

CITY OF BLOOMINGTON



**MARCH 5, 2012 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
Mar. 5, 2012 @ 5:30 p.m.**

❖ City Hall Council Chambers, #115

ROLL CALL

MINUTES TO BE APPROVED: Dec. 5, 2011

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- **GPP Update status report**

PETITION WITHDRAWN:

- **SP-05-12 Justin Fox
602 N. Walnut St.**
Site plan approval to add a parking lot. Also requested is a waiver from maximum impervious surface coverage requirements. *(Case manager: Eric Greulich)*

PETITIONS CONTINUED TO April 9, 2012:

- **DP-4-12 Loren Wood Builders
2110 E. Covenanter Dr.**
Preliminary & final plat approval of a 2-lot subdivision *(Case manager: Katie Bannon)*
- **SP-06-12 Life Designs, Inc.
529 S. College Ave.**
Site plan approval for a new multifamily building with 25 dwelling units.
(Case manager: Eric Greulich)

APPROVAL OF CONSENT AGENDA:

- **PUD-1-12 Cornerstone Christian Church
2655 S. Adams St.**
PUD final plan amendment for a church addition *(Case manager: Katie Bannon)*
- **PUD-07-12 Reach High Consulting & Therapy
1501 W. Tapp Rd.**
Site plan approval for a new office use in a vacant building. *(Case manager: Eric Greulich)*
- **SP-09-12 807 N. Walnut St. Holdings LLC
807 N. Walnut St.**
Site plan approval to allow an additional ground floor residential unit.
(Case manager: Eric Greulich)

PETITIONS:

- SP-35-11 KPM Hotel Group
501 N. College Ave.**
Site plan approval to construct a 150-room hotel project *(Case manager: Patrick Shay)*
- SP-08-12 Kroger Partnership I (Seminary Square)
528 S. College Ave.**
Site plan approval to allow an expansion to an existing grocery store.
(Case manager: Katie Bannon)

End of Agenda

***Next Plan Commission hearing scheduled for April 9, 2012*

Last updated: 3/1/2012

**BLOOMINGTON PLAN COMMISSION
SECOND HEARING STAFF REPORT
Location: 501 N. College Avenue**

**CASE #: SP-35-11
DATE: March 5, 2012**

**PETITIONERS: KPM Hotel Group
1202 E. Sample Rd, Bloomington**

**CONSULTANT: Tabor/Bruce Architecture
1101 S. Walnut St, Bloomington**

REQUEST: The petitioners are requesting site plan approval to allow construction of a 155-room hotel in the Commercial Downtown (CD) Zoning District.

Area:	Approximately 0.84 Acres
Zoning:	Commercial Downtown (CD)
Downtown Overlay:	Downtown Core Overlay (DCO)
GPP Designation:	Downtown
Existing Land Use:	Vacant
Proposed Land Use:	Hotel
Surrounding Uses:	East - Mixed-Use
	South - Mixed-Use (Smallwood)
	West - Office (Showers Complex)
	North - Office, Parking (IU)

FIRST HEARING SUMMARY: This proposal was presented to the Plan Commission at its February 6 meeting. There was significant discussion regarding the petition. The discussion generally focused on the following issues:

- Lack of non-residential space along Morton St.
- Visual interest on 9th St. Façade
- Desire for better architectural modeling
- Parking needs
- Morton Streetscape
- College Streetscape and entrance detailing

Overall, there were positive comments regarding the addition of a new hotel downtown rather than additional student housing. There was strong guidance to the petitioners to create some active presence along N. Morton Street. Additional concern was expressed regarding architectural treatments along W. 9th St.

CHANGES SINCE FIRST HEARING: Since the first hearing, the petitioners have made several revisions to the petition. Significant changes to the proposal include the following items:

Non-residential Space on Morton St.: The petitioners have revised their plan to include a small retail tenant space at the corner of Morton St. and 9th St. Although relatively small, one of the petitioners' representatives has a similar sized retail tenant within another building he owns along W. Kirkwood Ave. This change addresses staff and the Plan Commission's main concern that there had not been an adequate level of pedestrian and architectural interest along the Morton St. façade. This change greatly improves the pedestrian interest along this street frontage.

New massing models: The petitioners have provided new graphic massing models with additional contextual buildings. These model exhibits are provided in your packet.

Architectural Changes.: The petitioners have revised the 9th St. elevations in response to the Plan Commission's first hearing comments. The number of mechanical louvers has been reduced along 9th St. A canopied, pedestrian entry has also been added in a central location. In addition, the petitioners have extended the wall modulation above the garage entry to grade, creating some modulation at the street level. Further, an art mural has been included on the 9th St. façade. The petitioners have altered the Morton façade to accommodate the proposed commercial space. The angle display windows have been removed and replaced with spandrel glass, an additional exterior door has been proposed, the canopy at the corner has been slightly enlarged, and the small plaza area has been removed.

Retention of on-street parking along Morton St.: The petitioners originally planned to remove several on-street parking spaces along Morton St. to create a small public plaza space. This streetscape has now been revised to retain the 5 existing angled spaces and add three additional spaces in place of an existing parallel parking space. The parking will help with the viability of the small retail space that has been proposed. The Public Works Department must approve the new spaces prior to grading permit issuance.

Revisions to College Ave. entry: At the request of a few Plan Commission members, the petitioners have replaced several small windows near the College Ave. entrance with larger storefront glass and have enlarged the glass and metal entry canopy. An entry detail for this entrance has been included in your packet.

SITE PLAN REVIEW DEVELOPMENT STANDARDS

Maximum Impervious Surface: The petitioners' project would be permitted to cover as much as 100% of the site with impervious surface. As currently proposed, the petitioners are close to maximizing the allowable impervious surface coverage.

Height: As measured by the UDO, the proposed hotel stands approximately 71 feet in height. This exceeds the Plan Commission review threshold of 50 feet. As proposed, this structure is taller than the Morton Mansions project to the north (57 feet) and lower than the adjacent Smallwood Plaza building to the south.

Height Waiver - 20.03.120(b): Staff finds that 71 feet is a typical height associated with a hotel. For reference, the Hilton Garden Inn is approximately 67 feet in height. As stated, the proposed structure is lower along the College Ave. frontage (approximately 57 feet). Staff finds the proposed height to be appropriate for the site and compatible in scale with the surrounding area. Staff recommends that the Plan Commission approve the additional height for the proposed building.

Parking: As a non-residential use within the DCO, the petitioners are not required to install any parking spaces for this development. The UDO parking standard for a hotel is one parking space per lodging unit. The petitioners have revised their garage plan to include 133 parking spaces for their 155 rooms. Unlike most uses in the downtown, staff finds parking for a hotel use to have a larger inherited need over other potential uses. The petitioners are proposing these spaces within 1.5 levels of a partially structured parking garage below the hotel that would be accessed from a single drive cut onto W. 9th Street.

The Plan Commission requested additional parking information from the petitioners regarding other downtown hotels. The petitioners have found that the Hilton Garden Inn secures parking spaces based upon a ratio of approximately 85-90% of their anticipated occupancy rates. The petitioners are proposing a .86 space per room ratio for the total rooms available.

Bicycle Parking: The petitioners are required to place a minimum of four covered bicycle parking spaces. Staff recommends that these spaces be placed near the pedestrian entrance and within the garage. Although not required, staff encourages the petitioners to place more bicycle parking spaces than required due to the size of the development.

Setbacks: The proposed building is located at the build-to line for both Morton St. and College Ave. However, the proposed hotel building is set back approximately 6 feet from the 9th St. right-of-way line to allow for a full sidewalk with tree grates to be installed. The proposed structure meets the sideyard setback of 0 feet along the north property line.

Front Setback Waiver (9th St.) – 20.03.120 (d)(1): Staff is supportive of this waiver. This waiver would allow the petitioners to achieve another desired design element by installing street trees along 9th St. The proposed structure will still have the feeling of a structure built at the property line since the sidewalk will extend to the structure. An easement must be placed on the portion of the sidewalk that is outside of the right-of-way.

Ground Floor Non-Residential Uses: This project is in an area that requires non-residential use along all street frontages and a minimum 50% of the ground floor level. In addition, structured parking is not considered as a non-residential use within the CD district. This requirement is further complicated due to having multiple ground floors due to the severe grade change found on the property. Staff finds that the ground floor hotel lobby space along the College Ave. frontage satisfies the UDO requirement. However, along the 9th St. and Morton St. facades, staff finds that the requirement has not been met.

This requirement has two main purposes. The first is an attempt to restrict solely residential buildings within commercially viable areas. The second is to create a more vibrant streetscape that creates pedestrian interest at the street level. As a solely non-residential structure, the proposal clearly meets the first intent of this requirement. The petitioners have revised their plans for Morton St. to include a small, 658 square-foot retail space at the intersection of 9th St. and Morton St.

Ground Floor Non-residential Waiver – 20.03.120(e): Due to the large amount of structured parking associated with this project, it does not meet the ground floor non-residential requirements. With the submitted changes, staff supports this waiver. The use of the property certainly meets the first intent of this requirement mentioned above. The addition of the small retail space at the corner of the building will create additional pedestrian interest and activity as intended by this requirement. Staff recognizes that a priority has been placed on the east and west streetscapes due to higher pedestrian and vehicular traffic levels. Additional “storefronts” are also more difficult along 9th St. due to the significant elevation changes from east to west.

ARCHITECTURAL STANDARDS: Architectural elevations and a color model of the proposed structure have been included in your packet.

Building Frontage, Alignment, Orientation and Entrances: The structure is proposed to be constructed with a building forward design that fills both the corners at 9th St. and Morton St. and 9th St. and College Ave. Although the proposed structure meets the 70% minimum street frontage guideline for the DCO, the majority of the building is located approximately 5 feet closer to College Ave. than the adjacent historic Woodburn House to the north. There is approximately 96 feet between the historic structure and the proposed structure. Staff finds that the additional 5 feet of setback will have a negligible impact due to the large distance between the buildings.

Alignment Waiver – 20.03.130 (a)(2): Staff is supportive of this waiver. Staff also took this proposal for an informal review by the Historic Preservation Commission (HPC). The HPC had no concerns with the alignment of the proposed structure in relation to the adjacent historic building.

The structure has been “notched” at the northeast corner to allow for better survivability of two of three adjacent trees located on the IU property immediately to the north. The building includes a parking structure that is below grade at this part of the property. The petitioners have met with the adjacent property owner to discuss the proposed plan.

All three street frontages would require pedestrian entrances. The petitioners originally had not planned to include a pedestrian entrance along 9th St. due to its grade changes. However, the petitioners have added a centrally located pedestrian entry along 9th St. that will directly access the upper level of the structured parking deck. They have also included a canopy structure above this entry and the vehicle entry point.

Streetscape: The petitioners will be improving much of the existing sidewalk/street tree

area for this project to comply with the UDO standards. These improvements include sidewalk reconstruction and ADA ramp upgrades as well as 5' x 5' tree grates. There are currently two existing street trees located at the corner of 9th St. and College Ave. and 9th St. and Morton St. The petitioners have proposed to remove both of these street trees. The tree along Morton is a smaller tree that could be transplanted. However, the tree along College Ave. is a larger box elder. In 2008, the street tree at 9th St. and College Ave. was going to be retained in a partially grassed tree plot to lessen the potential impact to the tree during and after construction. After discussions with the City's Urban Forester, it has been determined that the existing tree is an undesirable box elder. He has recommended that this tree be removed and replaced with a tree with better urban characteristics. He also recommended that the proposed street tree species be altered to create more variety in this area.

The current 9th St. right-of-way is very narrow and does not have adequate width to allow both a sidewalk and street trees within the right-of-way. As previously stated, the petitioners have proposed to set the structure back from this right-of-way line several feet to allow street trees to be installed. This will place portions of the sidewalk outside of the right-of-way. Although not desirable, staff finds this to be a better alternative to not having street trees. Portions of the sidewalk outside of the right-of-way will have to be placed within a pedestrian easement. Staff has worked with the City's Urban Forester to determine the appropriate tree species for this frontage due to the high degree of shade it will receive.

