

# CITY OF BLOOMINGTON



# PLAN COMMISSION

June 6, 2016 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL

**CITY OF BLOOMINGTON  
PLAN COMMISSION**

**June 6, 2016 @ 5:30 p.m.**

**❖ City Hall Council Chambers - Room #115**

**ROLL CALL**

**MINUTES TO BE APPROVED: May**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**ITEMS FOR THE CONSENT AGENDA:**

- ZO-8-16      City of Bloomington**  
Amendments to sections of the Unified Development Ordinance pertaining to the regulation and display of signs in the City zoning limits.  
*Case Manager: James Roach*
- ZO-9-16      City of Bloomington**  
Amendments to sections of the Unified Development Ordinance pertaining to the regulation and administration of what is commonly referred to as Demolition Delay, the process for demolishing or partially removing a structure denoted as "Contributing", "Notable", or "Outstanding" on the City of Bloomington Survey of Historic Sites and Structures.  
*Case Manager: James Roach*

**PETITIONS:**

- SP-12-16      H. M. Mac**  
403 S Walnut, 114 E Smith, 404 S Washington  
Site plan review for a 4-story mixed use building and a 4-story multifamily building  
*Case Manager: Jackie Scanlan*
- ZO-13-16      VMP Developments**  
3380, 3440, and 3480 W Runkle Way  
Request to rezone property from Commercial General (CG) to Commercial Arterial (CA).  
*Case Manager: Eric Greulich*
- PUD-14-16      RCR Properties, LLC**  
304, 307, 308 and 318 E 18<sup>th</sup> St; 405 E 17<sup>th</sup> St; E 17<sup>th</sup> St; E 19<sup>th</sup> St; N Dunn St; 1405 N Dunn St; 1400 N Grant St  
Request to rezone 5.95 acres to a Planned Unit Development to allow a new multi-family apartment complex.  
*Case Manager: Eric Greulich*
- SP-15-16      David Howard**  
115 N Washington St.  
Site plan review in order to add two stories to the existing building and a request for two waivers from maximum height and density.  
*Case Manager: Beth Rosenbarger*

**\*\*Next Meeting July 11, 2016**

**Last Updated: 6/3/2016**

**Auxiliary aids for people with disabilities are available upon request with adequate notice.  
Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).**

# MEMO:

**To: City of Bloomington Plan Commission**  
**From: James Roach, Development Services Manager**  
**Patty Mulvihill, City Attorney**  
**Date: May 16, 2016**  
**Re: Demolition Delay Ordinance, Ordinance 16-04, ZO-9-16**

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The Plan Commission positively recommended ZO-9-16 to the City's Common Council on February 9, 2016. This case involved amendments to the program known locally as Demolition Delay.

Four public hearings were held by the Common Council on the proposed amendments to the Demolition Delay program. At the conclusion of their fourth hearing on the matter, the Common Council had amended the Plan Commission's proposal in four ways. The specific amendments are discussed briefly herein.

## Amendment 1:

The Plan Commission proposal allowed for City staff to approve the partial demolition of any contributing structure in a residential zoning district. The Council amended this provision by providing that the staff level review must occur within 7 days or else the restrictions of Demolition Delay are automatically released and further provided that the City staff has to render its decision in a manner that utilizes the same technical experience as the members of the Historic Preservation Commission.

## Amendment 2:

The definition of "partial demolition" was amended to include a change in roofing material. To that end, if a property owner of a surveyed property wishes to change his shingled roof to a metal roof he or she will be subject to the Demolition Delay procedures.

## Amendment 5<sup>1</sup>:

This amendment was essentially a clean-up amendment that made terminology in the proposal gender neutral and specifically noted that staff can recommend to the Historic Preservation Commission that a property be locally designated but that only the Commission can make that same recommendation to the Common Council.

## Amendment 6:

In essence this particular amendment did three key substantive things. First, it specified that Demolition Delay shall generally apply to those structures listed on the 2001 Interim Report, as amended in 2007, and those properties listed as "Outstanding" or "Notable" on the 2015 updated

<sup>1</sup> Amendments 3 and 4 were discussed but did not pass. Because these amendments did not become law, this Memo and staff will refrain from discussing their substance.

SHAARD. Second, it provides that if a “Contributing” structure on the 2015 updated SHAARD is going to be “substantially demolished” it will be subject to the Demolition Delay provisions. Third, it created a new definition for “substantial demolition” which essentially means that if the structure is going to result in 50% or more of it being removed or enclosed a substantial demolition has occurred.

Summary:

Going forward, Demolition Delay will generally apply as follows:

- A. Full Demolition.
  - a. The full demolition of any structure listed on the 2001 Interim Report, as amended in 2007, shall be subject to review by the Historic Preservation Commission.
  - b. The full demolition of any structure listed on the 2015 updated SHAARD shall be subject to review by the Historic Preservation Commission.
  - c. The Commission shall generally have no more than 90 days to render a decision, but in some limited instances the Commission may take up to 120 days to render a decision.
- B. Substantial Demolition<sup>2</sup>.
  - a. The substantial demolition of any “Contributing” structure on the 2015 updated SHAARD shall be subject to review by the Historic Preservation Commission.
  - b. The Commission shall generally have no more than 90 days to render a decision, but in some limited instances the Commission may take up to 120 days to render a decision.
- C. Partial Demolition.
  - a. The partial demolition of any “Notable or “Outstanding” structure of those properties listed in the 2001 Interim Report, as amended in 2007, shall be subject to review by the Historic Preservation Commission.
  - b. The partial demolition of any “Contributing” structure of those properties listed in the 2001 Interim Report, as amended in 2007, that are located in a non-residential zoning district shall be subject to review by the Historic Preservation Commission.
  - c. The partial demolition of any “Contributing” structure of those properties listed in the 2001 Interim Report, as amended in 2007, that are located in a residential zoning district shall be subject to review by City staff<sup>3</sup>.
  - d. Any review required by the Historic Preservation Commission will generally provide the Commission no more than 90 days to render a decision, but in some limited instances the Commission may take up to 120 days to render a decision.
  - e. Any review permitted by City staff shall occur within 7 days.

<sup>2</sup> Defined to mean the “moving or razing of a building including the removal or enclosure of fifty (50) percent or more of the structure”.

<sup>3</sup> City staff shall have the authority to refer the proposed partial demolition to the Historic Preservation Commission if the staff believe a higher level of review is needed.



**City of Bloomington  
Office of the Common Council**

**To:** Jack Baker, President, City of Bloomington Plan Commission

**From:** Council Office

**cc:** Mayor Hamilton; Deputy Mayor Renneisen; Christy Langley, Director of Planning and Transportation Department; James Roach, Development Services Manager; Patty Mulvihill, City Attorney; Council Members; and, City Clerk

**Re:** Return of ZO-8-16 (Ordinance 16-01) to the Plan Commission, Accompanied by a *Statement of Reasons*

**Date:** 25 May 2016

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ZO-8-16 was certified to the City Clerk on 13 April 2016. This certification indicated that ZO-8-16 received a favorable recommendation from the Plan Commission on 11 April 2016 by a vote of 6-0-0. ZO-8-16 proposed a series of amendments to the City's Unified Development Ordinance (UDO) specific to sign regulations following the U.S. Supreme Court's decision in *Reed v. Town of Gilbert*, 135 S. Ct. 2218 (2015). These amendments came forward to the Common Council in the form of Ordinance 16-01.

Pursuant to Indiana Code § 36-7-4-607(e)(4), if the legislative body rejects or amends the Plan Commission's proposal, the legislative body shall return the proposal to the Plan Commission for its consideration, accompanied by a written statement of the reasons for the rejection or amendment of the original proposal. On 18 May 2016, the Council adopted three amendments to Ordinance 16-01. For that reason, please consider this packet of material as satisfaction of the requirements of Indiana Code § 36-7-4-607(e)(4).

This packet of material includes the following:

- A summary of amendments, inclusive of the reasons for such amendments
- Ordinance 16-01 – signed by the Council President and Mayor, as attested by the City Clerk
- Certificate of Action
- Am 01
- Am 02
- Am 03

**Amendment**   **Statement of Reason**

- Am 01**      This amendment was sponsored by Councilmember Piedmont-Smith and modifies the definition of the term “permanent display cabinet” in such a manner that makes it clear that permanent display cabinets must be attached to a building.
- Am 02**      This amendment was sponsored by Councilmember Piedmont-Smith reduces the square footage of permitted wall signage from 25 square feet to 10 square feet for legal nonconforming multifamily residential uses in single-family zoning districts for those properties that have at least three units.
- Am 03**      This amendment was sponsored by Councilmember Ruff clarifies the definition of the term “sign” to make it clear that a sign is only regulated by the Unified Development Ordinance if it can be seen from a public place or a public right-of-way.

Please consult your counsel about the requirements of Indiana Code § 36-7-4-607(e)(4), which gives the Plan Commission forty-five (45) days in which to consider the rejection or amendment and report to the legislative body.

**ORDINANCE 16-01**

**TO AMEND CHAPTER 20 (UNIFIED DEVELOPMENT ORDINANCE)  
OF THE BLOOMINGTON MUNICIPAL CODE**

**Re: Amending 20.05.051 (“Home occupation – General”), 20.05.064 (“Municipal services – General”), 20.05.079 (“Sign standards – General”), 20.05.080 (“Sign standards – Temporary signs”), 20.05.081 (“Sign standards – Residential”), 20.05.082 (“Sign standards – Permanent display cabinets”), 20.05.083 (“Sign standards – Nonresidential”), 20.05.084 (“Sign standards – Commercial limited”), 20.05.085 (“Sign standards – Commercial downtown”), 20.05.086 (“Sign standards – Sandwich board signs”), 20.05.097 (“Special conditions – Community garden”), 20.05.110 (“Temporary uses and structures – Generally”), 20.07.070 (“Easement standards”), 20.07.160 (“Street and right-of-way standards”), 20.07.190 (“Street sign standards – Residential, commercial and industrial”), and 20.11.020 (“Defined Words”)**

**to Render Provisions of the Bloomington Municipal Code Regulating Signs Compliant with the U.S. Supreme Court’s Holding in *Reed v. Town of Gilbert***

**WHEREAS,** On December 20, 2006, the Common Council passed Ordinance 06-24 which created the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code; and

**WHEREAS,** The UDO, as passed on December 20, 2006, regulates signage in a variety of ways; and

**WHEREAS,** On June 15, 2015, the United States Supreme Court issued a ruling in the case of *Reed v. Town of Gilbert*, 135 S. Ct. 2218 (2015) wherein the Court found the Town of Gilbert’s sign regulations unconstitutional; and

**WHEREAS,** The Supreme Court’s ruling in *Reed* directly impacts the City of Bloomington’s sign regulations in two key ways: (1) it prohibits the City from regulating different classifications of signs differently; and (2) if the City opens up its public right-of-way to one class of signs, it must permit all categories of signs to locate in the same right-of-way; and

**WHEREAS,** The City of Bloomington’s current sign standards treat different sign genres differently than other sign genres and further allows for only particular genres of signs to locate in the right-of-way;

**WHEREAS,** The City’s current sign regulations are unconstitutional in light of the *Reed* decision; and

**WHEREAS,** Upon learning of the *Reed* decision the City’s Administration immediately undertook a comprehensive review of all of its sign regulations in the UDO; and

**WHEREAS,** Since the decision in *Reed* was rendered, City staff members from multiple departments have participated in numerous state and national conferences and continuing education classes on how best to draft sign regulations so that they are in compliance with the Constitution and the *Reed* decision; and

**WHEREAS,** In putting together a comprehensive overhaul of the sign regulations in the UDO City staff met with various interest groups and businesses in order to minimize any negative impacts of the revised sign regulations; and

**WHEREAS,** Because the Supreme Court’s decision in *Reed* already required a comprehensive Amendment to the UDO, the Administration made other minor changes to the sign regulations which are unrelated to the ruling in *Reed* but will better serve the Bloomington community; and

**WHEREAS,** The Administration presented a comprehensive overhaul of the sign regulations in the UDO to the City of Bloomington’s Plan Commission via ZO-8-16 on three separate occasions: February 8, 2016, March 7, 2016, and April 11, 2016; and

**WHEREAS,** On April 11, 2016, the Plan Commission considered ZO-8-16 and made a positive recommendation in favor of a package of amendments to the UDO, as described herein;

**WHEREAS,** Pursuant to Indiana Code § 36-7-4-607(c), the Plan Commission's positive recommendation was certified on April 13, 2016, and delivered to the Common Council on April 13, 2016;

**WHEREAS,** The proposed ordinance amendment is intended to effectuate the goals outlined in Section 20.05.079 of the UDO and to fully comply with the rights guaranteed to all persons under the First Amendment to the United States Constitution and Article 1, Section 9 of the Indiana Constitution;

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

SECTION 1. Section 20.05.051(e)(9) shall be deleted in its entirety and all remaining subsections shall be renumbered accordingly.

SECTION 2. A new subsection (d) shall be added to Section 20.05.064, entitled "Municipal services – General", and shall read as follows:

(d) Street Addresses. Every building shall have its numerical street address posted as follows:

- (1) Single-Family Residential Structures:
  - (A) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than three (3) inches in height.
  - (B) Street address displays shall be placed on the front of the structure and on the mailbox post where mailboxes are located along the street.
- (2) Multifamily Structures:
  - (A) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than five (5) inches in height and no more than ten (10) inches in height.
  - (B) Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.
- (3) Nonresidential Structures and Mixed Use Structures:
  - (A) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than eight (8) inches in height.
  - (B) Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.
- (4) Legibility. All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials, and shall be clearly visible and identifiable from the street.

SECTION 3. Section 20.05.079, entitled "Sign standards – General", shall be deleted in its entirety and replaced with the following provision:

20.05.079 SI-01 (Sign standards—General).

Purpose. The intent of these sign standards is to:

- A. Accomplish the goals of the growth policies plan;
- B. Avoid unnecessary proliferation of signs;
- C. Provide developments with appropriate identification;
- D. Create a consistent streetscape;
- E. Maintain and enhance the aesthetic environment of the city and its planning jurisdiction;

- F. Eliminate potential hazards to motorists and pedestrians resulting from sign clutter; and
- G. Promote the health, safety, and welfare of the residents of the city of Bloomington and its planning jurisdiction.
- H. Nothing in these standards shall in any way be interpreted to infringe upon those rights guaranteed by the First Amendment to the United States Constitution or Article 1, Section 9 of the Indiana Constitution.

This sign standards section applies to the following zoning districts:

RE RS RC RM RU RL CL CG CC CD CE CP CR CU

- (a) Permit Required. A sign permit shall be required for all signs located, erected, constructed, reconstructed, moved, or altered unless specifically exempted by this chapter.
- (b) Nonconforming Signage. All existing nonconforming signage is subject to the provisions of Chapter 20.08, Nonconforming Lots, Sites, Structures and Uses.
- (c) Sign Measurements. Sign height and sign area measurements shall be calculated as follows:
  - (1) The area of wall signs shall be calculated as the smallest regular geometric figure needed to circumscribe any logos, text, or other identifying trait placed on a structure.
  - (2) The area of freestanding signs shall be calculated as the smallest regular geometric figure needed to circumscribe the sign, exclusive of supporting structures.
  - (3) The height of a freestanding sign shall be measured from the grade beneath the sign or from the crown of the adjacent street, whichever is higher. The ground beneath a sign shall not be raised to artificially change the point at which the sign height is measured.
- (d) Double-faced Signs. For all freestanding, projecting signs, and temporary signs permitted by this chapter, a double-faced sign may be erected. Only the face area of one of the two sides shall be considered the face area of the entire sign. In such cases, the two sign faces shall be identical in area, shall be placed back to back, and shall be separated by a distance of no more than two (2) feet.
- (e) Maintenance. All signs and components thereof shall be kept in good repair and in safe, clean, neatly painted, and working condition.
- (f) Miscellaneous Signs. The following signs are exempt from permit requirements, unless specifically required by another section of this title:
  - (1) Public Signs.
  - (2) Small Signs. Any sign of not more than one and one-half square (1 ½) feet in area.
  - (3) Temporary Signs.
    - (A) In all zoning districts, each property is allowed to have two (2) signs, neither of which shall exceed five (5) square feet, and one (1) additional sign which shall not exceed eight (8) square feet.
    - (B) In nonresidential zoning districts, each vacant property, or property that is under construction, is allowed to have one (1) sign which shall not exceed thirty-two (32) square feet.
    - (C) In all nonresidential zoning districts, each vacant tenant space, or tenant space that is under construction, is allowed to have one (1) sign which shall not exceed thirty-two (32) square feet that must be attached to the wall of the vacant space.
  - (4) Murals.
  - (5) Window Signs.
    - (A) Allotment. Window signs shall not count toward the wall signage allotment of the use.
    - (B) Area. Window signage shall not exceed twenty-five percent of the glass area of any individual window frame.

- (g) Prohibited Sign Types. The following signs are prohibited in all zoning districts unless specifically authorized by another section of this title:
- (1) Animated Signs. Signs that utilize any motion picture, laser, or visual projection of images or copy.
  - (2) Bench Signs. A sign located on the seat or back of a bench placed on or adjacent to a public right-of-way.
  - (3) Imitation of Public Signs. Signs that purport to be, are in imitation of, or resemble a public sign as described by the Manual on Uniform Traffic Control Devices. Examples include, but are not limited to, Stop signs, Yield Signs, Pedestrian Crossing Signs, etc.
  - (4) Off-premise Signs. Signs advertising goods, products, services, events or activities not located, sold or offered on the premises on which the sign is located, except for signs as provided in Section 20.05.079(f)(2), Section 20.05.079(f)(3), Section 20.05.082(f) and Section 20.05.083(f).
  - (5) Vehicle Signs. Vehicles, vans, trailers or trucks cannot be parked continuously in the same general location to be used to display signs. This does not prohibit vehicle or trailer owners from having vehicles or trailers with signs provided the vehicles or trailers are in use on a regular basis and are not continuously parked in one parking lot or parking space and are not being used to serve in the same manner as an additional freestanding sign or temporary sign.
  - (6) Intermittent Lights. Signs that have intermittent blinking, flashing, or fluttering lights, including any device which has a changing light intensity, brightness of color, or gives such illusion. Strobe lights shall be considered intermittent lights.
  - (7) Pole Signs. Signs that are mounted on a freestanding pole or other support that is not part of or attached to a building or structure.
  - (8) Temporary Signs. Any temporary sign not specifically permitted in Section 20.05.080(g), Section 20.05.081(f), Section 20.05.082(d), and Section 20.05.083(e) or specifically exempted in Section 20.05.079(f)(3), including, but not limited to, pennants, streamers, balloons, inflatable signs, spinners, and banners.
  - (9) Projecting Signs. Any sign that projects outward from the facade of a building in excess of twelve (12) inches, except as provided in Section 20.05.082, SI-04 (Sign standards—Commercial limited) and Section 20.05.083, SI-05 (Sign standards—Commercial downtown).
  - (10) Electronic Reader Board Signs. Any electronic reader board sign not specifically permitted in Section 20.05.079(i)(3).
- (h) Prohibited Sign Locations. Signs shall not be installed at any of the following locations:
- (1) Public Easement. In any public easement, unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the city.
  - (2) Public Right-of-way. In any public right-of-way, unless:
    - (A) The sign is a public sign authorized by Section 20.05.079(f)(1) and is further authorized by the City;
    - (B) The sign is authorized by Section 20.05.082(f); or
    - (C) The sign is authorized by Section 20.05.083(f).
  - (3) Roofs. On the roof of a structure, or extending above the eave, roof line or parapet of a building.
  - (4) Vision Clearance Triangle. Within a vision clearance triangle as specified in this municipal code.
  - (5) Miscellaneous. On any traffic control signs, highway construction signs, fences, utility poles, street signs, trees or other natural objects.
- (i) Design Standards.
- (1) Freestanding Signs. All freestanding signs shall be designed as follows:
    - (A) Setback. All freestanding signs shall be set back a minimum of two (2) feet from the front property line or outside of the clear zone unless specifically approved by the City's Transportation and Traffic Engineer, whichever is greater.

- (B) Mounting. All freestanding signs shall be permanently affixed to the ground.
  - (C) Base. Sign bases shall conform to the following standards:
    - (i) Sign bases shall have an aggregate width of at least forty percent of the total horizontal width of the sign; or have supports that are less than twenty five percent of the vertical height of the sign.
    - (ii) The base and exposed foundation of all freestanding signs shall be covered with a finished material such as brick, stone, metal, or wood.
  - (D) Cap. A decorative cap may extend up to eighteen (18) inches above the height limit specified in this chapter. The decorative cap shall have no identifying text, logos, or identifying traits.
  - (E) Landscaping: For any new freestanding sign, a landscaped area located around the entire base of a freestanding sign is required. The landscaped area shall contain materials consisting of shrubs, spread no greater than three feet on center, and densely planted perennial ground cover. The landscaped area shall be greater than or equal to the freestanding sign face area.
  - (F) Illumination. Sign lighting shall abide by the light trespass regulations in this chapter.
- (2) Changeable Copy. Unless specified otherwise in this unified development ordinance, signs may incorporate areas for changeable copy, provided that the changeable copy area does not exceed forty percent of the total sign area.
  - (3) Electronic Reader Boards. Electronic reader boards may be incorporated into permanent signage. Information may be displayed in increments of no less than twenty (20) seconds. Electronic reader boards shall not comprise more than forty percent of the total area of any sign face.
- (j) Waiver of Right to Damages.
    - (1) The plan commission, the board of zoning appeals, and the staff are each authorized to request waivers of the right to and receipt of damages pursuant to Indiana Code 22-13-2-1.5, Indiana Code 36-7-2-5.5, and Indiana Code 32-24, in connection with any application for a permit or other approval that may involve erection of a new sign or removal or alteration of a lawfully erected sign, including a lawful nonconforming sign.
    - (2) Waivers may be requested from the following:
      - (A) The applicant;
      - (B) The property owner;
      - (C) The sign owner; and
      - (D) Any other person with an interest in the site or the sign.
    - (3) The owner and/or the applicant shall be responsible for obtaining waivers from all persons listed in subsection (j)(2) of this section.
    - (4) An owner or applicant who fails to provide and/or to obtain waivers in accordance with this section may be denied a permit or approval seeking to alter or remove a lawfully erected sign unless the owner or applicant agrees to hold harmless and indemnify the city from any and all claims for damages pursuant to the statutes referenced in subsection (j)(1) of this section.

SECTION 4. Section 20.05.080, entitled "Sign standards – Temporary signs) shall be deleted in its entirety and the same shall be deleted from the table of contents for Chapter 20.05, and all remaining sections shall be renumbered accordingly.

SECTION 5. The presently numbered Section 20.05.081, entitled "Sign standards – Residential) shall be deleted in its entirety and replaced with the following provisions, to be numbered 20.05.080:

20.05.080 SI-02 (Sign standards—Residential).

This sign standards section applies to the following zoning districts:



- (a) Single-Family and Condominium Subdivision. Each subdivision shall be permitted one (1) freestanding sign per development entrance, subject to the following standards:
- (1) Freestanding Sign Area. The maximum sign area shall not exceed thirty-two (32) square feet per side.
  - (2) Freestanding Sign Height. The maximum height shall not exceed six (6) feet in height.
  - (3) Changeable Copy. Changeable copy shall be prohibited as part of a freestanding sign.
  - (4) Number. The permitted subdivision sign may be replaced with two (2) signs of a maximum sixteen (16) square feet in area per sign if a sign is placed on each side of the entrance.
  - (5) Wall Signage. No wall signage is permitted.
- (b) Multifamily.
- (1) Multifamily developments containing at least fifteen (15) dwelling units shall be permitted one (1) freestanding sign per development entrance, subject to the below-listed standards, and wall signage which shall not exceed twenty-four (24) square feet per development:
    - (A) Freestanding Sign Area. The maximum sign area shall not exceed thirty-two (32) square feet per side.
    - (B) Freestanding Sign Height. The maximum sign height shall not exceed six (6) feet.
  - (2) Multifamily developments containing more than two and fewer than fifteen (15) dwelling units shall be permitted one (1) wall sign not to exceed twenty-four (24) square feet per development.
- (c) Conforming Nonresidential Uses. For any nonresidential use approved as a permitted use, conditional use, or use variance, the provisions of Section 20.05.082, SI-04 (Sign standards—Commercial limited) shall apply. These provisions may be modified by action of the board of zoning appeals as part of a conditional use or use variance approval.
- (d) Legal Nonconforming, Multifamily Residential Uses. Legal nonconforming multifamily residential uses in single family zoning districts with at least three (3) units shall be permitted wall signage not to exceed ten (10) square feet.
- (1) This subsection supersedes subsection 20.05.080(b)(2).
  - (2) Freestanding signage is prohibited.
- (e) Legal Nonconforming, Nonresidential Uses.
- (1) Wall Sign Area. Wall signage shall not exceed ten (10) square feet in area.
  - (2) Freestanding Sign Area. Freestanding signs shall not exceed twelve (12) square feet per side.
    - (A) Number. A maximum of one (1) freestanding sign shall be permitted. Lots with less than thirty (30) feet of street frontage shall not be permitted any freestanding signs.
    - (B) Height. Freestanding signs shall not exceed four (4) feet in height.
- (f) Illumination. Signs within residential districts shall not be internally illuminated.
- (g) Window Signs. Window signs are not permitted for residential uses.
- (h) Temporary Signs. In addition to the temporary signs exempted under Section 20.05.079(f)(3), conforming nonresidential uses and multifamily structures with at least fifteen (15) dwelling units are permitted to display temporary signage with a permit as follows:
- (1) Area. Temporary signs shall not exceed sixteen (16) square feet in area per side.
  - (2) Height. Freestanding temporary signs shall not exceed six (6) feet in height.

- (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.
- (4) Lighting. External illumination of temporary signs is prohibited.
- (5) Number. A maximum of three (3) temporary signs.
- (6) Display Periods. Temporary signs shall be permitted for the following durations:
  - (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) days per period, per calendar year.
  - (B) All temporary signs shall receive a sign permit from the Planning and Transportation Department prior to being displayed.
  - (C) The three (3) temporary sign display periods provided in subsection (k)(5)(A) above may be combined.

SECTION 6. Section 20.05.082, entitled "Permanent display cabinets", shall be deleted in its entirety and the same shall be deleted from the table of contents for Chapter 20.05, and all remaining sections shall be renumbered accordingly.

SECTION 7. The presently numbered Section 20.05.083, entitled "Sign standards – Nonresidential", shall be deleted in its entirety and replaced with the following provision, to be numbered 20.05.081:

20.05.081 SI-03 (Sign standards—Nonresidential).

This sign standards section applies to the following zoning districts:



- (a) Wall Signs. The following standards shall apply to wall signs for individual uses or tenants within a multi-tenant center:
  - (1) Allotment.
    - (A) Individual Nonresidential Uses. The cumulative square footage of all wall signs shall not exceed one and one-half square (1 ½) feet per lineal foot of primary facade facing a public or private street.
    - (B) Multi-tenant Nonresidential Center. The cumulative square footage of all wall signs for any individual tenant shall not exceed one and one-half (1 ½) square feet per lineal foot of the tenant's facade width.
    - (C) Limits. No use shall be limited to less than thirty (30) square feet of wall signage and no use shall be permitted to exceed three hundred (300) square feet of wall signage.
  - (2) Maximum Projection. Except an awning sign, no part of a wall sign shall project more than twelve (12) inches from the wall or face of the building to which it is attached.
  - (3) Location. Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.
  - (4) Multi-tenant Nonresidential Center Signs. Multi-tenant nonresidential centers shall be permitted a single wall sign advertising the center as a whole. Such wall signs shall not exceed twenty (20) square feet in area, and shall not include any signage for individual tenants of the center.
- (b) Freestanding Signs. The following standards shall apply to all freestanding signs:
  - (1) Number.
    - (A) Lots with thirty (30) feet or less of public street frontage are not permitted any freestanding signs.
    - (B) Lots with greater than thirty (30) feet and less than five hundred (500) feet of frontage on a public street are permitted one (1) freestanding sign.
    - (C) Lots with five hundred (500) feet or more of public street frontage shall be permitted two (2) freestanding signs.

- (D) Where a lot has more than one (1) public street frontage, each street frontage shall be regulated independently.
  - (E) In no case shall any lot have more than four (4) freestanding signs.
- (2) Area.
- (A) Individual Nonresidential Uses.
    - (i) Freestanding signs on lots with greater than thirty (30) feet and less than fifty (50) feet of public street frontage shall not exceed twenty (20) square feet.
    - (ii) Freestanding signs on lots with at least fifty (50) feet and less than seventy-five (75) feet of public street frontage shall not exceed thirty (30) square feet.
    - (iii) Freestanding signs on lots with at least seventy-five (75) feet of public street frontage shall not exceed forty-five (45) square feet.
    - (iv) Where a lot has more than one (1) public street frontage, each street frontage shall be regulated independently.
  - (B) Multi-tenant Centers.
    - (i) Freestanding signs for centers with less than twenty thousand (20,000) square feet of gross floor area are permitted a maximum sign area based on individual nonresidential use allotments listed in the above subsection (b)(2)(A), Individual Nonresidential Uses.
    - (ii) Freestanding signs for centers with at least twenty thousand (20,000) and less than thirty-five thousand (35,000) square feet of gross floor area shall not exceed sixty (60) square feet.
    - (iii) Freestanding signs for centers with at least thirty-five thousand (35,000) and less than fifty thousand (50,000) square feet of gross floor area shall not exceed seventy-five (75) square feet.
    - (iv) Freestanding signs for centers with at least fifty thousand (50,000) square feet of gross floor area shall not exceed one hundred twenty-five (125) square feet.
    - (v) Individual tenant panels shall not exceed thirty-six (36) square feet.
    - (vi) Outlots that are not counted toward center square footages shall be permitted freestanding signage based on individual nonresidential uses in the above subsection (b)(2)(A), Individual Nonresidential Uses.
    - (vii) Replacement or switch-out of individual tenant panels on a multi-tenant sign shall not require compliance of the entire freestanding sign.
    - (viii) In no instance shall the gross floor area calculations described in this subsection (b)(2)(B) include any square footage associated with a residential use.
- (3) Height.
- (A) For individual nonresidential uses and multi-tenant centers of less than twenty thousand (20,000) square feet of gross floor area, the maximum freestanding sign height shall be six (6) feet.
  - (B) For multi-tenant centers with at least twenty thousand (20,000) square feet and less than fifty thousand (50,000) square feet of gross floor area, the maximum freestanding sign height shall be eight (8) feet.
  - (C) For multi-tenant centers with at least fifty thousand (50,000) square feet of gross floor area, the maximum sign height shall be fifteen (15) feet.
  - (D) In no instance shall the gross floor area calculations described in this subsection (b)(3) include any square footage associated with a residential use.
- (4) Separation. Where a lot is permitted multiple freestanding signs, no two (2) freestanding signs shall be within one hundred (100) feet of each other, as measured along the public right-of-way.

- (5) Changeable Copy. A maximum of eighty percent of any freestanding sign may be dedicated to changeable copy.
- (c) Permanent Display Cabinets. Permanent display cabinets shall be subject to the following standards:
- (1) Contents. Permanent display cabinets may incorporate interchangeable signage such as banners, flyers, posters, and menus.
  - (2) Signage Allotment. Permanent display cabinets shall count toward the wall signage allotment of the use.
  - (3) Sign Area. Individual display cabinets shall not exceed sixteen (16) square feet in area per display, measured at the outer edge of the cabinet frame.
  - (4) Height. A permanent display cabinet shall not exceed eight (8) feet in height from ground level.
  - (5) Frame. The permanent display cabinet shall be framed with wood, metal, or other durable material, and enclosed with a transparent cover.
- (d) Structures with a Drive-through. Structures with a drive-through shall be permitted one (1) additional sign at the entrance to or each area connected to a drive-through lane, subject to the following standards:
- (1) Sign Area. Signs shall not exceed thirty-six (36) square feet in area and shall be single-sided.
  - (2) Height. Signs shall not exceed six (6) feet.
- (e) Multifamily. Developments containing at least fifteen (15) dwelling units shall be permitted one (1) freestanding sign per development entrance, subject to the below-listed standards, and wall signage which shall not exceed twenty-four (24) square feet per development:
- (1) Freestanding Sign Area. The maximum sign area shall not exceed thirty-two (32) square feet.
  - (2) Freestanding Sign Height. The maximum height shall not exceed six (6) feet.
  - (3) Number. One (1) sign is permitted per street frontage.
- (f) Temporary Signs. In addition to the temporary signs exempted under 20.05.079(f)(3) each property is allowed to display temporary signage with a temporary sign permit as follows:
- (1) Area. Temporary signs shall not exceed sixteen (16) square feet.
  - (2) Height. Freestanding temporary signs shall not exceed six (6) feet in height.
  - (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.
  - (4) Lighting. External illumination of temporary signs is prohibited.
  - (5) Number.
    - (A) Individual nonresidential uses shall be permitted a maximum of three (3) temporary signs.
    - (B) Multifamily structures with at least fifteen (15) dwelling units shall be permitted a maximum of three (3) temporary signs.
    - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one (1) temporary sign.
- (6) Display Periods. Temporary signs shall be permitted for the following durations:
- (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) days per period, per calendar year.
  - (B) All temporary signs shall receive a sign permit from the Planning and Transportation Department prior to being displayed.
  - (C) The three (3) temporary sign display periods provided in subsection (k)(5)(A) above may be combined.

SECTION 8. The presently numbered Section 20.05.084, entitled "Sign Standards – Commercial limited", shall be deleted in its entirety and replaced with the following provision, to be numbered Section 20.05.082:

## 20.05.082 SI-04 (Sign standards—Commercial limited).

This sign standards section applies to the following zoning districts:



(a) Wall Signs. The following standards apply to wall signs for individual uses within a multi-tenant center:

- (1) Allotment.
  - (A) Individual Nonresidential Uses. The cumulative square footage of all wall signs shall not exceed one (1) square foot per lineal foot of primary structure that faces a public or private street.
  - (B) Multi-tenant Centers. The cumulative square footage of all wall signs for any individual use shall not exceed one and one-half (1 ½) square feet per lineal foot of the use's facade width. For purposes of this section, only one (1) facade of the building will be used to measure allotment with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.
  - (C) Limits. No property shall be limited to less than twenty (20) square feet of wall signage and no use or tenant shall be permitted to exceed one hundred (100) square feet of wall signage.
- (2) Location. No wall signage shall be located on a side or rear building façade facing a residential use.
- (3) Maximum Projection. No part of a wall sign, other than an awning sign, shall protrude more than twelve (12) inches from the wall or face of the building to which it is attached.

(b) Freestanding Signs. The following standards apply to permanent freestanding signs:

- (1) Number. Lots with thirty (30) feet or less of public street frontage shall not be permitted any freestanding signs. Lots with more than thirty (30) feet of public street frontage on a single street are permitted a maximum of one (1) freestanding sign.
- (2) Area. No freestanding sign shall exceed fifteen (15) square feet in area per side.
- (3) Height. No freestanding sign shall exceed four (4) feet in height.
- (4) Lighting. Internally-illuminated signs are prohibited.

(c) Permanent Display Cabinets. Permanent display cabinets shall be subject to the following standards:

- (1) Contents. Permanent display cabinets may incorporate interchangeable signage such as banners, flyers, posters, and menus.
- (2) Signage Allotment. Permanent display cabinets shall count toward the wall signage allotment of the use.
- (3) Sign Area. Individual display cabinets shall not exceed sixteen (16) square feet in area per display, measured at the outer edge of the cabinet frame.
- (4) Height. A permanent display cabinet shall not exceed eight (8) feet in height from ground level.
- (5) Frame. The permanent display cabinet shall be framed with wood, metal, or other durable material, and enclosed with a transparent cover.

(d) Temporary Signs. In addition to the temporary signs exempted under 20.05.079(f)(3) each property is also allowed to display temporary signage with a temporary sign permit as follows:

- (1) Area. Temporary signs shall not exceed sixteen (16) square feet.
- (2) Height. Freestanding temporary signs shall not exceed six (6) feet in height.
- (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.

- (4) Lighting. External illumination of temporary signs is prohibited.
- (5) Number.
  - (A) Individual nonresidential uses shall be permitted a maximum of three (3) temporary signs.
  - (B) Multifamily developments with at least fifteen (15) units shall be permitted a maximum of three (3) temporary signs.
  - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one (1) temporary sign.
- (6) Display Periods. Temporary signs shall be permitted for the following durations:
  - (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) days per period, per calendar year.
  - (B) All temporary signs shall receive a sign permit from the planning and transportation department prior to being displayed.
  - (C) The three (3) temporary sign display periods provided in subsection (k)(5)(A) above may be combined.
- (e) Electronic reader boards are not permitted in this zoning district.
- (f) Sandwich Board Signs. Properties immediately adjacent to a public sidewalk shall be permitted to place sandwich board signs in the public sidewalk provided the following criteria is met.
  - (1) Number. Each property shall be permitted one (1) sandwich board sign. If a property contains more than one (1) tenant, additional sandwich board signs shall be permitted, provided the number of sandwich boards in front of a single property shall be limited in such a manner so as to ensure that no sandwich board sign shall be placed within eight (8) linear feet of another sandwich board sign, measured from the base of each sign.
  - (2) Design.
    - (A) Sign face area shall not exceed five (5) square feet.
    - (B) Sign face width shall not exceed two (2) feet, nine inches (2'9") measured at the widest point of the sign face.
    - (C) Sign height shall not exceed four and one-half (4.5) feet measured from the ground to the top of the sign.
    - (D) Signs shall be truly portable and shall not be permanently affixed to any structure or sidewalk.
  - (3) Placement. Sandwich board signs shall meet the following placement criteria.
    - (A) Signs shall be placed only on sidewalks with a minimum width of seven (7) feet.
    - (B) Signs shall be removed from the public sidewalk at the end of each business day.
    - (C) Signs shall be located a maximum of two (2) feet from the building; or in the tree plot outside of the sidewalk.
    - (D) Signs shall be placed a minimum of forty-eight (48) inches from all obstructions within the sidewalk including newspaper boxes, outdoor tables and seating, trees and tree grates, bicycle racks, trash receptacles and any other item impeding pedestrian or wheelchair movement.
    - (E) Signs shall be placed a minimum of eight (8) feet from a building corner or pedestrian crosswalk.
    - (F) Sign placement shall meet all requirements of the ADA.
    - (G) Signs shall not be placed within the right-of-way of the B-Line Trail. Sandwich board signs for properties with frontage along the trail shall be placed within the setback between the building and the trail right-of-way.

SECTION 9. The presently numbered Section 20.05.085, entitled "Sign standards – Commercial downtown", shall be deleted in its entirety and replaced with the following provision, to be numbered 20.05.083:

20.05.083 SI-05 (Sign standards—Commercial downtown).

This sign standards section applies to the following zoning districts:



(a) Wall Signs. The following standards apply to wall signs for individual uses and tenants within a multi-tenant center:

- (1) Allotment.
  - (A) Individual Nonresidential Uses. The cumulative square footage of all wall signs shall not exceed one and one-half square (1 ½) feet per lineal foot of primary structure that faces a public or private street.
  - (B) Multi-tenant Centers.
    - (i) First Story. The cumulative square footage of all permanent wall signs for an individual use shall not exceed one and one-half (1 ½) square feet per lineal foot of the use's facade width for locations on the first floor. For purposes of this section, only one (1) facade of the building will be used to measure allotment with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.
    - (ii) Upper Story Retail Uses. Retail uses located above the first story shall be permitted a wall sign allotment equal to fifty percent of the total allotment permitted for first story uses as provided in the above subsection (a)(1)(B)(i), First Story.
    - (iii) Upper Story Office Uses. Tenants without first story street frontage shall be permitted to display a maximum of four (4) square feet of signage at the exterior entrance with the property owner's permission.
    - (iv) Center Signs. Multi-tenant centers shall be permitted a single wall sign advertising the center as a whole. Such wall signs shall not exceed twenty (20) square feet in area, and shall not include any signage for individual tenants of the center.
  - (C) Multifamily. Developments containing more than two (2) units shall be permitted wall signage which shall not cumulatively exceed twenty-four (24) square feet.
  - (D) Limits. No property shall be limited to less than twenty (20) square feet of wall signage and no use or tenant shall exceed one hundred (100) square feet of wall signage.
- (2) Location. Wall signs for individual tenants within a multi-tenant center shall be located on the tenants lease space, except as regulated in the above subsection (a)(1)(B)(ii), Upper Story Retail Uses.
- (3) Maximum Projection. No part of a wall sign, other than a projecting sign or awning, shall project more than twelve (12) inches from the wall or face of the building to which it is attached.
- (b) Projecting Signs. The following standards apply to projecting signs:
  - (A) Maximum Projection. No part of a projecting sign shall protrude more than thirty-six (36) inches from the wall or face of the building to which it is attached. Support structures between the building and the sign only shall be counted toward this allowance.
  - (B) Location. Projecting signs shall be located adjacent to the tenant's lease space and shall be installed at least seven (7) feet above the pavement.
  - (C) Separation. A minimum separation of one hundred (100) feet shall be provided between all projecting signs on the same building facade.
  - (D) Number. A maximum of one (1) projecting sign is permitted per tenant per street frontage.
  - (E) Area. Projecting signs shall be limited to a maximum of twenty (20) square feet in area.
  - (F) Allotment. Projecting sign areas shall count toward overall wall sign allotment.

