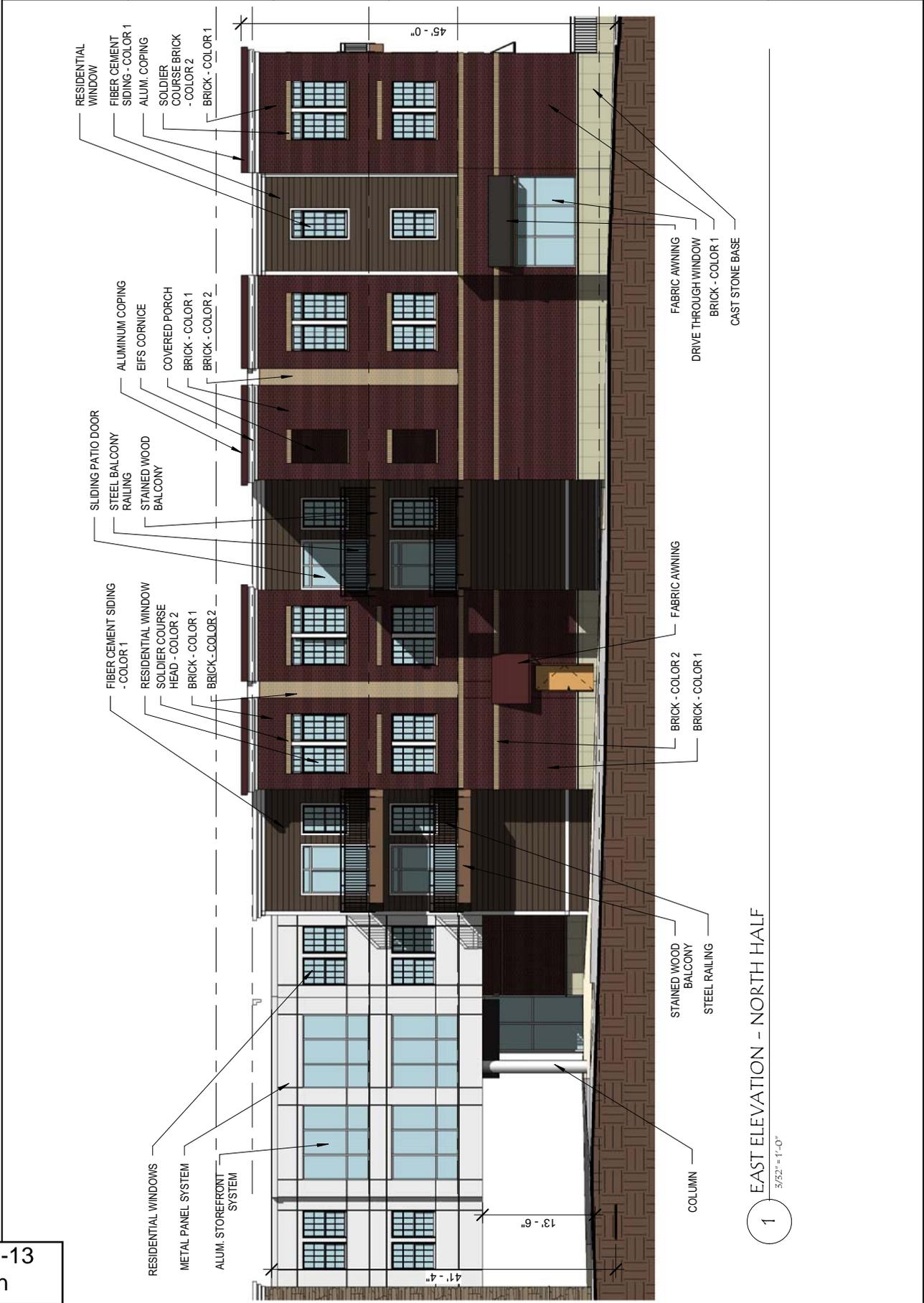
UV/V-51-13
Elevation



PROJECT NO. 13055	DATE 3-24-14	BLOOMINGTON, IN	STUDIO THREE DESIGN	
	SHEET DESCRIPTION WEST ELEVATION - SOUTH HALF			DATE 3-24-14
SHEET NUMBER A8				25