The UDO requires that the petitioners utilize pedestrian scale lighting of a maximum 15 feet in height. The DCO allows either traditional or contemporary style lights to be used. The petitioners have shown several lights on their current site plan. Current street light policy would require a total of 5-6 street lights; one at each of the adjacent intersections, additional lights on College Ave. and Morton St., as well as 1-2 additional lights on 9th St. These lights have been shown on the revised site plan. Final style and locations must be approved by the Public Works Department.

Mechanicals: The UDO requires all mechanicals to be screened through a combination of screening and location. The petitioners will achieve these screening requirements by placing a majority of mechanicals on the roof and incorporating screening walls.

Void-to-Solid Percentage – The DCO gives guidance for the first level of a building to have a minimum of 60% void to solid and upper floors to have a minimum of 20% void-to-solid. The petitioners meet the 20% upper level requirement but due to the grade change on 9th St. and the lower level garage space, they do not meet the first floor void-to-solid requirement.

Void-to-Solid Waiver – 20.03.130(b)(2): Staff finds that the petitioners have achieved a storefront design along the two main street frontages of Morton St. and College Ave. The 9th Street façade falls far short of this requirement except at the areas adjacent to the intersections. Similar to the waiver from ground floor non-residential requirements, this deficiency is mainly due to the large amount of grade differential between Morton St. and College Ave. Furthermore, this space is largely

the underground parking area. Staff is supportive of this waiver with a priority given to the two main street frontages.

Windows: As proposed, the upper level windows do not meet the minimum 1.5 to 1 window height to width ratio. If the conditioner units are included, they would visually meet this requirement. Many of the windows also do not have the required lintels or sills. This is due to the style of the building and requires a waiver. Although a new storefront has been added to the Morton St. frontage, the petitioners are proposing to utilize spandrel glass along a portion of this frontage to give the appearance of storefront in front of the structured garage area. A waiver is required to do non-transparent glass at this location.

Window Design Waiver – 20.03.130(b)(3): These waivers are due mostly to two things. First, the style of the building is not a traditional building that would utilize a more traditional sill and lintel. In addition, the use of this building as a hotel necessitates the need for individual PTAC (HVAC) units for the rooms. The inclusion of the units below the windows creates a visual opening that meets the intent of the 1.5:1 ratio as required. Staff is supportive of these waivers as well as a waiver for the spandrel glass as described above.

Materials: The petitioners are proposing a building with a mix of limestone, brick, and metal panels. No material waivers are requested with this proposal.

Additional Design Elements: Due to the style of building chosen, the building does not have a pronounced cap.

Building Cap Waiver – 20.03.130(b)(5)(A): Staff is supportive of this waiver. Although this standard could be met, the waiver is requested to allow for a more modern looking building to be constructed.

Entrance Detailing: The proposed entry along College Ave. utilizes a metal and glass canopy structure and recess to clearly identify entrances. Although not shown on the plans, the petitioners will be able to modify the College Ave. entrance to meet entrance standards. A building address, signage, and lighting must be added to this entrance. There are two entrances proposed on Morton St. The first is a pedestrian entry to the structured parking garage. In response to the Plan Commission's comments at the first hearing, the petitioners have added a commercial storefront along Morton St. This space has included an exterior pedestrian entrance and entrance canopy that will wrap around the corner of the building.

MASS, SCALE, AND FORM:

Building Façade Modulation: The UDO requires building offsets of a minimum 3% of the total façade width on all the Morton St. and 9th St. facades. Due to the length of the proposed building, the 9th St. offset would need to be just over 8 feet to meet this guideline. Although, the petitioners have not designed this building that meets these offsets, the proposed architecture has included modulation and relief for the upper levels of the building along College Ave. and 9th St.

Façade Modulation Waiver – 20.03.130(c)(1): Staff is supportive of this waiver. The standard could be met if the proposed offsets were continued to the right-of-way line. However, it is the desire to create room for street trees on 9th Street that created the need for this waiver. This design is also typical of a hotel use where rooms are aligned in long corridors that make these large off-sets difficult.

Building Height Step Down: The UDO requires buildings next to historically surveyed structures to include a building step down of the first building module. It may be no higher than 1 story or 14 feet, whichever is less, as compared to the highest elevation of the historic structure. It is estimated that the adjacent structure is approximately 28 feet in height. That would limit the proposed building to a maximum of 42 feet instead of the current proposal of 56.5 feet in height.

Building Height Step Down – 20.03.130(c)(2): The adjacent historic Woodburn House is nearly 96 feet between the structures. Staff took this proposal to the HPC for an informal review. The HPC expressed no concerns with the waiver of this standard due to the significant distance between buildings. Staff is supportive of this waiver.

Building Height Step Back: The DCO guides structures over 45 feet in height to step back upper levels 15 feet from the lower levels along street frontages. The proposed structure is 59 feet in height along Morton St. and reduces in height as it approaches College Ave. due to the grade change across 9th St. Similar to other hotels in the downtown including the Hilton Garden Inn, the petitioners have not proposed to recess the upper floors of the structure.

Building Height Step Back Waiver – 20.03.130(c)(3): Staff supports this waiver. Other downtown hotels have not been approved/constructed with these step-backs. The proposed building is set back from the adjacent building to the north and is lower than the Smallwood building to the south. Staff does not find that the step back will provide a significant benefit for these streetscapes.

ENVIRONMENTAL COMMISSION: The Environmental Commission reviewed this petition and offered the following recommendations:

1. The petitioner should salvage useable old or leftover material from the construction activities and make these materials available for reuse or recycling.

Staff's response: Although not required, staff would also encourage the petitioners to salvage leftover construction material. The petitioners have stated that they will have a waste management plan to significantly reduce the amount of construction waste discarded in a landfill.

2. The petitioner should provide space for recycle-destined material to be stored for pick up.

Staff's response: Although not required, staff has encouraged the petitioners to include designated space for recycling within the structure.

3. The petitioner should include as many green building features as possible.

Staff's response: The petitioners have provided additional details regarding green building features that have been incorporated into the proposal. These have been included with the petitioner's statement within the packet.

4. The petitioner should enhance the character, aesthetics, and usability of the site along all three streets with increased landscaping and other visual and ecological enhancements.

Staff's response: There is little opportunity for landscaping along any of the street frontages. Staff finds the only practical way to achieve this goal would be through the addition of a green wall. Staff would encourage the petitioners to explore the addition of green wall technologies along 9th St.

5. The petitioner should change the street tree species to Regal Prince Oak (*Quercus robur* x bi-color) along Morton Street and College Avenue, and to Boulevard Lindon (*Tillia Americana* 'bi-color) along Ninth Street. All tree grates shall be at least five feet by five feet.

Staff's Response: Staff agrees with the EC and has addressed this concern with recommended condition of approval number 1.

DEVELOPER TRACK RECORD: The main partner of KPM is Paul Pruitt. He has been involved in one other downtown proposal at the southwest corner of E. Kirkwood Ave. and S. Washington Street. Although a new condo project was approved on that site, construction never occurred and the existing building was extensively remodeled. No violations have been associated with that project or the petitioners.

CONCLUSION: Ultimately, staff finds the revised proposal to address the majority of concerns raised at the first Plan Commission meeting. This is especially evidenced by the addition of the small retail space at the intersection of Morton St. and 9th St. Staff finds that the majority of waivers are justified due to; the proposed desirable use as a hotel, the more modern architecture being proposed, and the characteristics of the property including having three street frontages and a severe grade change across the property.

RECOMMENDATION: Staff recommends approval of SP-35-11 with the following conditions:

1. The petitioners must revise the street tree species to Regal Prince Oak along Morton Street and College Avenue, and to Boulevard Linden along Ninth Street. Alternative street tree species may be permitted in consultation with the City's

Urban Forester.

2. Any portions of the proposed public sidewalk along W. 9th Street must be placed within a pedestrian easement prior to issuance of final occupancy.
3. No new parking spaces are authorized with this approval unless approval from the Public Works Department is received.
4. The primary pedestrian entrance along College Ave. must include the required lighting, signage and address.
5. The "planting strip" shown along Morton St. must be revised to show a widened concrete sidewalk.
6. All street lights must be pedestrian scale street lights. Style and location of these lights must be approved by the Public Works Department prior to installation.
7. This approval is contingent upon the granting of an alley vacation request by the Common Council.
8. A parabolic mirror or similar method approved by the City Engineering Department must be incorporated into the vehicle entry along W. 9th St.

MEMORANDUM

Date: February 27, 2012
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: SP-31-11, Springhill Suites by Marriott hotel, KPM Hotel Group

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request for site plan approval for a hotel at 501 N. College Ave. within the Commercial Downtown Zoning District and the Downtown Core Overlay District. The petitioner is requesting approval for a Site Plan to construct a 155-room hotel with both five and six stories in it. They also propose parking in two levels of a structured parking garage.

ISSUES OF SOUND ENVIRONMENTAL CONSIDERATION:

SALVAGE MATERIALS:

The EC recommends that unused scraps from the construction of the new building should be collected for reuse or recycling, which is recommended in the UDO (20.05.049 GD-01 (a) (1) (D)). This material could be sold to local salvage businesses, given to a resale store for future reuse, or recycled.

RECYCLING:

The EC recommends that the plan include space dedicated to recyclable-materials pick up. Recycling is a fundamental to the principles of sustainability and the many benefits in energy and resource conservation it provides.

GREEN BUILDING:

The EC compliments the petitioner for committing to some green and environmentally sustainable building practices. Hopefully many of the practices listed for use will eventually become common practice in building structures. Green building can provide substantial savings in energy costs to a building over its life cycle and is thus an especially prudent investment in this time of rising energy prices. Green building features are consistent with the spirit of the UDO and supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Krusan, by

City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil.

GATEWAY CHARACTER:

The proposed development is on a major entrance route to our downtown, and therefore the EC encourages the developer to choose local building materials (e.g. limestone), select street plantings that reflect our city's natural heritage, and encourage walkability. Besides enhancing our city's native biodiversity and value as a tourist destination, these efforts will attract customers to the proposed site, thus helping to stimulate the economic vitality of the area.

The EC also notes that this area is also an excellent candidate for a "Complete Streets" approach (<http://www.completestreets.org/>) to enhance its navigability for all users – pedestrians, bicyclists, handicapped people, and others, while simultaneously enhancing its character as both an entranceway to our downtown and a destination spot in its own right. While the EC recognizes that the developer is not responsible for the street way itself, we encourage the developer to promote a vision for the site that complements and anticipates the complete streets concept.

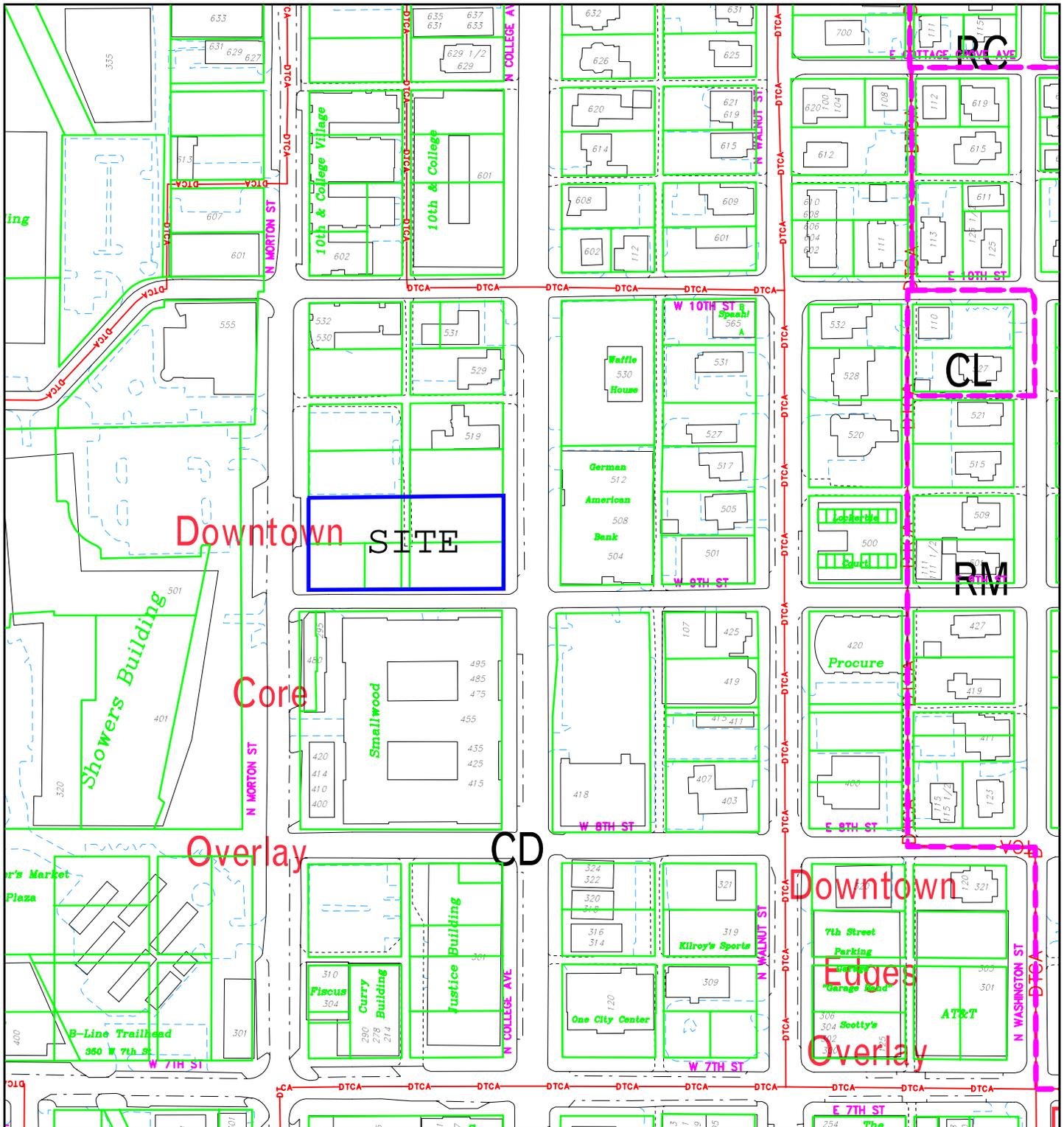
STREET TREES:

The street trees proposed are likely not the best choice for this site. Autumn Flame Red Maple (*Acer rebrum*) gets too wide for being so close to a building. Additionally, they are overused in Bloomington and that is problematic because the City Forester works diligently to balance the percentage of species within the urban boundaries in case of disease outbreak (e.g., American Chestnut). The tree labeled Ash on the Site Plan is determined to be a Box Elder (*Acer negundo*), which is an undesirable tree due to its weakness and is short lived. Therefore, the Forester recommends Regal Prince Oak (*Quercus robur* x bi-color) for the three trees along Morton Street and the two proposed Red Maples and the Box Elder along College Avenue.

Along Ninth Street, the Urban Forester recommends a columnar tree species that grows narrow, and can withstand the deep shade that they will be subject to, such as Boulevard Lindon (*Tillia Americana* 'Boulevard'). The tree grates used shall be at least five feet by five feet in size.

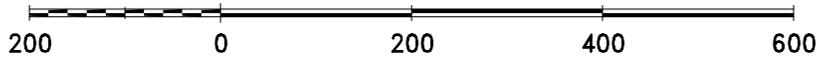
EC RECOMMENDATIONS:

1. The petitioner should salvage useable old or leftover material from the construction activities and make these materials available for reuse or recycling.
2. The petitioner should provide space for recycle-destined material to be stored for pick up.
3. The petitioner should include as many green building features as possible.
4. The petitioner should enhance the character, aesthetics, and usability of the site along all three streets with increased landscaping and other visual and ecological enhancements.
5. The petitioner should change the street tree species to Regal Prince Oak (*Quercus robur* x bi-color) along Morton Street and College Avenue, and to Boulevard Lindon (*Tillia Americana* 'bi-color') along Ninth Street. All tree grates shall be at least five feet by five feet.



SP-35-11 KPM
 Hotel Group
 Location/Zoning/
 Land-use Map

By: shapp
 31 Oct 11



For reference only; map information NOT warranted.

City of Bloomington
 Planning

N

Scale: 1" = 200'

Green Building Design/Construction: Proposed SpringHill Suites by Marriott Hotel

The following is a list of green initiatives, focused upon inherent (location/geographic) components, designed components, and construction practices/methodology components.

Sustainable Site Location

- Close to public transportation which reduces occupant energy use (on bus line).
- Urban infill site within walking distance to retail, restaurants, IU campus and other amenities reducing the need for automobile traffic once guests arrive.
- Close to local bike paths and walking paths.
- Urban site creates compact physical footprint with underground parking, greatly reducing land impact (when compared to a standard hotel site) & reducing heat island effect due to elimination of asphalt paving on-site.

Water Efficiency

- Low flow water fixtures, such as:
 - Low flow showerheads in guestrooms.
 - Motion activated faucets to reduce water usage in all public areas.
 - Waterless urinals or water efficient urinals in public restrooms.
 - Water efficient toilets in guestrooms.
- An ozone laundry system designed to reduce the consumption of water, energy and cleaning chemicals.
- Climate-appropriate, native, drought tolerant landscaping, minimizing (or eliminating) site irrigation.

Energy and Atmosphere

- Compact Fluorescent and LED lighting, which will lower energy consumption.
 - LED lights in areas where lights are required to operate 24 hours per day
 - Lighting occupancy sensor controls in all non-guest room areas.
 - Lighting occupancy sensor controls in guest bathrooms.
 - LED lights for all parking garage lighting fixtures.
- Energy efficient hand dryers in public restrooms, eliminating paper towel waste.
- Exhaust air and heat recovery systems to reduce energy to all guestrooms while still maintaining a high level of outside air ventilation into the building without sacrificing energy efficiency.
- Automatic setback of thermostats in unoccupied rooms.

Construction Materials / Materials Sourcing

- Use of local materials such as limestone and concrete.
- Use of local “within 500 miles” external materials such as brick and panelized metal structural metal studs (erected off site, reducing on-site waste).
- Use of local “within 500 miles” interior materials such as drywall.
- Use of highly recycled content products (carpet and pad, drywall, metal studs, reground concrete sub-base).
- Use of low VOC paints, adhesives, sealants, flooring materials, etc.
- Waste management plan incorporated into the construction plan to significantly reduce the amount of construction waste discarded in a landfill.

- Indoor air quality management plan incorporated into the construction plan to greatly reduce the amount of indoor contaminants within the building during and at the end of construction.
- White TPO membrane roof, reducing the heat island effect of the building.

Post-Construction Operations

- Implementation of a Green Housekeeping Policy that uses nontoxic or less toxic cleaners, microfiber cleaning cloths in lieu of disposable towels, and HEPA filtered vacuum cleaners.
- Biodegradable recycled plastic room key cards.
- In-house building recycling center.

November 9, 2011

City of Bloomington Planning Department
Attention: Mr. Tom Micuda
P.O. Box 100
Bloomington, Indiana 47402

**RE: Petitioner's Statement
Proposed Branded Hotel Development
9th Street & N. College Avenue**

Sir:

We are pleased to submit the attached proposed branded hotel development ("Development") for plan commission review. Please see the enclosed plans, detailing the current design.

Location

The site of the Development is currently vacant land located along 9th Street, spanning the block from N. College Avenue to Morton Street. A Candlewood Suites Hotel was previously approved on the site in 2008. The surrounding land uses include a variety of residential and commercial uses, including the Smallwood Apartment Complex (South), 501 N. College, which contains the new downtown German American Bank branch (East), a surface parking lot and residential structure owned by Indiana University (North), and the historic Showers Building across Morton Street (West). The site is currently dissected on its North-South axis by a 12' alley, a portion of which will require vacation in order for the Development to proceed.

Concept

The conceptual underpinning of the Development is to introduce a vibrant 155-room addition to the Bloomington-area hotel stock, in the heart of the downtown core, which will be the first new lodging delivery to the downtown since 2006. The petitioner is in discussions with Marriott regarding the site.

Design

Building and Materials. The Development is comprised of a 5-story, L-shaped building, situated on top of a 2-level parking structure which is fully integrated with the building, and the site, which slopes substantially from East to West (~16 feet). The primary material palette consists of two different colors of brick (dark and light), and limestone. The building's design inspiration is modern, complimenting the buildings recently constructed on Morton Street and on North College Avenue, as well as the Showers building, but includes the use of materials which pay homage to Bloomington's heritage, such as limestone. Glass is utilized to highlight the key corners and facades of the building, as well as changes in the exterior brick between light and dark shades. The longer North and South elevations of the building undulate both horizontally,

via recessing of portions of the façade, and vertically, via changes in parapet lengths/heights, in addition to variation between light and dark brick to add visual interest.

Site Placement. The building is situated on the site with consideration for its adjacent neighbors; for example, the building is held back ~ 20 feet from the residential structure utilized for alumni events by Indiana University, as well as various older trees which are planted very close to the site property line in this area (North). The private parking garage serving the Development takes advantage of the substantial slope of the site (~16 feet) from East (N. College) to West (Morton Street), tucking the two levels of parking into the hillside, allowing for architectural integration of the entire structure.

Façade Treatment. The building's primary facade is the North College Avenue elevation, where the proposed hotel lobby entrance is located, along with substantial windows which open the hotel lobby, gym, and pool area to the streetscape. This elevation is further emphasized by the proposed blade sign for the proposed hotel, which is reinforced by an integrated brick blade spanning the height of the building, steel canopies over the storefront windows, a 'wing' steel canopy over the lobby entrance, various limestone, and the addition of glass at the building corner. The Morton Street façade mirrors many elements of the North College elevation, including a blade sign for the proposed hotel, storefront glass at street level with steel canopies, and additional glass at the building corner. The 9th Street elevation undulates both vertically and horizontally, with the East and West end-caps highlighted by additional glass at the building corners, as well as wrapping steel canopies, and mirroring brick color schemes.

Streetscape Treatment. Grated street trees will be added around the building elevations in the sidewalks, as well as additional landscaping where possible.

Access & Parking. The primary pedestrian entry to the Development is located on North College Avenue (front door to lobby). A guest-drop off will be provided on North College, in front of the proposed hotel entry. The secondary pedestrian entry to the Development is located on Morton Street. All levels of the Development, including the garage, are tied together by an elevator/stair towers, and provide full access for the disabled.

Vehicular access to the dedicated parking garage is provided via a two-way entry on 9th Street, with 24 foot drive lanes throughout the garage. The current design accommodates ~90% parking ratio relative to the 155 guest rooms of the proposed hotel. In order to provide this parking, a portion of the aforementioned 12' alley will need to be vacated.

Room Mix & Ancillary Amenities. The current proposed room mix contains a majority of 'queen/queen' rooms. Ancillary amenities, in addition to those standard to this caliber of hotel (lobby, lobby bar, pool, gym, business center), include ~2,800 square feet of meeting space located adjacent to the proposed hotel's lobby, with windows facing 9th Street.

Community Impact

Investment in Downtown Bloomington. The proposed branded hotel represents an exciting, and substantial, investment in downtown Bloomington. The project investment is currently estimated at \$16.5 Million dollars.

Impact. The proposed branded hotel represents an opportunity for community job creation, not only in the form of the typical 35-40 jobs put in place with the opening of this type of hotel, but also in the form of an estimated 250-300 construction jobs during the projected 12-month

KPM Hotel Group

construction period. The proposed hotel will further bolster and support tourism in the area, which represents a \$280 MM per year industry in Monroe County, supporting in excess of 3,800 jobs. The hotel is estimated to generate annual taxable gross revenues of \$6.5 Million per year, driving Innkeepers Tax Revenue of \$325,000 per year. Innkeepers Tax Revenues currently benefit the County Convention and Visitor's Bureau (60%) and the County Convention Center (40%).

Thank you for the opportunity to submit the proposed branded hotel development for review. We look forward to working together on this Development.