- (G) Prohibited Location. No projecting signs shall be located on buildings located within the courthouse square overlay district.
- (H) Wind Loadings. The applicant for a projecting sign shall provide information verifying that the building facade containing the projecting sign can tolerate wind loading.
- (I) Any property that utilizes a freestanding sign shall be prohibited from utilizing a projecting sign.

(c) Freestanding Signs. The following standards apply to permanent freestanding signs.

- (1) B-Line Trail. The erection of freestanding signs shall be prohibited on any property frontage immediately adjacent to the B-Line Trail right-of-way.
- (2) Setback. No freestanding sign shall be allowed unless the primary structure on a lot is set back from the public right-of-way by a minimum of fifteen (15) feet.
- (3) Number. Lots with thirty (30) feet or less of public street frontage are not permitted any freestanding signs. Properties with more than thirty (30) feet of public street frontage on a single street are permitted a maximum of one (1) freestanding sign.
- (4) Sign Area. Freestanding signs shall not exceed fifteen (15) square feet.
- (5) Height. Freestanding signs shall not exceed four (4) feet in height.
- (6) Lighting. Internally-illuminated signs are prohibited.
- (7) Changeable Copy. Changeable copy shall be prohibited as part of a freestanding sign.

(d) Permanent Display Cabinets. Permanent display cabinets shall be subject to the following standards:

- (1) Contents. Permanent display cabinets may incorporate interchangeable signage such as banners, flyers, posters, and menus.
- (2) Signage Allotment. Permanent display cabinets shall count toward the wall signage allotment of the use.
- (3) Sign Area. Individual display cabinets shall not exceed sixteen (16) square feet in area per display, measured at the outer edge of the cabinet frame.
- (4) Height. A permanent display cabinet shall not exceed eight (8) feet in height from ground level.
- (5) Frame. The permanent display cabinet shall be framed with wood, metal, or other durable material, and enclosed with a transparent cover.

(e) Temporary Signs. In addition to the temporary signs exempted under 20.05.079(f)(3) each property is also allowed to display temporary signage with a temporary sign permit as follows:

- (1) Area. Temporary signs shall not exceed sixteen (16) square feet.
- (2) Height. Freestanding temporary signs shall not exceed six (6) feet in height.
- (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.
- (4) Lighting. External illumination of temporary signs is prohibited.
- (5) Number.
  - (A) Individual nonresidential uses shall be permitted a maximum of three (3) temporary signs.
  - (B) Multifamily developments with at least fifteen (15) units shall be permitted a maximum of three (3) temporary signs.
  - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one (1) temporary sign.
- (6) Display Periods. Temporary signs shall be permitted for the following durations:
  - (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) days per period, per calendar year.

- (B) All temporary signs shall receive a sign permit from the planning and transportation department prior to being displayed.
  - (C) The three (3) temporary sign display periods provided in subsection (e)(5)(A) above may be combined.
- (f) Sandwich Board Signs. Properties immediately adjacent to a public sidewalk shall be permitted to place sandwich board signs in the public sidewalk provided the following criteria is met.
- (1) Number. Each property shall be permitted one (1) sandwich board sign. If a property contains more than one (1) tenant, additional sandwich board signs shall be permitted, provided the number of sandwich boards in front of a single property shall be limited in such a manner so as to ensure that no sandwich board sign shall be placed within eight (8) linear feet of another sandwich board sign, measured from the base of each sign.
  - (2) Design.
    - (A) Sign face area shall not exceed five (5) square feet per sign per face.
    - (B) Sign face width shall not exceed two (2) feet, nine inches (2'9") measured at the widest point of the sign face.
    - (C) Sign height shall not exceed four and one-half (4.5) feet measured from the ground to the top of the sign.
    - (D) Signs shall be truly portable and shall not be permanently affixed to any structure or sidewalk.
  - (3) Placement. Sandwich board signs shall meet the following placement criteria.
    - (A) Signs shall be placed only on sidewalks with a minimum width of seven (7) feet.
    - (B) Signs shall be removed from the public sidewalk at the end of each business day.
    - (C) Signs shall be located a maximum of two (2) feet from the building; or in the tree plot outside of the sidewalk.
    - (D) Signs shall be placed a minimum of forty-eight (48) inches from all obstructions within the sidewalk including newspaper boxes, outdoor tables and seating, trees and tree grates, bicycle racks, trash receptacles and any other item impeding pedestrian or wheelchair movement.
    - (E) Signs shall be placed a minimum of eight (8) feet from a building corner or pedestrian crosswalk.
    - (F) Sign placement shall meet all requirements of the ADA.
    - (G) Signs shall not be placed within the right-of-way of the B-Line Trail. Sandwich board signs for properties with frontage along the trail shall be placed within the setback between the building and the trail right-of-way.

SECTION 10. The presently numbered Section 20.05.086, entitled "Sign standards – Sandwich board signs", shall be deleted in its entirety and the same shall be deleted from the table of contents for Chapter 20.05, and all remaining sections shall be renumbered accordingly.

SECTION 11. The presently numbered Section 20.05.097(a)(7) shall be deleted in its entirety and replaced with the following provision:

- (a)(7) Any community garden site with a lot area greater than fifteen thousand (15,000) square feet shall provide one (1) on-site parking space per two thousand (2,000) square feet of lot area above fifteen thousand (15,000) square feet.

SECTION 12. The presently numbered Section 20.05.097(a)(8) shall be deleted in its entirety.

SECTION 13. The presently numbered Section 20.05.110(b)(1)(A) shall be amended by adding "(7)" after the word "seven".

SECTION 14. The presently numbered Section 20.05.110(b)(1)(B) shall be amended by adding "(3)" after the word "three".

SECTION 15. The presently numbered Section 20.05.110(b)(2) shall be amended by adding "(90)" after the word "ninety".

SECTION 16. The presently numbered Section 20.05.110(i) shall be deleted in its entirety and replaced with the following provision:

- (i) Temporary uses shall be permitted to display signs subject to applicable sign standards in this chapter.

SECTION 17. Section 20.07.070, entitled "Easement standards", shall be amended to add the word "applies" immediately after the word "section" in the first sentence of the Section.

SECTION 18. Section 20.07.070, entitled "Easement standards", shall be amended to delete the reference to "sign," in subsection 20.07.070(e)(1)(C)..

SECTION 19. Section 20.07.070(e)(1) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within sanitary sewer easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) and is further authorized by the City.

SECTION 20. Section 20.07.070(e)(2) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 21. Section 20.07.070(e)(3) shall be amended by adding a new subsection (F) to read as follows:

- (F) Signs shall not be located within drainage easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 22. Section 20.07.070(e)(4) shall be amended by adding a new subsection (C) to read as follows:

- (C) Signs shall not be located within utility easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 23. Section 20.07.070(e)(5) shall be amended by adding a new subsection (D) to read as follows:

- (D) Signs shall not be located within pedestrian easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 24. Section 20.07.070(e)(6) shall be amended by adding a new subsection (D) to read as follows:

- (D) Signs shall not be located within transit facility easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 25. Section 20.07.070(e)(7)(D) shall be deleted in its entirety and replaced with the following:

- (D) All Karst Conservancy Easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred (200) feet, and each public sign shall be a maximum of one and one-half (1 ½) square feet in area. A minimum of one (1) public sign is required, regardless of easement size.

SECTION 26. Section 20.07.070(e)(7) shall be amended by adding a new subsection (G) to read as follows:

- (G) Signs shall not be located within karst conservancy easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 27. Section 20.07.070(e)(8)(A) shall be amended by adding “(6)” after the word “six”.

SECTION 28. Section 20.07.070(e)(8)(C) shall be deleted in its entirety and replaced with the following provision:

- (C) All tree preservation easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred (200) feet, and each public sign shall be a maximum of one and one half (1 ½) square feet in area. A minimum of one (1) public sign is required, regardless of easement size.

SECTION 29. Section 20.07.070(e)(8) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within tree preservation easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 30. Section 20.07.070(e)(9)(C) shall be deleted in its entirety and replaced with the following provision:

- (C) All tree conservation easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred (200) feet, and each public sign shall be a maximum of one and one-half (1 1/2) square feet in area. A minimum of one (1) public sign is required, regardless of easement size.

SECTION 31. Section 20.07.070(e)(9) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within tree conservation easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 32. Section 20.07.070(e)(10)(C) shall be deleted in its entirety and replaced with the following provision:

- (C) All conservancy easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred (200) feet, and each public sign shall be a maximum of one and one-half (1 ½) square feet in area. A minimum of one (1) public sign is required, regardless of easement size.

SECTION 33. Section 20.07.070(e)(10) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within conservancy easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 34. Section 20.07.160(c)(5)(B) shall be amended by adding the word “public” after the word “permanent”.

SECTION 35. Section 20.07.190, entitled “Street sign standards – Residential, commercial and industrial”, shall be deleted in its entirety and replaced with the following provision:

20.07.190 SS-01 (Street sign standards—Residential, commercial and industrial).

This street sign standards section applies to the following types of development:



- (a) General. Each street within a residential, commercial, or industrial development shall have the minimum number of public signs necessary to:
- (1) Provide a safe environment for drivers and pedestrians; and
  - (2) Provide an information system for visitors to efficiently find a certain street, address, or development amenity.
- (b) City's Responsibilities. The city shall be responsible for disseminating specifications for the installation of all public safety related street signs for streets, including, but not limited to: speed limit signs, stop signs, yield signs and street name signs. The city's engineering policies and nationally recognized engineering standards shall be used to determine the type, size, height and location of each of these public signs required for any development.
- (c) Petitioner's Responsibilities.
- (1) Public Safety Related Street Signs. The petitioner shall be required to install public signs prior to any street being opened to public. These public signs shall be installed in the location and to the height determined by the city planning and transportation department.
  - (2) Street Name Signs. The petitioner shall install a minimum of one (1) street name public sign at each street intersection within the subdivision and on all perimeter intersections. At least one (1) public sign shall be set on the most conspicuous corner of the intersections, at a point approximately six (6) inches from the sidewalk intersection (on the street side).
  - (3) Temporary Street Name Signs. The petitioner shall install temporary street name public signs for any streets open to the public during construction. Such public signs shall meet the location requirements specified for street name public signs in the above subsection (a)(2), Street Name Signs. Temporary street name public signs shall be removed when permanent street name public signs are installed.

SECTION 36. Section 20.11.020, entitled "Defined Words", shall be amended by deleting the following terms:

- "Nonprofit event";
- "Sign, Awning";
- "Sign, Directional";
- "Sign, Drive-up Menu"
- "Sign, externally illuminated"
- "Sign, internally illuminated"
- "Sign, Not-for-profit";
- "Sign, Outdoor Advertising";
- "Sign, Off Premise"; and
- "Sign, Political".

SECTION 37. Section 20.11.020, entitled "Defined Words", shall be amended by adding a new defined term, "Condominium," to appear in alphabetical order, and to read as follows:

"Condominium means the same as the word is defined by Indiana Code Article 32-25, entitled 'Condominiums'."

SECTION 38. Section 20.11.020, entitled "Defined Words", shall be amended by adding a new defined term, "Mixed Tenant Center," to appear in alphabetical order, and to read as follows:

"Mixed tenant center" means a structure that contains more than one (1) use or more than one (1) tenant.

SECTION 39. Section 20.11.020, entitled "Defined Words", shall be amended by deleting the term "Sign, Banner," and its definition and replacing it with "Banner," to appear in alphabetical order, and whose definition shall read as follows:

“Banner means a sign with characters, letter, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing.”

SECTION 40. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the term “Sign, Changeable Copy”, and its definition and replacing it with “Changeable copy,” to appear in alphabetical order, and whose definition shall read as follows:

“Changeable copy means a sign which displays words, lines, logos, or symbols which can be easily changed to provide different information without altering the face or surface of such sign.”

SECTION 41. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the term “Sign, Electronic Reader Board,” and its definition and replacing the term with “Electronic Reader Board,” to appear in alphabetical order, and whose definition shall be as follows:

“Electronic reader board means a sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means.”

SECTION 42. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the term “Sign, Permanent Display Cabinet,” and its definition and replacing it with the term, “Permanent Display Cabinet,” to appear in alphabetical order and whose definition shall be as follows:

“Permanent display cabinet means a cabinet that is attached to a building that is constructed of durable materials and intended to display signage within.”

SECTION 43. Section 20.11.020, entitled “Defined Words”, shall be amended by adding a new defined term “Sign, Public,” to appear in alphabetical order, and to read as follows:

“Sign, Public. ‘Public sign’ means a sign erected by or on the order of a public officer in the performance of a public duty, such as signs to promote safety, no trespassing, or traffic signs; signs to indicate transit stops; memorial plaques; or signs of historic interest.”

SECTION 44. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the definition of “Sign, Temporary”, and replacing it with the following provision:

“Sign Temporary. ‘Temporary sign’ means any sign that is not permanently anchored or secured to a building and not having supports or braces permanently secured to the ground, including but not limited to: banners, pennants, or advertising displays including portable signs that are intended to be displayed for a limited period of time.”

SECTION 45. Section 20.11.020, entitled “Defined Words”, shall be amended by revising the definition of “Sign, Window” by deleting the word “pane” and replacing it with the word “frame.”

SECTION 46. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the definition of “Sign”, and replacing it with the following provision:

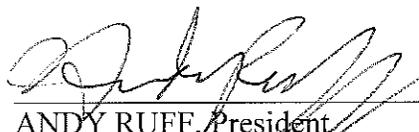
“Sign. Any display or device placed on a property in any fashion that can be seen from a public place or a public right-of-way that is designed, intended, or used to convey any identification, message or information other than an address number.”

SECTION 47. If any section, sentence, chapter or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any other section, sentence, chapter, provision or application of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 48. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, with approval of the Mayor, and after any required notice, waiting periods, and/or publication under Indiana law.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this

18 day of May, 2016.

  
 ANDY RUFF, President  
 Bloomington Common Council

ATTEST:

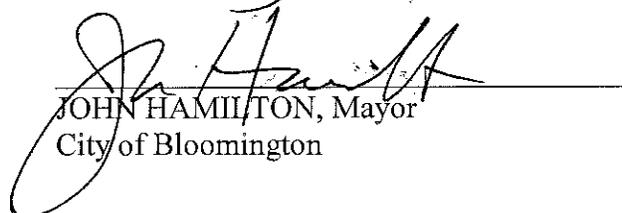
  
 NICOLE BOLDEN, Clerk  
 City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this

19 day of May, 2016.

  
 NICOLE BOLDEN, Clerk  
 City of Bloomington

SIGNED and APPROVED by me upon this 19<sup>th</sup> day of May, 2016.

  
 JOHN HAMILTON, Mayor  
 City of Bloomington

#### SYNOPSIS

This ordinance amends the sign regulations contained within Title 20 (the Unified Development Ordinance) of the Bloomington Municipal Code. The changes are a response to the U.S. Supreme Court's decision in *Reed v. Town of Gilbert*, a decision that clarified the ability of localities to regulate the content of signs. This ordinance makes two types of changes to the local code. First, the City's sign regulations will no longer provide different standards for different categories of signs. Second, the City will eliminate all but public signs from its rights-of-way. In addition, changes to specific signage allotments for properties and zoning districts have also been modified.

*Note: The Council made the following amendments to this ordinance:*

- *Am 01 modified the definition of "permanent display cabinet" to make it clear that such cabinets must be attached to a building. (BMC §20.11.020)*
- *Am 02 reduced the permitted area for permitted wall signage from 25 square feet to 10 square feet for legal nonconforming multifamily residential uses in single family zoning districts for those properties having at least three units. (BMC §20.05.080(d))*
- *Am 03 modified the definition of "sign" to make it clear that a sign is only regulated by the Unified Development Ordinance if it can be seen from a public place or public right-of-way. (BMC §20.11.020)*

*Note further: In accordance with IC §36-7-4-607(e), this ordinance as amended by the Council was returned to the Plan Commission with a Statement of Reasons for the amendments.*

\*\*\*ORDINANCE CERTIFICATION\*\*\*

In accordance with IC 36-7-4-605(a) I hereby certify that the attached Ordinance Number 16-01 is a true and complete copy of Plan Commission Case Number ZO-8-16 which was given a favorable / unfavorable / no (circle one) recommendation by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on the 11<sup>th</sup> day, of April, 2016.

Date:

Christy Langley, Secretary  
Plan Commission

Received by the Common Council Office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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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 _____
Unforeseen 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.)

**\*\*\*Amendment Form\*\*\***

**Ordinance #:** 16-01  
**Amendment #:** Am 01  
**Submitted By:** Councilmember Isabel Piedmont-Smith, District 5  
**Date:** May 12, 2016

**Proposed Amendment:**

1. Section 42 of Ord 16-01 shall be amended by adding the phrase “that is attached to a building that is” immediately before the word “constructed” so that it reads:

“Permanent display cabinet means a cabinet that is attached to a building that is constructed of durable materials and intended to display signage within. ~~for the duration of time that the use or occupant is located on the premises.~~”

**Synopsis**

This amendment is sponsored by Councilmember Piedmont-Smith and would modify the definition of the term “permanent display cabinet” in such a manner that makes it clear that permanent display cabinets must be attached to a building.

*Note: This amendment was amended by the sponsor as indicated by the strikeout above.*

**5/11/16 Committee Action:** *None*  
**5/18/16 Regular Session Action:** **7 – 0 (Chopra and Sturbaum, Absent)**  
**Adopted**

(May 18, 2016)

**\*\*\*Amendment Form\*\*\***

**Ordinance #:** 16-01  
**Amendment #:** Am 02  
**Submitted By:** Councilmember Isabel Piedmont-Smith, District 5  
**Date:** May 12, 2016

**Proposed Amendment:**

1. Section 5 of Ord 16-01 shall be amended by creating a new subsection (d), entitled “Legal Nonconforming, Multifamily Residential Uses”, to read as follows:
  - (d) Legal Nonconforming, Multifamily Residential Uses. Legal nonconforming multifamily residential uses in single family zoning districts with at least three (3) units shall be permitted wall signage not to exceed ten (10) square feet.
    - (1) This subsection supersedes subsection 20.05.080(b)(2).
    - (2) Freestanding signage is prohibited.
2. All remaining subsections in Section 20.05.080 shall renumbered accordingly.

**Synopsis**

This amendment is sponsored by Councilmember Piedmont-Smith and would reduce the square footage of permitted wall signage from 25 square feet to 10 square feet for legal nonconforming multifamily residential uses in single family zoning districts for those properties that have at least three units.

**5/11/16 Committee Action:** *None*  
**5/18/16 Regular Session Action:** **7 – 0 (Chopra and Sturbaum, Absent)**  
**Adopted**

**(May 18, 2016)**

**\*\*\*Amendment Form\*\*\***

**Ordinance #:** 16-01  
**Amendment #:** Am 03  
**Submitted By:** Councilmember Andy Ruff, At Large  
**Date:** May 12, 2016

**Proposed Amendment:**

1. A new Section 46 for Ord 16-01 shall be created which shall modify the definition of the term “sign” so that the definition reads as follows:

“Sign. Any display or device placed on a property in any fashion that can be seen from a public place or a public right-of-way that is designed, intended, or used to convey any identification, message or information other than an address number.”

**Synopsis**

This amendment is sponsored by Councilmember Ruff and would clarify the definition of the term “sign” to make it clear that a sign is only regulated by the Unified Development Ordinance if it can be seen from a public place or a public right-of-way.

**5/11/16 Committee Action:** *None*  
**5/18/16 Regular Session Action:** **7 – 0 (Chopra and Sturbaum, Absent)**  
**Adopted**

**(May 18, 2016)**

# MEMO:

**To: City of Bloomington Plan Commission**  
**From: James Roach, Development Services Manager**  
**Patty Mulvihill, City Attorney**  
**Date: May 16, 2016**  
**Re: Demolition Delay Ordinance, Ordinance 16-04, ZO-9-16**

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The Plan Commission positively recommended ZO-9-16 to the City's Common Council on February 9, 2016. This case involved amendments to the program known locally as Demolition Delay.

Four public hearings were held by the Common Council on the proposed amendments to the Demolition Delay program. At the conclusion of their fourth hearing on the matter, the Common Council had amended the Plan Commission's proposal in four ways. The specific amendments are discussed briefly herein.

## Amendment 1:

The Plan Commission proposal allowed for City staff to approve the partial demolition of any contributing structure in a residential zoning district. The Council amended this provision by providing that the staff level review must occur within 7 days or else the restrictions of Demolition Delay are automatically released and further provided that the City staff has to render its decision in a manner that utilizes the same technical experience as the members of the Historic Preservation Commission.

## Amendment 2:

The definition of "partial demolition" was amended to include a change in roofing material. To that end, if a property owner of a surveyed property wishes to change his shingled roof to a metal roof he or she will be subject to the Demolition Delay procedures.

## Amendment 5<sup>1</sup>:

This amendment was essentially a clean-up amendment that made terminology in the proposal gender neutral and specifically noted that staff can recommend to the Historic Preservation Commission that a property be locally designated but that only the Commission can make that same recommendation to the Common Council.

## Amendment 6:

In essence this particular amendment did three key substantive things. First, it specified that Demolition Delay shall generally apply to those structures listed on the 2001 Interim Report, as amended in 2007, and those properties listed as "Outstanding" or "Notable" on the 2015 updated

<sup>1</sup> Amendments 3 and 4 were discussed but did not pass. Because these amendments did not become law, this Memo and staff will refrain from discussing their substance.

SHAARD. Second, it provides that if a “Contributing” structure on the 2015 updated SHAARD is going to be “substantially demolished” it will be subject to the Demolition Delay provisions. Third, it created a new definition for “substantial demolition” which essentially means that if the structure is going to result in 50% or more of it being removed or enclosed a substantial demolition has occurred.

Summary:

Going forward, Demolition Delay will generally apply as follows:

- A. Full Demolition.
  - a. The full demolition of any structure listed on the 2001 Interim Report, as amended in 2007, shall be subject to review by the Historic Preservation Commission.
  - b. The full demolition of any structure listed on the 2015 updated SHAARD shall be subject to review by the Historic Preservation Commission.
  - c. The Commission shall generally have no more than 90 days to render a decision, but in some limited instances the Commission may take up to 120 days to render a decision.
- B. Substantial Demolition<sup>2</sup>.
  - a. The substantial demolition of any “Contributing” structure on the 2015 updated SHAARD shall be subject to review by the Historic Preservation Commission.
  - b. The Commission shall generally have no more than 90 days to render a decision, but in some limited instances the Commission may take up to 120 days to render a decision.
- C. Partial Demolition.
  - a. The partial demolition of any “Notable or “Outstanding” structure of those properties listed in the 2001 Interim Report, as amended in 2007, shall be subject to review by the Historic Preservation Commission.
  - b. The partial demolition of any “Contributing” structure of those properties listed in the 2001 Interim Report, as amended in 2007, that are located in a non-residential zoning district shall be subject to review by the Historic Preservation Commission.
  - c. The partial demolition of any “Contributing” structure of those properties listed in the 2001 Interim Report, as amended in 2007, that are located in a residential zoning district shall be subject to review by City staff<sup>3</sup>.
  - d. Any review required by the Historic Preservation Commission will generally provide the Commission no more than 90 days to render a decision, but in some limited instances the Commission may take up to 120 days to render a decision.
  - e. Any review permitted by City staff shall occur within 7 days.

<sup>2</sup> Defined to mean the “moving or razing of a building including the removal or enclosure of fifty (50) percent or more of the structure”.

<sup>3</sup> City staff shall have the authority to refer the proposed partial demolition to the Historic Preservation Commission if the staff believe a higher level of review is needed.



**City of Bloomington  
Office of the Common Council**

**To:** Jack Baker, President, City of Bloomington Plan Commission  
**From:** Daniel Sherman, Attorney/Administrator, Common Council  
**Re:** Returning ZO-9-16 - City of Bloomington (Ordinance 16-04) to the Plan Commission with a Statement of Reasons for Proposed Changes to Amendments to the Text of the Unified Development Ordinance  
**cc:** Christy Langley, Director of Planning and Transportation Department; Council Members; Mayor John Hamilton; Nicole Bolden, City Clerk; Mick Renneisen, Deputy Mayor; Patty Mulvihill, City Attorney  
**Date:** May 11, 2016

This memorandum is being sent in accordance with IC 36-7-4-607(e)(4), which sets forth the procedure for the Common Council to change amendments to the text of the Unified Development Ordinance that come forward with a positive recommendation from the Plan Commission. According to that procedure, the Common Council must return the proposal to the Plan Commission with a written statement of reasons for the changes within 90 days of the Certification of Action by the Plan Commission.

On February 11, 2016, the Plan staff certified to the City Clerk, that the Plan Commission considered a package of text amendments (ZO-9-16) and, by a vote of 7-1-0, forwarded them with a positive recommendation to the Council. Those amendments came forward in the form of *Ordinance 16-04 To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code - Re: Amending 20.09.230 ("Demolition and Demolition Delay") and 20.11.020 ("Defined Words") to Expedite the Review of Partial Demolition Requests for "Contributing" Structures in Residential Zoning Districts.*

Over a course of meetings held on March 30<sup>th</sup>, April 6<sup>th</sup>, April 20<sup>th</sup> and May 4<sup>th</sup>, 2016, the Council adopted four amendments to Ordinance 16-04. In order to provide the aforementioned statement of reasons for those amendments, this packet is being sent to the Plan Commission and contains a copy of:

- A Cover Memo – with a chart of amendments (see below), their effect, and a highlight of the reasons for them that draw upon the amendments and deliberations of the Council;
- Ordinance 16-04 – signed by the Council President and Mayor as attested by the City Clerk;
- Certificate of Action;
- Am 01;
- Am 02;
- Am 05;
- Am 06 - with the City of Bloomington Historic Sites and Structures Table; and
- Minutes for Regular Sessions on April 6, 2016 and April 20, 2016.

**Amendment****Effect of Amendment**

**Am 01** This amendment was sponsored by Councilmember Chopra with the support of the City Administration and makes two changes. By way of context, the ordinance, as proposed, authorized staff to decide whether or not to release applications for partial demolition of “Contributing” structures in residential districts without specifically reducing the 90-day timeframe for making that decision. This amendment reduces the timeframe for staff-level decision to seven (7) business days. The amendment also establishes that any staff making these decisions must have the same technical experience as the members of the Historic Preservation Commission.

**Summary of Reasons for the Amendment**

The reduction in the timeframe for staff-level decisions on these applications was intended to reduce the potential regulatory burden on property owners while still providing sufficient time for staff to forward applications to the Historic Preservation Commission when warranted by the circumstances. The amendment also assures that staff who make these decisions have the requisite expertise to make sound decisions.

**Am 02** This amendment was sponsored by Cm. Sturbaum and adds a change in roof materials to the definition of “partial demolition.” This would have the effect of requiring review of changes in roof materials by the Historic Preservation Commission or staff on structures within the City’s jurisdiction which are subject to demolition delay.

**Summary of Reasons for the Amendment**

This amendment acknowledges that changes to roof material may significantly impact the historic character of a structure as well as the historic fabric of a neighborhood.

**Am 05** This amendment was offered by the Council Office and makes some corrections to the text. The first change would have corrected text mistakenly brought forward from the Plan Commission (but was replaced by changes made in Am 06). The second change makes the reference to “chairman” of the Historic Preservation Commission gender neutral. The third change clarifies that staff makes recommendations to the Historic Preservation Commission for their consideration.

**Summary of Reasons for the Amendment**

Two of three of these changes were incorporated into the ordinance. The first continues the practice of making references in the Bloomington Municipal Code gender neutral. The second is intended to clarify that, while staff may recommend designation of properties as historic, the decision to recommend such designation to the Council is made by the Historic Preservation Commission.

Am 06

This amendment was sponsored by Councilmember Rollo with the support of the Administration and makes a number of changes to the ordinance. First, it adds two new Whereas Clauses that help explain the overall purpose behind one of the major changes proposed by this amendment. Second, it ensures that the process known as Demolition Delay only applies to the following structures: those properties listed in the 2001 Interim Report, as amended in 2007; those properties listed as “Outstanding” or “Notable” in the SHAARD; and, those properties listed as “Contributing” in the SHAARD, but only when those “Contributing” properties are the subject of a request for “substantial demolition.” Third, it inserts a definition for “substantial demolition” that reads “the moving or razing of a building including the removal or enclosure of fifty (50) percent or more of the structure.” Fourth, in accordance with the new scope of properties subject to demolition delay, it revises the definition for the “City of Bloomington Survey of Historic Sites and Structures” (and incorporates by reference into Title 20 a table listing all except one category of the affected properties).<sup>1</sup> Fifth, it amends the term “historic survey” as it applies to the six Downtown Overlay Districts so that the term includes properties that are on either one or both of the City of Bloomington Survey of Historic Sites and Structures or the SHAARD. This will have the effect of requiring that new buildings located in the six Downtown Overlay Districts that are adjacent to said historic properties comply with additional building step-back and height step-down requirements.

#### Summary of Reasons for the Amendment

The primary thrust of this amendment is to limit application of demolition delay to properties that: have been independently reviewed by the City’s own experts; are listed as “Outstanding” or “Notable” on the Indiana State Historic Architectural and Archaeological Research Database (SHAARD); or, are listed as “Contributing” on the SHAARD and are subject to a request for what constitutes “Substantial Demolition.” This change was an effort at striking a better balance between regulatory burden on property owners and the protection of the historic fabric of the City’s neighborhoods. The amendment also redefines the term “City of Bloomington Survey of Historic Sites and Structures” to encompass the aforementioned properties and, for the sake of transparency, incorporates by reference into Title 20 a table that includes locally surveyed and the more historically significant properties on the 2015 SHAARD. Lastly, the amendment assures that the Downtown Overlay District building set-back and height step-down requirements for new buildings adjacent to historic properties apply to the entire set of said historic properties.

Please consult your attorney about IC 36-7-4-607 (e)(4), which gives the commission forty-five (45) days in which to consider the rejection or amendment and report to the legislative body.

Sincerely,



Dan Sherman, Attorney/Administrator  
Bloomington Common Council

<sup>1</sup> The Table includes properties listed in the 2001 Interim Report, as amended in 2007, and those properties listed as “Outstanding” or “Notable” in the 2015 SHAARD, but does not include the thousands of properties listed as “Contributing” in the latter database. Property owners who are seeking “substantial demolition” of their “contributing” structures in single family districts will need to access the SHAARD in order to determine whether their application would be subject to demolition delay.

**ORDINANCE 16-04**

**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)  
OF THE BLOOMINGTON MUNICIPAL CODE -**

**Re: Amending 20.09.230 (“Demolition and Demolition Delay”) and  
20.11.020 (“Defined Words”) to Expedite the Review of Partial Demolition Requests  
for “Contributing” Structures in Residential Zoning Districts**

- WHEREAS**, Ordinance 06-24 created and established Bloomington Municipal Code Section (“BMC”) 20.09.230, “Demolition and Demolition Delay”, in an effort to provide the City of Bloomington Historic Preservation Commission (“HPC”) time to review those structures identified by the Indiana State Historic Architecture & Archeological Research Database (“SHAARD”) as “Contributing”, “Notable”, or “Outstanding” for possible local historic designation prior to said structures being substantially modified via a partial demolition or before they are completely demolished; and
- WHEREAS**, prior to the summer of 2015, the SHAARD contained approximately 2,200 properties in the City of Bloomington; and
- WHEREAS**, in the summer of 2015, the SHAARD was updated and the update resulted in approximately 6,000 Bloomington properties being included in the SHAARD, most of which have been identified as being “Contributing”; and
- WHEREAS**, in the opinion of the HPC and City staff a significant number of the properties added to the SHAARD in 2015 are located in residential zoning districts and are properties whose owners will regularly seek additions or remodels that will qualify as a partial demolition under BMC 20.09.230; and
- WHEREAS**, it is the HPC’s and Administration’s opinion that the staff person assigned to assist the HPC is qualified to determine if a “Contributing” structure in a residential zoning district meets the necessary criteria for the HPC to recommend local historic designation or not to the Common Council; and
- WHEREAS**, in an effort to lessen the economic and time burden on residents of the City, decrease the administrative procedures required by City staff, and acknowledge the time constraints placed on the HPC, the City believes it is in the best interests of the City to allow for the staff person assigned to the Commission to render determinations on whether or not a “Contributing” structure in a residential zoning district which is being proposed for partial demolition is a structure which the HPC should consider recommending for local historic designation to the Common Council; and
- WHEREAS**, on January 28, 2016, the HPC considered this case, ZO-9-16, and made a positive recommendation in favor of the package of amendments to the BMC, as described herein; and
- WHEREAS**, on February 8, 2016, the Plan Commission considered this case, ZO-9-16, and made a positive recommendation in favor of the package of amendments to the BMC, as described herein; and
- WHEREAS**, pursuant to Indiana Code § 36-7-4-607(c), the Plan Commission’s positive recommendation was certified on February 9, 2016, and delivered to the Common Council on February 11, 2016;

**WHEREAS,** the current application of the process known as Demolition Delay uses the Indiana State Historic Architectural and Archaeological Research Database, a database which upon being updated in 2015 was not independently reviewed or analyzed by the City's own experts on historic preservation; and

**WHEREAS,** until the City's own experts on historic preservation can review and provide analysis of the recent 2015 update to the Indiana State Historic Architectural and Archaeological Research Database, it is in the best interests of the Bloomington community to only apply the process known as Demolition Delay to the following properties: those noted in the 2001 Indiana Historic Sites and Structures Inventory Interim Report, as amended in 2007; those properties listed as Outstanding or Notable on the 2015 updated Indiana State Historic Architectural and Archaeological Research Database; and, those Contributing properties listed on the 2015 updated Indiana State Historic Architectural and Archaeological Research Database, but only if these Contributing structures are proposed for substantial demolition;

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

SECTION 1. Section 20.09.230, entitled "Demolition and Demolition Delay", shall be deleted in its entirety and replaced with the following:

**20.09.230 Demolition and Demolition Delay**

- (a) Demolition Landscaping.
- (1) Applicability. A demolition permit application for a lot subject to the standards of Section 20.05.057: Landscaping Standards; Vacant Lot Landscaping shall meet the requirements of this section.
  - (2) Vacant Lot Landscaping Plan. Any demolition permit application subject to this section shall be accompanied by a vacant lot landscaping plan meeting the standards of Section 20.05.057: Landscaping Standards; Vacant Lot Landscaping.
  - (3) Exemption. A demolition permit application shall be exempt from the requirements of this section if a site plan approval for the reuse of the subject lot has been obtained and has not expired.
- (b) Demolition Delay Required. No certificate of zoning compliance (hereinafter "CZC") authorizing release of a permit allowing the demolition or partial demolition of a structure that is listed as "Outstanding", "Notable" or "Contributing" on the City of Bloomington Survey of Historic Sites and Structures, or any accessory structure of the same era of construction as the principal structure that is so listed, shall be issued earlier than ninety or one hundred twenty-calendar days after notice has been given as provided herein.
- (1) The ninety-day period shall apply in all cases unless the director of HAND, or his/her designee, finds that an additional thirty-day delay period is needed in order for the HPC to responsibly consider and determine whether to recommend designation of the property. The HAND director shall make such finding only where:
    - (A) There are multiple demolition permits and/or historic designation proposals pending or expected to come before the HPC during the ninety-day period; or,
    - (B) The demolition request presents unusually complex public policy issues due to the location or survey classification of the structure.
    - (C) The structure is located within an area that contains multiple surveyed properties, it is located within an area designated on the National Register of Historic Places, or the survey classification of the structure proposed for demolition or partial demolition is "Notable" or "Outstanding". These criteria shall be sufficient, but not necessary, to justify a determination that the one hundred twenty-day period will apply.
    - (D) The HAND director, or his/her designee, will give notice of his/her determination to apply the one hundred twenty-day period to a demolition or partial demolition request in accordance the procedures outlined herein.
  - (2) Staff shall give notice to the HAND director, or his/her designee, and to the property owner, or his/her representative, for any petition involving a demolition or partial demolition covered by this section.

- (A) The property owner, or his/her representative, upon being notified that his/her property is subject to the provisions of this section, shall be advised that his/her application for a permit may need to be amended to include materials required by both Section—20.09.120(d), which outlines what is required for Site Plan applications, and the Rules and Regulations of the HPC, in order for the application to be considered complete and to be reviewed by all relevant City staff.
  - (B) Not later than thirty days after such notice is given by staff, the HAND director shall give notice to the chairperson of the HPC and to the owner, if the one-hundred-twenty-day waiting period is to be imposed.
- (3) The owner, within three business days of being given the notice described herein by the planning and transportation department, shall place upon the property where the structure is located, in plain public view, a notice to the public of the proposed demolition or partial demolition of the structure.
- (A) Such notice shall be in such form as approved by the staff.
  - (B) Such notice shall remain in place until termination of the waiting period.
  - (C) Noncompliance with this provision shall result in the delay period being extended by an amount of time equal to the amount of time, as reasonably determined or estimated by the staff, during which the notice was not properly in place.
  - (D) This section shall not apply to an application for partial demolition of a property classified as “Contributing” in a single family district if staff for the HPC reviews and releases the application. Staff’s decision shall be based on the same criteria utilized by the HPC when it renders a determination about whether or not a property should be recommended for local historic designation. If staff for the HPC determines that full HPC review of an application for a partial demolition of a property classified as “Contributing” in a single family district is necessary then the owner shall post the notice described herein on the property.
- (4) The HPC may conduct a hearing, in its sole discretion, during the waiting period, to determine if the HPC wishes to recommend any structure described below herein be locally designated by the common council:
- (A) “Contributing” structure located in any of multifamily or non-residential zoning district.
  - (B) “Contributing” structure located in any single family district if the staff for the HPC determines that a review of the application necessitates full HPC review.
  - (C) “Notable” structure located in any zoning district of the City.
  - (D) “Outstanding” structure located in any zoning district of the City.
- (5) Staff for the HPC may review and release an application for partial demolition of a “Contributing” structure located in a single family district.
- (A) Staff, for purposes of this subsection, shall be those persons who have the same or equivalent technical expertise as the members of the HPC as outlined in Bloomington Municipal Code Section 2.16.010(c).
  - (B) Staff’s decision shall be based on the same criteria utilized by the HPC when it renders a determination about whether or not a property should be recommended for local historic designation.
  - (C) If within seven (7) business days of the receipt of an application for partial demolition by the City’s Planning & Transportation Department, the staff has not forwarded the matter to the HPC for further review, the application shall be released automatically and the provisions of Section 20.09.230 shall be effectuated.
- (c) Exceptions. Exceptions to this section shall be as follows:
- (1) Early Termination of Waiting Period. If within the ninety- or one hundred twenty-day period the HPC votes affirmatively not to recommend local historic designation to the common council; the HPC votes on a motion to recommend local designation and the motion fails; or staff for the HPC decides not to recommend local historic designation to the HPC and common council (staff’s decision shall be based on the same criteria utilized by the HPC when it renders a determination about whether or not a property should be recommended for local historic designation); or the common council disapproves a recommended local historic designation of the subject property, then the remainder of the waiting period shall be considered waived and the certificate of zoning compliance shall be issued forthwith if all other requirements are met.
  - (2) Locally Designated Structures are Subject to Title 8 Provisions Regarding Demolition. This section shall not apply to any structure that is within a property or group of properties

- locally designated as a historic district or a conservation district pursuant to Title 8, Historic Preservation and Protection of the BMC.
- (3) Emergency Waiver of Waiting Period. The waiting period may be waived upon a written determination by the city HAND department that there is an emergency condition dangerous to life, health or property that requires demolition prior to the expiration of the waiting period.
  - (4) Structure Not Subject to Demolition Waiting Period More than Once in any One-Year Period. No structure that has been subjected to the waiting period under this section shall be subject to a second waiting period until the passage of one year from the date of expiration of the first waiting period.
    - (A) During this one-year period, no action of the HPC or the common council may prevent issuance or effect revocation of a certificate of zoning compliance or demolition permit that is otherwise properly issued or application for which meets all requirements of the Bloomington Municipal Code.
    - (B) This provision shall not apply except to the extent that the work covered by the CZC or demolition or partial demolition permit, or application therefore, is substantially identical to the work shown in the submission that occasioned the first waiting period.
    - (C) For purposes of this section, "work" includes the proposed demolition, partial demolition and any proposed construction, reconstruction, or alteration associated therewith.
    - (D) For purposes of this section, "substantially identical" means without significant deviation in any detail of any elevation or in the type, design, or location of materials that will be subject to public view.
    - (E) For purposes of this section, "submission" shall mean the submission that is authorized to receive approval pursuant to Section 20.09.030, Applications—General of this chapter.
  - (5) Withdrawal of Application. If an application for demolition or partial demolition that is subject to the demolition delay procedures of this unified development ordinance is withdrawn by the applicant, the demolition delay period shall be terminated and no certificate of zoning compliance for the withdrawn application shall be issued.
- (d) Issuance of Certificate of Zoning Compliance Authorizing Demolition.
- (1) If within the ninety- or one hundred twenty-day waiting period the property is placed under interim protection or is locally designated as a historic or conservation district pursuant to Chapter 8.08, Historic Districts and Standards of the BMC, then no certificate of zoning compliance authorizing demolition or partial demolition may be issued except:
    - (A) Upon termination of interim protection without historic or conservation district designation being placed upon the property; or,
    - (B) Where historic or conservation district designation is placed upon the property, in accordance with and after all approvals required by Chapter 8.08
  - (2) After expiration of the waiting period provided for herein, which shall include early termination of the waiting period, a certificate of zoning compliance authorizing demolition shall be issued if owner has submitted a complete application and all other requirements of the Bloomington Municipal Code are met. Moreover, the recipient of a permit or other approval subject to this subsection shall be bound to the details of the elevations, and the design, type, and location of materials depicted in the submission, as provided for and defined in Section 20.09.030, Applications—General, and may not deviate from such depiction without applying for a new certificate of zoning compliance, application for which shall commence a new waiting period.
  - (3) No action of the HPC may prevent issuance or effect revocation of such certificate of zoning compliance, or a demolition permit issued in reliance upon such certificate of zoning compliance, for a period of one year from the end of the waiting period.
  - (4) For any structure that is exempt from the waiting period of this section, a certificate of zoning compliance authorizing release of a demolition or partial demolition permit shall be issued within a reasonable time following receipt by the planning and transportation department of a complete application, provided all other requirements of the BMC are met.