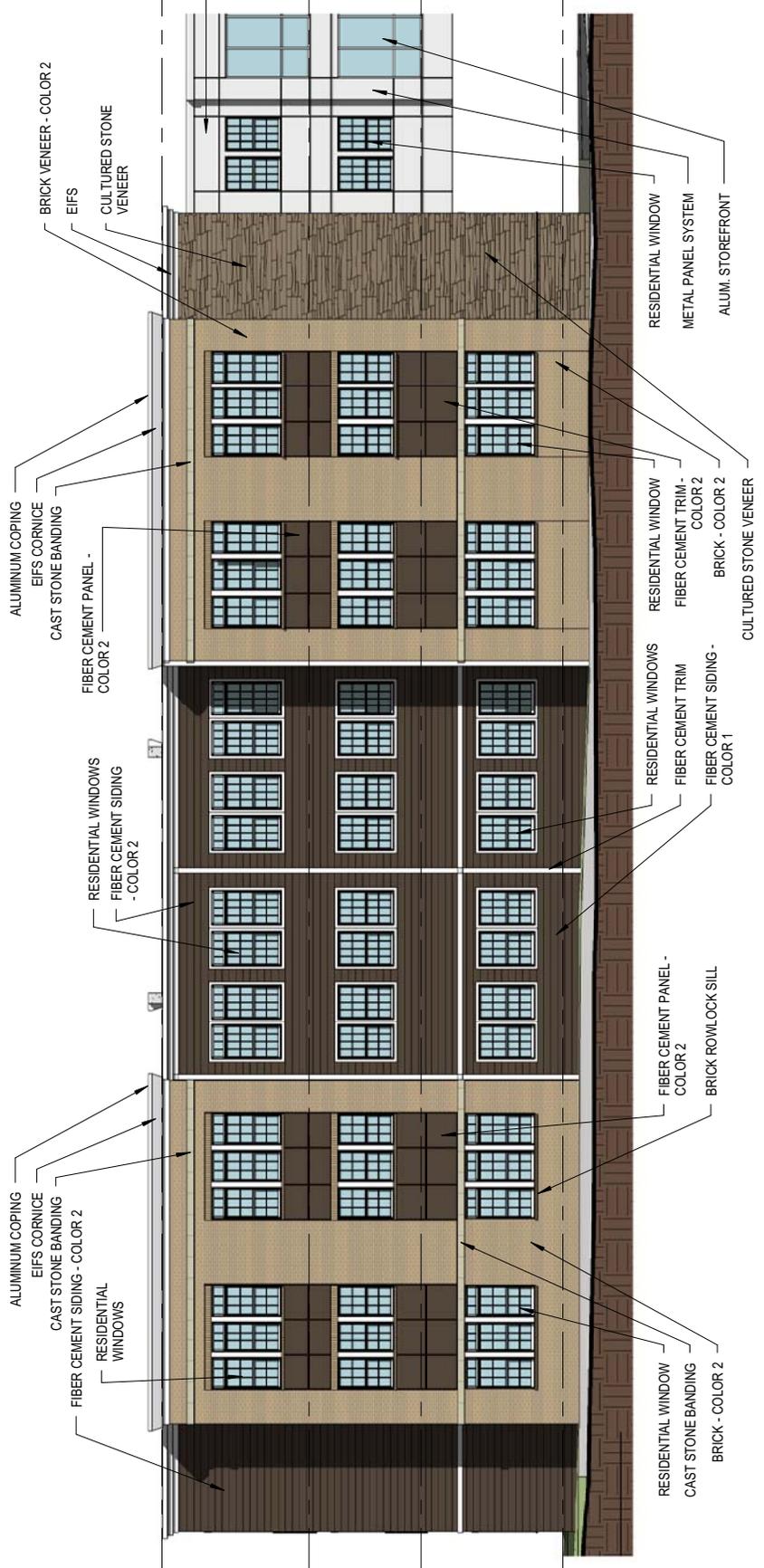
UV/V-51-13
Elevation

SHEET NUMBER A9	SHEET DESCRIPTION EAST ELEVATION - NORTH HALF	PROJECT NO. 13055	DATE 3-24-14	BLOOMINGTON, IN	THE GATEWAY APARTMENTS	ERL-14, LLC.	
		<p style="text-align: right;">26</p>					



1 EAST ELEVATION - NORTH HALF

5/32" = 1'-0"



1 EAST ELEVATION - SOUTH HALF

3/32" = 1'-0"

UV/V-51-13
Elevation



1 CORNER RENDERING

A11

UVV-51-13
Model image



VIEW OF SOUTH SECTION OF BUILDING

1 A12

UVV-51-13 Model image



VIEW LOOKING NORTH ON COLLEGE

1 A13

UVV-51-13 Model image

A14 SHEET NUMBER	VIEW OF EAST FACADE SHEET DESCRIPTION	PROJECT NO. 13055	ERL-14, LLC. THE GATEWAY APARTMENTS BLOOMINGTON, IN	STUDIO THREE DESIGN
		DATE 3-24-14		



UVV-51-13
Model image

1 VIEW OF EAST FACADE

A14



VIEW LOOKING WEST ON 17TH STREET

1 A15

UV/V-51-13 Model image

PROJECT NO. 13055	SHEET DESCRIPTION View from Walnut St. Looking West	DATE 3-24-14	ERL-14, LLC. THE GATEWAY APARTMENTS BLOOMINGTON, IN	
		SHEET NUMBER A16		



VIEW FROM WALNUT ST
LOOKING WEST

1
A16

UV/V-51-13
Model image



1 BRIDGE CONNECTOR

A17

UV/V-51-13 Model image



1 View from North College

A18

UV/V-51-13
Model image