Kind Regards,

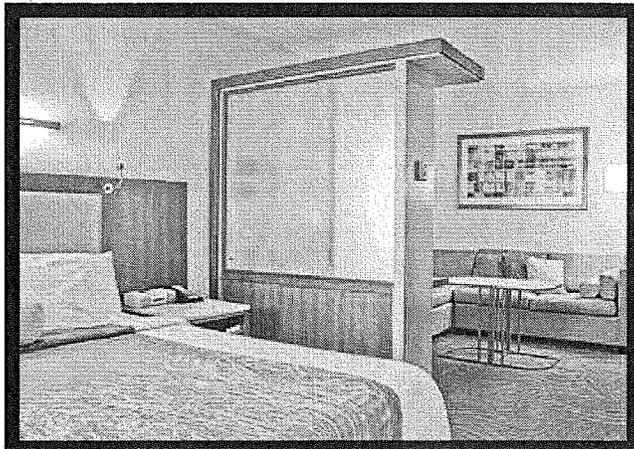
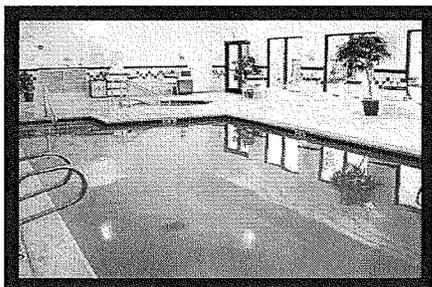
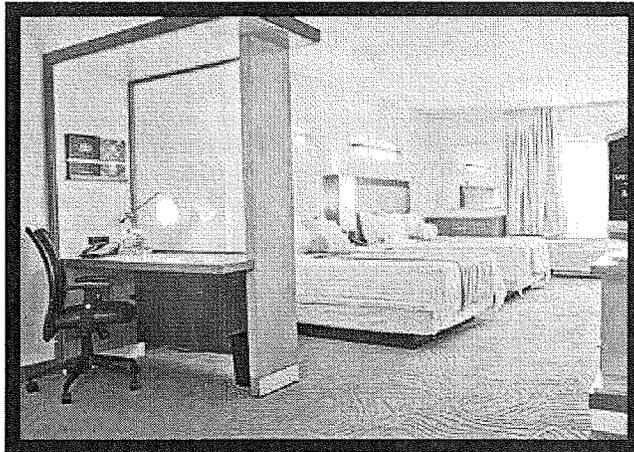
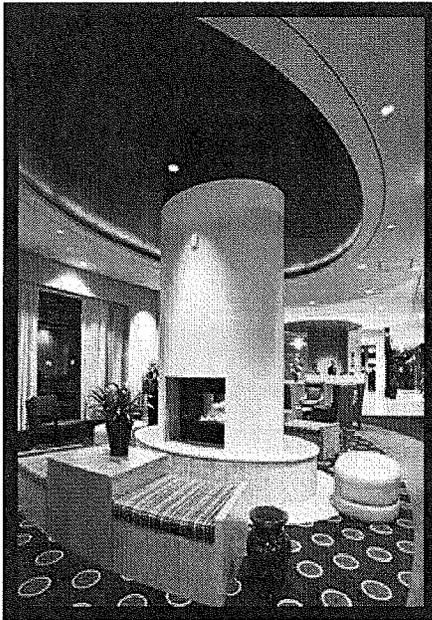
Paul R. Pruitt

Proposed 155-Room Hotel
9th & College (directly North of the Smallwood Apartment Complex)

Hotel Overview

Type: Select-Service
Rooms: 155
Parking: Dedicated on-site structured parking (90% parking ratio)
Amenities: Gym; Pool; Lobby; 2-3 Meeting Rooms on lobby-level
Brand: SpringHill Suites by Marriott*

The proposed branded hotel will add the first new Class-A select service hotel to downtown Bloomington in six years. Marriott is an international lodging leader, with more than 3,500 properties under its various 'flags'; Marriott-branded hotels were voted "Best Sales & Service" and "Best U.S. Hotel Chain" by Travel Weekly Magazine readers (December 21, 2011). Marriott's guest loyalty program has ~ 34 million members. The SpringHill Suites by Marriott maintains the highest guest satisfaction scores in the Marriott brand portfolio, confirming the efficacy and desirability of the brand which has been selected for the proposed hotel development.



* The applicant of the proposed hotel submitted a SHS franchise application to Marriott on November 4, 2011, and expects final confirmation of the award of the franchise on or about January 13, 2011.

Hotel Economic Impact

\$17 MM Investment in Downtown Bloomington

The total cost to deliver the proposed hotel is ~ \$17 MM (including land). This investment is meaningful as it relates to the ongoing long-term revitalization/re-energizing of downtown Bloomington, from the rescue and re-use of the Courthouse, to CFC's major investment in downtown commercial retail/office space, to the concerted effort to bring people to downtown via the approval of substantial residential housing. Building more centrally-located hotels will further diversify Bloomington's mixed-use revitalization, allowing visitors to not just commute to downtown, but to stay downtown, with the ability to walk to local restaurants, retail, the B-line trail, and the I.U. campus, in keeping with, and supportive of, the vision of a pedestrian-friendly, sustainable City.

Job Creation in Downtown Bloomington

The proposed SpringHill Suites by Marriott hotel will create an estimated 35 new permanent jobs. In addition, an estimated 300 construction jobs will be generated during the 12-14 month projected development period.

Fiscal Impact – Tax Revenue

The proposed hotel will generate a variety of new tax proceeds, as estimated below:

Sales Tax Revenue	
Current Sales Tax Rate	7.00%
Projected Average Annual Taxable Revenue	6,500,000
Average Annual Sales Tax Revenue Generated	\$ 455,000
Gross Tax Revenue Generated over 30 years	\$ 13,650,000
Innkeepers Tax Revenue	
Current Monroe County Innkeepers Tax Rate	5.00%
Projected Average Annual Taxable Revenue	6,500,000
Average Annual Innkeepers Tax Revenue Generated	\$ 325,000
Gross Tax Revenue Generated over 30 years	\$ 9,750,000
Real Estate Tax Revenue	
Projected Real Estate Tax Rate	2.50%
Projected Assessed Value	\$ 17,000,000
Projected Average Annual Real Estate Tax Revenue	\$ 425,000
Gross Tax Revenue Generated over 30 years	\$ 12,750,000

Economic Multiplier Benefits

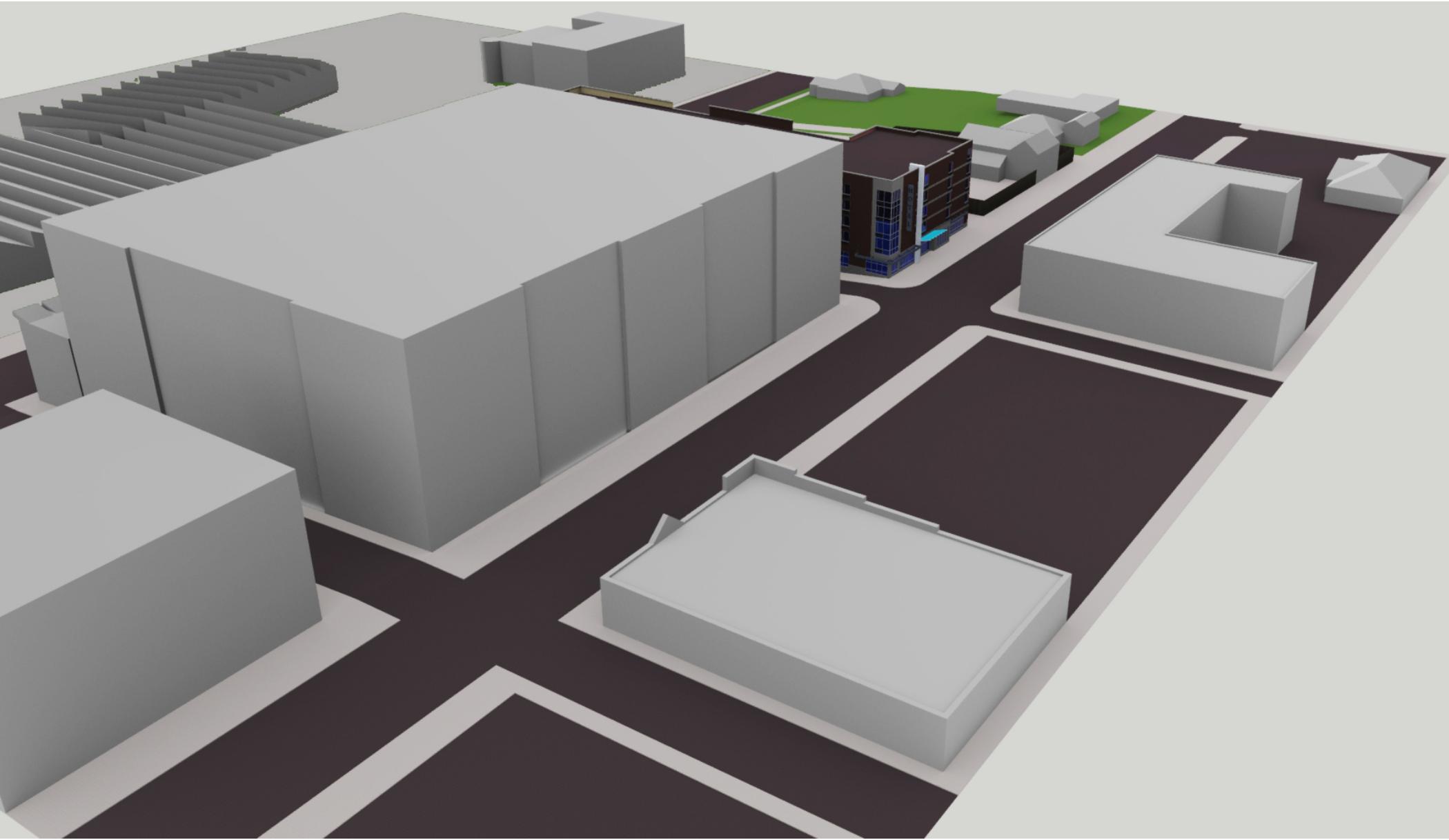
The proposed hotel (and all new downtown hotels) will also benefit the local economy via increased spending by the hotel's visitors, employees, and suppliers at downtown businesses.