SECTION 2. Section 20.11.020, entitled "Defined Words", shall be amended by deleting the term "Partial Demolition" and replacing it with the following:

"Partial demolition" means the complete or substantial removal or destruction of any exterior portion of a structure, which shall include but not be limited to:

- (1) Complete or substantial removal or destruction of a porch, wing, cupola, addition, or similar feature; or
- (2) Partial demolition of a roof shall include work that results in any change to the pitch of any portion of the roof, or; covering or otherwise obscuring an existing roof with a new roof of different pitch or material, or; adding any gable, dormer or other similar feature to an existing roof; or
- (3) Any work resulting in the obscuring from view of forty percent or more of the exterior of any façade on the structure; or, removal or destruction of the exterior surface of forty percent or more of the area of any exterior façade on the structure; or
- (4) Construction or attachment of any addition to a structure; or
- (5) Replacement of any window or door where the window or door opening is enlarged or obscured from view; or
- (6) Creation of any new window or door opening.

SECTION 3. Section 20.11.020, entitled "Defined Words", shall be amended by adding a new defined term, "Substantial Removal" which shall read as follows:

"Substantial removal" as used in the definition of "partial demolition" means an alteration, pulling down, destruction or removal of a portion of a structure which jeopardizes a structure's individual eligibility for listing in the National Register of Historic Places, or its status as a contributing structure in a national, state or local register of historical places, which shall include, but not be limited to, the removal of a defining architectural feature or element which defines or contributes to the historic character of the structure.

SECTION 4. Title 20 of the Bloomington Municipal Code shall be further amended in that wherever the phrase "City of Bloomington Survey of Historic Sites and Structures" is referenced in the subsections below, it shall be replaced with the following: "either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database".

Section 20.03.060(a)(2);  
 Section 20.03.060(c)(2);  
 Section 20.03.130(a)(2);  
 Section 20.03.130(c)(2);  
 Section 20.03.200(a)(2);  
 Section 20.03.200(c)(2);  
 Section 20.03.270(a)(2);  
 Section 20.03.270(c)(2);  
 Section 20.03.340(a)(2);  
 Section 20.03.340(c)(2);  
 Section 20.03.410(a)(2); and  
 Section 20.03.410(c)(2).

SECTION 5. Title 20 of the Bloomington Municipal Code shall be further amended by deleting the defined term "City of Bloomington Survey of Historic Sites and Structures" in Section 20.11.020, entitled "Defined Words", and replacing it with the following:

"City of Bloomington Survey of Historic Sites and Structures" shall refer to those sites and structures listed in the following: the document entitled City of Bloomington Historic Sites and Structures Table, with said Table being incorporated into this Title by reference and made a part thereof, two (2) copies of which are on file in the Office of the Clerk for the legislative body for public inspection; and any "Contributing" structure listed on the Indiana State Historic Architectural and Archaeological Research Database if said structure is the subject of a request constituting a substantial demolition of the structure as defined in Section 20.11.020, Defined Words.

SECTION 6. Title 20 of the Bloomington Municipal Code shall be further amended by inserting the term "substantial demolition" into Section 20.11.020, entitled "Defined Words" which shall read as follows:

"Substantial Demolition" means the moving or razing of a building including the removal or enclosure of fifty (50) percent or more of the structure.

SECTION 7. Title 20 of the Bloomington Municipal Code shall be further amended by adding a new defined term, "Indiana State Historic Architectural and Archaeological Research Database" to Section 20.11.020, entitled "Defined Words," which shall read as follows:

"Indiana State Historic Architectural and Archaeological Research Database" means the Indiana State Historic Architectural and Archaeological Research Database, as the same may be amended from time-to-time, created by and/or administered by the State of Indiana's Division of Historic Preservation and Archaeology.

SECTION 8. If any section, sentence, chapter or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any other section, sentence, chapter provision or application of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 9. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, with approval of the Mayor, and after any required waiting and/or notice periods under Indiana law.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 4<sup>th</sup> day of May, 2016.

  
ANDY RUFF, President  
Bloomington Common Council

ATTEST:

  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 9<sup>th</sup> day of May, 2016.

  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 11<sup>th</sup> day of May, 2016.

  
JOHN HAMILTON, Mayor  
City of Bloomington

## SYNOPSIS

This ordinance amends Title 20 of the Bloomington Municipal Code (the Unified Development Ordinance) in three key ways. First, it reformats Section 20.09.230 so that the Section is easier to read and so that the Section's formatting is more consistent with the formatting in other sections of the Unified Development Ordinance. Second, it permits the staff person assigned to the HPC to render a determination as to whether or not a "Contributing" structure in a residential zoning district that is proposed for partial demolition either meets the requirements or does not meet the requirements for the HPC to recommend to the Common Council that said property be designated as a local historic district. Third, it modifies the definition of the term "partial demolition", the modification of which includes the addition of a new defined term, "substantial removal".

*Note: The Council made the following amendments to this ordinance on the following evenings:*

- *On April 6, 2016, the Council adopted:*
  - *Am 05, which amended the sixth Whereas clause, BMC 20.09.230(b), and BMC 20.09.230(b)(2)(b); and*
  - *Am 01, which deleted and replaced BMC 20.09.230(b)(5)*
- *On May 4, 2016, the Council adopted:*
  - *Am 06, which added two Whereas clauses, amended the building set-back and height step-down provisions for the downtown overlay districts in regard to buildings adjacent to historically surveyed properties, narrowed the scope of properties subject to demolition delay, incorporated by reference a table of affected properties, and added three definitions to Title 20; and*
  - *Am 02, which added a change in roofing materials to the definition of "partial demolition".*

*Note: In accordance with IC 36-7-4-607(e), the ordinance as amended by the Council was returned to the Plan Commission with a Statement of Reasons for the Amendments.*

\*\*\*ORDINANCE CERTIFICATION\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 16-01 is a true and complete copy of Plan Commission Case Number ZO-9-16 which was given a recommendation of approval by a vote of 7 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on February 8, 2016.

Date: February 9, 2016



Thomas B. Micuda, Interim Secretary  
Plan Commission

Received by the Common Council Office this 11<sup>th</sup> day of February, 2016.



Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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Type of Legislation:

Appropriation Budget Transfer Salary Change  Zoning Change New Fees	End of Program New Program Bonding  Investments Annexation	Penal Ordinance Grant Approval Administrative Change Short-Term Borrowing Other
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If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen 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.)

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 16-04  
**Amendment #:** Am 01  
**Submitted By:** Allison Chopra  
**Date:** March 30, 2016

**Proposed Amendment:**

1. Ord 16-04 shall be amended by deleting Subsection 20.09.230(b)(5) in its entirety and replacing it with the following:

- (5) Staff for the HPC may review and release an application for partial demolition of a “Contributing” structure located in a single family district.
  - (A) Staff, for purposes of this subsection, shall be those persons who have the same or equivalent technical expertise as the members of the HPC as outlined in Bloomington Municipal Code Section 2.16.010(c).
  - (B) Staff’s decision shall be based on the same criteria utilized by the HPC when it renders a determination about whether or not a property should be recommended for local historic designation.
  - (C) If within seven (7) business days of the receipt of an application for partial demolition by the City’s Planning & Transportation Department, the staff has not forwarded the matter to the HPC for further review, the application shall be released automatically and the provisions of Section 20.09.230 shall be effectuated.

**Synopsis**

This amendment does two things. First, it establishes that any staff person reviewing a request for the partial demolition of a “Contributing” structure in a residential district shall have the same technical experience as the members of the HPC. Second, it clarifies that staff has seven (7) *business* days to render a decision before the application is automatically granted; the current version is unclear as to whether or not it is seven (7) business days or seven (7) calendar days.

*Note: Under authority of a motion from the Council on May 4, 2016 to authorize staff to correct scrivener’s errors, staff added a comma after the word “Department” in part (C).*

**March 30, 2016 Committee Action:** None  
**April 6, 2016 Regular Session Action:** 9 - 0  
**Adopted**  
 May 5, 2016

**\*\*\* Amendment Form \*\*\***

**Ordinance #:**            Ord 16-04

**Amendment #:**        Am 02

**Submitted By:**        Councilmember Sturbaum, District 1

**Date:**                    March 28, 2016

**Proposed Amendment:**

1.        Section 2 of Ord 16-04 shall be amended by striking the word “pitch” and inserting the words “pitch or material” in part 2) so that it reads:

(2) Partial demolition of a roof shall include work that results in any change to the pitch of any portion of the roof, or; covering or otherwise obscuring an existing roof with a new roof of different pitch **or material**, or; adding any gable, dormer or other similar feature to an existing roof; or

**Synopsis**

This amendment is sponsored by Cm. Sturbaum and would add a change in roof materials to the definition of “partial demolition.” This would have the effect of requiring review of changes in roof materials by the Historic Preservation Commission or staff on structures within the City’s jurisdiction which are subject to demolition delay.

**3/30/16 Committee Action:**            *None*

**4/6/16 Regular Session Action:**        *None*

**4/20/16 Regular Session Action:**        *None*

**5/4/16 Regular Session Action:**        9 – 0

**Adopted**

May 5, 2016)

**Change in Section 2 of Ord 16-04:**

SECTION 2. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the term “Partial Demolition” and replacing it with the following:

"Partial demolition" means the complete or substantial removal or destruction of any exterior portion of a structure, which shall include but not be limited to:

- (1) Complete or substantial removal or destruction of a porch, wing, cupola, addition, or similar feature; or
- (2) Partial demolition of a roof shall include work that results in any change to the pitch of any portion of the roof, or; covering or otherwise obscuring an existing roof with a new roof of different pitch **or material**, or; adding any gable, dormer or other similar feature to an existing roof; or
- (3) Any work resulting in the obscuring from view of forty percent or more of the exterior of any façade on the structure; or, removal or destruction of the exterior surface of forty percent or more of the area of any exterior façade on the structure; or
- (4) Construction or attachment of any addition to a structure; or
- (5) Replacement of any window or door where the window or door opening is enlarged or obscured from view; or
- (6) Creation of any new window or door opening.

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 16-04  
**Amendment #:** Am 05  
**Submitted By:** Council Office  
**Date:** April 6, 2016

**Proposed Amendment:**

1. Section 1 of Ord 16-04 shall be amended by deleting the words “the historic survey” in Section 20.09.230(b) and replacing them with the following words “one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database”.
2. Section 1 of Ord 16-04 shall be further amended by deleting the word “chairman” as it appears in BMC 20.09.230 (b)(2)(B) and replacing with the word “chairperson.”
3. The sixth Whereas clause of Ord 16-04 shall be amended by deleting the word “recommend” as it appears in the second-to-last line and replace it with the word “consider recommending” so that the clause now reads:

**WHEREAS,** in an effort to lessen the economic and time burden on residents of the City, decrease the administrative procedures required by City staff, and acknowledge the time constraints placed on the HPC, the City believes it is in the best interests of the City to allow for the staff person assigned to the Commission to render determinations on whether or not a “Contributing” structure in a residential zoning district which is being proposed for partial demolition is a structure which the HPC should consider recommending for local historic designation to the Common Council; and

**Synopsis**

This amendment is offered by the Council Office and makes some corrections to the text. The first change corrects text mistakenly brought forward from the Plan Commission. The second change makes the reference to “chairman” of the Historic Preservation Commission gender neutral. The third change clarifies that staff makes recommendations to the Historic Preservation Commission for their consideration.

*Note: The third change was made after the Meeting Notes had been distributed at the recommendation of Cm. Piedmont-Smith.*

*Note: Under authority of a motion adopted by the Council on May 4, 2016 to allow staff to reconcile amendments and correct scrivener’s errors, staff:*

- *inserted a subsequently adopted competing provision (Am 06, Section 3) into the ordinance in lieu of Section 1 (which was corrected to include the full title of City of Bloomington Survey of Historic Sites and Structures).*

**March 30, 2016 Committee Action:** N/A  
**April 6, 2016 Regular Session Action:** 9 – 0  
**Adopted**

**(May 6, 2016)**

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 16-04  
**Amendment #:** Am 06  
**Submitted By:** Dave Rollo  
**Date:** April 28, 2016

**Proposed Amendment:**

1. Ord 16-04 shall be amended by inserting two clauses at the end of the Whereas clauses, which shall read as follows:

WHEREAS, the current application of the process known as Demolition Delay uses the Indiana State Historic Architectural and Archaeological Research Database, a database which upon being updated in 2015 was not independently reviewed or analyzed by the City's own experts on historic preservation; and

WHEREAS, until the City's own experts on historic preservation can review and provide analysis of the recent 2015 update to the Indiana State Historic Architectural and Archaeological Research Database, it is in the best interests of the Bloomington community to only apply the process known as Demolition Delay to the following properties: those noted in the 2001 Indiana Historic Sites and Structures Inventory Interim Report, as amended in 2007; those properties listed as Outstanding or Notable on the 2015 updated Indiana State Historic Architectural and Archaeological Research Database; and, those Contributing properties listed on the 2015 updated Indiana State Historic Architectural and Archaeological Research Database, but only if these Contributing structures are proposed for substantial demolition;

2. Ord. 16-04 shall be further amended in that wherever the phrase "City of Bloomington Survey of Historic Sites and Structures" is referenced in the subsections below, it shall be replaced with the following "either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database".

Section 20.03.060(a)(2);  
 Section 20.03.060(c)(2);  
 Section 20.03.130(a)(2);  
 Section 20.03.130(c)(2);  
 Section 20.03.200(a)(2);  
 Section 20.03.200(c)(2);

Section 20.03.270(a)(2);  
Section 20.03.270(c)(2);  
Section 20.03.340(a)(2);  
Section 20.03.340(c)(2);  
Section 20.03.410(a)(2); and  
Section 20.03.410(c)(2).

3. Ord 16-04 shall be further amended by deleting the words “historic survey” in Section 20.09.230(b) and replacing them with the following words “City of Bloomington Survey of Historic Sites and Structures”.

4. Ord 16-04 shall be further amended by deleting the defined term “City of Bloomington Survey of Historic Sites and Structures” in Section 20.11.020, entitled “Defined Words”, and replacing it with the following:

“City of Bloomington Survey of Historic Sites and Structures” shall refer to those sites and structures listed in the following: the document entitled City of Bloomington Historic Sites and Structures Table, with said Table being incorporated into this Title by reference and made a part thereof, two (2) copies of which are on file in the Office of the Clerk for the legislative body for public inspection; and any “Contributing” structure listed on the Indiana State Historic Architectural and Archaeological Research Database if said structure is the subject of a request constituting a substantial demolition of the structure as defined in Section 20.11.020, Defined Words.

5. Ord 16-04 shall be further amended by inserting the term “substantial demolition” into Section 20.11.020, entitled “Defined Words” which shall read as follows:

“Substantial Demolition” means the moving or razing of a building including the removal or enclosure of fifty (50) percent or more of the structure.

6. Ord 16-04 shall be further amended by adding a new defined term, “Indiana State Historic Architectural and Archaeological Research Database” which shall read as follows:

“Indiana State Historic Architectural and Archaeological Research Database” means the Indiana State Historic Architectural and Archaeological Research Database, as the same may be amended from time-to-time, created by and/or administered by the State of Indiana’s Division of Historic Preservation and Archaeology.

## Synopsis

This amendment does three key things. First, it adds two new Whereas Clauses that help explain the overall purpose behind one of the major substantive changes proposed by this amendment. Second, it ensures that the process known as Demolition Delay only applies to the following structures: those properties listed in the 2001 Interim Report, as amended in 2007; those properties listed as “Outstanding” or “Notable” in the SHAARD; and, those properties listed as “Contributing” in the SHAARD, but only when those “Contributing” properties are the subject of a request for substantial demolition. Third, it inserts a definition for “substantial demolition” that includes the “moving or razing a building including the removal or enclosure of fifty (50) percent or more of the structure.” Fourth, it provides that in certain Overlay Districts new buildings located immediately adjacent to the side of an “Outstanding”, “Notable” or “Contributing” structure listed on either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database, shall align their respective facades to match the front setback established by the surveyed structure rather than the build-to line and further incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent surveyed structure. The relevant Overlay Districts include: Courthouse Square Overlay; Downtown Core Overlay; University Village Overlay; Downtown Edges Overlay; Downtown Gateway Overlay; and Showers Technology Park Overlay.

*Note: This amendment includes a City of Bloomington Historic Sites and Structures Table which will be incorporated by reference into Title 20. An Addendum to the Table was submitted to the Council on May 4<sup>th</sup>, which included properties in Bryan Park and Maple Heights. Also note that this amendment was revised after distribution in the Weekly Legislative Packet issued for the May 4<sup>th</sup> Regular Session. The primary intent of the revisions were to broaden demolition review of structures rated as “contributing” on the SHAARD to include applications constituting “substantial demolition” rather than “full demolition.”*

*Note: Under authority of a motion adopted on May 4, 2016 to allow staff to correct scrivener’s errors and reconcile conflicting amendments, staff:*

- *Inserted Sections 4, 5, 6 & 7 to the ordinance in order to effectuate Sections 2, 4, 5 & 6 of this amendment; and*
- *Inserted Section 3 of this amendment rather than Section 1 of the previously adopted Am 05 in order to effectuate the intent of the Council regarding the scope of properties subject to the demolition delay process.*

<b>March 30, 2016 Committee Action:</b>	<i>None</i>
<b>April 6, 2016 Regular Session Action:</b>	<i>None</i>
<b>April 20, 2016 Regular Session Action:</b>	<i>None</i>
<b>May 4, 2016 Regular Session Action:</b>	<b>6 (Granger, Mayer, Ruff, Volan, Chopra &amp; Rollo 3 (Piedmont-Smith, Sandberg &amp; Sturbaum) Adopted</b>

**(May 5, 2016)**

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT**

**CASE #: SP-12-16  
DATE: June 6, 2016**

**Location: 401-407 S. Walnut Street  
114 & 118 ½ Smith Avenue  
404 S. Washington Street**

**PETITIONER:** HM Mac Development LLC  
229 W. Grimes Lane, Bloomington

**CONSULTANTS:** Studio 3 Design Inc.  
8604 Allisonville Road, Indianapolis

Smith Brehob and Associates, Inc.  
453 S. Clarizz Boulevard, Bloomington

**REQUEST:** The petitioner is requesting site plan approval for a four-story mixed use building and a four-story multi-family building.

**BACKGROUND:**

**Area:** .98 acres  
**Current Zoning:** CD – Downtown Core Overlay  
**GPP Designation:** Downtown  
**Existing Land Use:** Commercial  
**Proposed Land Use:** Commercial / Dwelling, Multi-Family  
**Surrounding Uses:** North – School, Primary/Secondary / Dwelling, Multi-Family  
 West – Commercial / Dwelling, Multi-Family  
 East – Dwelling, Multi-Family, Middle Way House  
 South – Commercial

**Changes Since May Meeting:**

The site plan has been changed to address some of the issues discussed at the May Plan Commission meeting. Those items are listed below, with further description in the staff report where necessary.

1. The vehicle exit from Building Two onto the north-south alley has been removed.
2. The transformer previously shown in front of Building Two on Washington Street has been moved to the alley.
3. A green wall was added to the southern end of the Washington Street façade.
4. Windows were added to stairwell on southern end of the Washington Street façade.

**REPORT:** The property is located on the south side of Smith Avenue between South Walnut and South Washington Streets and is zoned Commercial Downtown (CD), in the Downtown Core Overlay. The property is bisected by an alley that runs north/south in the middle of the petition site. Surrounding land uses include the Project School and multi-family residential to the north, commercial to the south, multi-family and Middle Way House to the east across Washington Street and commercial and multi-family to the west across Walnut Street. The property currently contains four commercial

buildings, including The Chocolate Moose, and one single-family residential rental house. Much of the open space on the property is paved parking or graveled area. There are a couple of trees on the site, but no wooded areas that would require preservation. The adjacent property to the south along Washington Street is a contributing surveyed historic structure.

The petitioner proposes to develop this property with two buildings. Building One, which is located at the southeast corner of Smith Avenue and Walnut Street, contains roughly 4,850 square feet on the first floor for two commercial spaces. There is an outdoor courtyard adjacent to the southern commercial space. The first floor also contains a staffed lobby, two parking spaces accessed from the alley, a bike parking room, and various utility spaces. The second through fourth floors contain four 1-bedroom units, five 2-bedroom units, and nine 4-bedroom units for a total of 18 units and 50 beds.

Building Two, which is located at the southwest corner of Smith Avenue and Washington Street, contains 47 parking spaces on the basement level, and 40 parking spaces, an unstaffed lobby, and a bike parking room on the first floor. The parking areas are accessed from an entrance on Washington Street, with one exit on Washington Street, as well. The second through fourth floors contain six 1-bedroom units, nine 2-bedroom units, twelve 3-bedroom units, and nine 4-bedroom units for a total of 36 units and 96 beds. The second floor also contains a shallow pool with deck area and an interior courtyard that is open to the sky. The third floor includes a 1,200 square foot fitness area overlooking the pool and a 530 square foot outdoor sundeck.

Two of the existing buildings on the site, the May Building at 403-407 N. Walnut Street and the barrel-roofed building at 114 E. Smith Avenue, are both listed as contributing on the most recent historic structures survey. The petitioner and property owner went through the demolition delay process for both buildings with the Bloomington Historic Preservation Commission. The BHPC voted not to locally designate either building at its March 24, 2016 meeting, therefore allowing either to be demolished under case numbers 16-08 and 16-09.

The BHPC held a special meeting on March 31, 2016 to discuss the Chocolate Moose building located at 401 S. Walnut Street. The Chocolate Moose is not listed on the latest historic structures survey, but because of its unique design and cultural significance, the BHPC met to discuss the possibility of local designation. The BHPC voted not to locally designate the building.

The issue of the removal of the Chocolate Moose building for the proposed development has become a topic of public discourse. There were a number of members of the public at the BHPC special meeting. Many of the commenters lamented losing an iconic Bloomington building as well as the open gathering space that it creates. The property owner spoke, as well, of the age and deterioration of the building itself and the difficulties it poses to the owners of the Chocolate Moose in their day-to-day operations. The Chocolate Moose business has committed to move into a ground floor space in the proposed building that will provide more adequate space to function, indoor and outdoor seating, and the ability to operate year round. The new space will maintain a walk-up window on Walnut Street and there will be benches for gathering. Discussion was had about the possibility of moving the building or incorporating the building into the new

design.

**Plan Commission Site Plan Review:** Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.100. These aspects are as follows:

- The petitioner is requesting waivers to multiple standards in BMC 20.03.120 and 20.03.130.
- The proposal is adjacent to a residential use.

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## SITE PLAN ISSUES:

**Residential Density:** The maximum residential density in the Downtown Core Overlay is 60 units per acre. The petition site is roughly .98 acres. The petitioner is proposing a density of 50.74 units per acre, meeting the density requirements.

### Building One: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
1-bedroom	4	4	1.00
2-bedroom	5	10	3.30
3-bedroom	0	0	0.00
4-bedroom	9	36	13.50
	18 Units	50 beds	17.80 DUEs

### Building Two: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
1-bedroom	6	6	1.50
2-bedroom	9	18	5.94
3-bedroom	12	36	12.00
4-bedroom	9	36	13.50
	36 Units	96 beds	32.94 DUEs

**Build-to-Line:** The UDO requires buildings in the Downtown Core Overlay to be built at the front property line. There are existing large overhead power lines along the Smith Avenue frontage. The petitioner requests a waiver from this standard to allow the buildings to be set 12 feet back from the right-of-way line along Smith Avenue. There has been discussion about the building along the Washington Street façade being moved back in order to accommodate areas for street trees and street lighting. If moving the building is made a requirement, the site will need to receive a Build-to-Line Waiver for the Washington Street frontage, as well.

**Build-to-Line Waiver – 20.03.120(d)(1):** The Downtown Vision and Infill Strategy Plan states that in the Downtown Core Character Area “One goal is to establish a pedestrian-friendly street edge that is primarily of buildings at the sidewalk edge, although in some cases landscaped areas and plazas and courtyards may also occur” and In the Courthouse Square and Downtown Core Character Areas, align the building with the sidewalk edge to create a zero setback. Align the front building facade with the sidewalk edge, when feasible.” The 12 foot setback along Smith Avenue allows for the establishment of a

pedestrian-friendly street edge, as the narrow nature of right-of-way on Smith does not allow for room for a sidewalk in the right-of-way. Staff recommends approval of this waiver.

**Parking:** The petitioner is proposing a total of 89 parking spaces. This is the equivalent of .61 parking spaces per bedroom. The UDO does not require parking for either the non-residential or residential uses at this location.

**Access:** Vehicular access to the parking spaces in Building One is located on the alley side of the building. There has been some discussion about the alley becoming one-way south. That is an issue for the Traffic Commission and City Council. The vehicular entrance and exit to Building Two are located on the south end of the Washington Street frontage. Pedestrian access to the buildings is provided on all three street frontages.

**Bicycle Parking:** Building One requires nine bike parking spaces and Building Two requires eight bike parking spaces. The current proposal meets all bike parking requirements, including providing covered, Class 1 parking, and short term spaces on the street.

**Architecture/Materials:** Building One is designed in a modern style, with cast stone and limestone on the lower level, and light colored brick veneer on the upper levels. A colored metal panel installation is used to highlight the recessed entry into the lobby at the northwest corner of the building. Building Two is more traditional with dark brick and some more industrial-style windows at the southern end of the building. The current materials design meets all requirements and no waivers are needed.

**Street Trees:** Street trees are required along Walnut Street, Smith Avenue, and Washington Street. Adding full size street trees on Smith Avenue is hampered by the existing of large overhead power lines. Adding street trees along Washington Street would involve moving the existing sidewalk away from the curb to add a five-foot tree plot area. The property immediately to the north does have a tree plot area adjacent to the curb. The property immediately to the south does not have the five-foot tree plot area, but the recently redeveloped Fox Property and the Goldcasters property to the south both have tree plot areas. The petitioner requests a waiver from street tree standards for Smith Avenue and Washington Street.

**Street Trees Waiver-20.03.130(a)(4):** The Downtown Vision and Infill Strategy Plan states “Downtown Bloomington should continue to develop as a pedestrian-oriented environment. Streets and sidewalks should contain elements that create a comfortable area for walking and relaxing... Street trees should be considered an important component to any new infill and redevelopment project...Installation and maintenance of street trees should be construed as a critical site improvement element.” The petitioner has proposed small trees in lieu of full street trees along Smith Avenue because of existing overhead power lines. The petitioner has stated that creating an area that would allow for the inclusion of street trees along Washington Street is not possible without considerable compromise of their intended proposal. In lieu of street trees on Washington, the petitioner has proposed ground-level plantings along the building and one tree on

the south end of the frontage.

**Lighting:** Street lights are required along Walnut Street, Smith Avenue, and Washington Street. The petitioner requests a waiver from lighting standards for Smith Avenue and Washington Street.

**Lighting Waiver-20.03.130(a)(5):** The Downtown Vision and Infill Strategy Plan states “Pedestrian Lighting: should be expanded outside of Courthouse Square...Site lighting should be used to enhance the pedestrian experience at night by creating a safe, well-lit environment...Use exterior lighting for the following: To illuminate sidewalks and pedestrian routes.” In lieu of street lights, the petitioner proposes building-mounted lights on both Smith Avenue and Washington Street. On Smith Avenue, the design is constrained by the overhead powerlines and the location of the sidewalk. The petitioner has stated that creating an area that would allow for the inclusion of street lights along Washington Street is not possible without considerable compromise of their intended proposal. In lieu of street lights on Washington, the petitioner has proposed building-mounted lights.

**Impervious Surface Coverage:** The Downtown Core Overlay allows for 100% impervious surface coverage.

**Pedestrian Facilities/Alternative Transportation:** Sidewalk exists along Walnut and Washington Streets on the western and eastern frontages of the project. The petitioners propose to include a minimum five foot sidewalk along the northern edge of the building. The Build-to-Line waiver is necessary to facilitate this sidewalk.

No additional Bloomington Transit facilities are required with the development.

**Building Façade Modulation:** BMC 20.03.130(c)(1)(B) requires that the building façade module be offset by a minimum depth (projecting or recessing) of 3 percent of the total façade length, and the offset shall extend the length of its module. The current design meets modulation requirements.

**Building Height Step Down:** BMC 20.03.130(c)(2) requires that buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The one-story building to the south of Building Two is listed as contributing in the survey. The historic portion of the building, a barreled roof, is located on the rear half of the structure. The rear portion of the Building Two is more than 14 feet taller than the adjacent building. The petitioner requests a waiver from this standard.

**Building Height Step Down Waiver-20.03.130(c)(2):** The Downtown Vision and Infill Strategy Plan states “Larger buildings should contain some reduced volumes that are similar in height to the adjacent historic structure to ensure compatibility in mass and scale.” Along the Washington Street frontage, the portion of the new building immediately adjacent to the historic building is one story taller. The historic building is also of an age and type that is similar to a building on the petition site that went through Demolition Delay and was not

designated by the Bloomington Historic Preservation Commission. Staff recommends approval of this waiver.

**Building Height Step Back:** BMC 20.03.130(c)(3) requires that building facades over 45 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below 45 feet in height and above 35 feet in height. The petitioner requests a waiver from this standard.

**Building Height Step Back Waiver-20.03.130(c)(3):** The Downtown Vision and Infill Strategy Plan envisions two to four story buildings in this area. The proposed buildings are four story. At their highest points, they are between 2.5 and 4 feet above the threshold for this standard. This standard was originally intended for buildings with full stories above the four-story average maximum. Staff recommends approval of this waiver.

**Void-to-Solid Percentage:** The DCO sets a minimum first floor void-to-solid requirement of 60%, consisting of transparent glass or façade openings, for facades facing a street. Building Two does not meet this requirement on either the Smith Avenue or Washington Street frontages. The Smith Avenue façade provides 44.5 percent void and the Washington Street façade provides 33 percent void. The petitioner requests a waiver from this standard for those areas.

**Void-to-Solid Percentage Waiver-20.03.130(b)(2)(A):** This standard is included in order to provide pedestrian interest along new buildings by providing views into presumably active spaces. In the case of Building Two, those areas that could be designed as void areas would only look into a parking garage or electrical area. As an alternative to wrap-around commercial space, the petitioner has included various alternatives to provide pedestrian interest, such as art installation space, space for art to be programmed with the Project School, and a living wall space. Staff recommends approval of this waiver.

**Neighbor Concerns:** Staff has met with representatives of the Project School, and they have raised various concerns, including the loss of parking, loss of natural light in the south-facing windows, traffic management on Smith Avenue, and the construction timeline. The petitioners and Project School representatives have met to discuss these issues.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) has made four recommendations concerning this development.

1.) The Petitioner should move the footprint of the building facing Washington Street so that Street Trees can be installed.

**Staff Response:** See staff comments for necessary waiver.

2.) The Petitioner should provide the design, vegetation, and maintenance details for the green wall to the Planning and Transportation Department for review.

**Staff Response:** Although not specifically required by the UDO, staff agrees that review and approval of the green wall details will help to assure its success.

3.) The Petitioner should fill all available spaces on the property with landscape material, giving high priority to native species.

**Staff Response:** Petitioner will have to fill all open space with the amount of vegetation required by the UDO. Staff agrees that native species will benefit the longevity of vegetation on the site.

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

**Staff Response:** Although not required by the UDO, staff encourages the petitioner to incorporate as many green building practices as possible.

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**CONCLUSION:** The petition involves redevelopment of .98 acres in the Downtown Core Overlay, with frontage on three public streets. Various staff and Plan Commission concerns have been addressed since the May meeting, including removal of the alley vehicular exit from Building Two, added pedestrian interest on Washington Street, and relocation of the transformer on the Washington Street frontage. Staff anticipates that the street tree and street lighting issues will still be a topic of discussion for some Plan Commission members. Overall, staff recommends approval of the petition.

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**RECOMMENDATION:** Assuming that the Plan Commission believes the Washington Street street tree and street lighting waivers to be appropriate, staff recommends approval of SP-1-16 with the following conditions:

1. Permanent artwork must be installed before final occupancy will be issued. The plan must be reviewed for durability and approved by the Bloomington Arts Administrator.
2. Art spaces, display cases, and the Washington Street living wall shown on the site plan must be maintained and preserved in perpetuity. A zoning commitment to that effect must be recorded before final occupancy will be issued.
3. Petitioner must receive right-of-way encroachment approval for all private encroachments planned on Walnut Street, and they must be installed before final occupancy will be issued.
4. Petitioner must provide a planting and maintenance plan to staff for the Washington Street green wall for approval. Approval must be received before final occupancy will be issued.
5. Petitioner must provide a copy of the signed agreement for display case programming with The Project School before final occupancy will be issued.
6. The transformer location will be on the alley side of Building Two, as shown in the Utility Plan submitted by Smith Brehob on May 26, 2016.

# MEMORANDUM

Date: May 26, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-12-16, Urban Station (Chocolate Moose site)  
403 S. Walnut St., 114 E. Smith Ave., 404 S. Washington St.

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The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed Plan. The request is for a Site Plan that calls for demolition of the current buildings and building two new buildings.

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN**

### 1.) STREET TREES

The EC believes that using shorter trees, and spacing them closer together along Smith Avenue is a good solution to the conflict between overhead power lines and canopy trees. The EC also believes that along Washington Street the building should be moved back such that Street Trees can be planted. The building across Washington St. is void of trees and with both sides barren, it provides an unfriendly pedestrian walk way. There is little justification to miss this opportunity to create a walkable street scape while it can still be done.

### 2.) GREEN WALL

The EC is pleased that the Petitioner is planning a green, or vegetated wall at this site. Generally speaking, they are beautiful and beneficial in reducing the heat island effect, cleaning air, and sequestering carbon dioxide; however, they can be difficult to plan and maintain. The EC requests that the Petitioner provide the design details for the wall, vegetation, and maintenance to be evaluated prior to approval.

### 3.) LANDSCAPING

Given the constraints on this site, the EC believes that the landscaping should be thick in every available space on the property. Using native plants provide food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Furthermore, native plants do not require chemical fertilizers or pesticides and are water efficient once established. For additional suggestions, please see the EC's Natural Landscaping materials at [www.bloomington.in.gov/beqi/greeninfrastructure/htm](http://www.bloomington.in.gov/beqi/greeninfrastructure/htm) under 'Resources' in the left column.

We also recommend an excellent guide to midwest sources of native plants at:  
<http://www.inpaws.org/landscaping.html>.

#### 4.) GREEN BUILDING

The EC recommends that the developer design the building with as many best practices for energy savings and resource conservation as possible. Some examples of best practices that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats; sustainable floor coverings; and recycled products such as carpet and counter tops. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

Reduce Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. *SRI* quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

Energy efficiency Enhance the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air to reduce greenhouse gas emissions in our region.

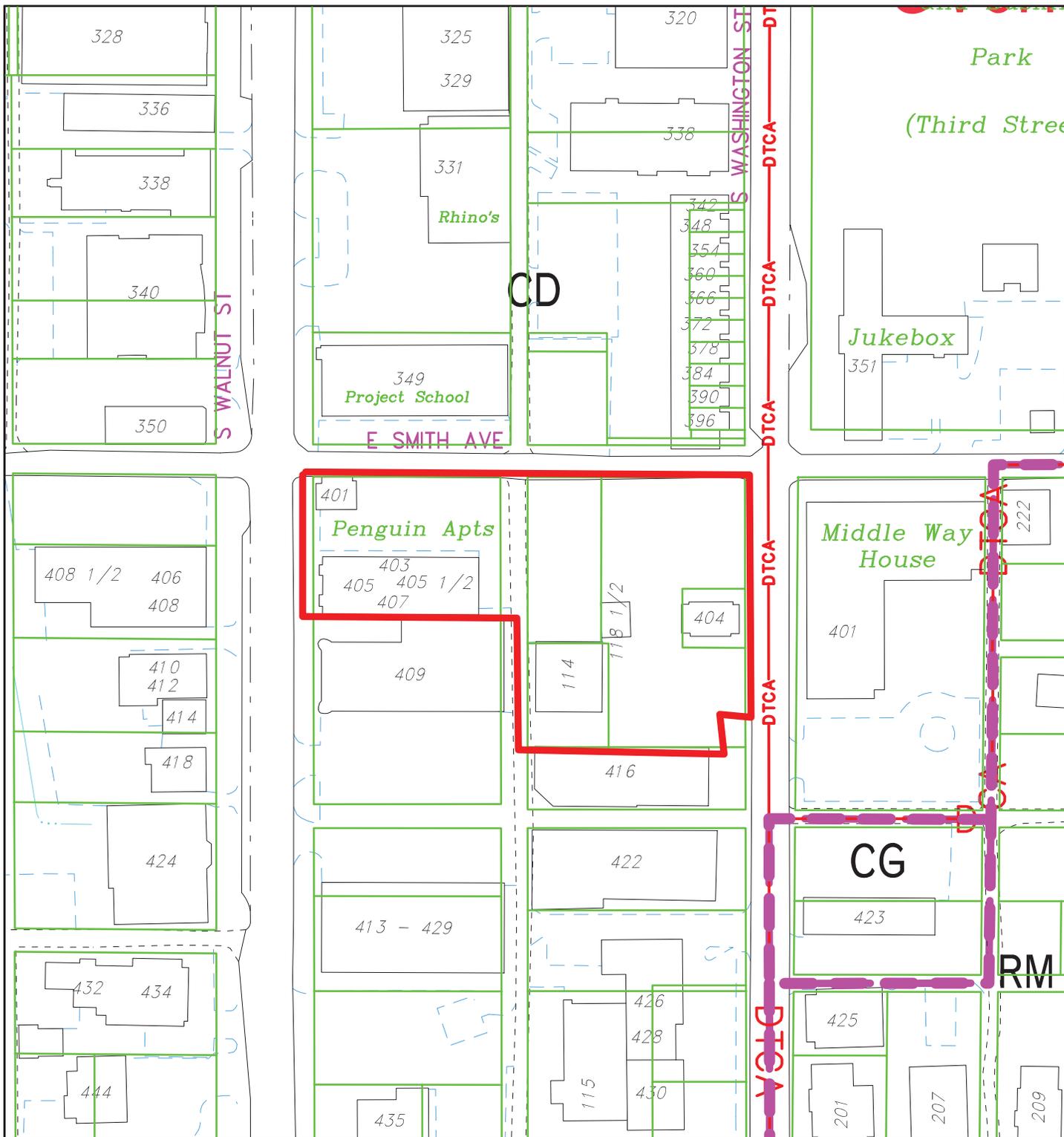
Solar panels. This building is ideal for photovoltaic (PV) solar panels because it is flat. The price of PV systems is dropping daily and the full-cost-accounting price of carbon-based electricity is skyrocketing.

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 former Mayor Krizan; 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*.

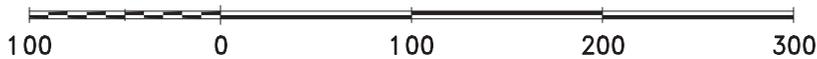
#### **EC RECOMENDATIONS**

1.) The Petitioner should move the footprint of the building facing Washington Street so that Street Trees can be installed.

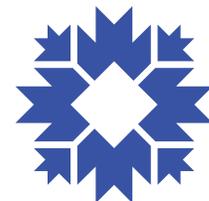
- 2.) The Petitioner should provide the design, vegetation, and maintenance details for the green wall to the Planning and Transportation Department for review.
- 3.) The Petitioner should fill all available spaces on the property with landscape material, giving high priority to native species.
- 4.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.