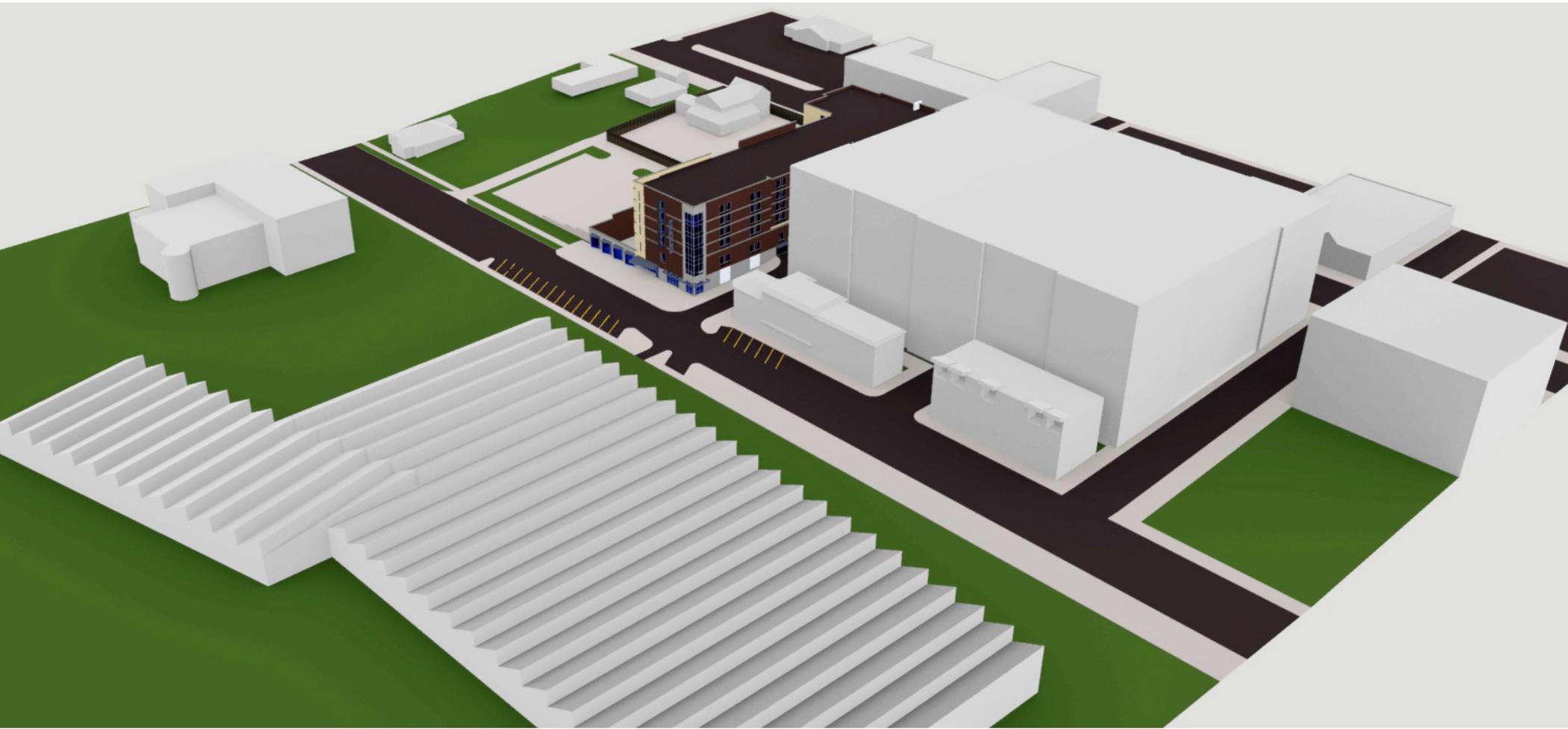
SP-35-11 MODEL
LOOKING SOUTH



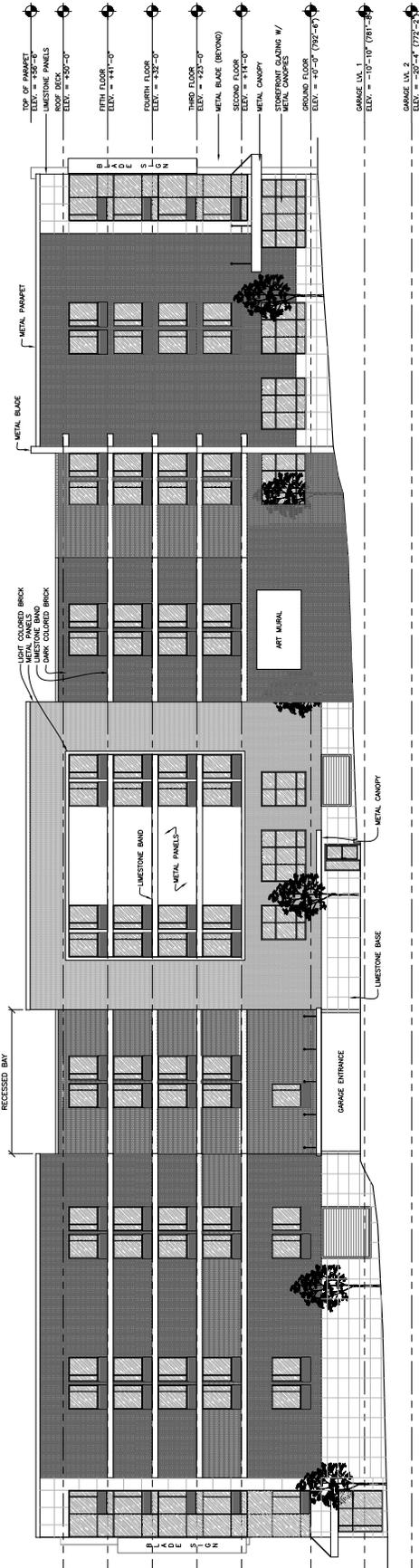
SP-35-11 MODEL
LOOKING SOUTHEAST



SP-35-11 MODEL
LOOKING NORTHWEST

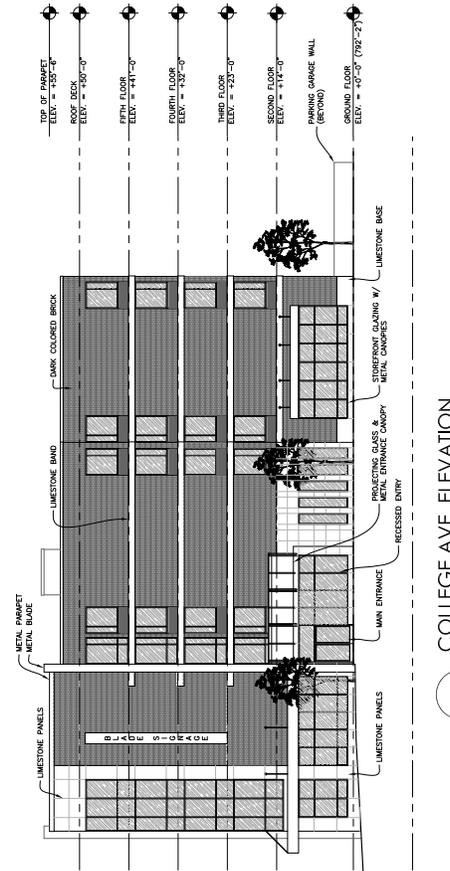


SP-35-11 MODEL
LOOKING NORTHEAST



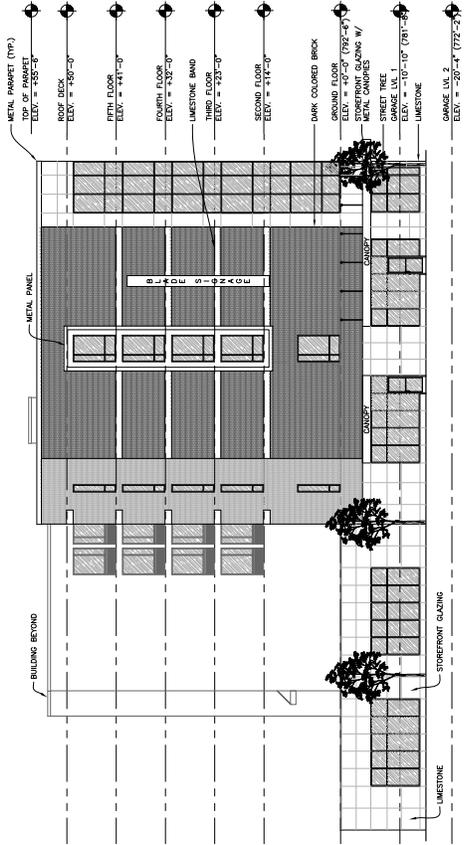
1 9TH STREET ELEVATION

3/22 # 147



2 COLLEGE AVE. ELEVATION

3/22 # 147



3 MORTON ST. ELEVATION

3/22 # 147

SP-35-11 ELEVATIONS

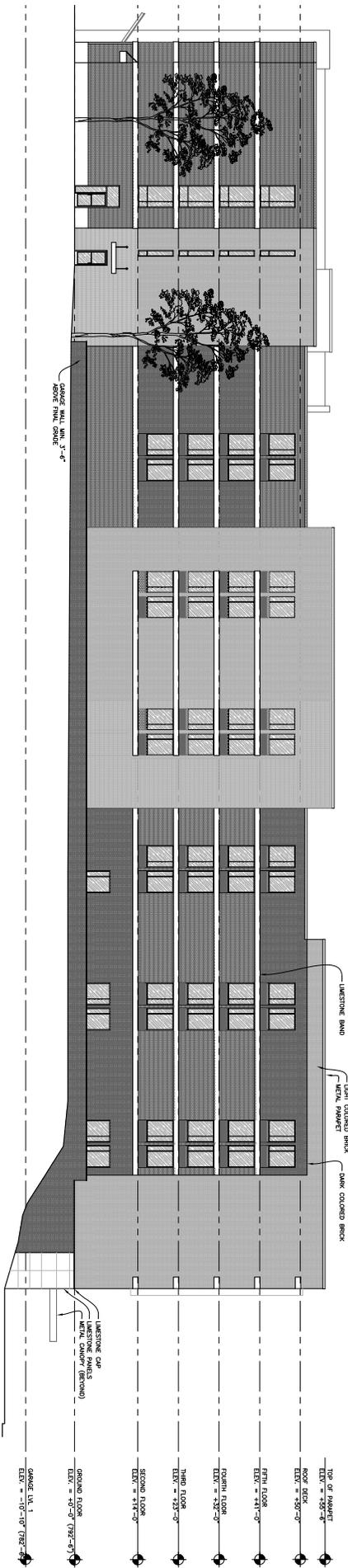
SPRINGHILL SUITES BY MARRIOTT

EXTERIOR ELEVATIONS
CONCEPTUAL

PAUL PRUITT
03/10/12

© 2011 THOR BRUCE ARCHITECTURE A DESIGN





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

TOP OF FINISH	ELEV. = 10'-0"
ROOF FINISH	ELEV. = 8'-0"
FIFTH FLOOR	ELEV. = 4'-0"
FOURTH FLOOR	ELEV. = 0'-0"
THIRD FLOOR	ELEV. = -4'-0"
SECOND FLOOR	ELEV. = -8'-0"
GROUND FLOOR	ELEV. = -10'-0"
BASELINE 1	ELEV. = -10'-0"
BASELINE 2	ELEV. = -12'-0"

EXTERIOR ELEVATIONS
CONCEPTUAL
SPRINGHILL SUITES BY MARRIOTT
PAUL PRUITT
11/02/11

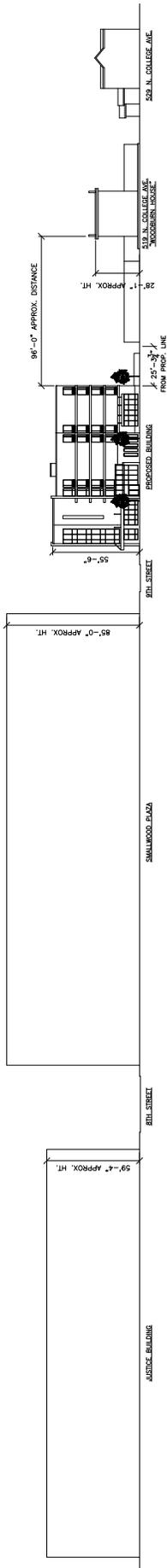




SP-35-11 COLLEGE AVE. ENTRY DETAIL



SP-35-11 MORTON ST. ENTRY DETAIL



1 COLLEGE STREET ELEVATION
1/2\"/>

SP-35-11 COLLEGE AVE.
PROFILE

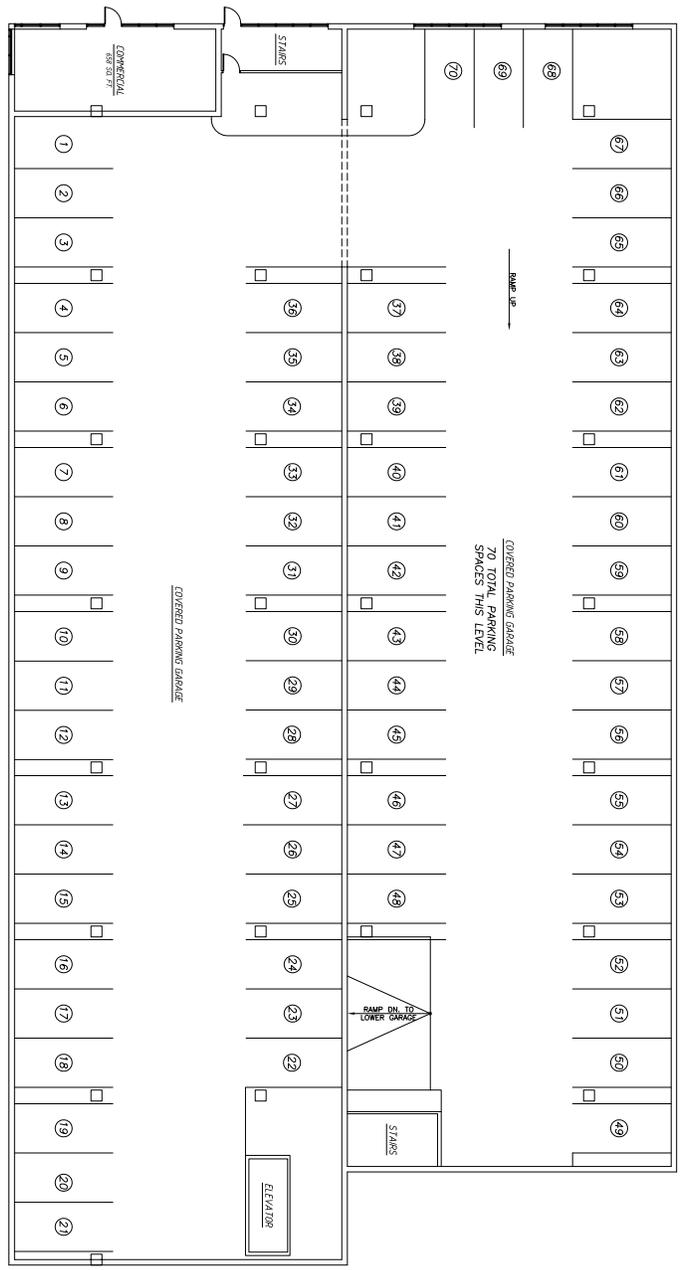
SPRINGHILL SUITES BY MARRIOTT

COLLEGE STREET ELEVATION
CONCEPTUAL

PAUL PRUITT
09/10/12

© 2011 THOR BRICE ARCHITECTURE & DESIGN



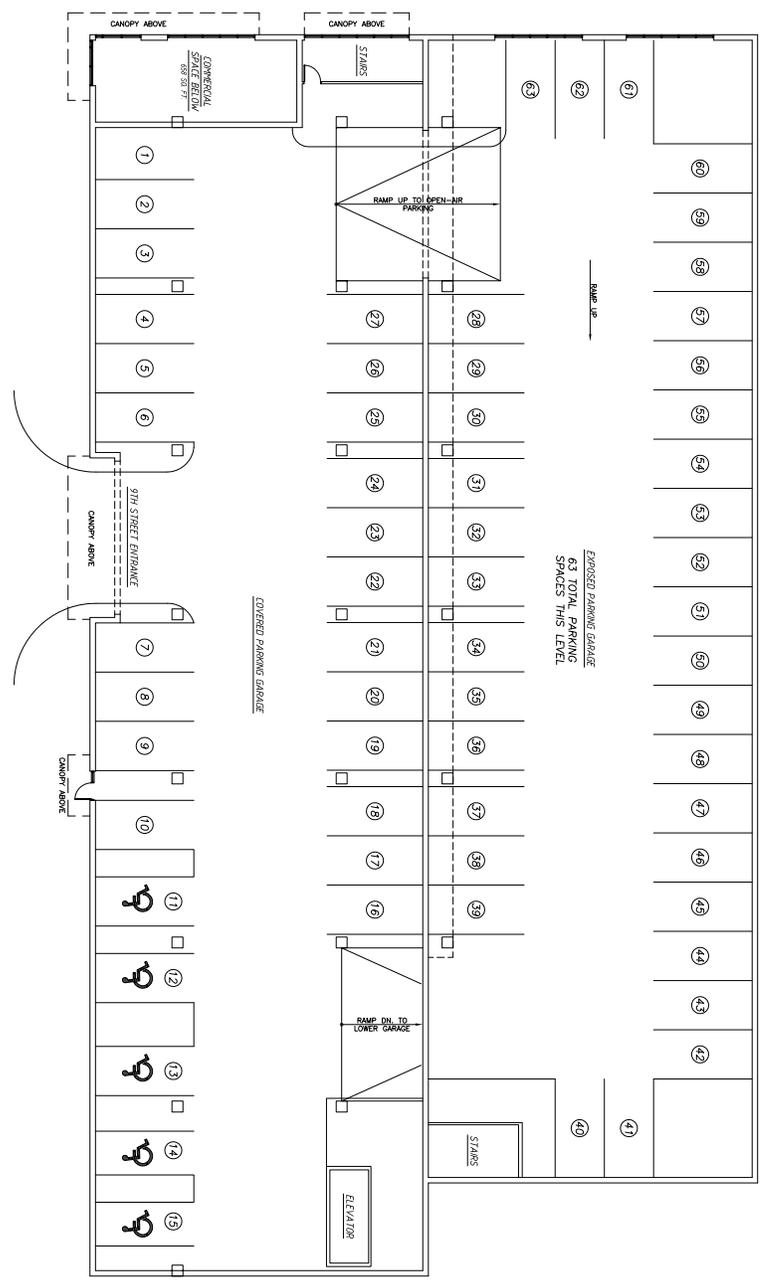


SP-35-11 LOWER
 LEVEL PARKING
 PLAN

SPRINGHILL SUITES BY MARRIOTT
 PAUL PRUITT
 LOWER LEVEL PARKING GARAGE
 CONCEPTUAL
 © 2011 THORBORNE ARCHITECTURE & DESIGN
 02/09/12



THORBORNE
 ARCHITECTURE & DESIGN, INC.
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202

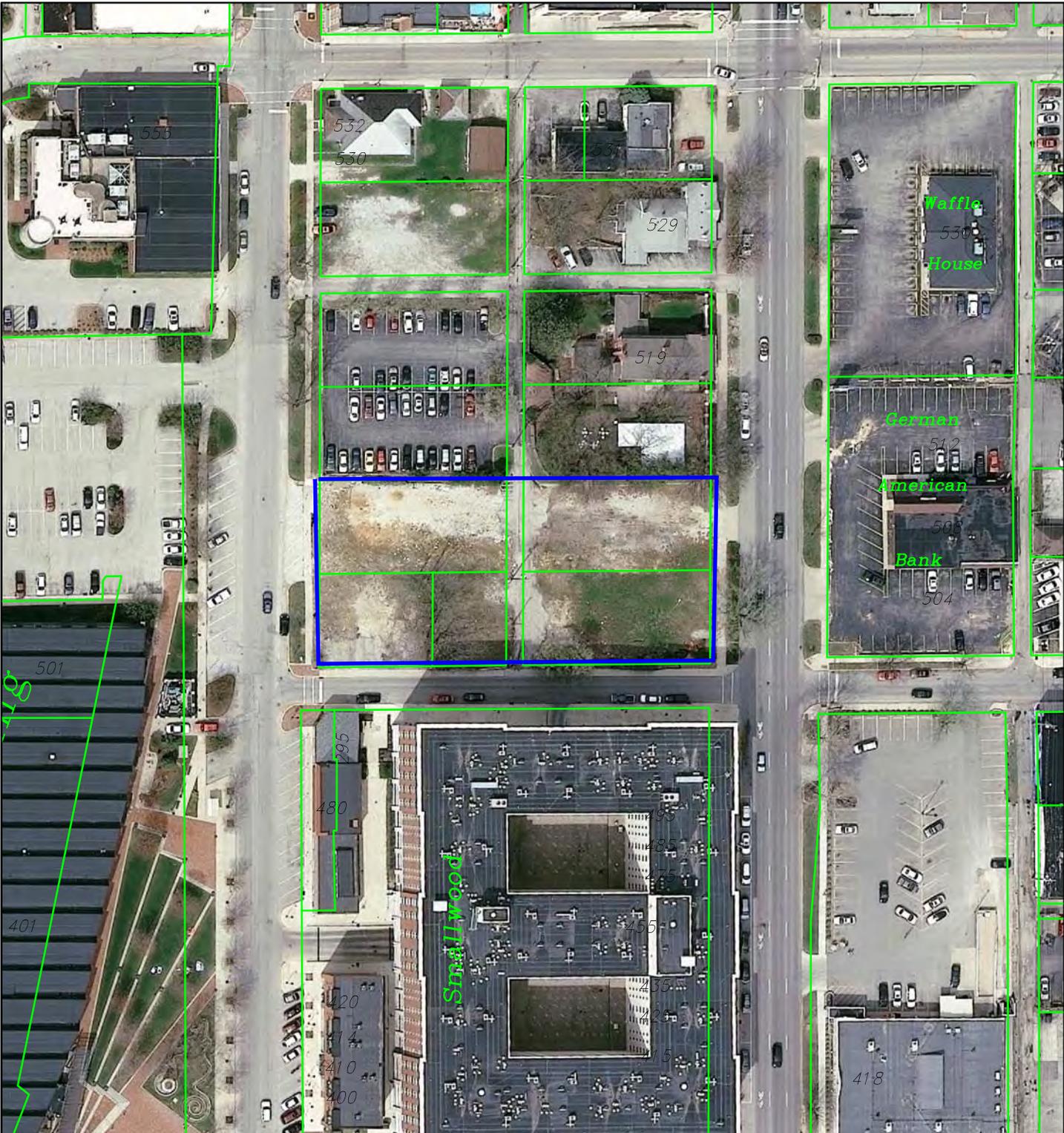


COVERED PARKING GARAGE
63 TOTAL PARKING SPACES THIS LEVEL

SP-35-11 UPPER LEVEL PARKING PLAN

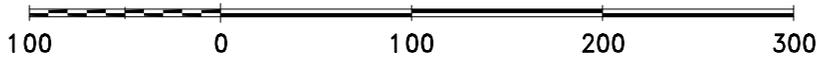
UPPER LEVEL PARKING GARAGE
COMMERCIAL
SPRINGHILL SUITES BY MARRIOTT
PAUL PRUITT
© 2011 HARBOUR BRIDGE ARCHITECTURE & DESIGN
02/09/12





SP-35-11 AERIAL PHOTO

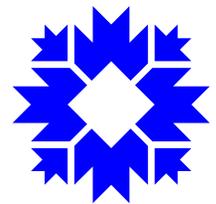
By: shayp
31 Oct 11



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 100'

PETITIONER: Cornerstone Christian Fellowship
2655 S. Adams St., Bloomington, IN 47403

CONTRACTOR: T. Keith Taylor
Central Indiana Construction, LLC
P.O. Box 47492 Indianapolis, IN 46247

REQUEST: The petitioners are requesting Final Plan approval of a building addition to the existing church.

SITE INFORMATION:

Lot Area: 6.4 Acres (Parcel E)
Current Zoning: Planned Unit Development (Woolery PUD)
GPP Designation: Urban Residential
Existing Land Use: Place of Worship
Proposed Land Use: Place of Worship
Surrounding Uses: North: Summit Elementary School
South: Vacant and multi-family condominiums
East: Multi-family condominiums
West: Multi-family condominiums

REPORT: The petitioners are seeking Planned Unit Development (PUD) final plan approval for a 10,370 square foot sanctuary and narthex addition to an existing church, the Cornerstone Christian Fellowship. The church is located within the Woolery PUD.

The 1999 PUD final plan approval, PUD-32-99, considered three phases of church construction. The approval stated that the second phase could be approved at staff level if several conditions were met. One of these conditions was “architecture of the future church expansion must be fully consistent with the architecture of the first phase of the church.” Staff determined that the architecture proposed is not fully consistent with the existing church, and, therefore, it must be approved by the Plan Commission.

Changes since first hearing: Since the first hearing in January, the petitioner has made several changes to the project:

1. Brick columns and additional spandrel windows were added to the rear elevation that faces the Sunflower Gardens neighborhood. This breaks up the long expanse of metal that was originally proposed.
2. Eleven columnar arborvitaes are proposed to be added to a 3 to 4 foot tall mound on the rear of the addition. This landscaping will further screen the addition from the neighborhood.