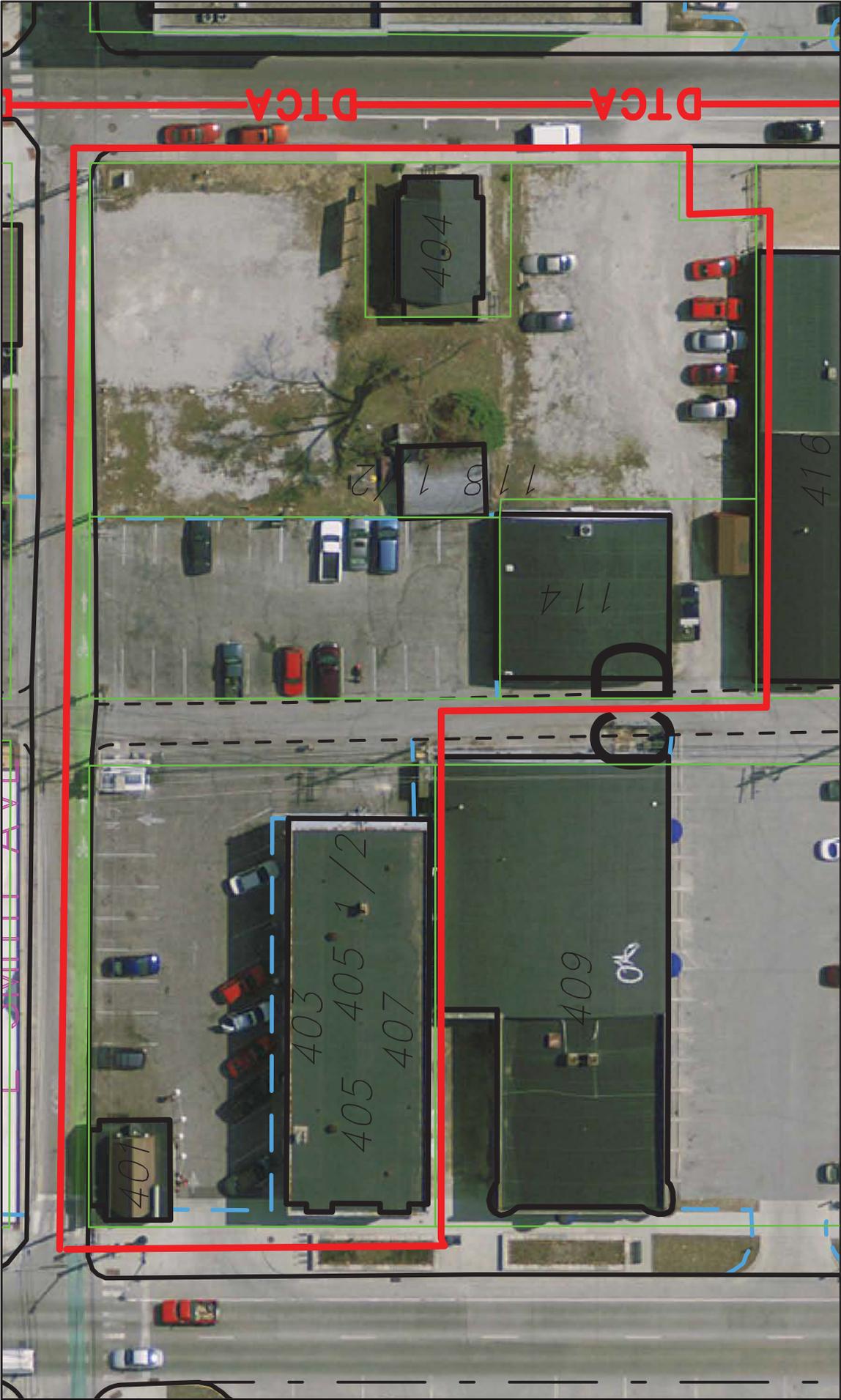
By: scanlanj  
18 Mar 16



City of Bloomington  
Planning & Transportation



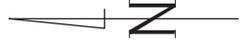
Scale: 1" = 100'



City of Bloomington  
Planning & Transportation



Scale: 1" = 40'



By: scanlanj  
18 Mar 16

For reference only; map information NOT warranted.



Attn: James Roach

**RE: Urban Station  
Mixed Use Development. 403 S. Walnut and 404 S. Washington  
May 23<sup>rd</sup>, 2016  
Revised 6-26-2016**

## **PETITIONERS STATEMENT**

Dear Mr. Roach;

Studio 3 Design is pleased to submit the attached developments for a new development "Urban Station" located on Smith Street between Walnut and Washington Streets – also known as the Chocolate Moose Site at 403 S. Walnut and 404 S. Washington Streets. The following document outlines the project scope for the project site.

### **Project Location:**

The project is located along the South side of Smith Street between Walnut Street and Washington Street and will be comprised of two separate structures divided by the existing North-South alley. Building 1 (403 S. Walnut) and Building 2 (404 S. Washington Street).

### **Proposed Land Use:**

The proposed project is being developed as market rate apartments targeting both young professionals and students that are looking for an environment that provides a unique blend of amenity spaces not found anywhere else in the downtown.

The Site will contain two buildings, Building 1 at the corner of Walnut and Smith (403 S. Walnut) and Building 2 at the corner of Washington and Smith (404 S. Washington). Each will be four stories above grade. Building "2" will also have a full parking level underground.

### **Continuation of a Tradition:**

The "Moose" is a well-known establishment in Bloomington that has lived at the corner of Smith and Walnut for several decades. There is perhaps the perception that this project will be the end of the "Moose" and the memories that it has forged as being a part of the Bloomington Community. This project does not take away the Moose but instead provides an opportunity for it to grow and thrive. The life that the Chocolate Moose ice cream shop brings Walnut Street will be enhanced by providing both indoor and outdoor seating to allow for year round operation and greater more inviting seating areas for gathering with friends. The iconic Neapolitan canopy will be recreated and wrap the building corner along Walnut. Customers will have the option of using a walk up window along Walnut Street and meeting with friends in a safe environment devoid of vehicular traffic or stepping inside to enjoy an expanded menu in a temperature controlled space regardless of the weather outside.

This is in no way the end of the Moose but simply a new chapter in its history and a way to help it

Urban Station  
 403 S. Walnut and 404 S. Washington  
 May 23<sup>rd</sup>, 2016  
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remain as an economically viable and thriving Bloomington Based business for the future.

**Building "1"** – located at 403 S. Walnut along Walnut Street and Smith Avenue will contain a minimum of 50% retail / office space on level 1 in compliance with the UDO. The primary tenant will be the Chocolate Moose Ice Cream shop whose ownership wants to expand their current size and provide both indoor and outdoor seating for an expanded season of operation. Building "1" has been set back 12' from the right of way along Smith Street to provide for a much needed sidewalk and pedestrian path along Smith. On the South side of the building, a courtyard accessed from both Walnut Street and directly from the Chocolate Moose Retail space will provide outdoor seating for the retailer and a safe gathering area for customers to socialize without the impact of vehicular traffic. A walk-up window on Walnut Street will maintain the same feel and pedestrian life on the street that the Moose currently creates. Bench seating on the sidewalk, ample bike parking and direct access to tables in the courtyard will all support this outdoor life while indoor seating will now be available to get out of bad weather. The upper three floors of the building will be market rate apartments accessed from a main building entrance with a doorman at the corner of Smith and Walnut.

**Building "2"** – Located along Smith and Washington Streets will provide the parking and amenity spaces for the development. A full underground garage and a full parking deck on level 1 will provide 87 of the 89 parking spaces on site. Level 2, 3 and 4 will contain market rate apartments clustered around amenity spaces. On level 2 a central courtyard will be developed. The south facing wall will contain a living wall and the lower portion of the north wall will provide a smooth surface for movie projection within the courtyard (not viewable from the street). The second floor will include a pool deck that is a two story interior volume that can be opened up in the summer to both the courtyard and to Washington Street for air movement to create an indoor/outdoor environment. The third level will contain a workout room that overlooks the pool area but remains enclosed for temperature control year round. Level 3 will also open to a sun deck that sits in the Southeast corner. All in all the building creates a series of indoor and outdoor activity zones for a unique downtown living experience.

**Units/ Beds/ DUE's**

<b>Building 1</b>	<b>.3 acre x 60 due</b>		<b>18 DUE avail.</b>
Units			
1 bed	04 units	04 beds	1.00 DUE
2 bed	05 units	10 beds	3.30 DUE
3 bed	00 units	00 beds	0.00 DUE
4 bed	09 units	36 Beds	13.5 DUE
	18 units	50 beds	17.80 DUE

<b>Building 2</b>	<b>.64 acre x 60</b>		<b>38.40 DUE avail.</b>
Units			
1 bed	06 units	06 beds	1.50 DUE
2 bed	09 units	18 beds	5.94 DUE
3 bed	12 units	36 beds	12.00 DUE
4 bed	09 units	36 Beds	13.50 DUE
	36 units	96 beds	32.94 DUE

**Parking provided:**

Building 1	2 spaces
Building 2	<u>87 spaces</u>
	89 total space

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403 S. Walnut and 404 S. Washington  
May 23<sup>rd</sup>, 2016  
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## **Site Information:**

### **Zoning**

The site is in the Downtown Core Overlay. Zoning allows for 50 feet of vertical height, 60 DUE's per acre and a max parking standard of one space per bed with no parking required for commercial. Approx. 60% of the first level of Building 1 will be dedicated to non-residential use with the Chocolate Moose as a planned tenant. We will meet the major standards for density, height and parking but as discussed in the first Commission hearing, we will be seeking some secondary waivers for the project.

### **Vehicular Access:**

The site has been designed with consideration given to the current traffic flow in the area. Primary parking, 87 of the 89 spaces, will be accessed from Washington Street with in and out traffic at the far South end of the property- away from Smith Avenue. This location for access was selected in recognition of the heavy use of Smith Avenue by the Project School for drop off and pick up. A secondary access point from the garage to the alley was removed after the initial Commission hearing to minimize traffic on the alley and Smith Avenue. Trash pick-up will occur off of the alley for both buildings with the anticipated truck route being from the South with the truck continuing north across Smith Avenue to service the Project School and sites to the North. Smith Ave. is a narrow one-way street with power poles at the intersection of the alley and Smith Ave. limiting the ability for a truck to turn out of the alley onto Smith.

### **Delivery:**

The alley is currently two way traffic. The project has created a large widened section of the alley (approx. 30' in width) to allow for an unloading zone for both the businesses and the residents. This zone would allow a delivery truck to pull off parallel to the alley for delivery without blocking the alley for use by others.

### **Pedestrian:**

Building 1 (403 S. Walnut) will have a primary pedestrian entrance at the NW corner of Smith and Walnut streets. The entrance is recessed to provide cover at the corner and will be articulated to meet UDO standards. A retail entrance and a walk-up window will reside on the West face along Walnut Street and a second retail entrance will be centered along Smith Avenue. A back door for cross access to Building 2 as well as access to the trash location will be provided off of the alley.

Building 2 (404 S. Washington Street) will have a primary pedestrian access off of Washington Street with secondary access points off of Smith Avenue (NW), the SE corner of building off of Washington Street and from the parking garage into the building.

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 403 S. Walnut and 404 S. Washington  
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### **Waivers:**

**Build to line:** Current zoning requires the building to be set at the property line – in order to create a much needed pedestrian walk-way along the length of Smith Ave. we will be holding the building back 12 feet from the property line which is also the street curb line on Smith. The setback will also allow us to address the existing power lines and maintain a safe distance away from them. The project team made a conscious choice to hold the building back and provide a safe walkable environment along Smith Ave.

**Adjacency to a historic structure:** The UDO requires that our building frontage align with the historic building to our South and that our building height not exceed 14' greater than the tallest part of the historic structure. The Florist shop to the South of our property on Washington Street is single story structure set near the alley that was added as a contributing structure this year based on its age. A metal building was added in front of the designated structure and blocks the view of the building from the street. The HPC has voted to allow demolition of two other structures of similar design and age that currently exist on this project's property. The buildings being demolished are considered to provide little architecture benefit. It is not realistic to hold the new building in alignment with this structure nor to carve the building back to a two story structure for the length of the South side of the building. In respect for the standards we have held the SE module of the building along the street down to two levels and set the façade back from the remainder of the building frontage along Washington Street. We will be requesting a waiver from this requirement.

### **Void to Solid:**

60% void area is required on Walnut, Smith and Washington Streets. The purpose of this is to provide interest long the street. While we meet the standard on Building 1 for Walnut Street, we do not meet it for Building 2 on Washington Street (see breakdown below), we have looked at multiple ways to address the desire to create interest along the street. Walnut Street will be faced with retail and the primary entrance, Smith Avenue will provide a mix of retail, building entrances and display windows and alcoves for art in conjunction with the Project School. Parents arriving for drop off and pick-up along Smith Ave. will be able to view student art while waiting. Washington Street will be faced with the building lobby / entrance locations, parking entrance, bike room access and views of the amenity space above. With the exception of a few parking spaces, the garage parking is held back away from the street front and out of view. Based on recommendations from the commission, we have addressed the two blank wall zones along Washington Street by adding a green living wall feature at the South end of the building and a wall mural zone at the north end of the building. Along Smith Avenue we increased the display window zones along the North wall of Building 2. All of these items work to provide interest along the street and address the intent of the code.

Current Void to Solid areas for Level 1 and upper levels are:

#### Building 1:

Walnut Street – Level 1:	60% required	64% provided
Walnut Street – upper level:	20% required	52% provided
Smith Avenue – Level 1:	60% required	71 % provided
Smith Avenue Upper Level:	20% required	48% provided

#### Building 2:

Smith Avenue – Level 1:	60% required	44.5% provided
Smith Avenue – Upper Level:	20% required	47.9% provided
Washington Street Level 1:	60% required	33% provided
Washington – Upper level:	20% required	48.6% provided

Urban Station  
403 S. Walnut and 404 S. Washington  
May 23<sup>rd</sup>, 2016  
Page 5

### **Landscape:**

UDO requires street trees / street lights along Walnut, Smith and Washington Streets. Walnut Street complies with the UDO standards. Smith Avenue has been modified to incorporate both street lighting (city standard acorn fixtures) and ornamental trees that are appropriate to reside under the existing power lines. Washington streets right of way is roughly 7 ½ feet wide at the North end and double that at the far South end. The sidewalk along Washington Street widens at alcoves and points of entry along the building and is accented by strips of low level landscaping and wall mounted lighting the washes the sidewalk. At the south end of the property, the right of way widens and street trees, landscaping and a living green wall have been added. We will be requesting a waiver to the requirement for street pole lights and street trees at the North end of Washington Street..

### **Building step-down:**

The UDO has a provision requiring buildings over 35' in height step back 15' from the street frontage once they exceed 45' in height. Our structures max out at 47'-8" to 49' above grade with modules stepping down lower along Washington Street. We will be requesting a waiver to not recess the top 3-to 4 'of the building back 15'. Stepping the parapet of the building back will not change the buildings presence on the street in a positive manner.

### **Site Services / Utilities/ Streetscape:**

#### **Impervious Surface Area**

The current site is roughly 100% impervious. We will be coming back with a structure that covers 90 to 95% of the site again. Remaining zones will be landscaped and are shown on the site plan.

#### **Drainage and Detention**

Storm water detention is not required as the site is currently all impervious and covered with open air parking lots.

#### **Sanitary Sewer**

Sanitary sewer service will be provided by a connection to the existing City sewer main will be provided out to Smith street and out to Washington Street.

#### **Water Service**

Water service will be provided by a connection to the existing City main with connections out to Smith Street and Washington. The City underground culvert runs on Walnut Street and limits access to the West.

#### **Trash removal**

Trash rooms will be located in Building 1 and Building 2 off of the alley. Space within each trash room will be provided recycling containers. While dedicated recycling pick-up can't be committed to, the space will be available should the City ever provide for recycling pick-up in the downtown, similar to those services provided in residential areas outside of the downtown.

#### **Streetscape**

Along Walnut Street the existing planters and streetscape will be maintained and enhanced by larger sidewalk zones, street lighting and landscaping. On Smith Street, low level planting and ornamental trees that will remain low under the power lines will be added along with street lighting

Urban Station  
 403 S. Walnut and 404 S. Washington  
 May 23<sup>rd</sup>, 2016  
 Page 6

and building lighting to provide a much need pedestrian walkway along this busy narrow street. On Washington Street, the right of way is shallow and only allows room for low level plantings along the building and street lighting mounting on the building for the majority of the building facade. A wider public right of way at the southern most end of the building allows for the incorporation of additional landscaping a street tree and a living green wall at that location.

**Bike Parking:**

Covered, secured and open air bike parking will be provided around the two sites. Locked bike rooms will be added at level 1 of Building 1 and Building 2 along with space in the garage of building 2 will be provided to secure bikes for residents. Bike racks placed on Walnut Street, at the retail on Smith Street and at the entrance off of Washington Street will provide ample spaces for visitors, residents and patrons of the commercial spaces.

**Bike Parking:**

Building 1 required: 13 bikes (4 secured, 7 covered, 2 exposed)  
 Building 1 provided: 28 bikes (12 secured/cover, 6 additional covered, 10 exposed)

Building 2 required: 16 bikes (4 secured, 8 covered, 4 exposed)  
 Building 2 provided: 24 bikes(18 secured and covered, 6 additional covered along  
 Washington Street

**Transformer locations:**

The transformer for Building 1 will be located on the East side of the building off of the alley. The transformer for building 2 has been relocated from Washington street to set next to the transformer for building 1 off of the alley. Meter banks for both buildings will be on the alley side of the building.

**Project organization, scale and architecture:**

The Site will contain 2 building structures each of which will be 4 levels above grade with a maximum height not to exceed 50'. Each building will have a different look but will be articulated using a similar material palette of brick masonry, limestone, cast stone, metal panel and a mix of residential and storefront windows for the primary facades. Building 1 (Walnut Street) will have a more modern edge to the design. Two levels of cast stone / limestone create the base for the building and frame the level 1 retail space. Brick veneer with a mix of larger storefront windows and simple punched window openings define the upper levels while a colorful metal panel system creates an eye catching corner element that identifies the entrance. At the corner the entrance is recessed under the building to provide protection from bad weather as well as increase the grade level open space at the street corner. The material changes as well as a cornice above level 2 break the building mass down horizontally into a base, body and cap. Vertical breaks with deep recesses divide the building into smaller modules along both Walnut and Smith Avenues with the deep setback on the South face creating the zone for the outdoor courtyard.

Building 2 will be more traditional in nature, taking cues from structures on Washington Street. The building will be predominately brick with an accent brick color used to define recesses and heads and sills at windows. Large windows broken down by an internal mullion grid pattern provide an industrial feel to portions of the façade and break down the building massing. Steps in the height of the building along Washington Street help to break up the mass into small modules and provide visual interest and relief. The primary building entrance on Washington Street will be articulated with a canopy and lighting, as well as glazing and brick detailing to accentuate the

Urban Station  
 403 S. Walnut and 404 S. Washington  
 May 23<sup>rd</sup>, 2016  
 Page 7

location and call attention to its importance as a primary point of entry. Washington Street is broken down into 4 building modules with variations in window detailing and massing tied together with a consistent use of brick as a unifying element.

The primary materials will be a mix of brick and limestone/ precast concrete with both residential windows and zones of storefront glazing to create larger scale openings and maximize internal natural lighting. A limited use of cementitious siding and paneling (not viewable from the street) will articulate portions of the internal courtyard in building 2 and a flat white TPO roof for energy efficiency will cover both structures. Brick colors from each building will be used as accents on each other as a means of providing a connection between the two structures even though the overall feel of each building will be different.

### **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. Examples of these materials include cementitious siding/panels, brick, CMU blocks at interior garage walls, and cast concrete and limestone panels.
- A living wall on the south façade of the Courtyard in Building 2
- A living wall at the SE corner at Level 1 along Washington Street.
- Energy efficient "Energy Star" appliances.
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation and reduced heat island effect for the roof areas.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Energy efficient lighting fixtures – use of LED lighting as primary light source.
- Building shell and demising wall insulation to meet or exceed energy standards.
- Space or recycling at each of the 2 trash rooms.
- Bike parking in excess on that required to promote non-vehicular means of transportation..

### **Anticipated Construction Schedule:**

Based on a June approval for the project, we are anticipating construction to start up in November of 2016 with a targeted completion for August of 2017.

### **Working with the Project School:**

As part of this project, the owner is dedicating street frontage along Smith Avenue to display artwork. The owners are in current discussions with the Project School to provide an opportunity to display student art. The project is committed to pursuing this as a great way to engage the local Community and to provide interest along Smith Avenue. Additional details on how this arrangement will work are in process and will be provided.

Urban Station  
403 S. Walnut and 404 S. Washington  
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Page 8

Overall the project will provide a positive change to a corner currently covered by open parking lots and limited pedestrian connection between Walnut and Washington Streets. The incorporation of outdoor amenity space and the creation of a walkable street along Smith Avenue are sure to improve the pedestrian experience in the area. The project site as designed will provide a safer environment for the continued congregation of patrons of the Chocolate Moose. The project secures the tradition of this site as a point of destination and social activity for the future.

Sincerely;

Tim Cover  
Studio 3 Design

403 S Walnut & 404 S Washington  
 Mixed-Use Development  
 BLOOMINGTON, IN

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
SITE PLAN

SHEET NUMBER  
**A1**



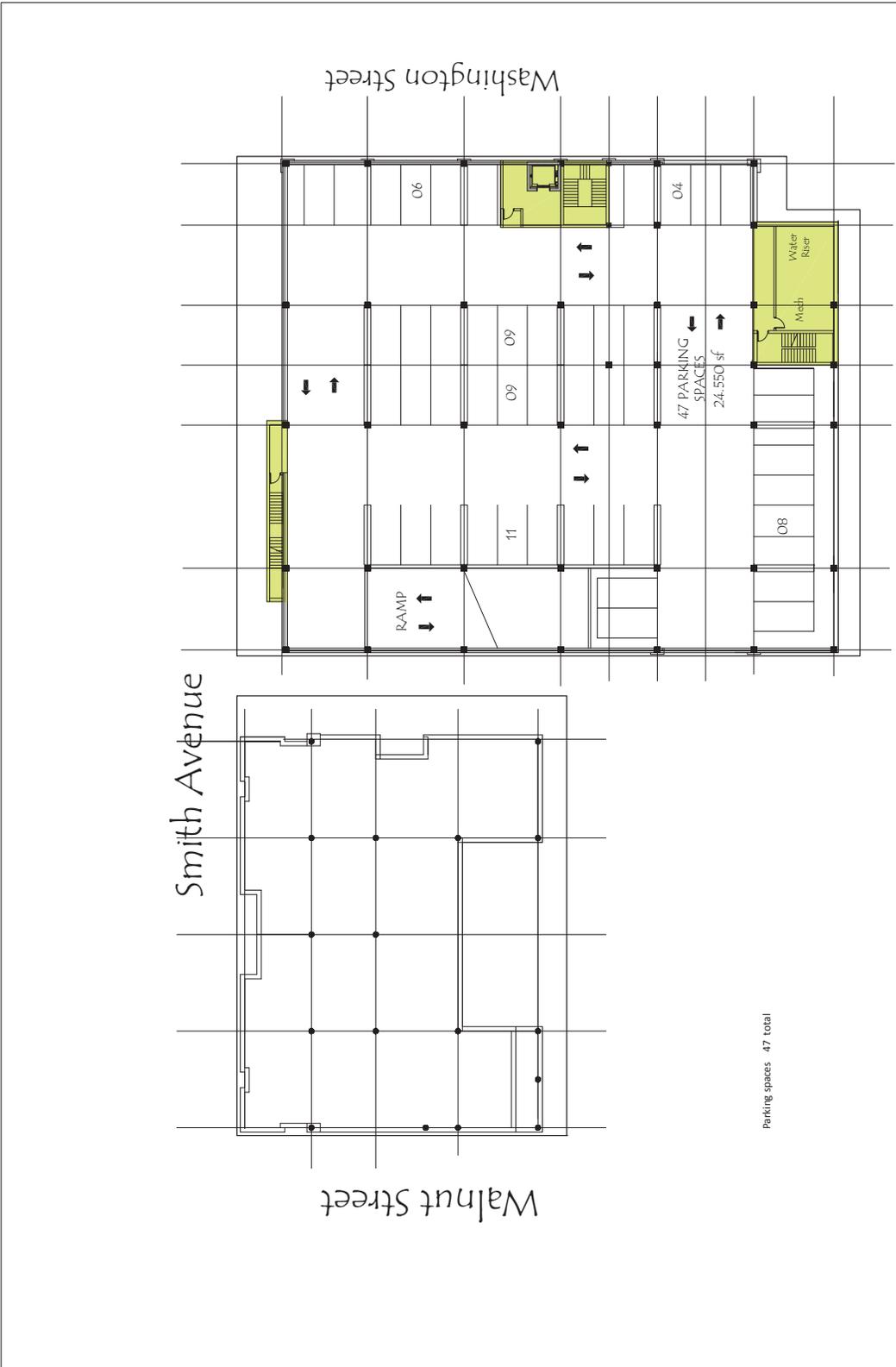
SITE PLAN - RENDERING  
 NOT TO SCALE  

 NORTH



1 Aerial - Northwest Corner

DATE	3/18/2016
REVISIONS	
PROJECT NO.	15069



Parking spaces 47 total

1 LOWER LEVEL FLOOR PLAN
   
 A2 1/32" = 1'-0"



**BUILDING 1**

Building 1		18 DUE available	
one bedroom	4	1.00 DUE	4
two bedroom	5	3.30 DUE	10
three bedroom	0	0	0
four bedroom	9	13.5 DUE	36
<b>18 units</b>		<b>50 beds</b>	<b>17.80 DUE</b>

Building 2		38.40 DUE available	
one bedroom	6	1.50 DUE	6
two bedroom	9	5.94 DUE	18
three bedroom	12	12.00 DUE	36
four bedroom	9	13.50 DUE	36
<b>36 units</b>		<b>96 beds</b>	<b>32.94 DUE</b>

STREET LEVEL  
April 18, 2016

1 STREET LEVEL FLOOR PLAN  
A3 1/32" = 1'-0"

DATE	3/18/2016
REVISIONS	
PROJECT NO.	15069



LEVEL 2  
 April 18, 2016

1 LEVEL 2 FLOOR PLAN  
 A4 1/32" = 1'-0"

DATE	3/18/2016
REVISIONS	
PROJECT NO.	15069

CERTIFICATION	
SHEET DESCRIPTION	LEVEL 3 FLOOR PLANS
SHEET NUMBER	A6



LEVEL 3  
 April 18, 2016

1 LEVEL 3 FLOOR PLAN  
 A5 1/32" = 1'-0"

DATE	3/18/2016
REVISIONS	
PROJECT NO.	15069

CERTIFICATION	
SHEET DESCRIPTION	LEVEL 4 FLOOR PLANS
SHEET NUMBER	A7



LEVEL 4  
 April 18, 2016

1 LEVEL 4 FLOOR PLAN  
 A6 1/32" = 1'-0"

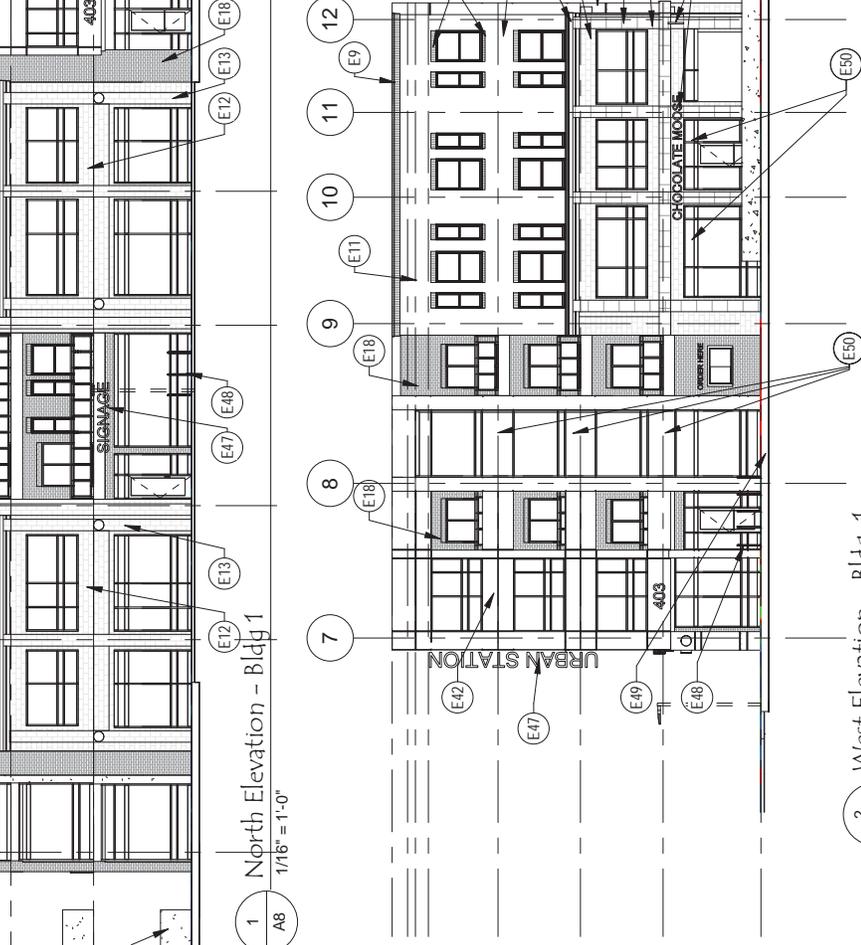
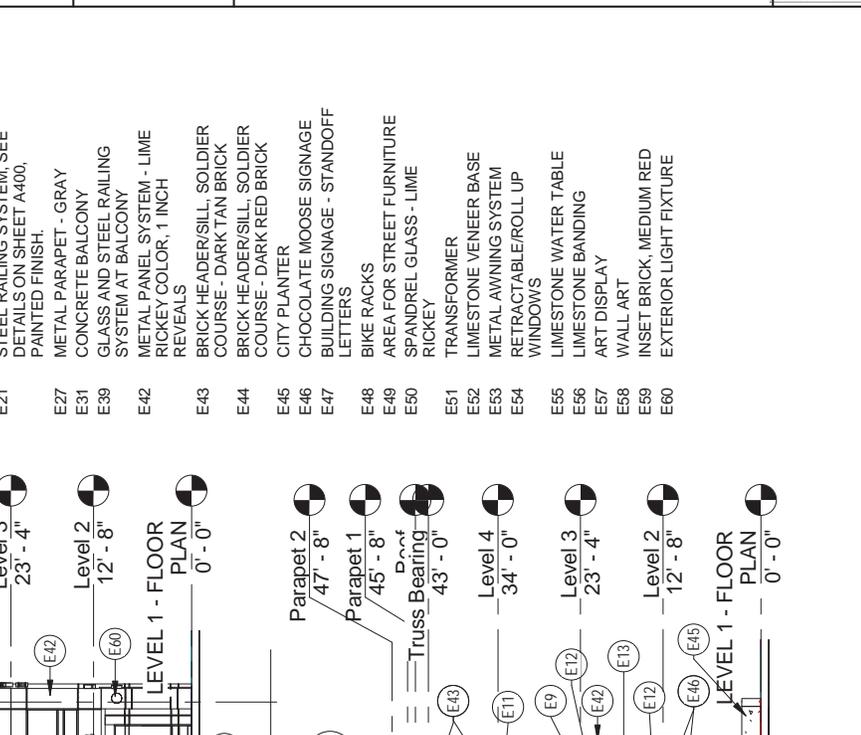
**EXTERIOR ELEVATION...**

- E8 VENEER BRICK, RED
- E9 BRICK VENEER SOLDIER COURSE, TAN
- E10 BRICK VENEER ROWLOCK SILL, DARK TAN
- E11 BRICK VENEER, TAN
- E12 ROUGH LIMESTONE BLOCK-LIGHT BEIGE
- E13 SMOOTH LIMESTONE BLOCK-LIGHT BEIGE
- E17 6" REVEAL FIBER CEMENT LAP SIDING - LIGHT BROWN
- E18 BRICK VENEER, DARK GRAY/BROWN
- E21 STEEL RAILING SYSTEM, SEE DETAILS ON SHEET A400, PAINTED FINISH.
- E27 METAL PARAPET - GRAY
- E31 CONCRETE BALCONY
- E39 GLASS AND STEEL RAILING SYSTEM AT BALCONY
- E42 METAL PANEL SYSTEM - LIME RICKEY COLOR, 1" INCH REVEALS
- E43 BRICK HEADER/SILL, SOLDIER COURSE - DARK TAN BRICK
- E44 BRICK HEADER/SILL, SOLDIER COURSE - DARK RED BRICK
- E45 CITY PLANTER
- E46 CHOCOLATE MOOSE SIGNAGE
- E47 BUILDING SIGNAGE - STANDOFF LETTERS
- E48 BIKE RACKS
- E49 AREA FOR STREET FURNITURE
- E50 SPANDREL GLASS - LIME RICKEY
- E51 TRANSFORMER
- E52 LIMESTONE VENEER BASE
- E53 METAL AWNING SYSTEM
- E54 RETRACTABLE/ROLL UP WINDOWS
- E55 LIMESTONE WATER TABLE
- E56 LIMESTONE BANDING
- E57 ART DISPLAY
- E58 WALL ART
- E59 INSET BRICK, MEDIUM RED
- E60 EXTERIOR LIGHT FIXTURE

403 S Walnut & 404 S Washington  
 BLOOMINGTON, IN  
 Mixed-Use Development  
 DATE 3/28/2016  
 PROJECT NO. 15069

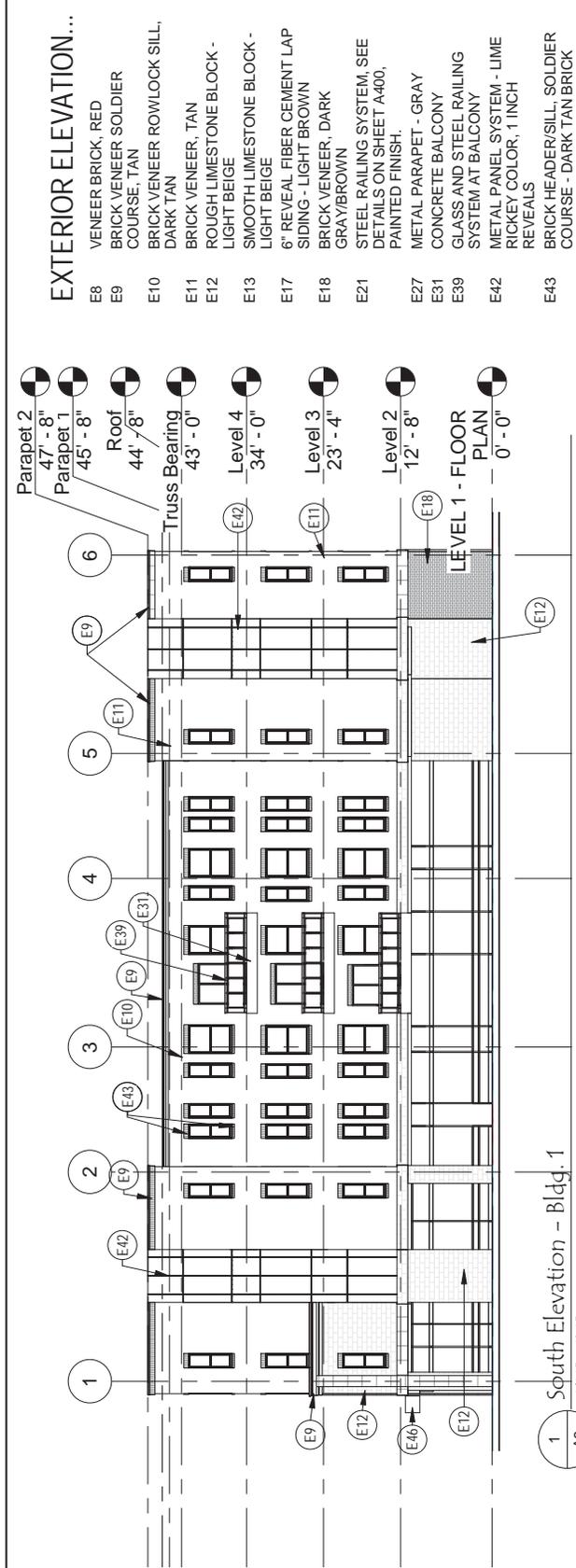
EXTERIOR ELEVATIONS  
 - Bldg 1 - 403  
 Walnut  
 SHEET NO. A8

Parapet 2 47'-8"  
 Parapet 1 45'-8"  
 Roof 44'-8"  
 Truss Bearing 43'-0"  
 Level 4 34'-0"  
 Level 3 23'-4"  
 Level 2 12'-8"  
 LEVEL 1 - FLOOR PLAN 0'-0"

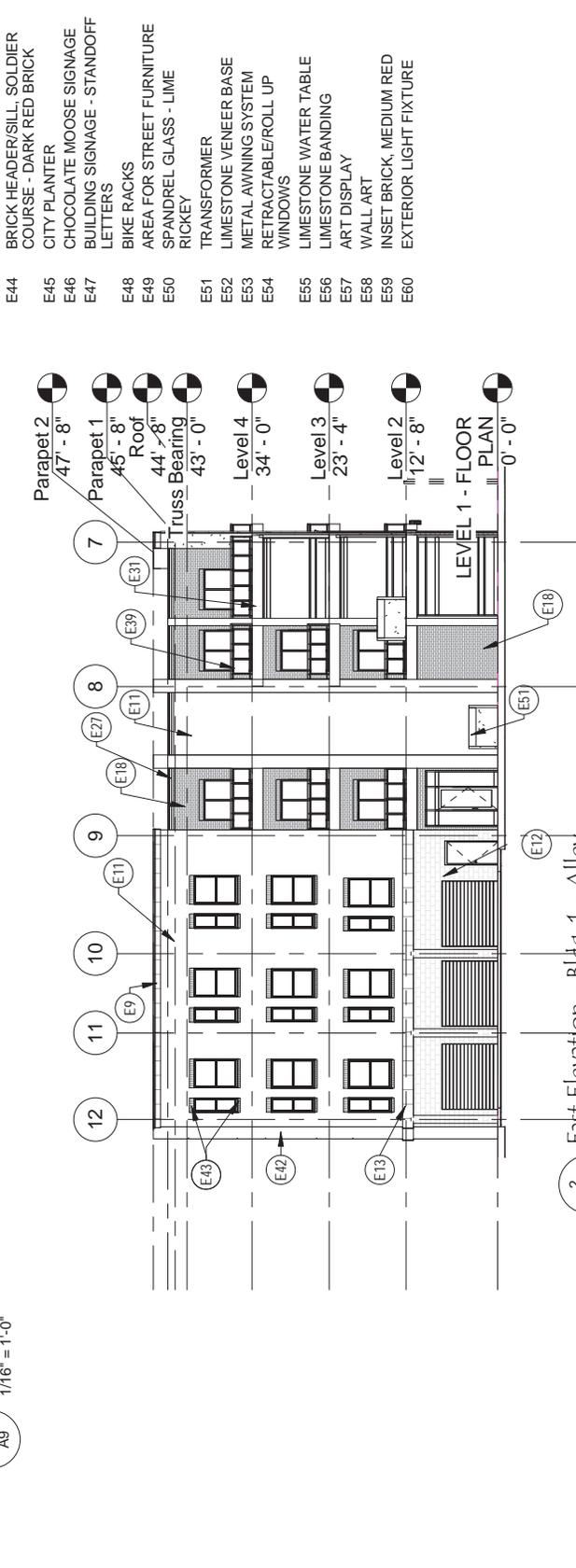


1 North Elevation - Bldg 1  
 1/16" = 1'-0"

2 West Elevation - Bldg. 1  
 1/16" = 1'-0"

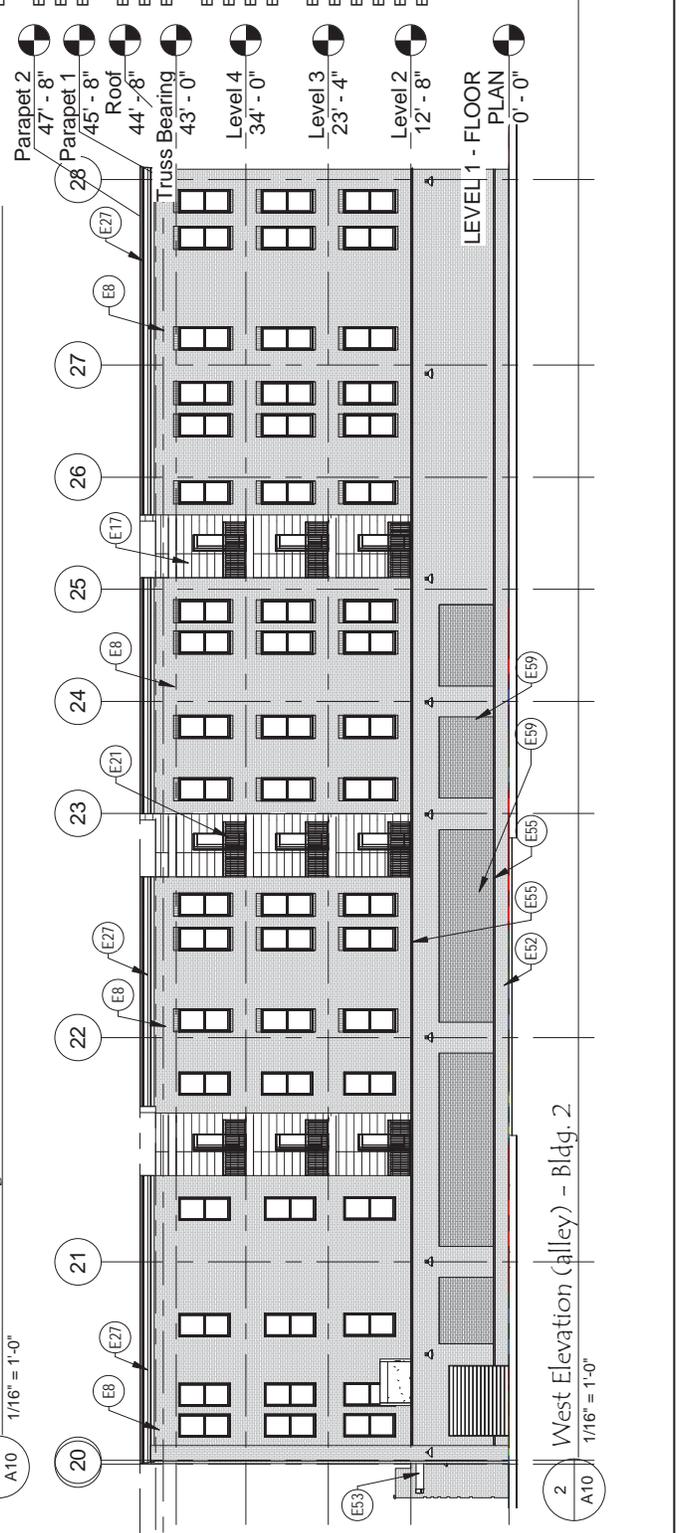
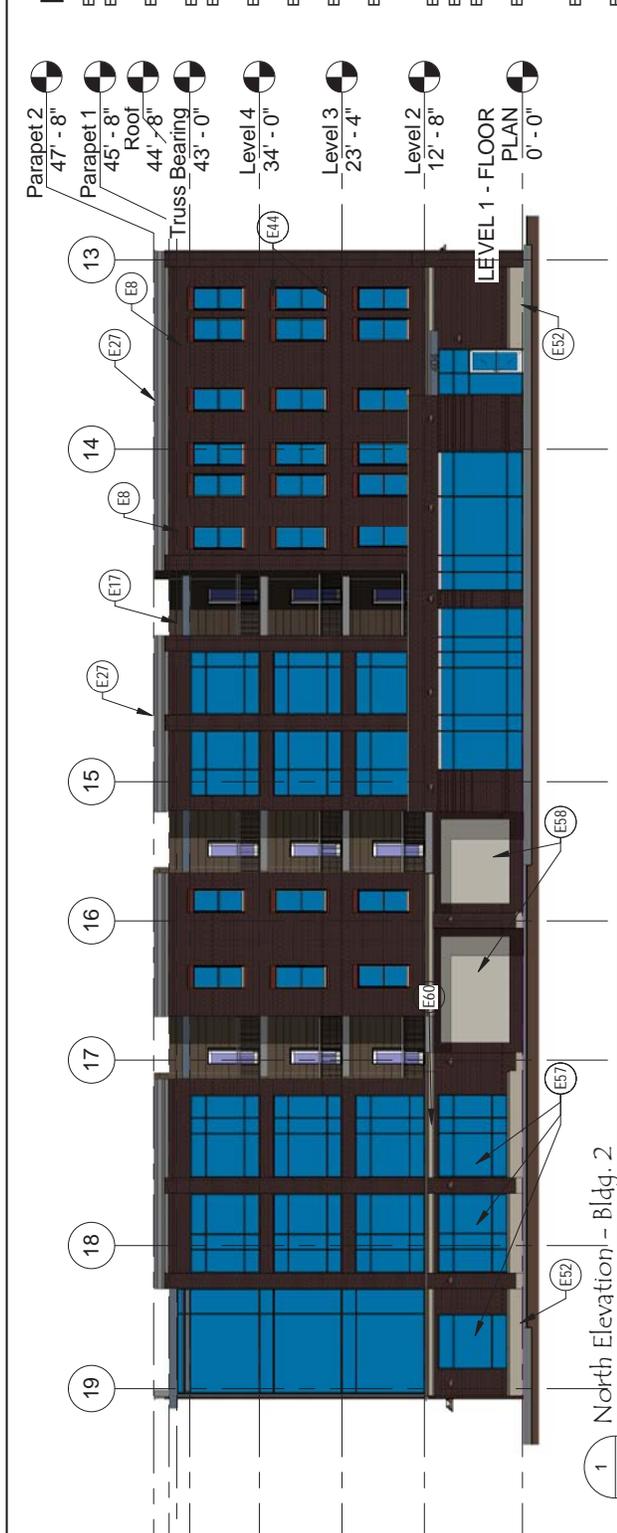