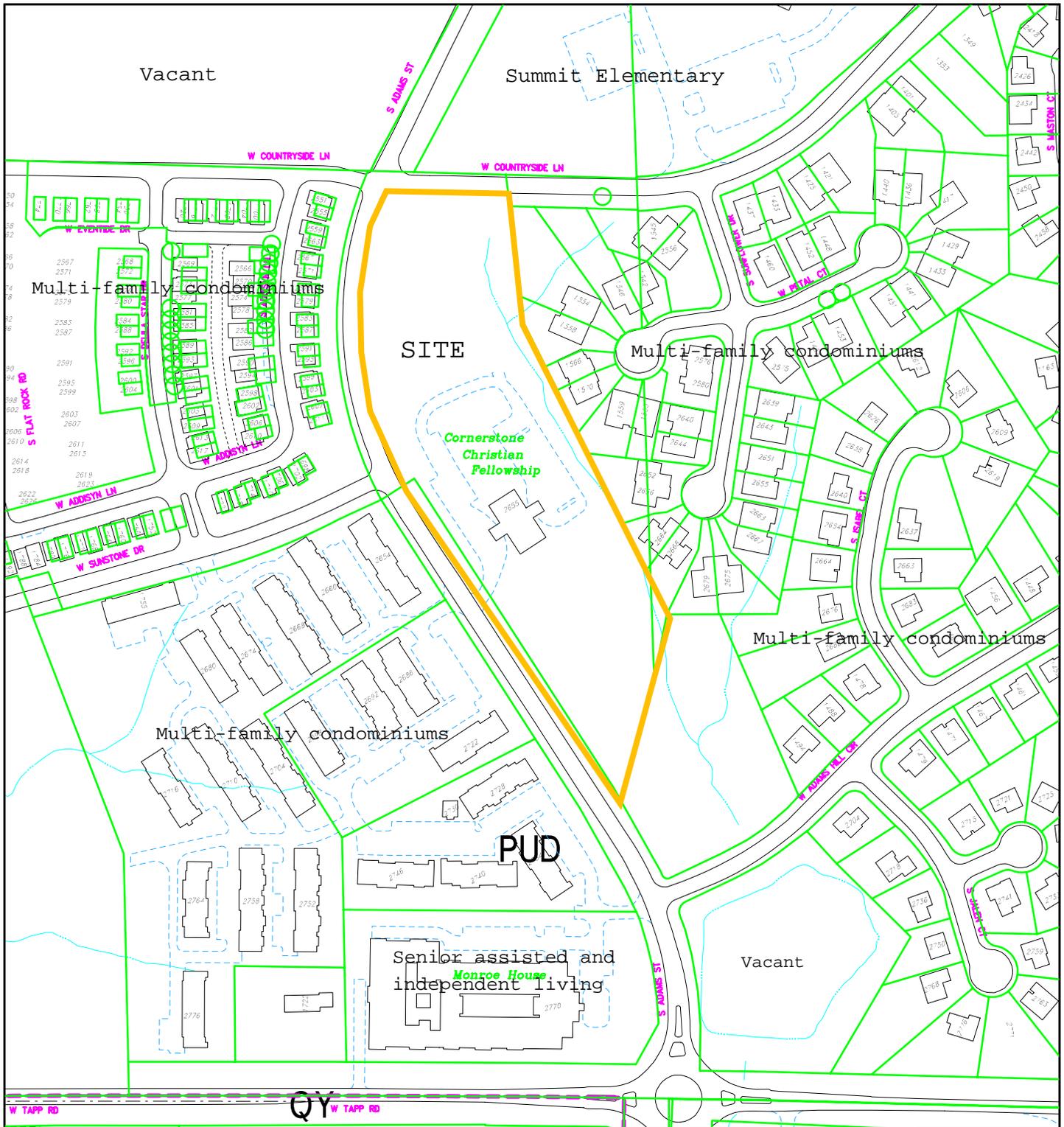
3. The foundation wall is proposed to be a rubbed concrete material colored to match the color of the EIFS on the existing building and the siding on the new addition.

Neighborhood Meeting: This petition was presented to residents of the Sunflower Gardens neighborhood on February 20, 2012. Neighbors liked the brick and windows that had been added to the rear elevation. They had some concerns about the originally proposed concrete foundation and stated that they would like the concrete to be colored. Some neighbors were also interested in some type of EIFS finish. A dark gray was the preferred color for the concrete. Neighbors requested to see a color board showing all the materials which are proposed and their colors. The petitioners are still working with the neighborhood to provide a color board. Neighbors also wanted to see a site plan which shows the enhanced landscaping along the rear of the church, which has since been provided.

CONCLUSION: Staff believes that the changes made have helped break up the originally proposed long expanse of blank metal wall on the rear elevation. The added brick columns and windows improve overall aesthetics, and the columnar arborvitaes screen the impact of the large building addition from the residential neighborhood.

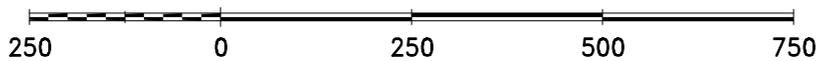
RECOMMENDATION: Staff recommends approval of the final plan with the following conditions:

- 1) Bicycle parking spaces shall be installed as shown on the site plan.
- 2) The landscaping modifications and architectural modifications shall be completed as outlined in this staff report.



PUD-1-12
 Cornerstone Christian Fellowship
 Zoning and Land Use Map

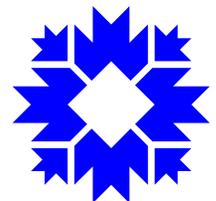
By: bannok
 30 Jan 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 250'



Katie Bannon <bannonk@bloomington.in.gov>

Re: Plan Commission Final Plan Affidavit and Petitioner's Statement

2 messages

Keith Taylor <tkeithtaylor@gmail.com>

Fri, Jan 6, 2012 at 11:57 AM

To: Katie Bannon <bannonk@bloomington.in.gov>

Cc: David Wigington <davidwigington@me.com>

Katie,

Please allow this email correspondence to serve as an Affidavit as to my association with Cornerstone Christian Fellowship Church located on 2655 South Adams Street in Bloomington, Indiana.

Cornerstone Christian Church is asking the commission to review the proposed plans for the addition to the existing structure with the following details;

A. The front elevation shall include brick wainscot and panels, all with the necessary masonry material as close in texture and color as is presently available. (not difficult to obtain)

B. The present building has infill panels that are sheathed with EFIS. The church is proposing to substitute a Kynar coated metal infill panel in place of the EFIS. EFIS has in the last ten years been associated with MANY, MANY severe problems concerning toxic mold growth. The industry is presently reeling from the nonavailability of liability insurance coverage for providers and applicators of the EFIS material.

Although, the primary reason the church is asking the commission to approve the substitute of metal Kynar infill panels is due to the poor performance of the EFIS surfaces on the present building (EFIS surfaces are always subject to damage due to lawn maintenance and wherever it might come in contact with human or vehicular traffic). The infill panels as proposed would be of a similar color to the EFIS surfaces of the existing structure.

C. The present structure has a three-tab composition roof covering, this is of course one of the least expensive roof surfaces in common use today and is normally reserved for out-buildings and secondary structures. The church proposes to continue this same material on the connector building (a 10"/12" slope) for the continuity of design, but, on the much lower slope roof of the new sanctuary (2'/12") to use a more permanent roofing system. As a 'side note' because of the low slope (2'/12') and height (18') of the sanctuary, this roof surface will not be easily viewed from the perspective of a bystander.

The standing seam roof panels would be mill coated with a paint finish and should conceivably outlast the structure in durability. The present roof has been replaced once already (hail damage) and will normally only last twenty years +/- . The standing seam roofing system is one of the best (and most costly) roofing systems now available.

Thanks your your help yesterday and i look forward to working with both you and your staff.

T. Keith Taylor
president, Central Indiana Construction LLC
[317-435-8537](tel:317-435-8537)
tkt@centralindianaconstruction.com

PUD-1-12
Cornerstone Christian Fellowship
Petitioner's Statement



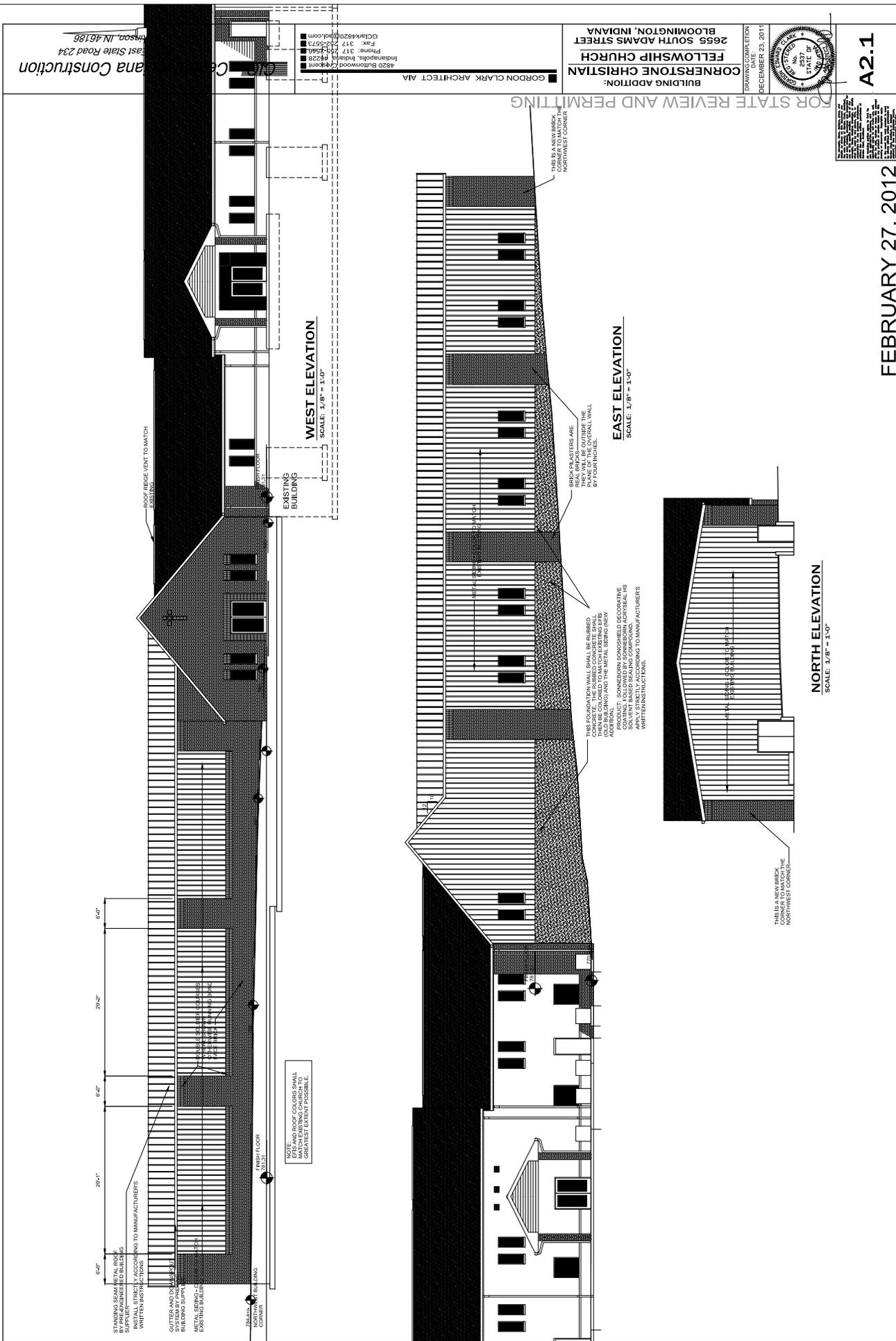
Front



Side

Rear





FOR STATE REVIEW AND PERMITTING

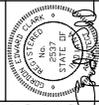
GORDON CLARK ARCHITECT AIA
 4820 BUTLORWOOD COURT
 INDIANAPOLIS, INDIANA 46228
 PHONE: 317-224-2866
 FAX: 317-224-6773
 GClark@2000gclark.com