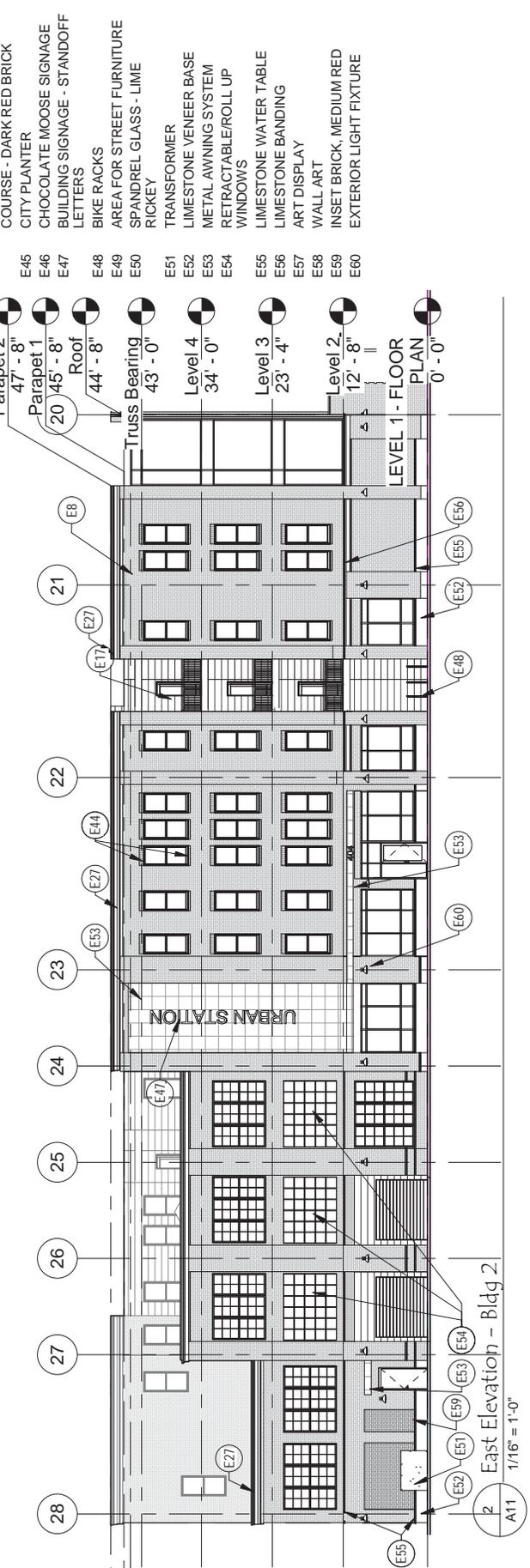
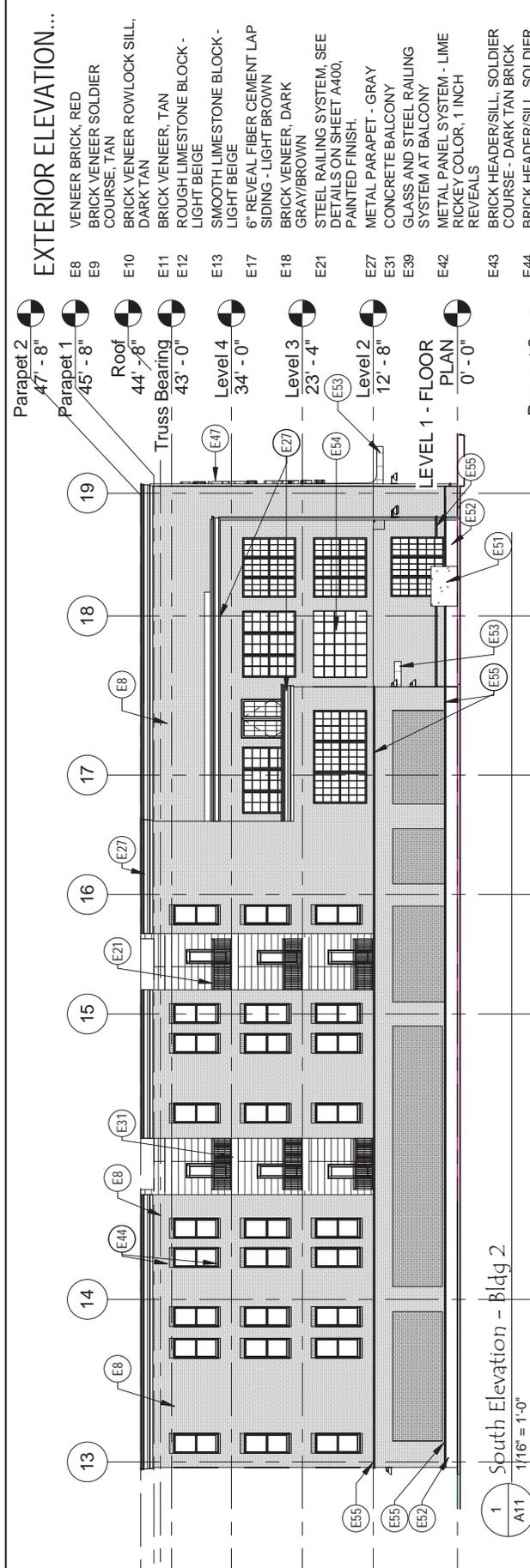
- EXTERIOR ELEVATION...**
- E8 VENEER BRICK, RED
  - E9 BRICK VENEER SOLDIER COURSE, TAN
  - E10 BRICK VENEER ROWLOCK SILL, DARK TAN
  - E11 BRICK VENEER, TAN
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  - E27 METAL PARAPET - GRAY
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  - E39 GLASS AND STEEL RAILING SYSTEM AT BALCONY
  - E42 METAL PANEL SYSTEM - LIME RICKEY COLOR, 1 INCH REVEALS



- E43 BRICK HEADER/SILL, SOLDIER COURSE - DARK TAN BRICK
- E44 BRICK HEADER/SILL, SOLDIER COURSE - DARK RED BRICK
- E45 CITY PLANTER
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- E52 LIMESTONE VENEER BASE
- E53 METAL AWNING SYSTEM
- E54 RETRACTABLE/ROLL UP WINDOWS
- E55 LIMESTONE WATER TABLE
- E56 LIMESTONE BANDING
- E57 ART DISPLAY
- E58 WALL ART
- E59 INSET BRICK, MEDIUM RED
- E60 EXTERIOR LIGHT FIXTURE

- EXTERIOR ELEVATION...**
- E8 VENEER BRICK, RED
  - E9 BRICK VENEER SOLDIER COURSE, TAN
  - E10 BRICK VENEER ROWLOCK SILL, DARK TAN
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  - E49 AREA FOR STREET FURNITURE
  - E50 SPANDREL GLASS - LIME RICKEY
  - E51 TRANSFORMER
  - E52 LIMESTONE VENEER BASE
  - E53 METAL AWNING SYSTEM
  - E54 RETRACTABLE/ROLL UP WINDOWS
  - E55 LIMESTONE WATER TABLE
  - E56 LIMESTONE BANDING
  - E57 ART DISPLAY
  - E58 WALL ART
  - E59 INSET BRICK, MEDIUM RED
  - E60 EXTERIOR LIGHT FIXTURE





1 South Elevation - Bldg 2  
1/16" = 1'-0"  
A11

2 East Elevation - Bldg 2  
1/16" = 1'-0"  
A11

- EXTERIOR ELEVATION...**
- E8 VENEER BRICK, RED
  - E9 BRICK VENEER SOLDIER COURSE, TAN
  - E10 BRICK VENEER ROWLOCK SILL, DARK TAN
  - E11 BRICK VENEER, TAN
  - E12 ROUGH LIMESTONE BLOCK - LIGHT BEIGE
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  - E44 BRICK HEADER/SILL, SOLDIER COURSE - DARK RED BRICK
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  - E55 LIMESTONE WATER TABLE
  - E56 LIMESTONE BANDING
  - E57 ART DISPLAY
  - E58 WALL ART
  - E59 INSET BRICK, MEDIUM RED
  - E60 EXTERIOR LIGHT FIXTURE

403 S Walnut & 404 S Washington  
 Mixed-Use Development  
 BLOOMINGTON, IN

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
 Northwest Corner  
 Rendering - Bldg 1  
 - 403 S. Walnut

SHEET NUMBER  
**A12**



West Bldg. - Northwest Corner

403 S Walnut & 404 S Washington  
 Mixed-Use Development  
 BLOOMINGTON, IN

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
 Southwest Corner  
 Rendering - Bldg. 1  
 - 403 S Walnut

SHEET NUMBER  
 A13



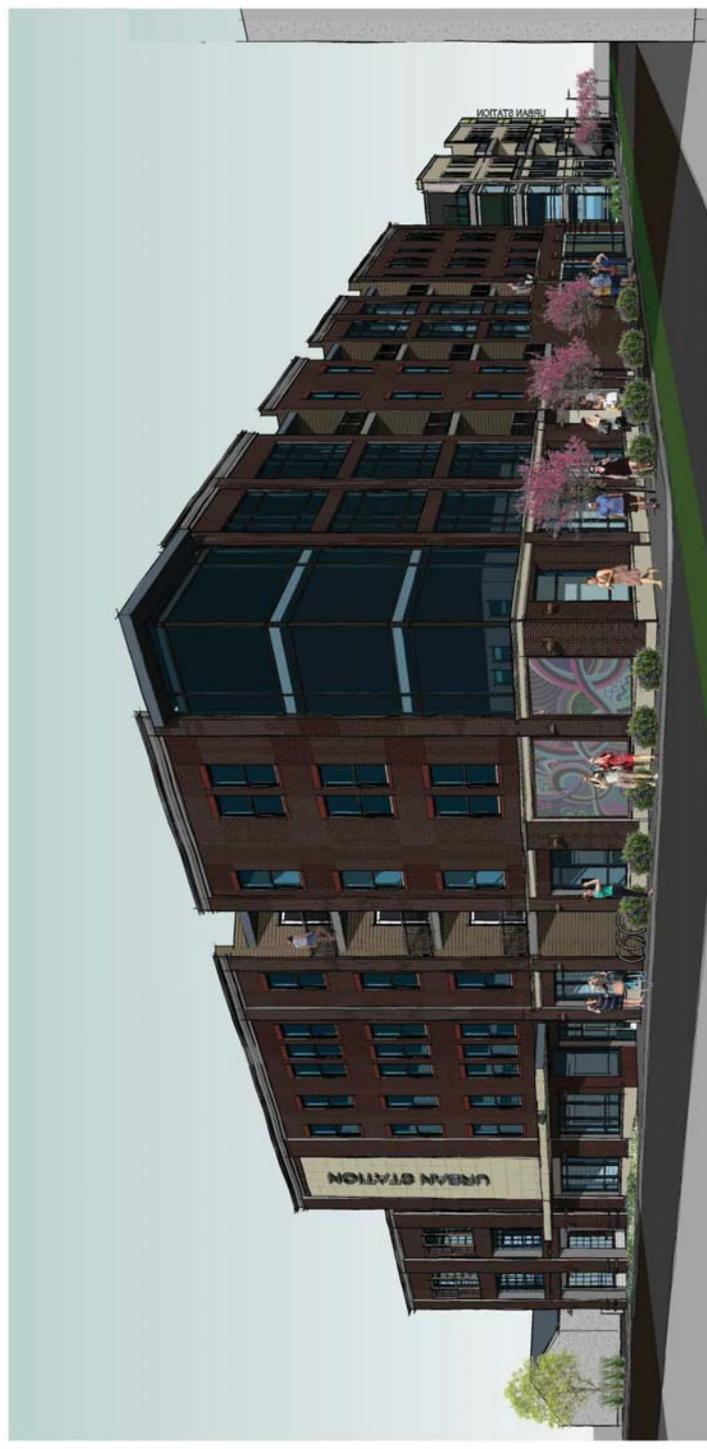
Walnut st. - West Bldg. - Southwest-Corner

403 S Walnut & 404 S Washington  
 BLOOMINGTON, IN  
**Mixed-Use Development**

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
 Northeast Corner  
 Rendering - Bldg 2  
 - 404 S Wash.

SHEET NUMBER  
**A14**



East Bldg. - Northeast Corner

403 S Walnut & 404 S Washington  
**Mixed-Use Development**  
 BLOOMINGTON, IN

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
 Southeast Corner  
 Rendering - Bldg 2  
 - 404 S Wash.

SHEET NUMBER  
**A15**



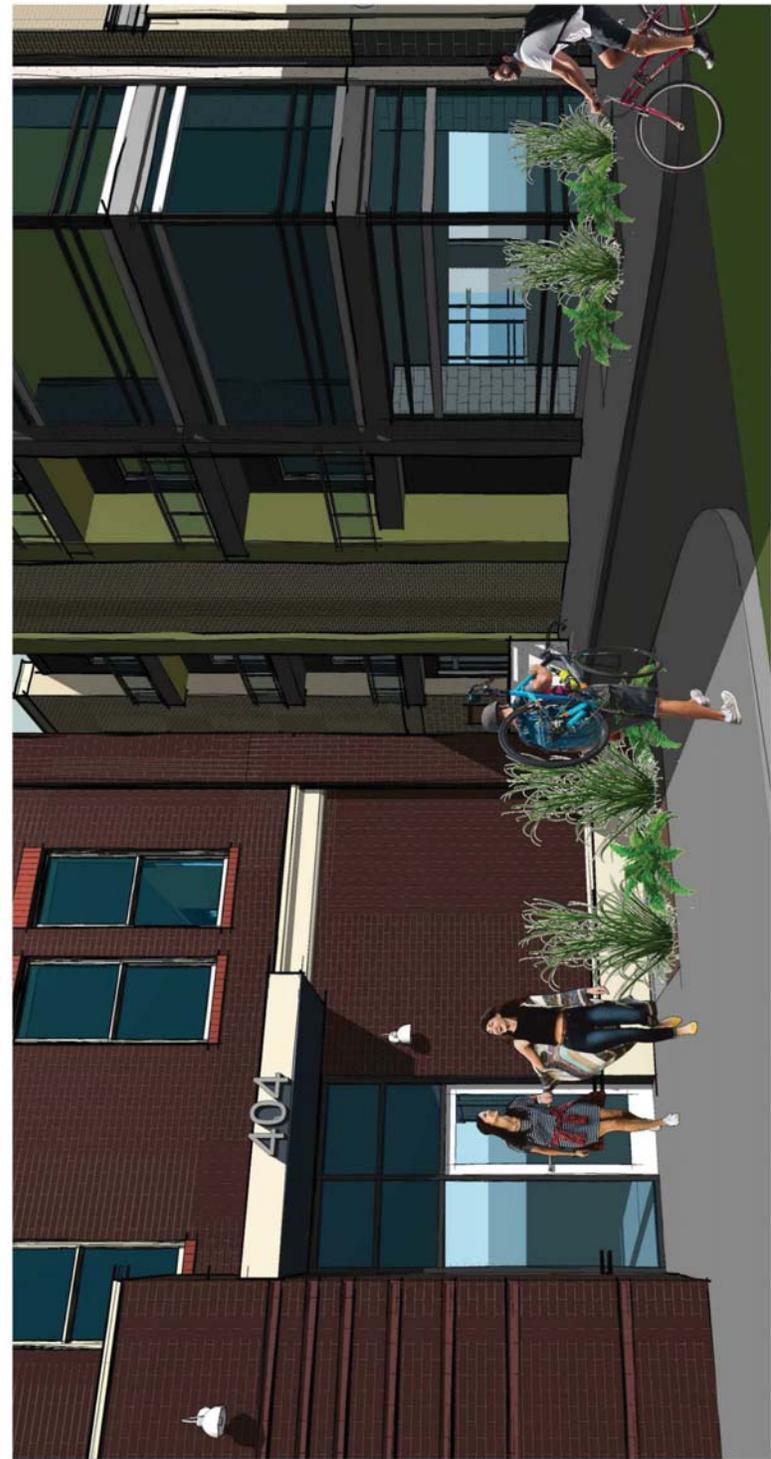
East Bldg - Southeast Corner

403 S Walnut & 404 S Washington  
 BLOOMINGTON, IN  
**Mixed-Use Development**

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
 Alley Rendering -  
 Smith st - Bldgs. 1  
 & 2

SHEET NUMBER  
**A16**



Smith St. - Alley



East Bldg. - Interior Courtyard - Greenwall



1 AERIAL - SOUTHEAST CORNER



1 AERIAL - SOUTHWEST CORNER  
 A19



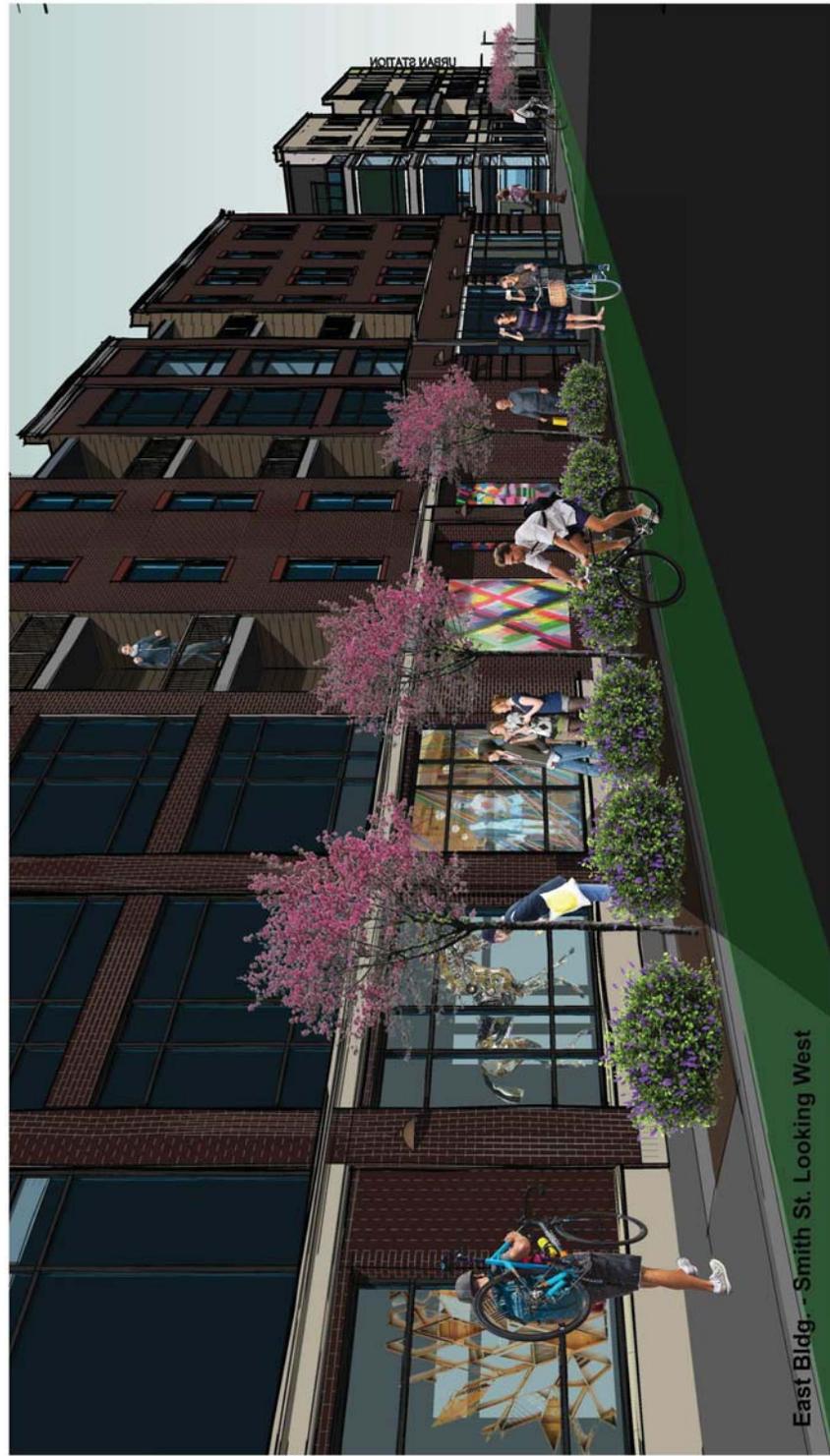
1 AERIAL - NORTHEAST CORNER

403 S Walnut & 404 S Washington  
 BLOOMINGTON, IN  
 Mixed-Use Development

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
 Smith Ave Rendering

SHEET NUMBER  
 A21



East Blvd. - Smith St. Looking West

403 S Walnut & 404 S Washington  
 Mixed-Use Development  
 BLOOMINGTON, IN

PROJECT NO. 15069  
 DATE 3/28/2016

SHEET DESCRIPTION  
 Aerial View - Google Earth

SHEET NUMBER  
 A22



Aerial View



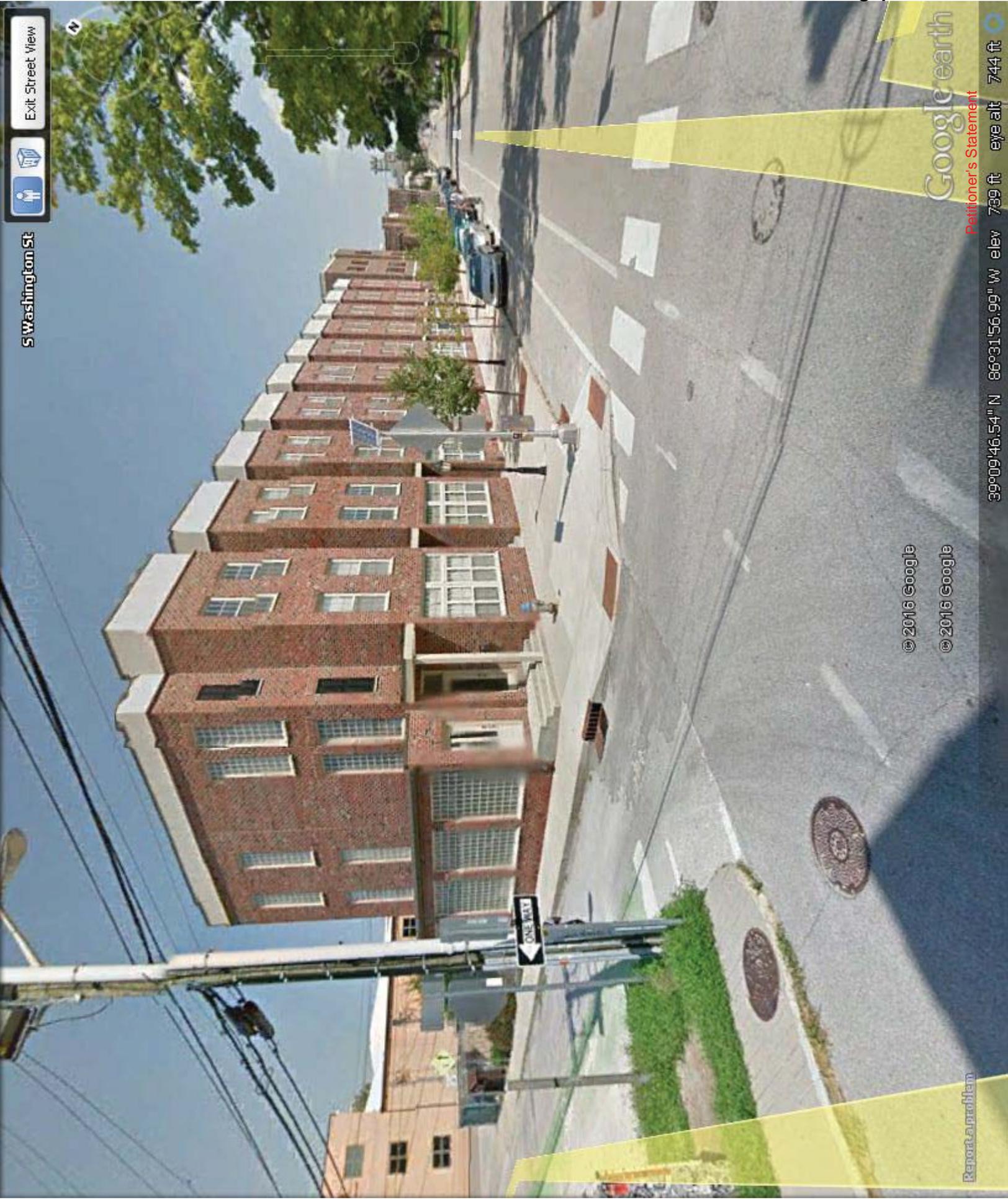


Petitioner's Statement

S Washington St



Exit Street View



© 2016 Google

© 2016 Google

Report a problem

Google earth

Petitioner's Statement

39°09'46.54" N 86°31'56.99" W elev 739 ft eye alt 744 ft

LIGHTING FANS FURNITURE

CUSTOMIZE Add custom contact info, project, logo and more. CREATE Generate PDF Spec Sheet to save, print and share.

Dunston Outdoor Wall Sconce By Savoy House

\$60.00 - \$84.00

IN STOCK Ships within 1-2 weeks

5 out of 5

1 of 1 (100%) people recommend this product

FREE VINTAGE STRING LIGHTS FREE Vintage String Light purchase during the Memorial Day sale. Last.

SAVE 15% TODAY: Use code on all products by Savoy House on Monday, May 30.

Size:



Small

Large

Details

A simple, functional design with a metal shade reminiscent of a lantern. Light leaks from above, with a warm glow.

Savoy House, headquartered in Massachusetts, is a leading manufacturer of an extensive line of outdoor lighting.

The Dunston Outdoor Wall Sconce

Details:

- Finish: English Bronze
Material: Metal
Metal shade
English Bronze finish
Round wall plate
Dark Sky Compliant
Dark Sky compliant
UL Listed Damp
Made In China

Options:

- Size: Small, Large

Lighting:

- Small Option: 100 Watt (1150 Lumens) 120 Volt Integrated LED
Small Option: One 60 Watt (580 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)
Large Option: 60 Watt (580 Lumens) 120 Volt Integrated LED
Large Option: One 100 Watt (1150 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)

Compare Brightness:

Dunston Outdoor Wall Sconce By Savoy House



Product Options

Size: Small, Large

Details

- Finish: English Bronze
Material: Metal
Metal shade
English Bronze finish
Round wall plate
Dark Sky Compliant
Dark Sky compliant
UL Listed Damp
Made In China

Dimensions

Large Option Fixture Width 11", Height 9.5", Depth 11.5"
Large Option Plate Diameter 5.25"
Small Option Fixture Width 8", Height 7.5", Depth 9.25"
Small Option Plate Diameter 5.25"

Lighting

- Small Option: 100 Watt (1150 Lumens) 120 Volt Integrated LED
Small Option: One 60 Watt (580 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)
Large Option: 60 Watt (580 Lumens) 120 Volt Integrated LED
Large Option: One 100 Watt (1150 Lumens) 120 Volt E26 Medium Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL: http://www.lumens.com/dunston-outdoor-wall-sconce-by-savoy-house-uu541440.html
Rating: UL Listed Damp

Product ID: uu541440

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created May 26th, 2016



Shown in Small size

Notes:

Empty text box for notes





**Dimensions:**

- Large Option Fixture Width 11", Height 9.5", Depth 11.5":
- Large Option Plate Diameter 5.25":
- Small Option Fixture Width 8", Height 7.5", Depth 9.25":
- Small Option Plate Diameter 5.25":

**Ratings:** Based on 1 reviews, this product is rated 5.0 out of 5.

**Manufacturer IDs:** [view](#)

Need help with some of our terminology? Check out [Lumens' Lighting & Design Glossary](#).

YOU MAY ALSO LIKE



**Urban Indoor/Outdoor LED Wall Sconce**  
By Modern Forms

From: \$199.00



**Orsay Wall Sconce**  
By Savoy House

From: \$196.00



**Outdoor Wall Sconce 92007**  
By Maxim Lighting

From: \$25.80

LOW-PRICE  
GUARANTEE

FREE SHIPPING

EASY RETURNS

EXPERT  
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# Hatteras Bay

By Kichler

\$260.00 - \$300.00

Available to ship after May 26, 2016

### Size:



Small



Large

## Details

This robust and sturdy fixture with a round back plate, this fixture comes from a minimal light source.

Since 1938, Cleveland-based Kichler has been making home lighting the way it should be. With a diverse collection of products, Kichler is making home lighting the way it should be.

### The Hatteras Bay LED Outdoor Wall Sconce

#### Details:

- Finish: Olde Bronze
- Material: Metal
- Shade Material: Metal
- Expected Life Span of 20,000 Hours
- Clear Fresnel Lens
- Dark Sky compliant
- ETL Listed Wet
- Made In China

#### Options:

- **Size:** Small, Large

#### Lighting:

- 9.9 Watt (594 Lumens) 120 Volt Integrated LED: CRI: 81 Color Temp: 3000K Lifespan: 20000 hours

#### Compare Brightness:



#### Dimensions:

- **Large Option Backplate:** Diameter 5.5"
- **Large Option Fixture:** Width 10.5", Height 10.25", Depth 11.75", Weight 3.9 Lbs.
- **Small Option Backplate:** Diameter 5.5"
- **Small Option Fixture:** Width 9", Height 9.5", Depth 10", Weight 2.7 Lbs.

Manufacturer IDs: view

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### Additional Details

**Product URL:** <http://www.lumens.com/hatteras-bay-led-outdoor-wall-sconce-by-kichler-uu571184.html>  
**Rating:** ETL Listed Wet

**Product ID:** uu571184

**Prepared by:**

**Prepared for:**  
**Project:**  
**Room:**  
**Placement:**  
**Approval:**

Created May 26th, 2016



Notes:



Need help with some of our terminology? Check out **Lumens' Lighting & Design Glossary**.

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the project school

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349 south walnut street  
bloomington in 47401

May 2, 2016

Monroe County Commissioners:

My name is Catherine Diersing and I am the School Leader of The Bloomington Project School. The Project School, also known as TPS, occupies the building that is owned by Bloomington Parks and Recreation at 349 South Walnut Street. In June of 2009, upon the signing of our long-term lease, we began a complete renovation of the 13,000 square feet of what was a facility in need of tremendous work. School began in this space in August 2009, with work continuing on the renovation well into the fall. Construction began again in spring of 2010 that involved the addition of 9,000 square feet, resulting in 2.2 million dollars worth of improvements.

As has been the case since TPS was planned, the *vision* of The Project School is to eliminate the predictive value of race, class, gender, and special abilities on student success in our school and in our community by working together with families and communities to ensure each child's success. The *mission* of The Project School is to uncover, recover, and discover the unique gifts and talents that each child brings to school every day. Our school works collaboratively with families, community members, and social service agencies to solve real problems. Students graduate from The Project School as stewards of the environment with the will, skill, capacity, and knowledge to contribute to the greater good.

In a meeting on April 28 with Steven Hoffman, one of the developers of the proposed property at 401-407 S. Walnut Street, 114 and 118 1/2 Smith, and 404 S. Washington Street, he shared that he sees the renovation of 349 S. Walnut Street, The Project School, to be the start of the rehabilitation of this area. We agree. In 2011, The Project School received a Downtown Revitalization Award from Downtown Bloomington.

We are proud of the work that we have done to create a school that is a valued addition to the educational landscape of Monroe County. For the 2015-16 school year, TPS served 277 students, which is our capacity, with a waiting list of ~ 300 for the 2016-17 school year. Based on these numbers alone, it is clear that there is a need and desire for what we offer to the community. The on-going desire for what TPS offers is a compelling story to consider a second site, with the greatest challenge being an affordable facility. We draw approximately 200 families to the area every Monday through Friday, August-June, bringing increased pedestrian and bike traffic to the local businesses. Whether you are a mathematician or not, you know that school + ice cream store = increased business and good news.

We look forward to working collaboratively as good neighbors to ensure that we will meet the needs of both organizations. While on the surface, HM Mac Development LLC and The Project School are serving very different purposes, we are both organizations that involve long-term residents of Bloomington who want the best for our community. To this end, TPS would like to express support for multiple elements of the proposed projects, as well as request changes for additional components. We thank you in advance for your consideration.

TPS supports the following:

- The request from HM Mac to build 12 feet back from the property line is of critical importance. This should allow for some natural light to still enter the school, a significant issue if a four story building were built on the property line. While we recognize that the height of this new structure will have some negative impact on the current natural light, it will be mitigated significantly by the proposed building setback.
- The inclusion of a minimum 5-ft. wide sidewalk to the north of both structures. This sidewalk would enhance the safety of TPS pedestrians. In addition, any landscaping/streetscaping for this area would be an addition that could encourage the neighborhood feel and, ideally, the slowing of traffic.
- The commitment of HM Mac to have 24-hour staff available to address any issues that might occur is recognized as a benefit. At times, the collegiate culture and that of a K-8 school can be in culture conflict in terms of what is seen and heard. Mr. Hoffman and I discussed the development of a welcome letter that will support the new residents in understanding our hopes related to how we can be good neighbors to each other.
- The plan for the living wall and the art installations as avenues to collaborate on an

on-going basis. In the 4/28 meeting, Mr. Hoffman stated interest in having TPS students and staff involved in both elements of the new properties. This has the capacity to be an exciting extension of the work that we do as a school committed to arts infusion and sustainability.

TPS asks for consideration of the following:

- TPS requests that either the alley access from the parking garage be eliminated or arranged to exit exclusively to the south. Exiting to the north serves as a significant safety issue for the 277 students and families served by TPS. An exit that can only go south partially addresses this issue, whereas an elimination of this exit would fully eliminate the problem. On 4/28, Mr. Hoffman stated support for, at a minimum, the request of a south only exit. Ideally, there would be no alley entry or exit. In the same meeting w/ Mr. Hoffman, a request of the appropriate department in the City of Bloomington to make the entire alley one-way south was discussed. This proposal would have strong support from TPS.
- TPS is asking for a conversation with whomever is appropriate in the City to discuss some possible solutions to address the issues of parking that will emerge due to the building projects. TPS is attempting to work with another neighbor for trash disposal in an effort to increase available parking in the lot that will remain. In addition, Mr. Hoffman agreed to allow TPS to lease eight (8) parking spaces for the same amount that we currently pay Doran May for the 14 spaces for 10 months a year. Through these, TPS will be close to the spaces needed for staff parking; however, the need for family parking becomes much more critical and challenging as a result of this project. The hope is that TPS leadership could enter into a discussion with the city for consideration of parking solutions, especially from 3:20-3:45 p.m., the window of school dismissal.
- TPS requests on-going, timely communication for information related to the construction of the building. In addition, consideration of traffic that must occur Monday-Friday 7:40-8:05 a.m. and 3:20-3:45 p.m. is hopeful in order to ensure student safety. In addition, we look forward to working together to deal with the challenges that might arise due to construction noise and mess. As a school, there are likely to be needs that are school specific.
- TPS recognizes a strong need for additional signage from the City to indicate a school

zone on Smith and the fact that Smith is a one-way street. The signage currently in this area is woefully insignificant and will be even more so when construction begins and once tenants are residing (and their guests are visiting) in the new construction.

- TPS hopes to participate in a discussion involving the consideration of angled parking (such as the parking seen on the corner of Henderson and Hillside) on Walnut Street. This would add already much needed additional parking that will be significantly more crucial with the loss of current parking.

Respectfully submitted,

Catherine Diersing  
School Leader  
The Project School

Monroe County Commissioners,

Let me introduce myself, I have been a resident of Bloomington for 20 years now and a Project School parent for the past five years. I will continue to have children that attend The Project School for the next decade.

I have been watching the Bloomington landscape change as more and more apartment buildings fill our town. I'm afraid we are losing so much of this town's unique character with each of these new apartment complexes.

I attended the May 2nd meeting on the Chocolate Moose Apartment proposal and I want to urge the planning commissioners to please reconsider your initial stance on the 4th story set back ordinance.

This building project seems to be just the type of project for which the ordinance was created. The streets surrounding the project are all very narrow. The neighboring buildings are all at least one story less than the proposed project's height. I urge you to consider why this step back ordinance is in place. As I understand it, this is the type of project this ordinance was intended for! The new proposed buildings will dominate the space, especially considering the surrounding narrow roadways. Pedestrian walkways will have to be created. The 4th story step back is intended to reduce just that type of overwhelming, crowded street feeling that a building of the proposed height and girth will create. This ordinance can also help to keep the unique feel that Bloomington has come to be known for.

I think it is important to note the the plan renderings are not to scale, making it appear that a neighboring 3 story building (the school) will be approximately the same height as their 4 story building. But the reality is that it will dominate all of the buildings around it.

One possible solution that may also satisfy other concerns of the planning commission, is that the 4th story, with a step-back, could be configured with smaller 1-2 bedroom units, so the developers do not lose the number of units they need to accommodate.

If the 4th story step-back ordinance is upheld, I believe the over-whelming size of the building will be tempered, perhaps even letting some sunlight continue to reach the neighbors that will be in the new buildings shadow.

Pedestrian safety is also a concern I've heard many parents express. A south only traffic exit on the west side of the building would help address that concern.

I really appreciate the 12 foot pedestrian space that is already planned on the North side and want to thank the project planners for already including that.

I hope my concerns and suggestions are taken in the spirit they are intended. To help create a vibrant, welcoming Bloomington for everyone that uses this downtown space right now and in the future.

Thank You,  
Carmela Senior-Euhl

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 3380, 3440, & 3480 W. Runkle Way**

**CASE #: ZO-13-16  
DATE: June 6, 2016**

**PETITIONER:** VMP Development  
1800 N Walnut Street

**CONSULTANT:** Michael Carmin  
116 W 6<sup>th</sup> Street, Bloomington

**REQUEST:** The petitioner is requesting to rezone 5.32 acres from Commercial General (CG) to Commercial Arterial (CA).

**BACKGROUND:**

**Area:** 5.32 acres  
**Current Zoning:** CG  
**GPP Designation:** Community Activity Center  
**Existing Land Use:** Multi-tenant commercial building  
**Proposed Land Use:** Commercial  
**Surrounding Uses:** North – County Jurisdiction (PSI substation)  
 West – Commercial shopping center  
 East – Commercial shopping center (Whitehall Crossing)  
 South – Commercial shopping center (Whitehall Park)

**REPORT:** The properties are located at 3380, 3440, & 3480 W. Runkle Way. The properties are all zoned Commercial General (CG). Surrounding land uses are all commercial shopping centers with Monroe County planning jurisdiction to the north. This site received a subdivision approval in 2009 (DP-28-09) to allow a four-lot subdivision. All required right-of-way and preservation areas were set aside with that approval. The site has been developed with a multi-tenant commercial building and surface parking lot on one lot, a detention pond on a common area lot, and 2 remaining vacant lots.

The petitioner is requesting to rezone the property from Commercial General (CG) to Commercial Arterial (CA). The rezone is requested to allow for development of a new hotel on the site. No site plan approval is being requested with this petition. A schematic layout for the new hotel has been presented and would be able to meet UDO requirements. A separate site plan approval is required prior to construction of the hotel. With the possible new hotel, the existing detention pond would be relocated and replatted on a new common area lot.

**GROWTH POLICIES PLAN:** This property is designated as “*Community Activity Center*”. The GPP notes that a *Community Activity Center* is designed to provide community-serving commercial opportunities in the context of a high density, mixed use development. CAC’s are larger in scale and higher in intensity than the *Neighborhood Activity Center*. The primary land uses in a CAC should be medium scaled commercial retail and service uses, which would be accomplished with this rezoning request.

---

**ISSUES:**

**Traffic Impacts:** Staff has requested the petitioner to submit a traffic study analyzing the existing transportation facilities and possible impacts from a possibly higher traffic generating use such as a hotel. The traffic study has not been completed yet, but will be available by the next hearing. Primary access to this site would come from Gates Drive to the east, which is classified as a Primary Collector street in the Thoroughfare Plan. There is a signalized intersection at Gates Drive and 3<sup>rd</sup> Street. The location of this site in close proximity to the future I-69 corridor does make this site an attractive location for a hotel to serve interstate travelers.

**List of Uses:** The uses that would be allowed with this rezoning that would not be allowed with the Commercial General district are:

- Auto body shop
- Boat sales
- Building supply store
- Building trade shop
- Check cashing
- Country club
- Department store
- Golf driving range, outdoor
- Hotel/motel
- Miniature golf
- Mini-warehouse facility
- Radio/tv station
- Research center
- Retail, outdoor
- Sexually oriented business
- Theater, indoor
- Vehicle repair
- Vehicle sales rental

The petitioner has stated that they will record a zoning commitment to not allow the following uses on this property:

- Check cashing
- Convenience store with gas or alternative fuels
- Country club
- Dwelling, single family (detached)
- Gasoline station
- Oil change facility
- Sexually oriented business
- Tattoo/piercing parlor
- Theater, indoor
- Transportation terminal

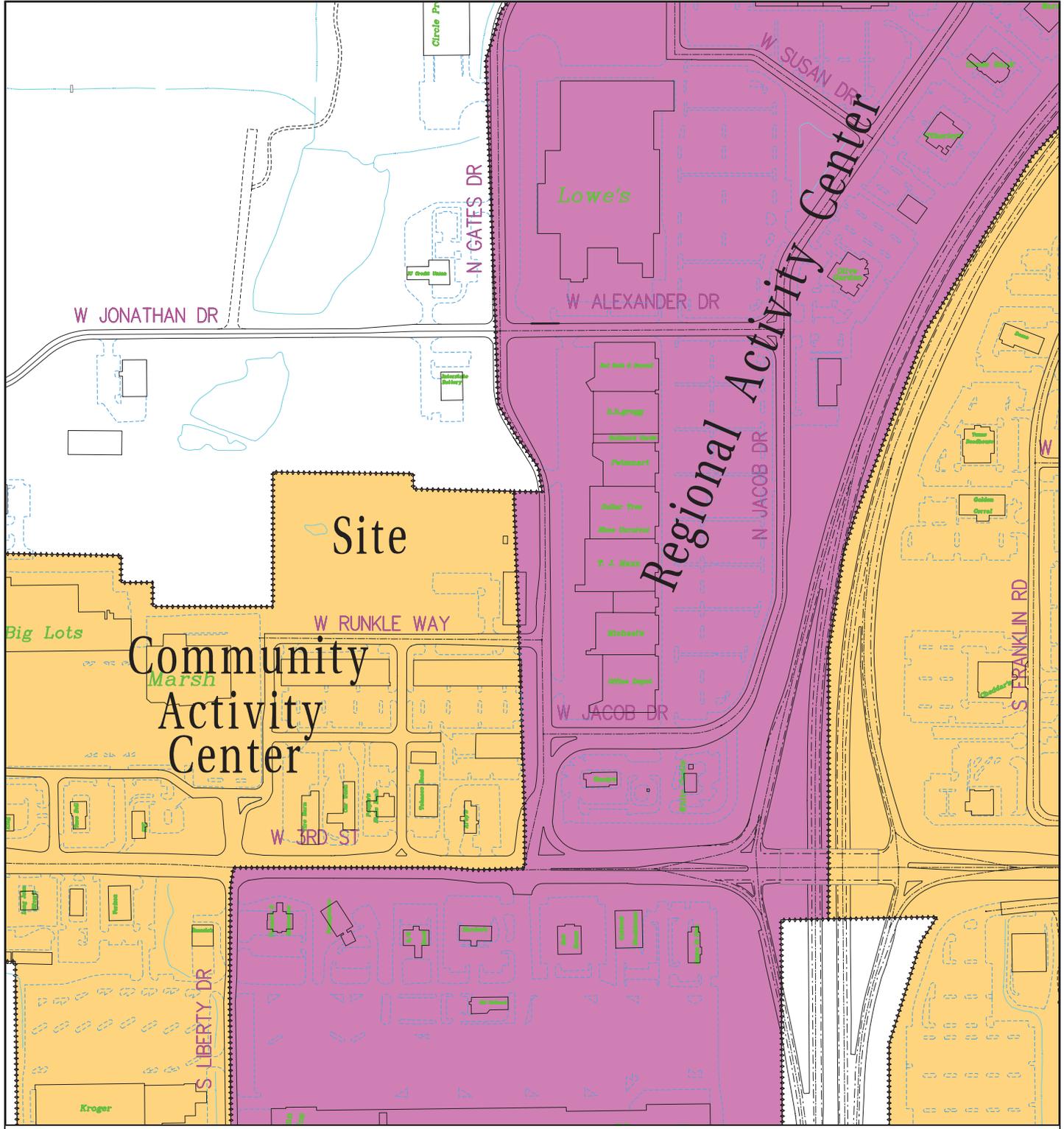
**Utilities:** There are existing public utilities that serve this property and no problems have been identified in the current utility service. As mentioned previously, if a hotel is constructed on this site it will most likely require the relocation of the existing stormwater detention pond to another portion of the lot. This will be reviewed with future site plan approvals.

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**CONCLUSION:** Staff is seeking guidance from the Plan Commission on whether or not this site would be appropriate for a hotel or other possible Commercial Arterial uses.

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**RECOMMENDATION:** Staff recommends forwarding this petition to the July 11, 2016 meeting.



Z0-13-16 3380 W Runkle Way

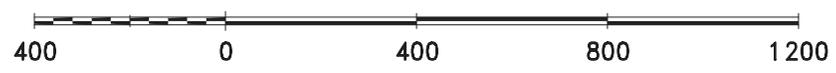
VMP Development

Plan Commission

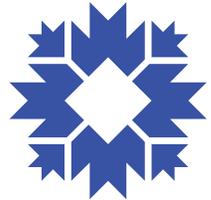
Growth Policies Plan Map

By: greulice

2 Jun 16

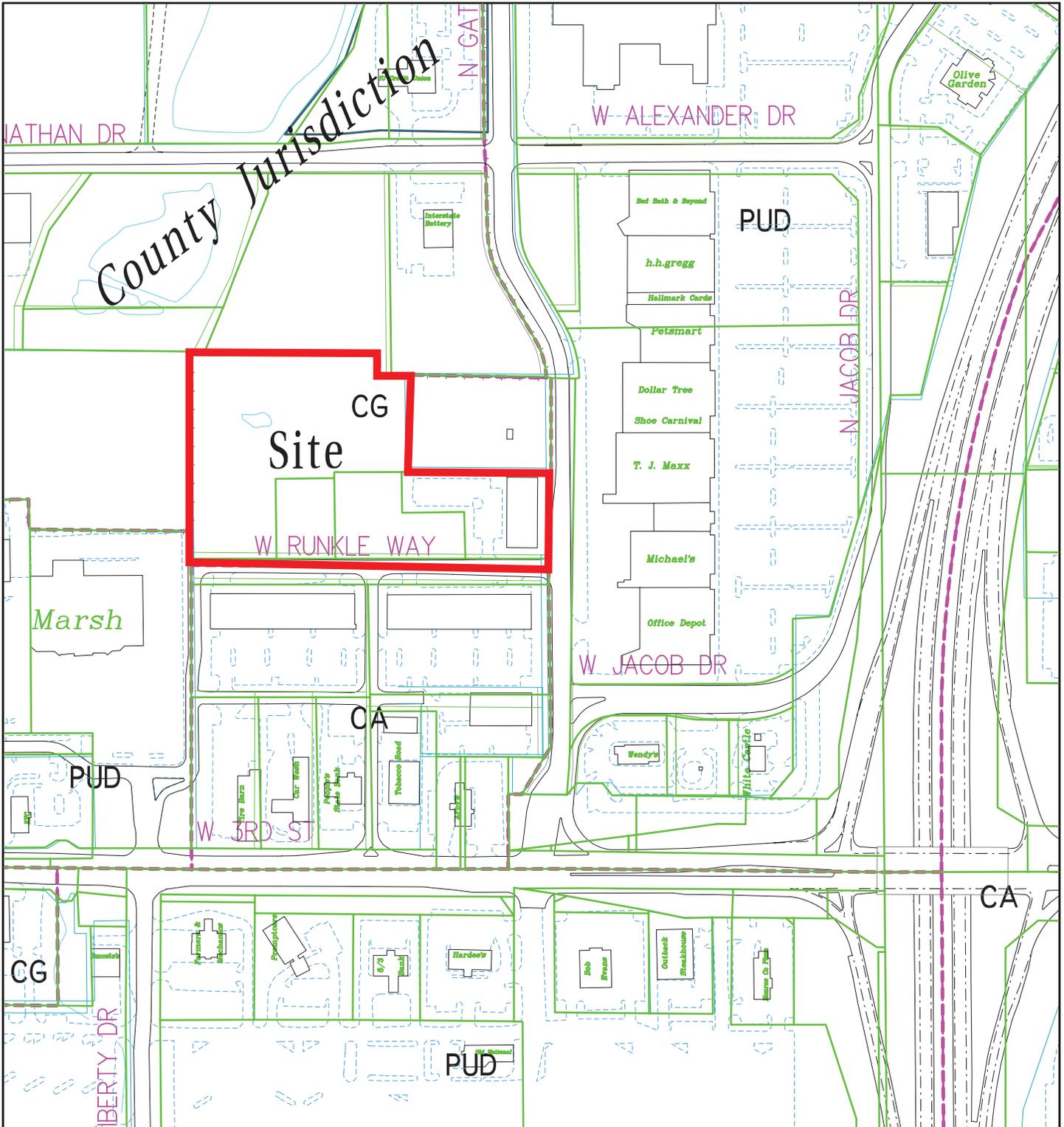


City of Bloomington  
Planning & Transportation



Scale: 1" = 400'

For reference only; map information NOT warranted.



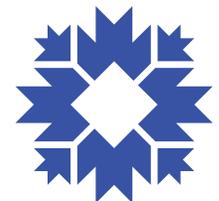
Z0-13-16 VMP Development  
 3380 W Runkle Way  
 Plan Commission  
 Site Location, Zoning, Land Use, Parcels

By: greulice  
 2 Jun 16



For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 300'



ZO-13-16 VMP Development

3380 W. Runkle Way

Plan Commission

2014 Aerial Photograph

By: greulice

2 Jun 16



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 200'

## PETITIONER'S STATEMENT

VMP Development, LLC petitions the City of Bloomington to rezone property located at 3380, 3440 and 3480 W. Runkle Way and property located at 135 N. Gates Drive, Bloomington, Indiana from Commercial General to Commercial Arterial.

Current Zoning: Commercial General

Proposed Zoning: Commercial Arterial

Real Estate: Lot 8A, Whitehall Park, 135 N. Gates Drive  
 Lot 8B, Whitehall Park, 3380 N. Gates Drive  
 Lot 8C, Whitehall Park, 3480 W. Runkle Way  
 Lot 8D, Whitehall Park, 3440 W. Runkle Way

Acreage: Lot 8A, .95 acres. Possible lot adjustment to .84 acres  
 Lot 8B, .88 acres. Possible lot line adjustment to 1.00 acres  
 Lot 8C, 3.3 acres. Possible lot line adjustment to 3.25 acres  
 Lot 8D, .49 acres. Possible lot line adjustment to .53 acres

Petitioner requests rezoning to CA to allow development of Lots 8B and 8D as a Comfort Suites hotel. The detention pond presently located on Lot 8D would be relocated to the northwest portion of Lot 8C, adjacent to the designated tree preservation area on Lot 8C. Interior lot line adjustments among the lots would reconfigure lots 8B and 8D to a size required to accommodate the hotel development with adequate onsite parking.

### Current and Proposed Development:

Lot 8A is a small commercial strip building. The majority of the space is occupied by David's Bridal.

Lot 8B and 8D to be redeveloped as the hotel.

Lot 8C is reserved for future development. Projected uses of Lot 8C include possible multi-family housing. Development of Lot 8C would allow for extension of Liberty Drive connecting to Jonathan Drive. A part of Lot 8C would remain undeveloped and reserved for tree preservation and the relocated detention pond.

### Surrounding Uses:

Lots adjacent to the south and fronting on the south side of W. Runkle Way are all zoned commercial arterial and are fully developed commercial strip buildings. Adjacent to the east, and east of N. Gates Drive is the fully developed Whitehall Crossing commercial

center and zoned PUD. The northwest corner of the site is the existing Duke Energy power substation. North of Lot 8C is the Curry Industrial Park PUD. West of the property, adjacent to Lot 8C is the continuation of the Curry Industrial Park PUD. The southwest corner from Lot 8C is the north corner of Whitehall Square Commercial PUD.

Vehicular Access.

The property is accessed from W. Third Street through Gates Drive on the east. Runkle Way extends across the south side of the property from Gates Drive. North Runkle Way presently dead ends at the west property line. Runkle Way has not been extended through or around the Whitehall Square Commercial PUD. Runkle Way connects south to W. Third Street through a private easement road which serves Whitehall Crossing and the commercial buildings on the south side of W. Runkle Way.

There are no known environmental constraints on the property except the previously designated tree preservation area and the requirement to relocate the existing detention pond.

Petitioner's proposed development of Lots 8B and 8D as the hotel is anticipated to be in compliance with all development standards existing for the CA zone.

Permitted Uses:

As a condition of approval to be documented and recorded by appropriate commitment for the use and development of real estate, the permitted uses in the CA zone would be amended to delete the following uses:

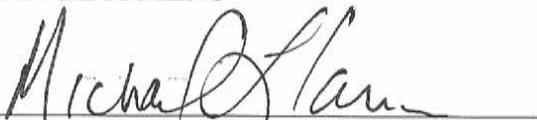
- Check cashing;
- Convenience store with gas or alternative fuels;
- Country Club;
- Dwelling, single family (detached);
- Gasoline station;
- Oil change facility;
- Sexually oriented business;
- Tattoo/piercing parlor;
- Theater, indoor
- Transportation terminal

Traffic study and analysis comparing and examining traffic generation for CA uses compared to the current zoning for CG is included with this Petition.

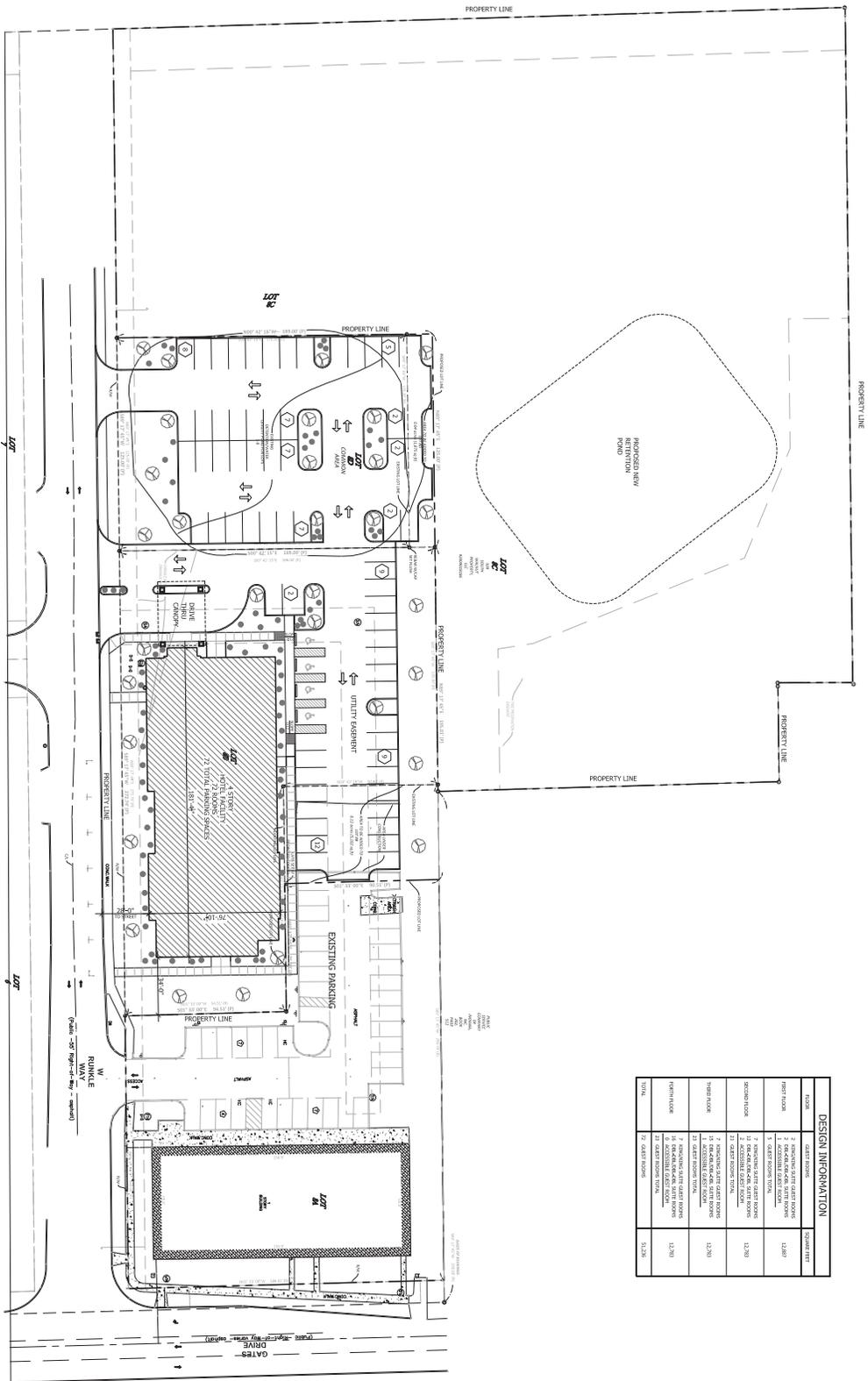
Process:

Petitioner requests waiver of a second Plan Commission hearing on this Petition.

VMP DEVELOPMENT

by:   
Michael L. Carmin,  
Attorney for Petitioner

396656 / 23689-1



PROPOSED SITE PLAN  
SCALE: 1"=100'

DESIGN INFORMATION	
ROOM	QUANTIFIED
1. 4TH FLOOR	12,300
2. 3RD FLOOR	12,300
3. 2ND FLOOR	12,300
4. 1ST FLOOR	12,300
5. TOTAL	49,200

Project No. 2015-001  
 Date: FEBRUARY 2015  
 Drawn By: S. STEWART  
 Checked By: J.W. DONOVAN

INTENTIONAL  
 THIS PLAN IS TO BE USED FOR THE PROPOSED PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. ANY REVISIONS TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT AND ENGINEER.

A PROPOSED NEW HOTEL FACILITY  
**4 STORY HOTEL FACILITY**  
 BLOOMINGTON, INDIANA

**DONOVAN + DONOVAN**  
 architecture • engineering • interior design  
 427 Main Street • Post Office Box 976 • Vincennes, Indiana 47591  
 Tel: 812.882.0415 • Fax: 812.882.4000 • Email: donovananddonovan@stgdbal.net

Sheet No. SP1.1



**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 405 E. 17<sup>th</sup> Street**

**CASE #: PUD-14-16  
DATE: June 6, 2016**

**PETITIONER:** RCR Properties, LLC  
2417 Fields South Drive, Champaign, IL

**CONSULTANT:** Michael Carmin  
116 W 6<sup>th</sup> Street, Bloomington

**REQUEST:** The petitioner is requesting to rezone 5.95 acres from Residential High-Density Multifamily (RH) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan to allow a new multi-family apartment complex.

**BACKGROUND:**

**Area:** 5.95 acres  
**Current Zoning:** RH  
**GPP Designation:** Urban Residential  
**Existing Land Use:** Multi-family residences  
**Proposed Land Use:** Multi-family residences  
**Surrounding Uses:** North – Multi-family Residences  
West – Multi-family Residences  
East – Indiana University  
South – Single and Multi-family Residences

**REPORT:** The properties are located at 310, 304, 307, 308, 318 E. 18<sup>th</sup> St.; 405 E 17<sup>th</sup> Street; 1405, 1407, 1407½ N. Dunn St; 310 E 19<sup>th</sup> St.; and 1313, 1400 N Grant St. The properties are all zoned Residential High-Density Multifamily (RH). Surrounding land uses include multifamily residences to the north and west, single and multifamily residences to the south and Indiana University Memorial Stadium to the east.

The petitioner is proposing to redevelop the existing 1950's era complex and the existing 190 dwelling units and 328 bedrooms to allow for the site to be redeveloped with new student oriented apartments. All of the apartments within this development would be fully furnished. The PUD could be built with up to 50 D.U.E's and could possibly include- 22 studio units, 23 one-bedroom units, 73 two-bedroom units, 33 three-bedroom units, and 114 four-bedroom units for a total of 265 units and 746 bedrooms. The petitioner is proposing to restrict the occupancy to one person per bedroom. With DUE's, this proposal will have a gross density of 46.6 D.U.E's/acre. The current underlying zoning district would only allow 15 units/acre. Staff has found that many of the nearby apartment complexes in this area (including the current Dunnhill apartments) exceed the current allowable density of the RH zoning district. The petitioner is currently reviewing ways to incorporate affordable housing with this petition.

The project is proposed to be developed as 3 parcels. Parcel A would contain the main apartment complex and Parcels B & C would each contain 12, 4-bedroom townhomes. The density on Parcel A is proposed to be 49.09 D.U.E's/acre, the density on Parcel B

is proposed to 24.86 D.U.E.'s/acre, and the density on Parcel C is proposed to be 26.4 D.U.E.'s/acre. All of the buildings on Parcel A will have a flat roof and will be between 4-6 stories in height. The buildings on Parcel B & C will be 3-story townhomes with pitched roofs. An allowance for commercial uses has been included to provide for up to 13,000 sq. ft. of nonresidential uses on the site. A 5-story parking garage with 540 parking spaces will be provided in addition to 51 surface parking spaces for a total of 591 on-site parking spaces, which equates to approximately 0.8 parking spaces per bedroom. A maximum of 0.85 parking spaces per bedroom has been requested.

New sidewalks and street trees will be installed throughout the site on all portions of the project with frontage on a public street. An asphalt sidepath and tree plot will be constructed along the 17<sup>th</sup> Street frontage with this project as well which is in compliance with the Alternative Transportation Plan for this area. Rain gardens will be provided throughout the site to provide stormwater quality improvements. The petitioner has committed to providing on-site recycling for residents of this development. The petitioner is continuing to work with staff on different options to provide affordable housing units with this project. The Historic Preservation Commission voted not to locally designate the contributing structure at 1405 N. Dunn Street which will allow for that buildings demolition. The Historic Preservation Commission will be reviewing this petition for comments since it is adjacent to the Garden Hill Historic District at their June meeting. Those comments will be available at the July Plan Commission hearing.

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**GROWTH POLICIES PLAN:** This property is designated as "*Urban Residential*". The GPP notes that redevelopment in these areas should include the following-

- *"when development occurs in new urban growth areas, the goal should be to encourage higher densities, ensure street connectivity, and protect existing residential fabric."* Although the density at this location is much higher than what the underlying zoning district would allow, this location is unique and could be an ideal location for higher density student oriented apartments.
- *"Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods as well as to commercial activity centers."* The petitioner has incorporated a central bike and pedestrian corridor to facilitate connectivity between 17<sup>th</sup> Street and 18<sup>th</sup> Street and to access the center of the main apartment building. This green belt feature is located in the area that would be the extension of Grant Street.
- *"Ensure that each new neighborhood has a defined center or focal point. This center could include such elements as a small pocket park, formal square with landscaping, or a neighborhood serving land use."* This development is proposing a large center recreation space and pool area for the use of the residents.
- *"Ensure that new common open space is truly usable and accessible. Provide linkages between such open space and other public spaces."* All of the common open space is just for the use of these tenants and is not accessible to the public. This is mostly related to internal security for the development.

- *“Provide for marginally higher development densities while ensuring the preservation of sensitive environmental features and taking into consideration infrastructure capacity as well as the relationship between the new development and adjacent existing neighborhoods.”*

This petition incorporates many goals described within the GPP including redevelopment of underutilized property, mixed-uses, compact urban form, and the creation of a distinctive design style for this area. The GPP also encourages when possible to improve the capacity and aesthetics of all urban services, including new sidewalk links, new bike paths, and replacement of utility infrastructure. The GPP outlines that in order to accomplish compact urban form to revise development regulations for near-downtown and near campus areas to encourage increased residential densities.

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#### **DISTRICT ORDINANCE PRELIMINARY PLAN ISSUES:**

**Architecture/Design:** Renderings have been submitted for all of the proposed buildings. There will be three main buildings on Parcel A that are separated by the Green Belt feature that runs through the center of the site. All of the buildings on Parcel A will have a flat roof design and will be between 4-6 stories in height. No specific building materials have been proposed. No specific massing or modulation requirements have been proposed yet to outline overall building design. Renderings showing proposed buildings have been submitted. Staff recommends specific guidelines to deal with building design similar to the Downtown zoning district standards and to limit the use of allowable exterior finish materials to a specific list. Staff is also seeking comments on overall building massing and building height for the large buildings on Parcel A.

**Access:** The project will be accessed through several access points. The parking garage will be accessed through a drive-cut on 17th Street and on 18th Street. A traffic study has been submitted, however staff has not had time to adequately review it to assess the proposed impacts of this project. Staff is still evaluating the proposed entrance drive on 17th Street and whether or not there is adequate sight distance. The proposed Green Belt provides access for bicycles, pedestrians, and emergency services through the site and connects 17th St. with 18th St. One item that staff is seeking guidance on is whether or not Grant Street should be extended through the site. The presence of Grant Street through the site would provide additional vehicular access to the site and better access for emergency services and possible additional on-street parking. The Indiana University Park and Ride is immediately adjacent to this site on the east side of Dunn St.

**Development Standards:** This PUD would use the Residential High-Density Multifamily (RH) district standards with the modifications listed in the district ordinance. The proposed modifications to the RH standards include an increased building height, increased density, and increased maximum impervious surface coverage (Parcel A). The main building on Parcel A will have a height of 72' at the tallest portion, which is at the northeast corner of the site at the corner of 18th and Dunn, with other sections having a height of 62' (the maximum height of the RH district is 50'). The petitioner is proposing to allow 70% maximum impervious surface coverage on Parcel A, rather than

the 50% that would be allowed in the RH zoning district. The petitioner has included an allowance for commercial uses on this site and is proposing to allow all uses that are listed as permitted uses in the Commercial Downtown zoning district.

	<b>RH requirement</b>	<b>Proposed</b>
<b>Height</b>	50'	72'
<b>Impervious Surface Coverage</b>	50%	70% Parcel A
<b>Density</b>	15 D.U.E's/acre	50 D.U.E's/acre

**Parking:** Since the site is adjacent to a Residential Core district to the south, there is a minimum parking requirement of one parking space per bedroom. The petitioner is proposing to provide parking at a maximum of 0.85 parking spaces per bedroom. A 5-story parking garage with 540 parking spaces will be provided in addition to 51 surface parking spaces for a total of 591 on-site parking spaces. New on-street parking spaces are proposed to be added along the property frontages on 18th Street, 19th Street, and Grant Street. Approximately 24 on-street parking spaces will be created. Bicycle parking will be provided as well per the UDO requirements. Bike parking spaces for the overall development should include bicycle parking facilities adjacent to the entrances of all buildings.

**Pedestrian Facilities:** 5' wide concrete sidewalks and 5' wide tree plots will be installed along the property frontages of 18<sup>th</sup> St, 19<sup>th</sup> St. and Grant Street. A green belt corridor has been designed through the site to provide a connection from 17th Street to 18th Street. This corridor has been designed to include a 20' wide pervious paver path that will provide an access point for bicyclists and pedestrians, but also serves as an emergency access route that can be used for emergency responders. An 8' wide asphalt sidepath will also be built along the entire 17th Street frontage that will extend the sidepath network west along the 17th Street corridor.

**Signage:** A sign package has not been submitted for this project. The proposed changes to the UDO would allow one 32 square foot, 6' tall freestanding signage and one 24 square foot wall sign.

**Utilities:** Although there are existing utilities along the main public streets on 17<sup>th</sup> St. and Dunn Street, there may be issues with the age of the existing utility lines. These specific details will be reviewed with the development plan approval process. City of Bloomington Utilities can adequately serve the site.

**Lighting:** A specific lighting plan has not been received. Staff has encouraged the petitioner to incorporate pedestrian scale lighting throughout the interior of the site and to appropriately place lighting along the public street frontages as well.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development.

1. The Petitioner should fill all available spaces on the property with landscape material, giving high priority to native species.

**Staff response:** Staff will continue to work with the petitioner on improving the landscape plan and incorporating native plants where possible.

2. The Petitioner should apply green building practices to create high performance, low-carbon footprint structures, and that enable the occupants to use their own green practices.

**Staff response:** Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

3. The Petitioner should employ all of the green infrastructure feature possible to enhance water quality and quantity flowing off the site.

**Staff response:** Staff will continue to work with the petitioner to provide as many green infrastructure features as possible to enhance water quality.

4. The Petitioner should commit to salvaging, recycling, and reusing all possible construction and demolition materials not needed on site.

**Staff response:** Although not required, staff encourages the petitioner to commit to salvaging, recycling, and reusing as much construction materials as possible.

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**QUESTIONS FOR DISCUSSION:** Staff is seeking guidance from the Plan Commission on the following issues:

- Is the proposed density appropriate at this location?
- Should Grant Street be built between 17<sup>th</sup> and 18<sup>th</sup> Street or is the proposed green belt adequate for pedestrians and emergency services and to break up the site?
- Is the height and massing of buildings appropriate, especially along 17<sup>th</sup> Street?
- What is the appropriate ratio of parking spaces?
- What green building practices should be required?
- How should this PUD address affordable housing needs of the community?

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**RECOMMENDATION:** Staff recommends forwarding this petition to the July 11, 2016 meeting.

# MEMORANDUM

Date: May 26, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-14-16, Dunn Hill Apartments (RCR Properties LLC)  
17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, Dunn, and Grant Streets

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The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed Plan. The Petitioner's request is to rezone the property to a Planned Unit Development (PUD), demolish the current buildings, and build a new multi-family, student apartment complex.

This is a large urban site of about six acres across Dunn Street from Indiana University's main sports facilities, so the EC believes this is a good location for a tall, high density, student-oriented complex, and has no objection to that part of the request. At this time there are features of the PUD District Ordinance and the Preliminary Plan that have not yet been finalized, so this memo will not get into specific issues, but stick with general recommendations.

Part of the intent of a PUD is to preserve the natural, environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; buffer land uses proposed for the PUD so as to minimize any adverse impact which new development may have on surrounding properties; to enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces; and to promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area. The EC is aware there are practically no environmental features left on this heavily developed site. Therefore the EC recommends that the site design include as many new environmentally beneficial features as possible by reducing the size of the footprints, and increasing the heights of the buildings beyond what might normally be within the City's comfort zone.

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN**

### 1.) LANDSCAPING

The EC believes that the landscaping should be lush and thick in every available space on the property except for some open turf areas used for sports, sunbathing, or other such activities.

Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Furthermore, native plants do not require chemical fertilizers or pesticides and are water efficient once established. For additional suggestions, please see the EC's Natural Landscaping materials at [www.bloomington.in.gov/beqi/greeninfrastructure/htm](http://www.bloomington.in.gov/beqi/greeninfrastructure/htm) under 'Resources' in the left column. We also recommend an excellent guide to midwest sources of native plants at: <http://www.inpaws.org/landscaping.html>.

## 2.) GREEN BUILDING

The EC recommends that the developer design the building with as many best practices for energy savings and resource conservation as possible. Some examples of best practices that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats in each unit; sustainable floor coverings; and recycled products such as carpet and counter tops. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

Reduce Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (SRI is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

Energy efficiency Enhance the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air to reduce greenhouse gas emissions in our region.

Solar panels Some of these buildings are ideal for photovoltaic (PV) solar panels because the roofs are flat. The price of PV systems is dropping daily and the full-cost-accounting price of carbon-based electricity is skyrocketing.

### Charging stations for electric vehicles

Many people are now purchasing electric vehicles (EV), making installation of charging stations a necessity for residents. Therefore the EC recommends that electric charging stations be installed for some of the parking spaces.

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 former 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*.

### 3.) GREEN INFRASTRUCTURE

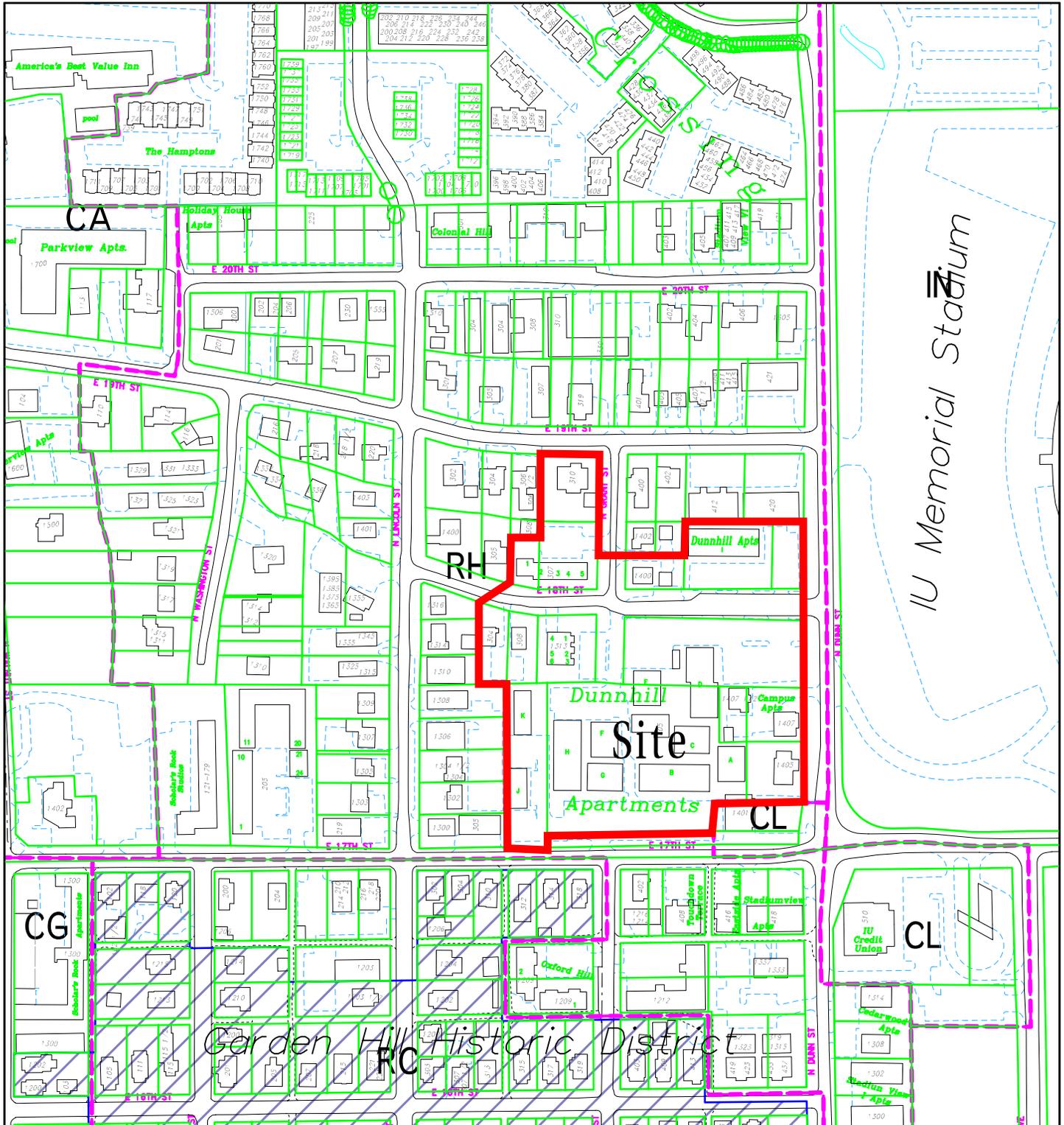
Vegetated, water-infiltration features work to intercept and slow down water flow so that soil and vegetation can filter pollutants, store, infiltrate, and evapotranspire runoff. Urbanization disrupts this natural cycle causing greater and faster runoff to the receiving waterways, which in turn causes erosion, polluted streams, hotter surface water, and flooding, to name a few. Therefore, the EC recommends that the stormwater plan include green infrastructure in lieu of simply piping it all to the current storm water system.

### 4.) CONSTRUCTION AND DEMOLITION DEBRIS

The EC recommends that construction and demolition debris from the existing structures and construction of the new buildings be collected for reuse or recycling. This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled. Very little material should have to be disposed in a landfill.

## **EC RECOMENDATIONS**

- 1.) The Petitioner should fill all available spaces on the property with landscape material, giving high priority to native species.
- 2.) The Petitioner should apply green building practices to create high performance, low-carbon footprint structures, and that enable the occupants to use their own green practices.
- 3.) The Petitioner should employ all of the green infrastructure feature possible to enhance water quality and quantity flowing off the site.
- 4.) The Petitioner should commit to salvaging, recycling, and reusing all possible construction and demolition materials not needed on site.

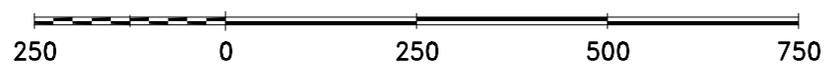


IU Memorial Stadium

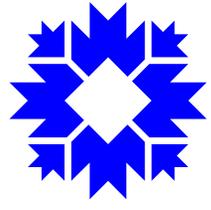
Garden Hill Historic District

PUD-14-16 Dunhill Apartments  
 405 E 17th Street  
 Plan Commission  
 Site Location, Zoning, Parcels

By: greulice  
 2 Jun 16

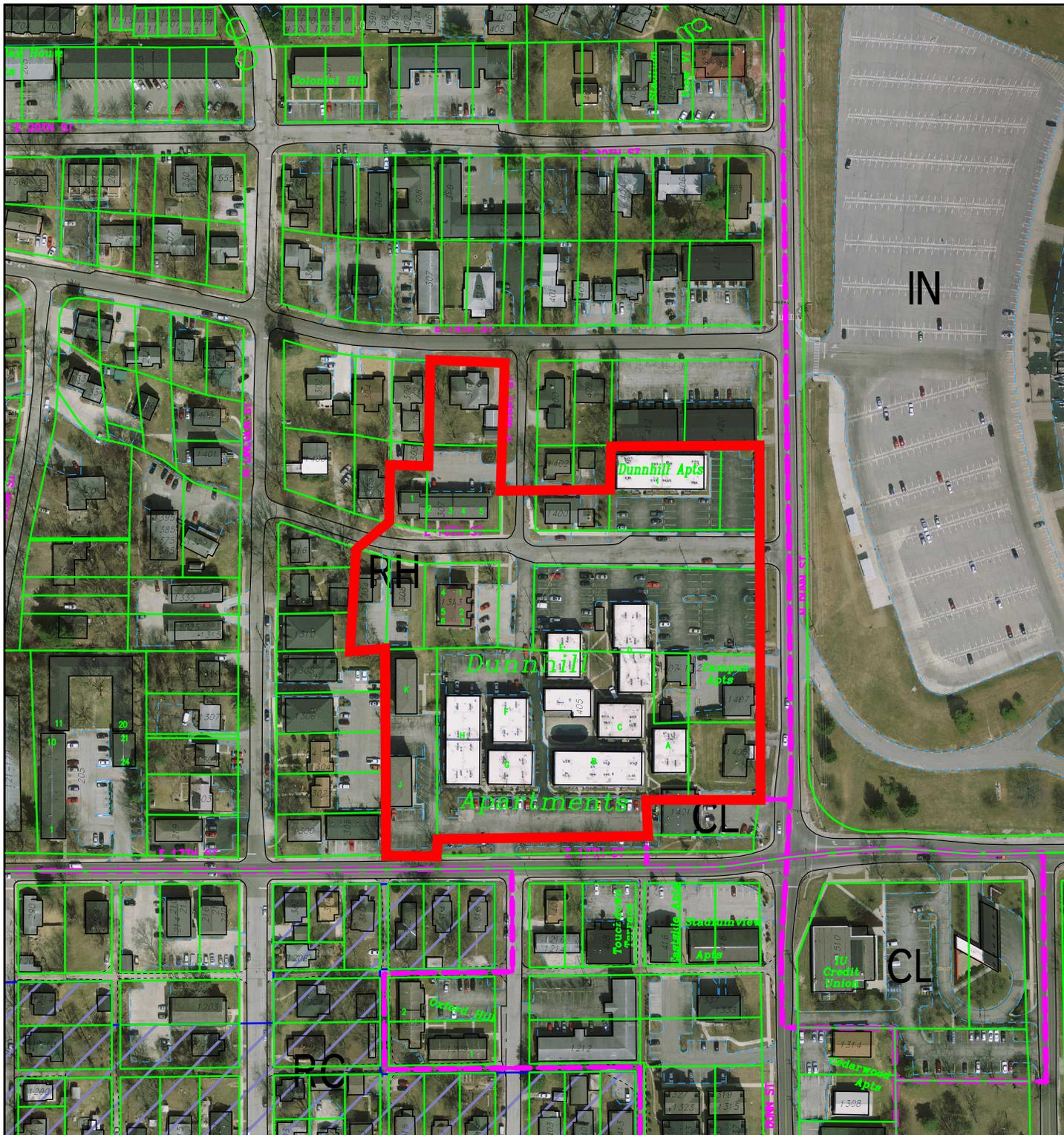


City of Bloomington  
 Planning & Transportation

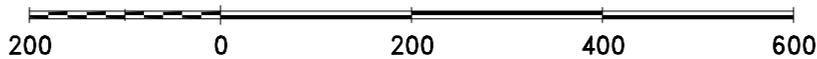


Scale: 1" = 250'

For reference only; map information NOT warranted.

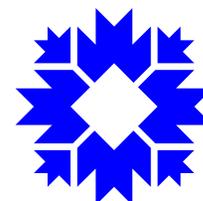


By: greulice  
2 Jun 16



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 200'

## DUNNHILL PUD

The Dunnhill PUD is mixed use, high density, multi-family dwellings (student purposed housing) with a small component of non-residential use (amenity space, office, retail and commercial).

The development is a mixture of multi-unit apartment, multiple story structures and paired townhomes.

The PUD parcel consists of 3 parts.

Parcel A is bounded by 17<sup>th</sup> Street, Nunn Dunn Street and 18<sup>th</sup> Street. Parcel A covering 4.54 acres.

Parcel B is bounded by Dunn Street, 18<sup>th</sup> Street and Grant Street, covering .724 acres.

Parcel C is bounded by Grant Street, 18<sup>th</sup> Street and 19<sup>th</sup> Street, covering .680 acres.

A boundary description for Parcels A – C is attached.

Density:

Parcel A shall have a maximum density of 50 D.U.E.s per acre.

Parcels B and C shall each have a maximum density of 27 D.U.E.s per acre.

Parking:

Total parking spaces shall not exceed .85 spaces per bed on a total of 746 beds. Parking on Parcel A shall be garage parking only. Parking on Parcels B and C shall be surface level spaces including guest, visitor and staff parking on Parcel C.

Parking Setbacks:

Parcel A: garage parking only

Parcel B: 10 feet behind the primary structure front building wall; side and rear yard 10 feet

Parcel C: 20 feet behind the primary structure front building wall; side yard, 10 feet; year yard, 10 feet

Architectural and Development Standards:Maximum Building Height:

N. Dunn Street frontage:

Parcel A:

Dunn St. Frontage: 50 feet at south end, proximity of 17<sup>th</sup> St.,  
72 feet at north building corner, at 18<sup>th</sup> St.  
62 feet building frontage between the corner  
buildings

17<sup>th</sup> St. frontage: 50 feet

18<sup>th</sup> St. frontage: west of Grant St.: 62 feet  
east of Grant St.: first building : 62 feet

east of Grant St.; second and third buildings:  
50 feet

corner building at Dunn St., (building wraps  
the corner from Dunn St.): 72 feet

Parcel B and Parcel C: 35 feet

Parking garage west exposure: 65 feet

Building Setback: per code RH zone

Maximum impervious surface coverage :

Parcel A: 70%

Parcel B and C: 50%

Storm water detention:

Required onsite storm water detention shall be by underground storage and rain gardens or other approved water quality measures.

Bicycle Parking:

Per code

Uses:

Uses as permitted in the commercial downtown zone

Additional Uses:

Dwelling, single family, attached and detached

Dwelling, multi-family (high density)

Maximum occupancy limits: 1 adult per number of beds plus dependent children

Dunn Street frontage use shall include a minimum 13,000 square feet, ground floor, non-residential use (office, amenity space, retail and commercial use).

Sustainable Practices:

Recycling:

single stream recycling for all traditionally recyclable products and waste materials provided onsite and located to encourage residents to utilize the recycling services for disposal of all waste

Roof:

All flat roofs shall be white roof design

Energy Efficiency:

All dwelling units will be fully furnished to include Energy Star appliances

Greenbelt:

A pedestrian/bicycle pathway and greenbelt connecting 18<sup>th</sup> Street (at vicinity of the terminus of Grant Street) to 17<sup>th</sup> Street with installed rain gardens

Construction Practices:

Demolition (partial or total) of structures on the property shall attempt full salvage and recycling of materials

Lighting: per code, RH zone

Traffic:

Traffic patterns and flow to include entrances and exits from the property, including the parking garage, shall be designed to limit 17<sup>th</sup> Street left turn opportunities

Security and Emergency Access:

Gates and all secured entrances shall provide access to emergency responders, including police and fire. The bicycle/pedestrian pathway and the greenbelt shall be a minimum of 12 feet in width of hard surface suitable for use by service vehicles and emergency vehicles. Collapsible bollards, rolled curbs and low planters shall be utilized to control and to restrict use of the bicycle/pedestrian pathway by motor vehicles except service and emergency response vehicles.

Architectural Standards:

Building and architectural facades shall comply with the requirements of the Uniform Development Ordinance section 20.05.015.

Pitched roofs on Parcels B and C

Flat roofs on Parcel A

Exterior materials per code, RH zone plus glass

## DUNNHILL PRO FORMA BED COUNT AND DUES

**Parcel A**

Beds	No.	Value	DUE
Studios	22	.20	4.40
1-BR	23	.25	5.75
2-BR	73	.66	48.18
3-BR	33	1.0	33.00
4-BR	90	1.5	135.00
<b>Total</b>	<b>650 beds</b>	<b>241 apts</b>	<b>226.33 DUEs</b>
Acreage: 4.61		49.09/acre	

**PUD Plan: 50 DUE/acre****Parcel B**

4 -BR	12	1.5	18
<b>Total</b>	<b>48 beds</b>	<b>12 townhomes</b>	<b>.724 acres</b>
		24.86/acre	

**PUD Plan: 27 DUE/acre****Parcel C**

4-BR	12	1.5	18
<b>Total</b>	<b>48 beds</b>	<b>12 townhomes</b>	<b>.68 acres</b>
		26.4/acre	

**PUD Plan: 27DUE/acre**

<b>PUD-14-16</b> <b>Bedroom Breakdown</b>
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**MEMO**

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**DATE: JUNE 1, 2016**  
**TO:**  
**FROM: MICHAEL L. CARMIN**  
**RE: DUNNHILL PUD FOLLOW UP COMMENTS**

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**Management:**

Management will be staffed onsite during normal business hours. Management will also employ residents at Dunnhill as “community assistants.” This is a management practice that is employed at other sites and has worked well. The community assistants have daily responsibilities for walk around inspections of the property, or part of it, as a visual check. Duties and responsibilities include reporting incidents and tenant compliance with rules and regulations imposed on all residents. Twenty-four (24) hour private security is retained for special events (IU home football games, Halloween, Little 500).

**Density Impacts and Mitigation:**

The traffic study demonstrates that density will have minimal impact on traffic. The property is broken up or divided in many respects by public streets (18<sup>th</sup> Street, 19<sup>th</sup> Street and Grant Street). A pedestrian/bicycle green beltway will bisect the property and serve as a north/south connection. Public streets already establish east/west connections. As a consequence, the density will be broken up and dispersed. The design of the larger parcel of the project with multiple buildings, but pedestrian connections throughout the property with exterior activities directed to the interior will limit the impact of the residents outside of the property. The incorporation of a parking garage will eliminate existing large surface level parking lot and effectively hide the majority of parking.

**Indiana University:**

The project was reviewed with Indiana University officials, including the IU architect. Their reaction seemed positive and supportive, although IU declines to take an official stance on the project. There was no opposition expressed to the project and none is expected.

**Amenities/Non-residential Space:**

The size and specific use of the non-residential space as amenity space, retail and commercial space continues to evolve through the planning process. All such space will be located along the Dunn Street frontage on the first level.

**Public Benefit:**

There remains a market drive for more student purposed housing. This project re-utilizes an existing student-purposed housing in close proximity to Indiana University. Locating additional high density student purposed housing immediately adjacent to Indiana University and specifically adjacent to the sports complex provides direct access to the IU bus system. The location minimizes the need for daily vehicle traffic. The traffic study demonstrates the minimal impact that the proposed high density development. The same number of dwelling units spread out to maintain a lower density would necessitate the projects being scattered in multiple locations and likely increase the demand for vehicular traffic to get from the housing project to campus. Locating the high density adjacent to Indiana University will help reduce the pressure for student purposed housing at other locations, including downtown.

# Dunn Hill Student Housing - Bloomington, IN

# Schematic Design

May 25, 2016

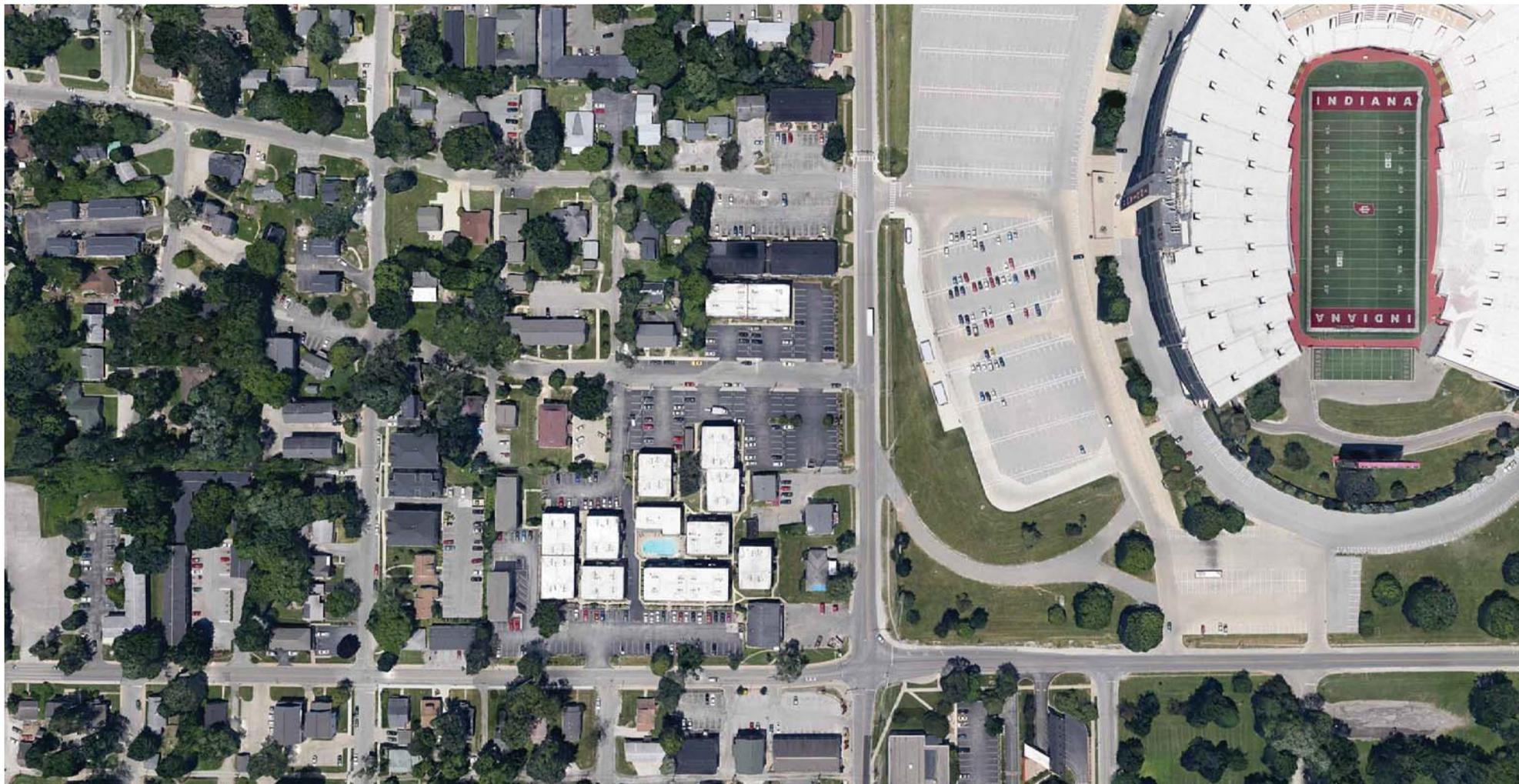
A RESIDENTIAL COMMUNITY DEVELOPED BY:

CA VENTURES IN A JOINT VENTURE WITH REGENCY APARTMENTS

**NILES BOLTON ASSOCIATES**

# Context Map

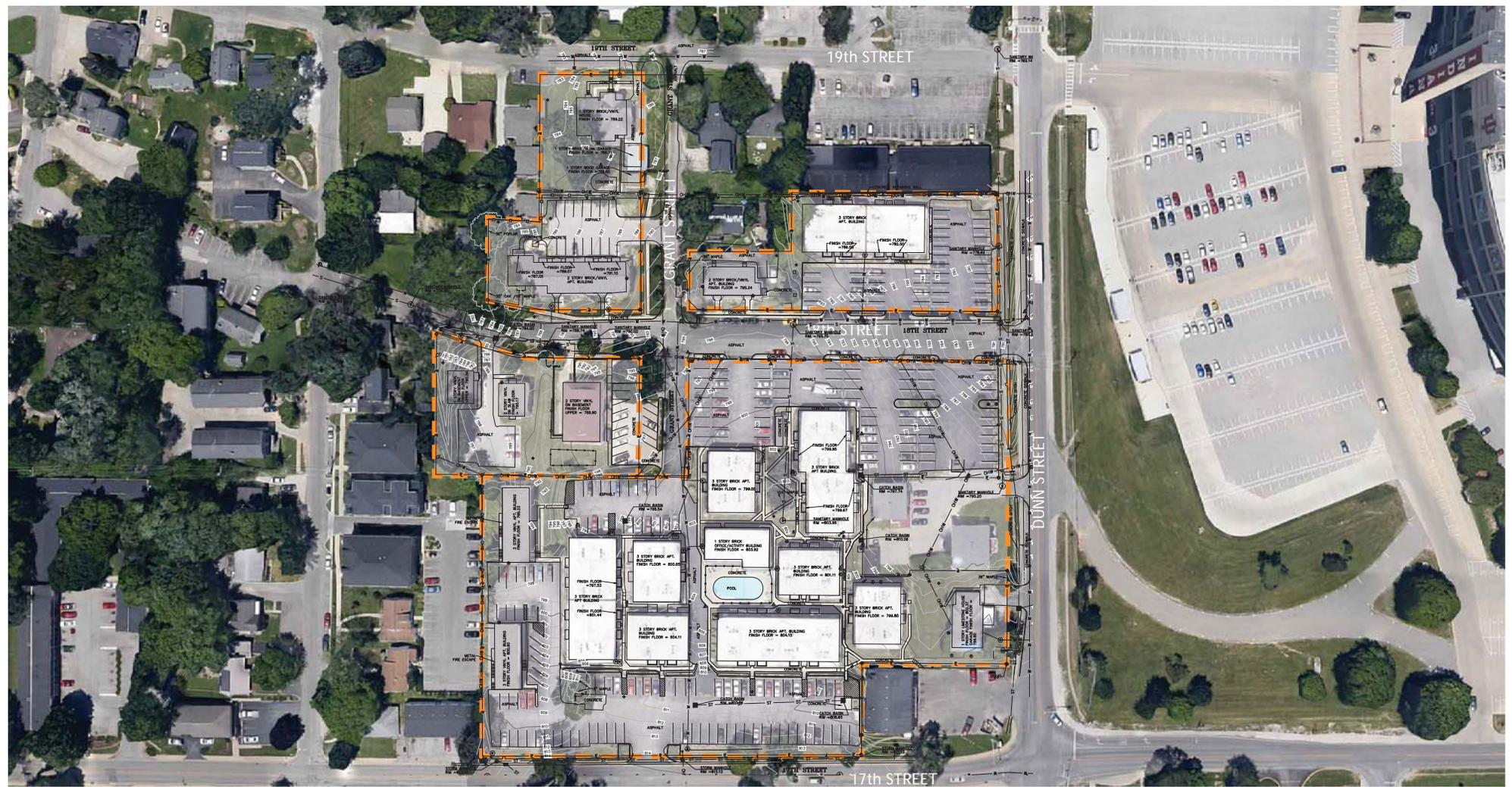
Dunn Hill Student Housing - Bloomington, IN



PUD-14-16  
Site Plan and Elevations

# Existing Survey

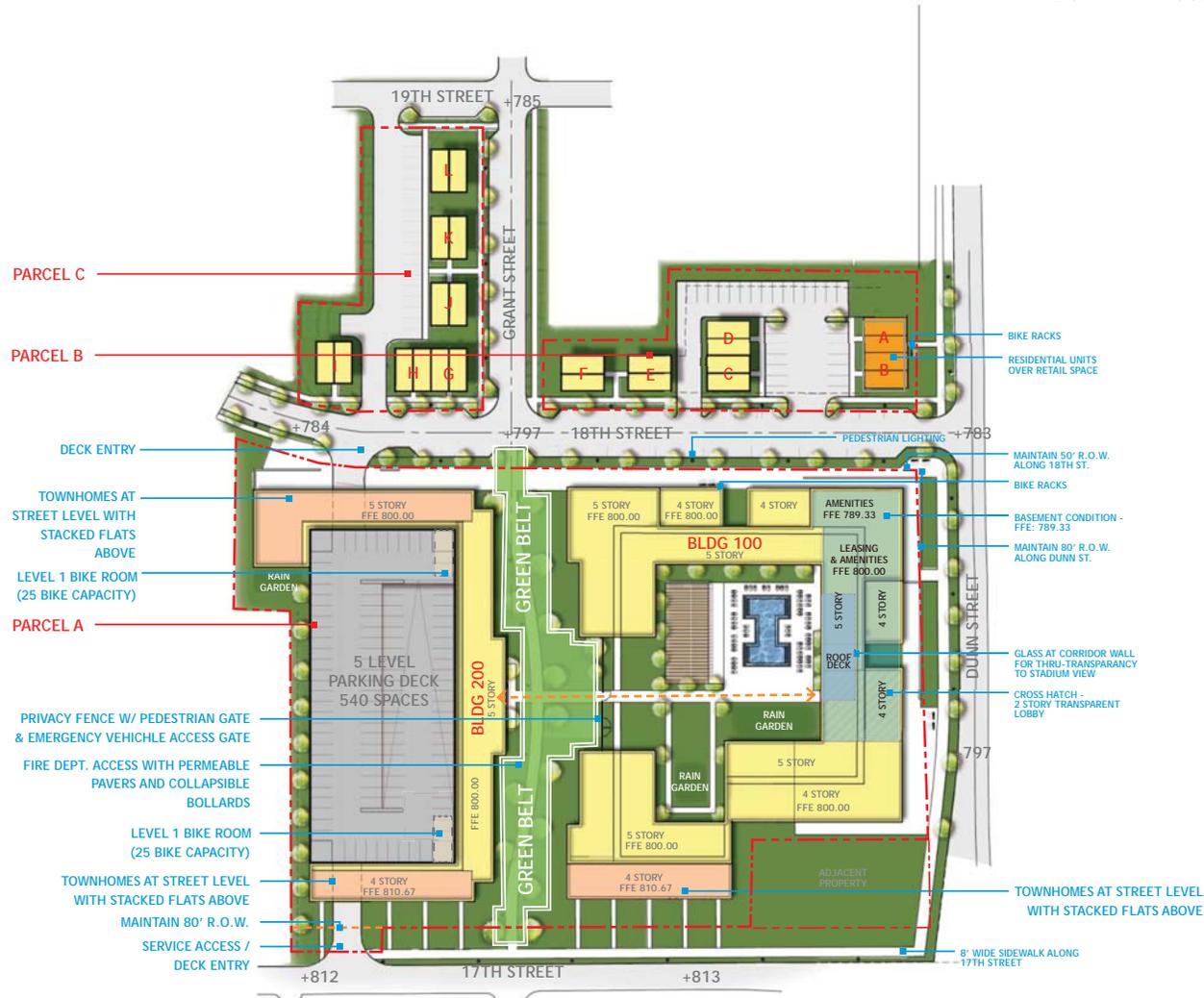
Dunn Hill Student Housing - Bloomington, IN



PUD-14-16  
Site Plan and Elevations

# Overall Site Plan

## Dunn Hill Student Housing - Bloomington, IN



**NARRATIVE:**

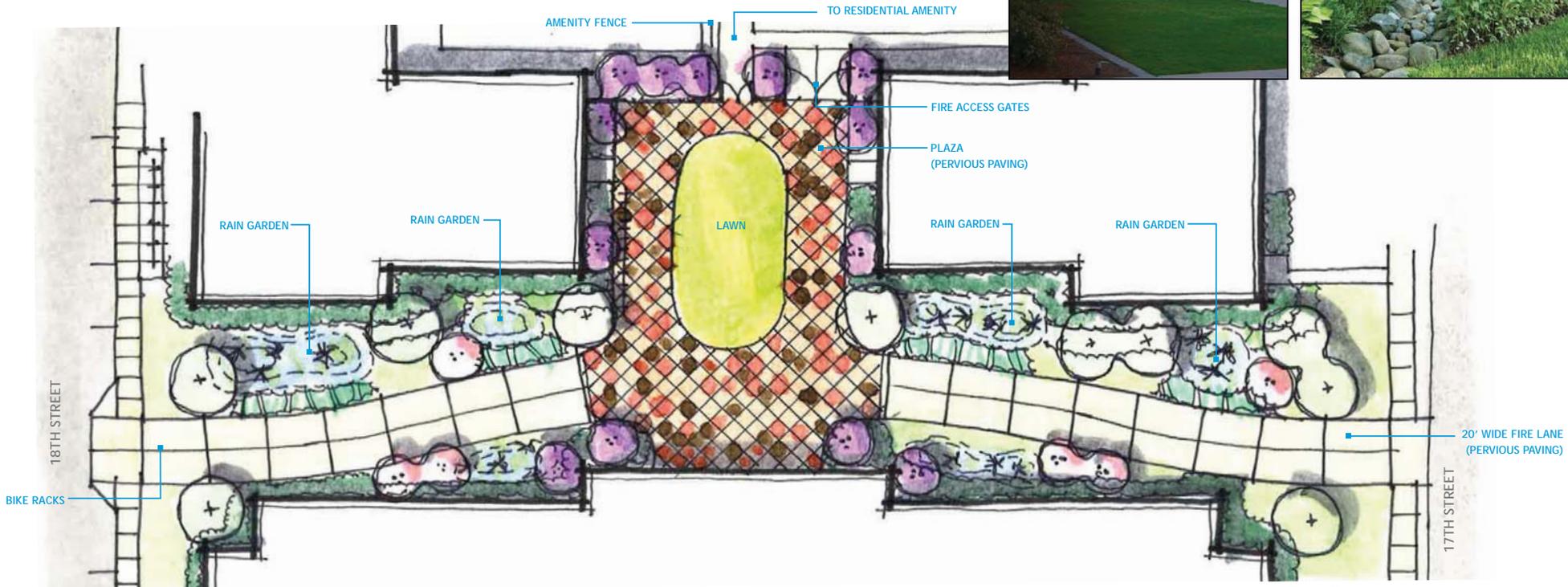
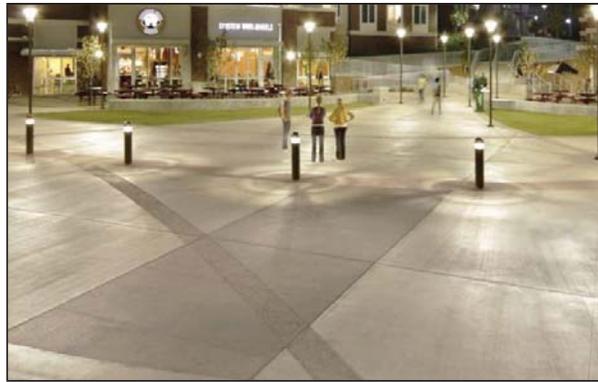
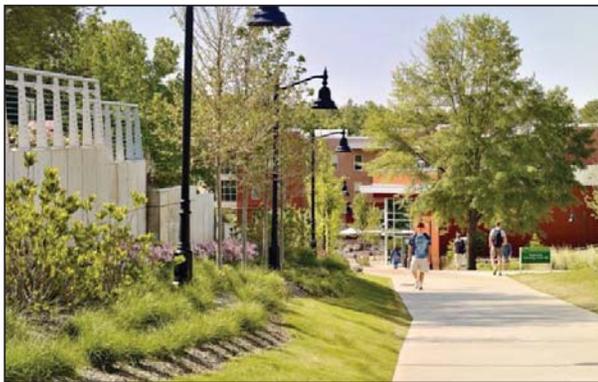
BIKE PARKING - APPROXIMATELY 50 BIKE PARKING SPACES WILL BE LOCATED IN THE PARKING DECK. THE SPACES WILL BE COVERED AND SECURE. ADDITIONALLY, CONVENIENCE BIKE PARKING WILL BE LOCATED AROUND THE PROJECT AT STRATEGIC LOCATIONS, SUCH AS AT RETAIL AREAS, ENTRY POINTS AND IN COMMUNITY PLAZAS.

LIGHTING - PEDESTRIAN/VEHICULAR LIGHTING IS PROPOSED AROUND NEW STREETScape AREAS. PEDESTRIAN LEVEL LIGHTING WILL BE PROVIDED ALONG THE GREENBELT GENERALLY PROVIDING 2 FOOT CANDLES ON THE PAVING AREAS. POOL AND PARKING DECK LIGHTING WILL BE PROVIDED TO MEET CODE REQUIREMENTS.



# Greenbelt Vignette

Dunn Hill Student Housing - Bloomington, IN



# Elevation Views

Dunn Hill Student Housing - Bloomington, IN



Building 100 - 18th Street Elevation



Building 100 - Dunn Street Elevation

Not To Scale - Dimensions for Reference Only

# Elevation Views

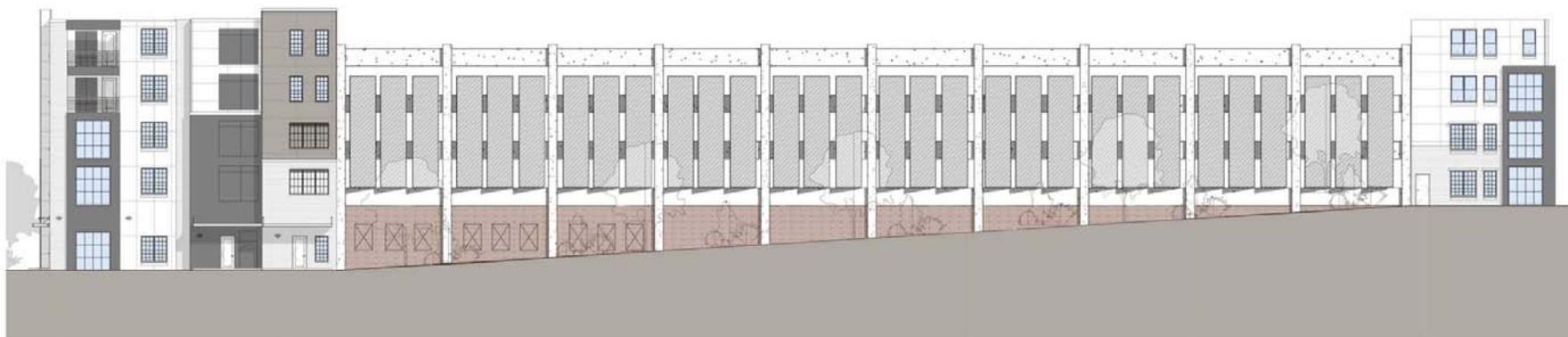
Dunn Hill Student Housing - Bloomington, IN



Building 200 - 17th Street Elevation



Townhome - Typical Elevation



Building 200 - West Elevation

Not To Scale

# Perspective View

Dunn Hill Student Housing - Bloomington, IN



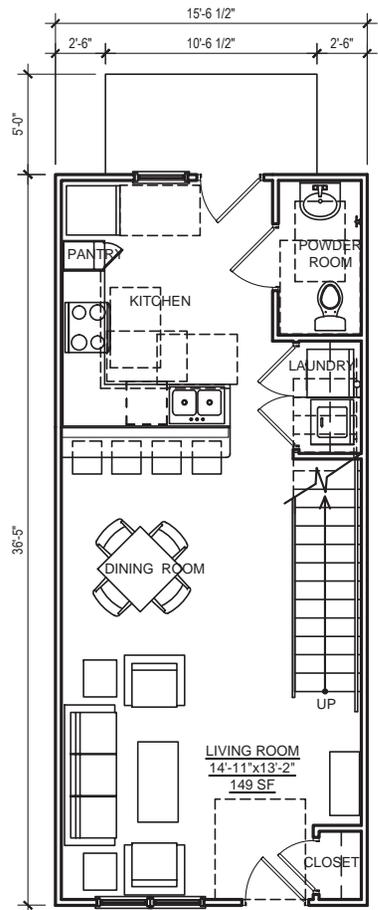
Dunn Street

18th Street

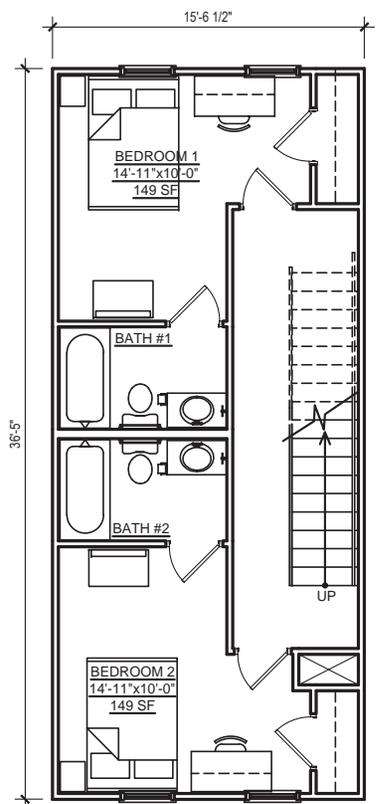
Not To Scale

PUD-14-16  
Site Plan and Elevations

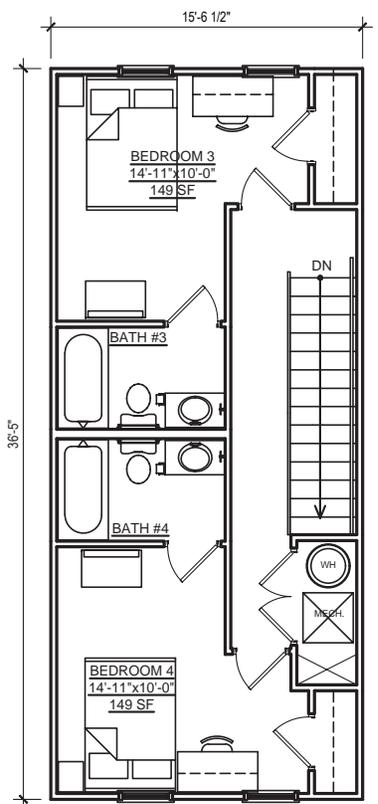
Proposed Townhome Plans  
 Dunn Hill Student Housing - Bloomington, IN



Level 1  
 566 SF - Heated



Level 2  
 566 SF - Heated



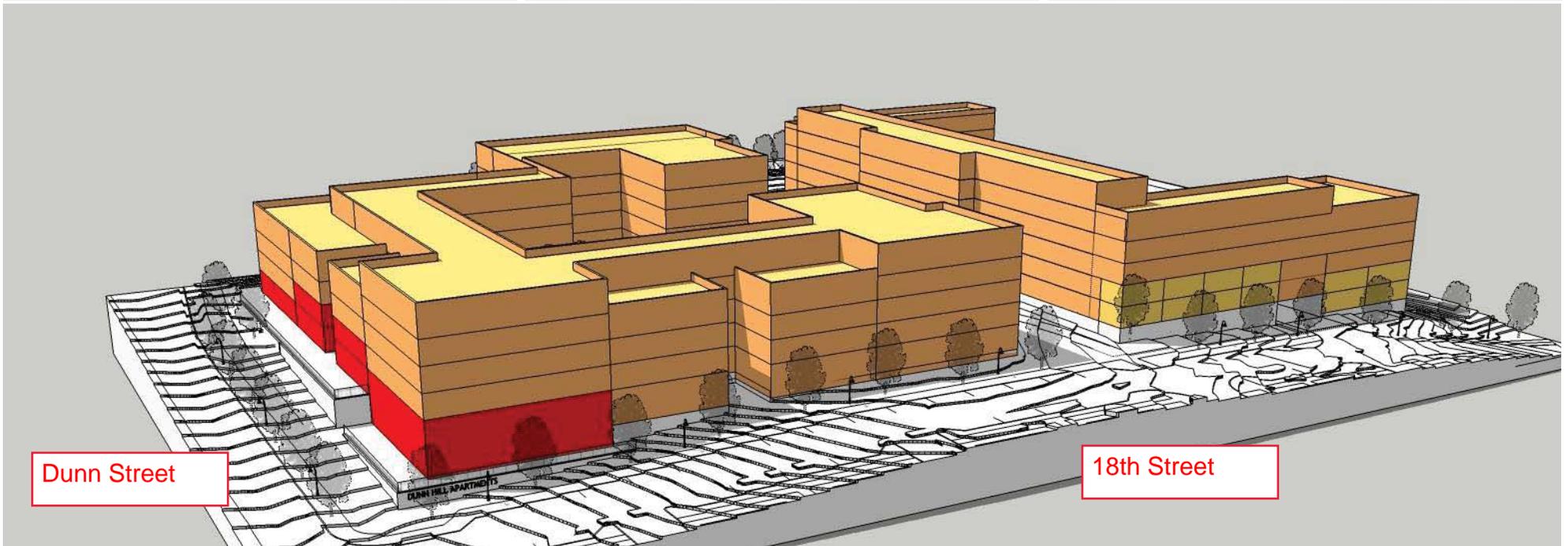
Level 3  
 566 SF - Heated

Not To Scale

PUD-14-16  
 Townhome Floor Plan

# Massing Model - Perspective View

Dunn Hill Student Housing - Bloomington, IN



# Massing Model - Perspective View

Dunn Hill Student Housing - Bloomington, IN



# Massing Model - Perspective View

Dunn Hill Student Housing - Bloomington, IN



**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 115 N. Washington Street**

**CASE #: SP-15-16  
DATE: June 6, 2016**

**PETITIONER:** David Howard  
1420 E. Rhorer Road, Bloomington

**REQUEST:** The petitioner is requesting site plan approval to redevelop an existing building into a four-story mixed-use building.

**BACKGROUND:**

**Area:** 0.11 acres  
**Current Zoning:** CD – Courthouse Square Overlay  
**GPP Designation:** Downtown  
**Existing Land Use:** Vacant, previously commercial  
**Proposed Land Use:** Mixed Use: commercial and multi-family residential  
**Surrounding Uses:** North – Mixed-Use  
 West – Mixed-Use  
 East – Museum  
 South – Mixed-Use

**REPORT:** The property is located on N. Washington Street between Kirkwood Avenue and 6<sup>th</sup> Street and is zoned Commercial Downtown (CD) in the Courthouse Square Overlay. There is an alley adjacent to the property on the south side. Surrounding land uses include a museum, a place of worship, and several mixed-use buildings with commercial and multi-family housing.

The building is often referred to as the “Sullivan’s” building due to its previous use as Sullivan’s menswear. Since Sullivan’s closed, the building has been vacant for several years. The existing two-story building is clad in limestone, stands approximately 25 feet tall, and has a flat roof with a parapet. It has large windows facing Washington Street and a large awning over the main entrance. According to the Assessor’s Report, the building was constructed in approximately 1980; it is not noted on the historic survey or within a historic district.

The petitioner proposes to redevelop the property by renovating the existing two-story structure and adding two stories along with a greenhouse on the roof. The first floor will be two commercial spaces, and floors two, three, and four will be multifamily dwellings. The awning on the front of the building will be removed and replaced with a window. The two-story addition will match the existing building in terms of size, scale, and defining elements such as window sizes and location.

**Plan Commission Site Plan Review:** Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.030. These aspects are as follows:

- The petitioner is requesting waivers to multiple standards in BMC 20.03.050 and 20.03.060.

- The proposal is adjacent to a residential use.

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#### SITE PLAN ISSUES:

**Residential Density:** This proposal would add nine apartments with a total of 20 bedrooms. The maximum permitted Dwelling Unit Equivalents for this property is 3.63 DUEs. The requested density is 7.45 DUEs. The table below outlines the bedroom count and the size of each proposed apartment.

DUE Count for 115 N. Washington				
Floor	Bedrooms	Square footage	DUEs	Based on bedrooms*
2nd	2	1,072	1.0	0.66
	3	1,378	1.0	1
	1	410	0.2	0.2
3rd	1	585	0.25	0.2
	2	1,072	1.0	0.66
	3	1,378	1.0	1
	2	1,038	1.0	0.66
4th	3	1,660	1.0	1
	3	1,880	1.0	1
Total	20	Total	7.45	6.38
Property Max			3.63	
*DUEs are calculated based on the number of bedrooms and the size of the units. In some cases, a 2-bedroom unit exceeds the maximum of 950 square feet and is counted as 3-bedroom unit.				

Directly north of the property is the Smith House, which was developed prior to adoption of the UDO, is also over density in similar proportions. For comparison, the Smith House contains 14 apartments with 28 bedrooms total and has approximately 65 dwelling unit equivalents per acre based. This proposal equates to approximately 65 dwelling unit equivalents per acre. The petitioner continues to work with Planning and Transportation and the Mayor's office to see if there is any opportunity to further the City's affordable housing goals with this development.

**Density Waiver-20.03.050(a)(1)(A):** The Downtown Vision and Infill Strategy Plan emphasizes preserving historic resources, encouraging mixed use development, and designing context appropriate buildings and additions. The plan does not directly address what densities are appropriate for the downtown. Instead of focusing on density numbers, the plan focuses on building scale, mass, and height as metrics to determine whether a building fits within the downtown context. It is inferred that if a building fits the context at an appropriate scale, then the housing density within the building is also at an appropriate scale. The plan does emphasize creating a pedestrian-friendly environment, which in part is associated with a variety of housing in the downtown. A building height of two to four stories is reiterated throughout the plan along with historic building widths. Staff

anticipates recommending approval at the second hearing.

**Height Standards:** The minimum height is 25 feet and the maximum is 40 feet for this overlay. The petitioner is requesting to add two stories to the existing building for height of approximately 50 feet, which would be consistent around the footprint of the building. Additionally, the petitioner would like to add a greenhouse on the roof. The greenhouse would be placed in the center of the roof and setback from all edges so as to not be visible from the street, as seen in the elevations. The greenhouse makes the building approximately 61 feet tall.

**Height Waiver-20.03.050(b):** The context at this site specifically creates a situation where a taller building could be appropriate and fit in with the surrounding context. The height waiver is for 61 feet; however, staff supports a condition that only the greenhouse as shown in the plans can exceed 50 feet in height. The building itself would be four stories tall and approximately 50 feet. The building to the north, The Smith House, is four stories with a pitched roof. To the south, the CVS building is three stories. Across the street, the Monroe County History Center and the First Christian Church are both large buildings, setback from the street, which represent more institutional and religious architectural styles and scales. Finally, this building sits directly east of the tallest building on the Courthouse Square, other than the Courthouse itself; and there is an elevation change of approximately 10 feet from the square to Washington Street. The Downtown Plan repeatedly states, "A variety of building heights in new construction is appropriate. However, the dominant scale of two to four stories should be maintained." Staff finds this four-story building fits the context and the intent of the Downtown Plan, and anticipates recommending approval of this waiver at the second hearing.

**Parking:** No parking is required and no parking is provided.

**Building Setback Standards:** The proposal meets setback standards.

**Street Trees:** Two street trees with tree grates that allow for ADA access will be added along Washington Street.

**Lighting:** There two entrance lights proposed attached to the building. At this time, the lights do not meet lighting standards. The lighting plan must be brought into compliance, and staff will work with the petitioner to ensure compliant lights are approved.

**Architecture/Design:** The two-story addition includes a parapet and cornice with dentils to match the existing cornice. The windows on the addition complement the existing windows and meet the void-to-solid standards. The proposal incorporates vertical and horizontal design elements through the window patterns and the different materials.

**Materials:** The proposed addition will utilize cement fiber board designed to look like stone. Because it is very difficult to match existing limestone, the architect chose to design the addition to match but not copy the existing two-story building.

**Materials Waiver-20.03.060(b)(4)(B):** Due to the cement fiber board proposed for the addition, a materials waiver is required. The Downtown Plan recommends that

masonry or masonry-like materials are utilized, but it also recognizes that new construction should not exactly replicate historic. “A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the new project to be construed as a product of its own time, yet be compatible with its historic neighbors.” Staff anticipates recommending approval of this waiver at the next hearing and finds the design to be compatible with the existing building without attempting to match perfectly.

**Building Façade Modulation:** The addition is required to meet the building façade modulation standard, which requires modulation every 50 feet. The existing building façade is approximately 60 feet long along

**Building Façade Modulation Waiver- 20.03.060(c)(1):** Façade modulation is required every 50 feet. In this case, the modulation would be required for the addition. The intent of façade modulation is to break up buildings into smaller masses, avoid vast stretches of similar wall space, create pedestrian entrance, and mimic historic building scale. In this situation, modulating the façade for the third and fourth stories of the building would not achieve the intent of façade modulation. Furthermore, the existing façade at street level will provide pedestrian entrance with the large display windows, detailed building entrance, and enhanced streetscape. Staff recommends approval of this waiver.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) has made one recommendation concerning this development.

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

**Staff response:** Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

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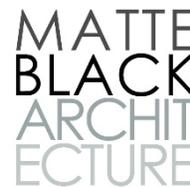
**CONCLUSION:** Staff finds that the proposed building meets most code requirements while reusing a building that has sat vacant for some time. Staff believes the elevation change from the square, the adjacent building’s height and mass, the open space across the street, and the two large churches nearby create a context where a slightly taller building fits within the existing fabric. The increased density is the most significant waiver and variable to be discussed.

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**RECOMMENDATION:** Staff recommends forwarding this petition to the July 11, 2016 meeting.

# Petitioner's Statement

## 115 Washington Street Redevelopment



### Project Summary

Renovation and expansion of a 4533 sf (footprint) 2-story vacant commercial structure into 3 stories of multi-family residential apartments over 1 story of retail space (specific tenant(s) to be determined).

### Zoning Description

The site is zoned CD – Commercial Downtown within the CSO – Courthouse Square Overlay and is .11 acres. The maximum density allowed is 33 units/acre which is 3.63 DUE (Dwelling Unit Equivalent). Maximum allowable height is 40 feet. Ground floor commercial is required.

### Site Conditions

The existing 2-story structure was previously a retail use (department store) and is constructed of cmu masonry exterior walls clad with limestone and an internal steel and concrete structure. The building covers almost the entire property and is accessed on the east by a recessed entrance off of a public sidewalk on Washington Street and to the southwest by a second entrance off of a public alleyway. There is a 4 story mixed-use (residential over commercial) structure directly to the north. Existing utilities are as shown on the site plan, with water entering from the NE, gas from the alley to the south and power from the SW. There is no existing on-site parking available.

### Proposed Development

The petitioner proposes the renovation and expansion of an existing structure which has been vacant for several years yet is located within the highly active urban core of Bloomington. The plans propose filling in an existing second floor opening and converting the second floor into 3 apartments and then adding 2 additional floors of residential above that with a rooftop greenhouse structure on the roof to promote urban gardening. The ground floor would remain commercial use as leasable tenant space (most likely retail or restaurant). There would be a total of 8 units (4-2 br and 4-3 br). Because of the size of the existing footprint, layout of the existing structure and location of existing windows (mostly on the east façade) the units are arranged east-west with the access corridor, elevator and stairs along the west side of the building. This results in units (i.e. 1000 sf+ 2 br) that slightly exceed the DUE standards (950 sf 2 br). However, due to the surrounding density and proximity to an existing 4 story structure the petitioner feels this is a reasonable proposal. The resultant structure would fit within the context and promote both urban mixed-use density and growth standards in line with the City's Growth Policy Plan.

SP-15-16  
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## Exterior Design

The additional levels are a sympathetic response to the existing limestone exterior and seek to compliment rather than copy the historic façade. An attempt to continue the limestone cladding would result in an obvious mismatch of stone and overpower the 2-story scale of the existing building. The solution instead proposes a complimentary addition that continues the proportion and rhythm of the existing window bays while accommodating the need for residential style windows and detailing. The siding will be a stucco-like material that evokes the qualities of limestone and exudes elegance and timelessness. Juliet-style railings and divided-lite windows and patio doors also contribute to the overall residential character while providing the practical function of fall protection. The rooftop greenhouse, visible only from a distance or higher surrounding elevation, will be constructed of black aluminum and glass and be a distinct feature for extended residential use.

## Waivers

The proposed development seeks a waiver of density as well as height due to the aforementioned site conditions.

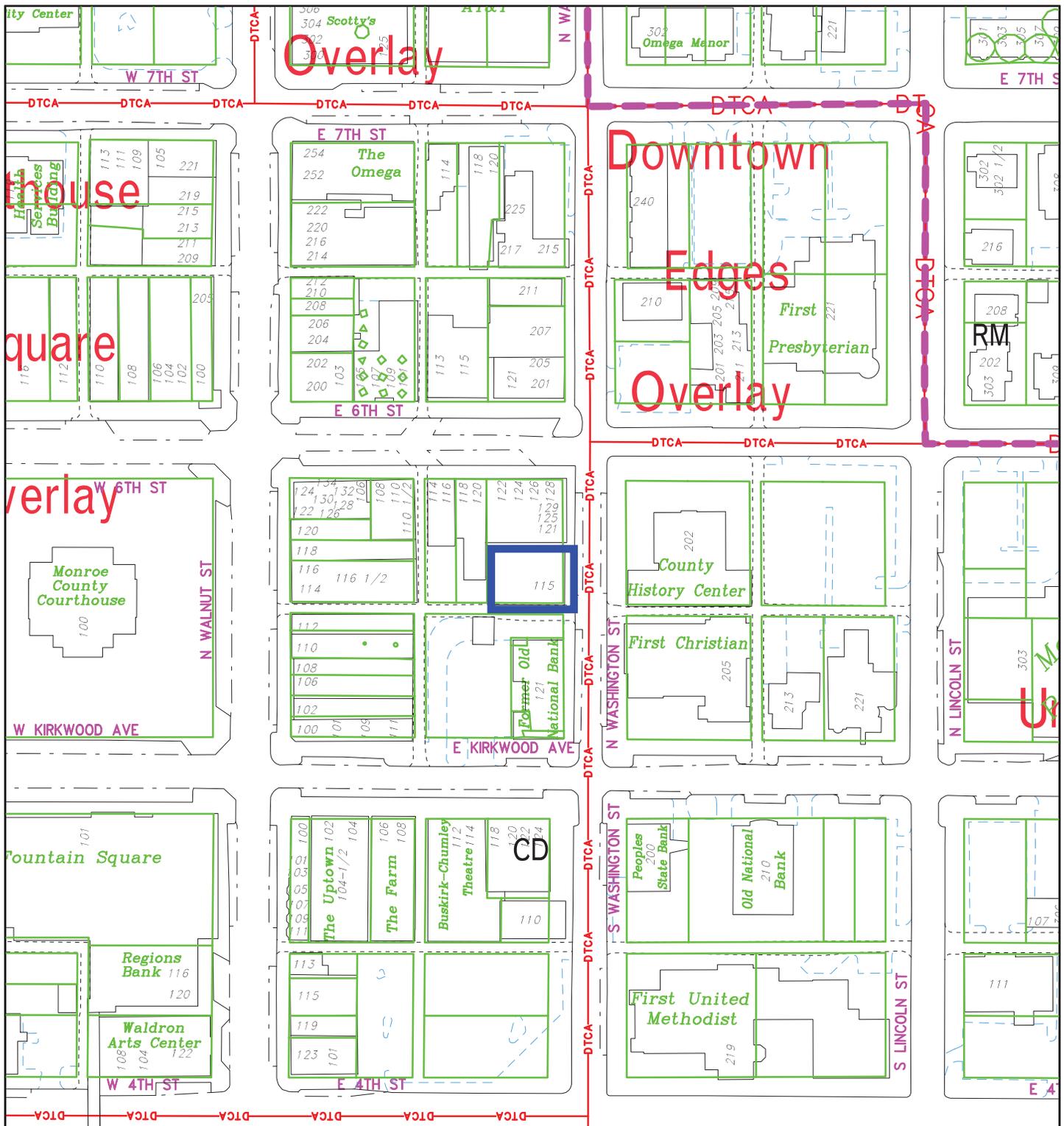
Thank you for your time in hearing this petition.

Sincerely,



Matt Ellenwood, Architect (on behalf of the petitioner, David Howard)

SP-15-16  
Petitioner's  
Statement

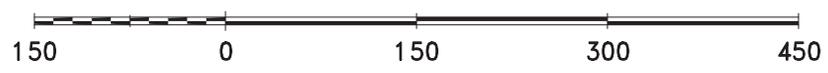


115 N. Washington Street

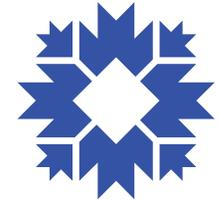
SP-15-16  
Location Map

By: rosenbab

21 Apr 16

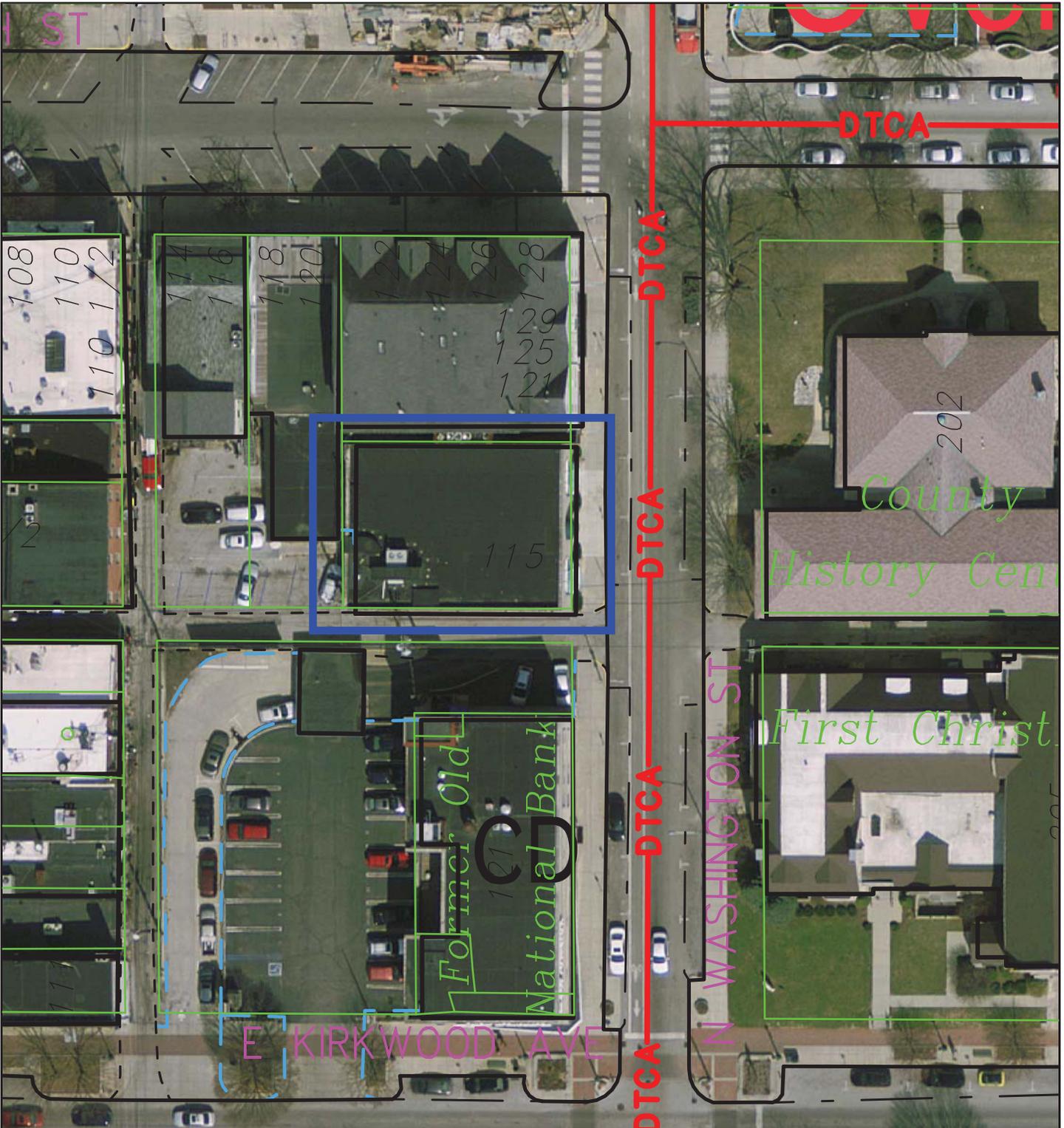


City of Bloomington  
Planning & Transportation



Scale: 1" = 150'

For reference only; map information NOT warranted.

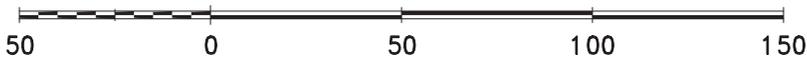


115 N. Washington Street

SP-15-16  
 2014 Aerial  
 Photograph

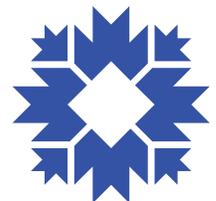
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21 Apr 16

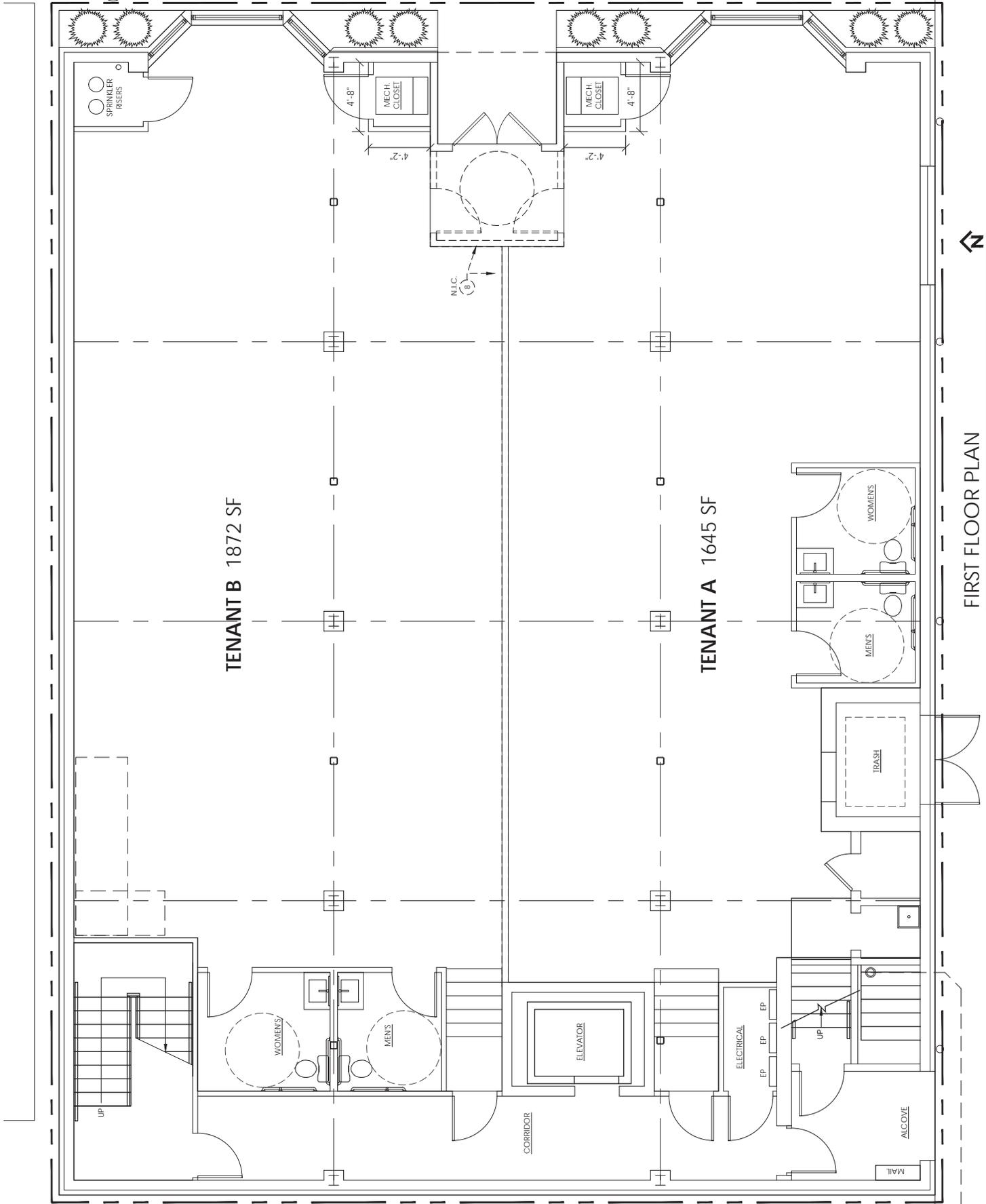


For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 50'



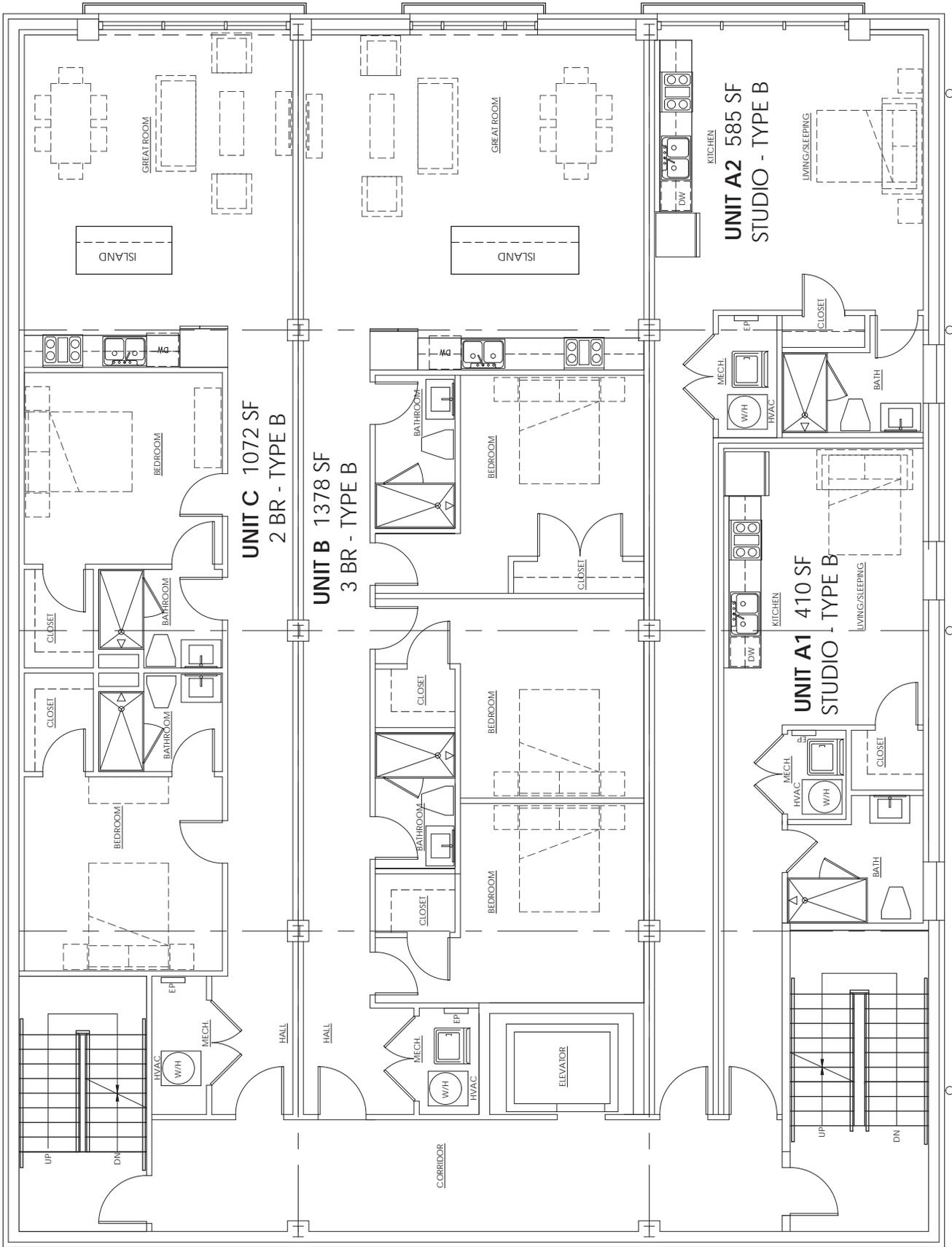
TENANT B 1872 SF

TENANT A 1645 SF

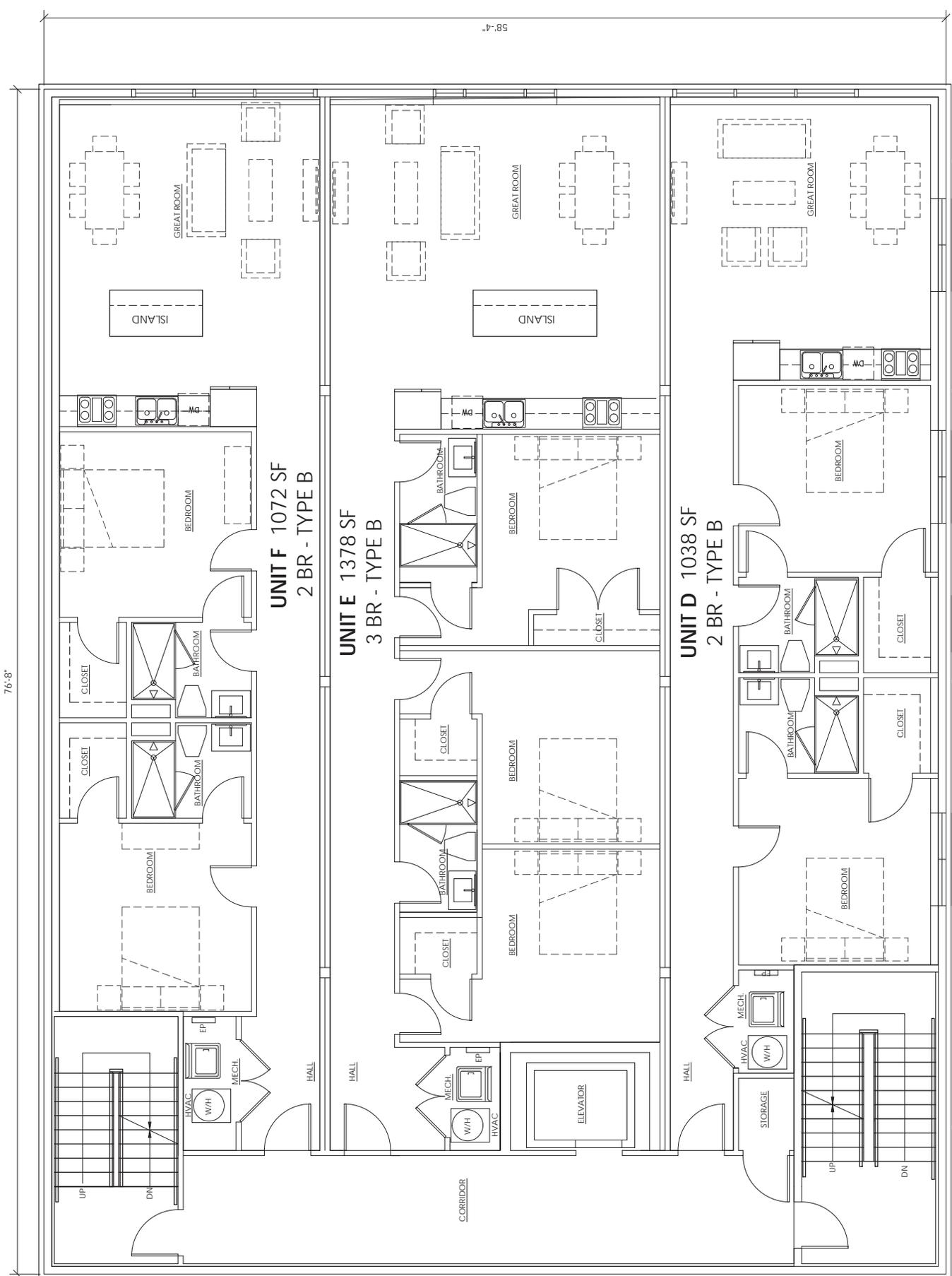
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

115 S WASHINGTON STREET



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

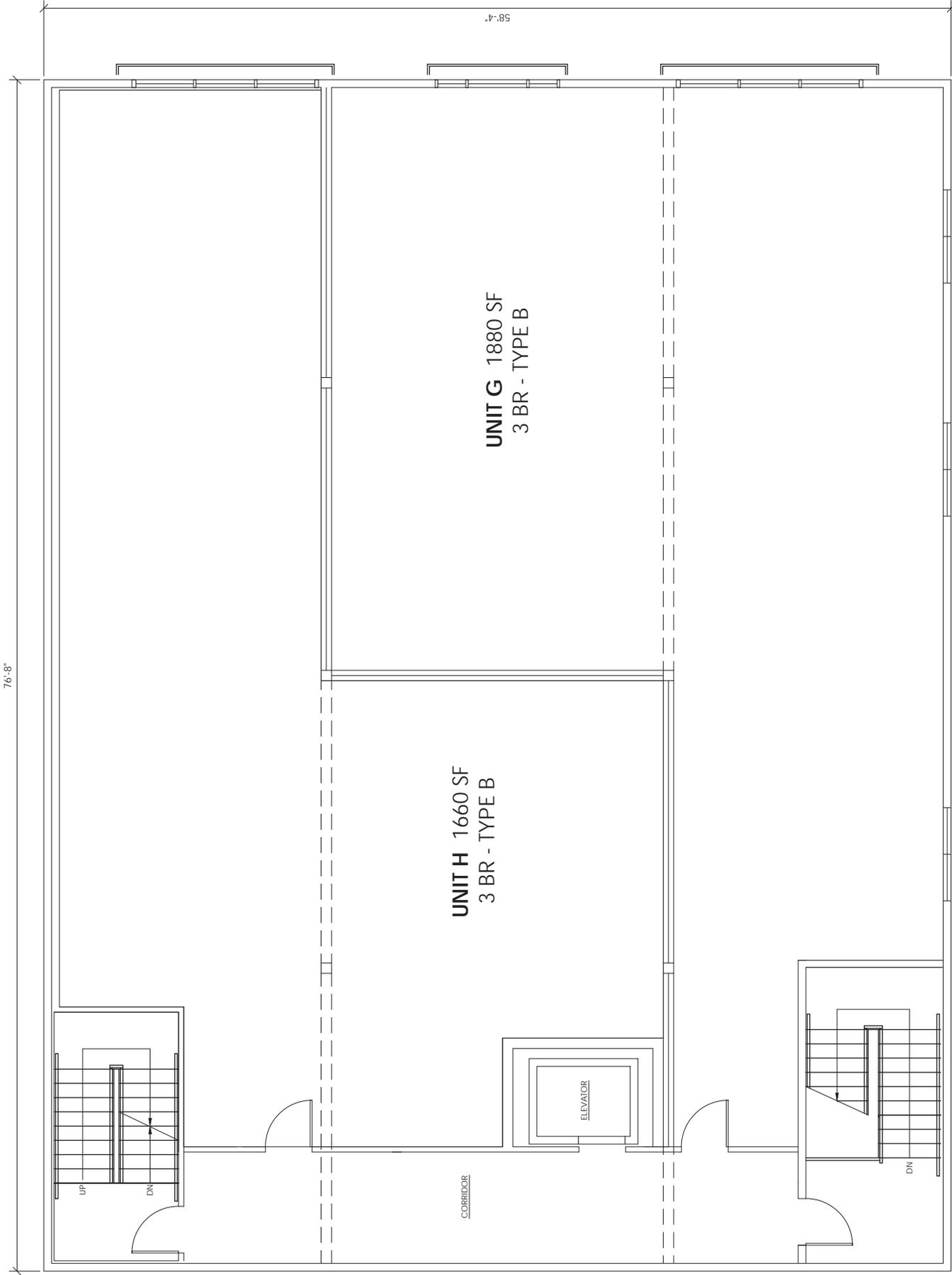


THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

115 S WASHINGTON STREET

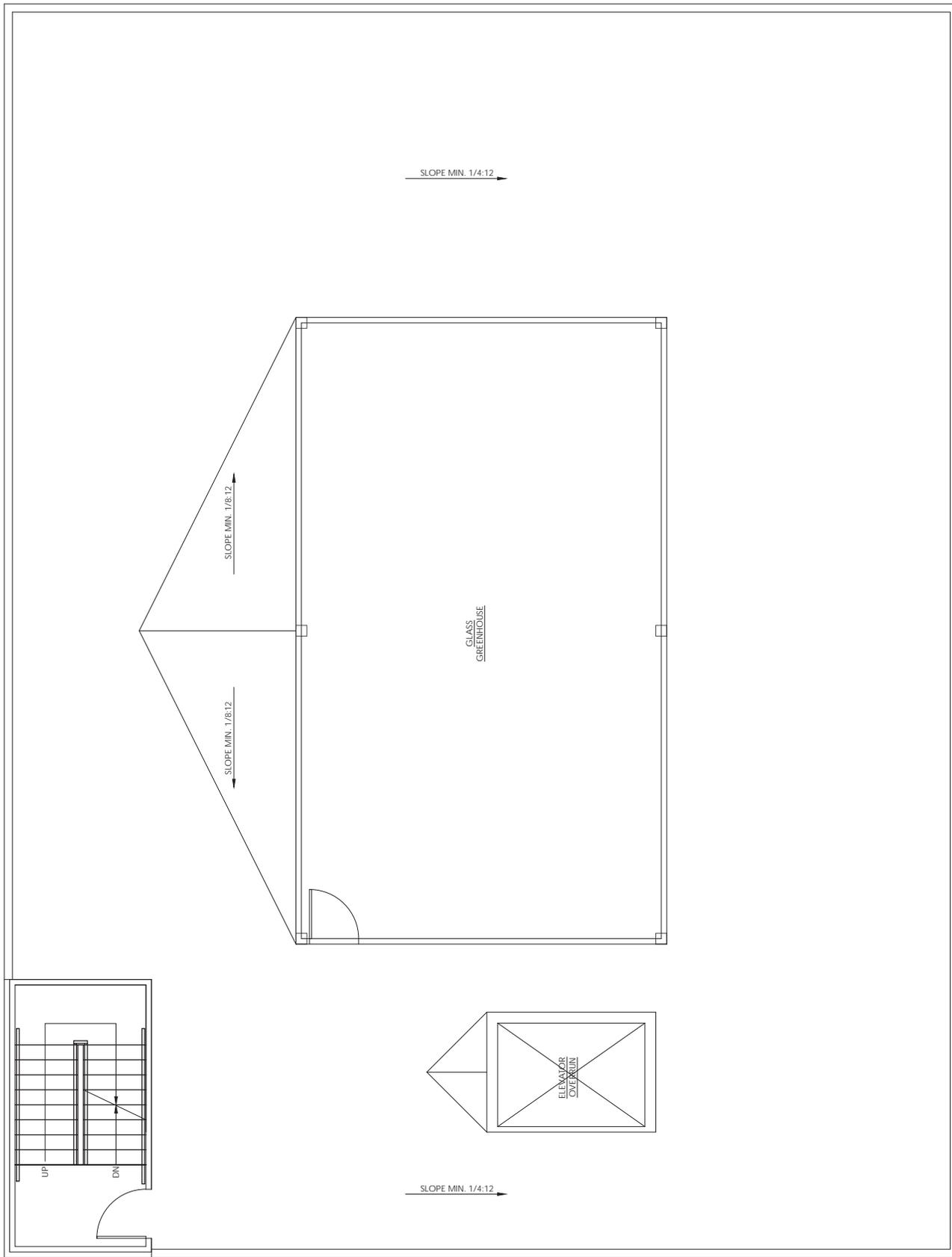
76'-8"

58'-4"



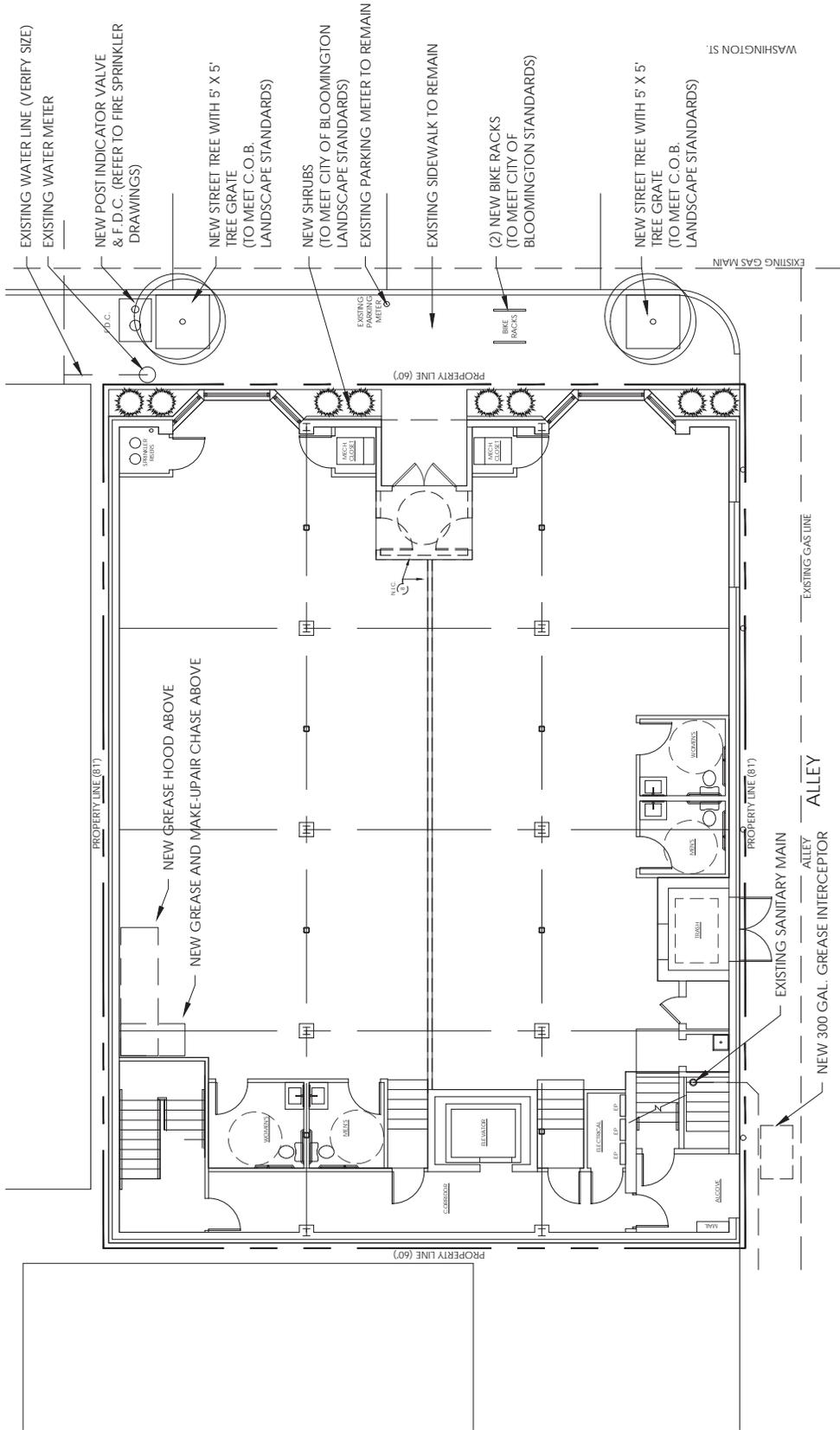
FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"

115 S WASHINGTON STREET



ROOF PLAN  
SCALE: 1/4" = 1'-0"

115 S WASHINGTON STREET



SITE PLAN  
SCALE: 1" = 10'-0"

# 115 S WASHINGTON STREET



CORNICE WITH DENTILS TO MATCH EXISTING

NICHIHA WALL PANEL W/STAGGERED JOINTS

SMOOTH LIMESTONE VENEER SURROUND

PATIO DOORS W/MULLIONS TO MATCH EXISTING

METAL JULIET RAILING W/CIRCLE DETAILING

FIBER CEMENT TRIM TO MATCH CORNICE COLOR

WINDOWS W/MULLIONS TO MATCH EXISTING

SMOOTH LIMESTONE VENEER BAND

EXISTING LIMESTONE CORNICE W/DENTILS

EXISTING RANDOM ASHLAR LIMESTONE VENEER

NEW STREET TREES PER C.O.B. STANDARDS

NEW WINDOWS TO MATCH EXISTING

NEW METAL JULIET RAILING W/CIRCLE DETAILING

LIMESTONE PANEL W/ETCHED BUILDING NAME

NEW ENTRANCE LANTERN LIGHTING

EXISTING LIMESTONE DETAILING AT ARCHES

NEW F.D.C. & P.I.V. PER LOCAL FIRE DEPT.

NEW BICYCLE RACKS PER C.O.B. STANDARDS

NEW A.D.A. COMPLIANT STREET TREE GRATES

115 WASHINGTON STREET MIXED-USE

MATTHEW BLACK ARCHITECTURE



115 WASHINGTON STREET MIXED-USE

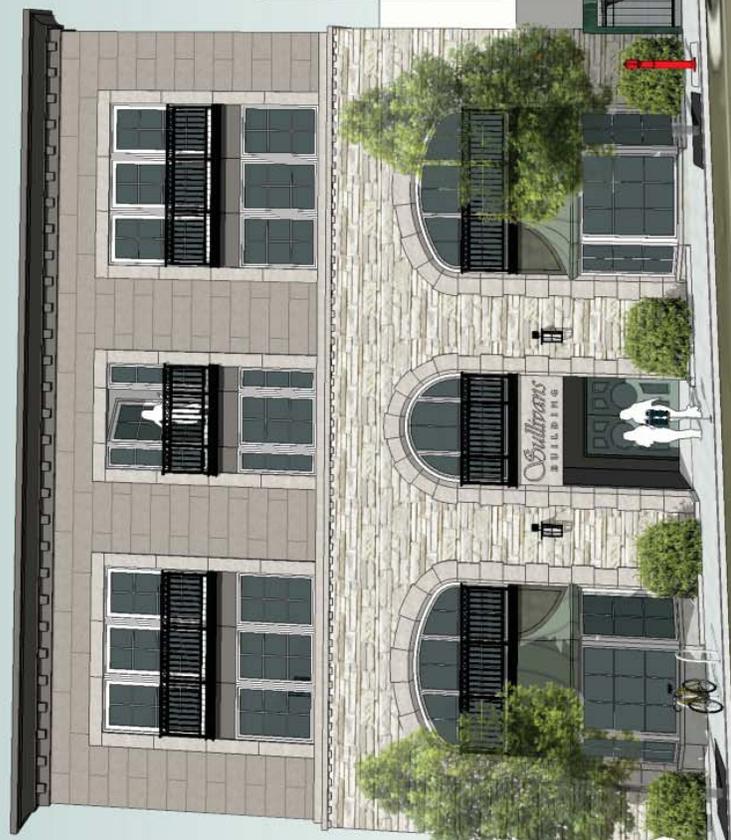


115 WASHINGTON STREET MIXED-USE



MATTE  
BLACK  
ARCHITECTURE

161



115 WASHINGTON STREET MIXED-USE



SP-15-16  
View from Kirkwood  
Ave., looking north



SP-15-16  
Example of  
cement fiber  
board material