CORNERSTONE CHRISTIAN FELLOWSHIP CHURCH
 2655 SOUTH ADAMS STREET
 BLOOMINGTON, INDIANA

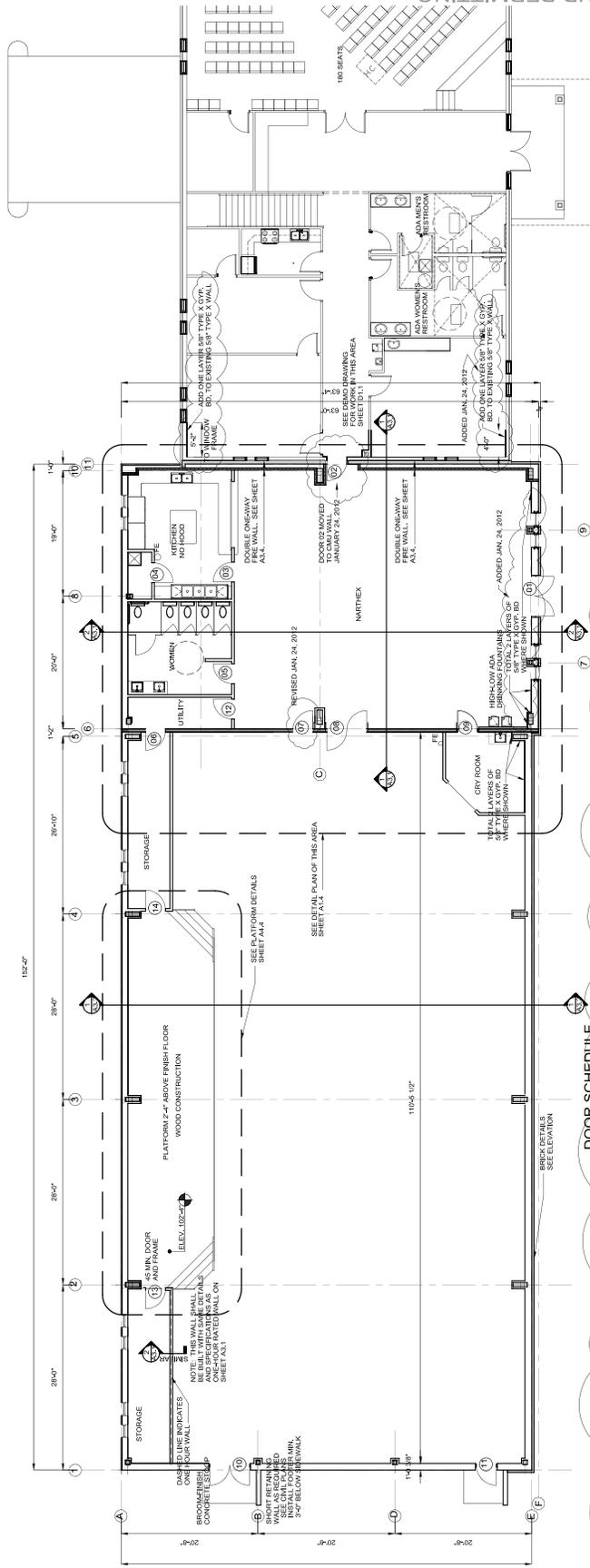
BUILDING ADDITION
 DRAWING COMPLETION DATE: DECEMBER 23, 2011

A2.1
 FEBRUARY 27, 2012

ANNA CONSTRUCTION
 2655 SOUTH ADAMS STREET
 BLOOMINGTON, IN 47186



FOR STATE REVIEW AND PERMITTING



FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

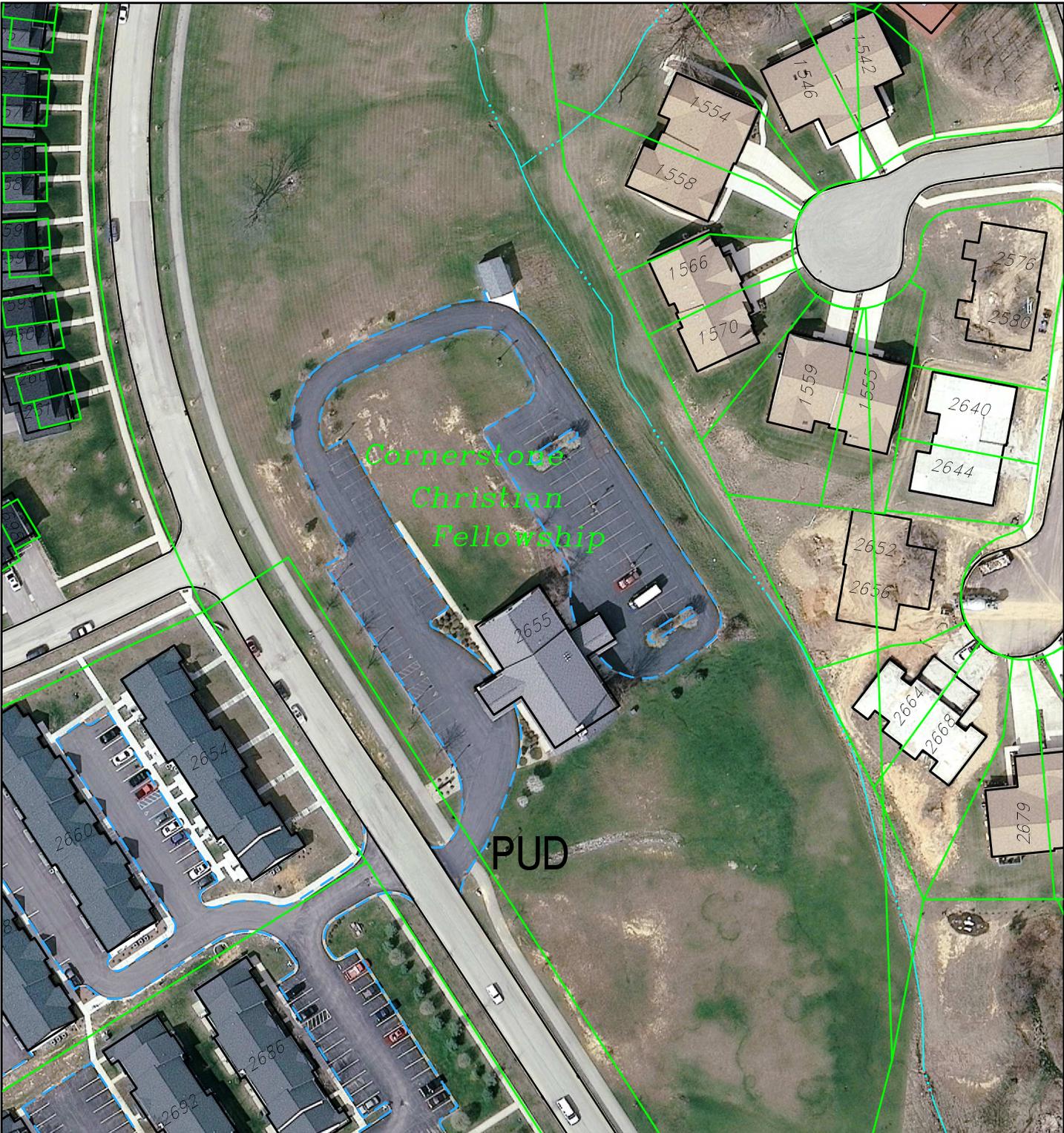
NUMBER	DOOR SIZE	TYPE	DOOR LEAF MATERIAL	FRAME	GLASS	FIRE RATING	CLOSER	EXIT HARDWARE	REMARKS
01	ENTRANCE DOOR TO MATCH BUILDING	A	ALUM. STONEFRONT	STONEFRONT	FULL	NONE	YES	YES	THRESHOLD, WEATHERSTRIPPING, EXIT LIGHT, OUTSIDE LIGHT
02	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	EXISTING UNMATED EXIT DOOR WITH 1-1/2 HOUR DOOR AND FRAME. PANIC HARDWARE. SEE NOTE #1 BELOW.
03	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	LOCKSET
04	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
05	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
06	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
07	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
08	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
09	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
10	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
11	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
12	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
13	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
14	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
15	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW

FIRE ALARM AND DETECTION SYSTEMS
ALL ALARMS AND DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907 OF INTERNATIONAL FIRE CODE.
ANNUAL FIRE ALARM SYSTEM SHALL BE INSTALLED PER 907.2.1 GROUP A

FIRE EXTINGUISHERS:
INSTALL ONE (1) CLASS A EXTINGUISHER IN KITCHEN
INSTALL ONE (1) CLASS B EXTINGUISHER IN SANCTUARY NEAR CRY ROOM
SYMBOL ON PLANS IS 'E'

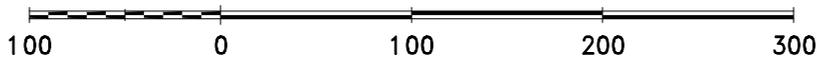
NOTE #1
MUST HAVE LABEL ATTACHED TO BOTH FRAME AND DOOR
MUST BE SELF-LATCHING
ONLY LISTED HARDWARE SHALL BE USED
STEEL BURNING-TYPE FINISH - HOUR RATED
USE NFPA STANDARD 80 AS INSTALLATION GUIDE

PUD-1-12
Floor Plan

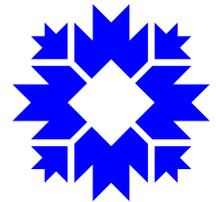


PUD-1-12
 Cornerstone Christian Fellowship
 2010 Aerial Photograph

By: bannok
 13 Jan 12



City of Bloomington
 Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

Michele R. Bucklin
1559 Petal Court
Bloomington, Indiana 47403

February 29, 2012

RE: Cornerstone Christian Church Addition

Bloomington Plan Commission
City Hall
401 North Morton Street
Bloomington, Indiana 47404

Dear Members of the Plan Commission,

I am writing to you as a Board Member of the Sunflower Gardens Homeowners Association, representing the homeowners in our neighborhood. We would like to thank you for your consideration of our concerns regarding the previously proposed addition to the Cornerstone Christian Church. We would also like to note that the additional support and guidance provided by Katie Bannon, Staff Member representative, has been very helpful to all involved throughout this process of follow-up to the February meeting presentation.

As you may be aware, the concerned neighbors met on February 20, 2012. We were joined by Ms. Bannon as well as Keith Taylor, president of Central Indiana Construction and representative for the Cornerstone Christian Church. The meeting was very useful as we were able to review the new proposal for design as well as converse with and ask questions of Mr. Taylor.

Overall, the neighbors are very pleased and grateful to the church for the added design features, as shown in the most recently proposed elevations and site plan. Specifically noted:

- Brick detail added to the East and North elevations
- Windows, or “spandrel glass” details
- External finish system to be added to the concrete foundation exterior (ie. Sto, Dryvit)
 - As a side note, the discussion involved this product being colored in a darker color to help “anchor” the base of this new structure (ie. Color gray to match the new roof)
- Landscape, to include trees, evergreens, and shrubs

Assuming that the presentation to the Plan Commission involves the elevations, site plan, and details that were shared with the concerned neighbors and as noted above, we welcome the addition and congratulate the church on their growth.

If you have questions or would like to discuss this matter further, please feel free to contact me by phone at (812) 322-4385, or by email at mbowlen@indiana.edu.

Sincerely,
Michele R. Bucklin

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 1501 W. Tapp Road**

**CASE #: PUD-07-12
DATE: March 5, 2012**

PETITIONER: Reach High Consulting
2100 S. Liberty Drive, Bloomington

CONSULTANT: Marc Cornett, Architect
101 E. Kirkwood Ave, Bloomington

REQUEST: The petitioner is requesting a final plan approval to allow a new business office in a vacant building on Parcel J of the Woolery Farm Planned Unit Development.

BACKGROUND:

Lot Area: 14.18 Acres
Current Zoning: Planned Unit Development (Woolery Farm PUD)
GPP Designation: Community Activity Center
Existing Land Use: Vacant, former Driving Range
Proposed Land Use: Business/Professional Office
Surrounding Uses: **North:** Single Family (Adams Hill Farm)
East: Office & Place of Worship
South: Vacant
West: Quarry (BG Hoadley Quarry)

REPORT SUMMARY: This property was a part of the Woolery Farm that was rezoned to a Planned Unit Development (PUD-64-94) in 1994. In 1996, a preliminary plan amendment was granted that revised the permitted uses within Parcel J to include a golf driving range. A final plan for the driving range was approved in 1997 and a building and parking lot were constructed on the property for the Tee to Green driving range. Some time in early 2011 the Tee to Green business left the building and it has remained vacant. In June of 2011, the Plan Commission approved an amendment (PUD-11-11) to an original condition of approval to allow for the reuse of the now vacant Tee to Green building, without requiring construction of the unbuilt section of Adams Street.

The petitioner is requesting to reuse the former driving range building for a new business office and to keep the existing 42 parking spaces for the new use. The petitioner would use the building and property for a consulting service that provides education and other services specially related to Autistic and special needs children. The services include one-on-one instruction for each student. They are planning on accommodating up to 25 students at one time. Due to the unique needs of their students, the pick-up and drop-off routine is slightly different than a normal school. All of the students are required to be walked into the building rather than just being dropped off. Some of the students often need

assistance by several staff members to facilitate drop-off and pick-ups. As such there is a higher than usual need for more parking spaces with the 25 staff members and 25 students, along with a longer drop-off/pick-up time than a typical school or counseling office.

SITE PLAN REVIEW:

Parking: A business/professional office would be allowed one parking space per 300 sq. ft. of gross floor area. Based on the size of the building, the petitioner would be allowed a maximum of 23 parking spaces. The petitioner is requesting to be able to keep all of the existing 42 parking spaces. Based on the special needs of this use, Staff supports the petitioner's request.

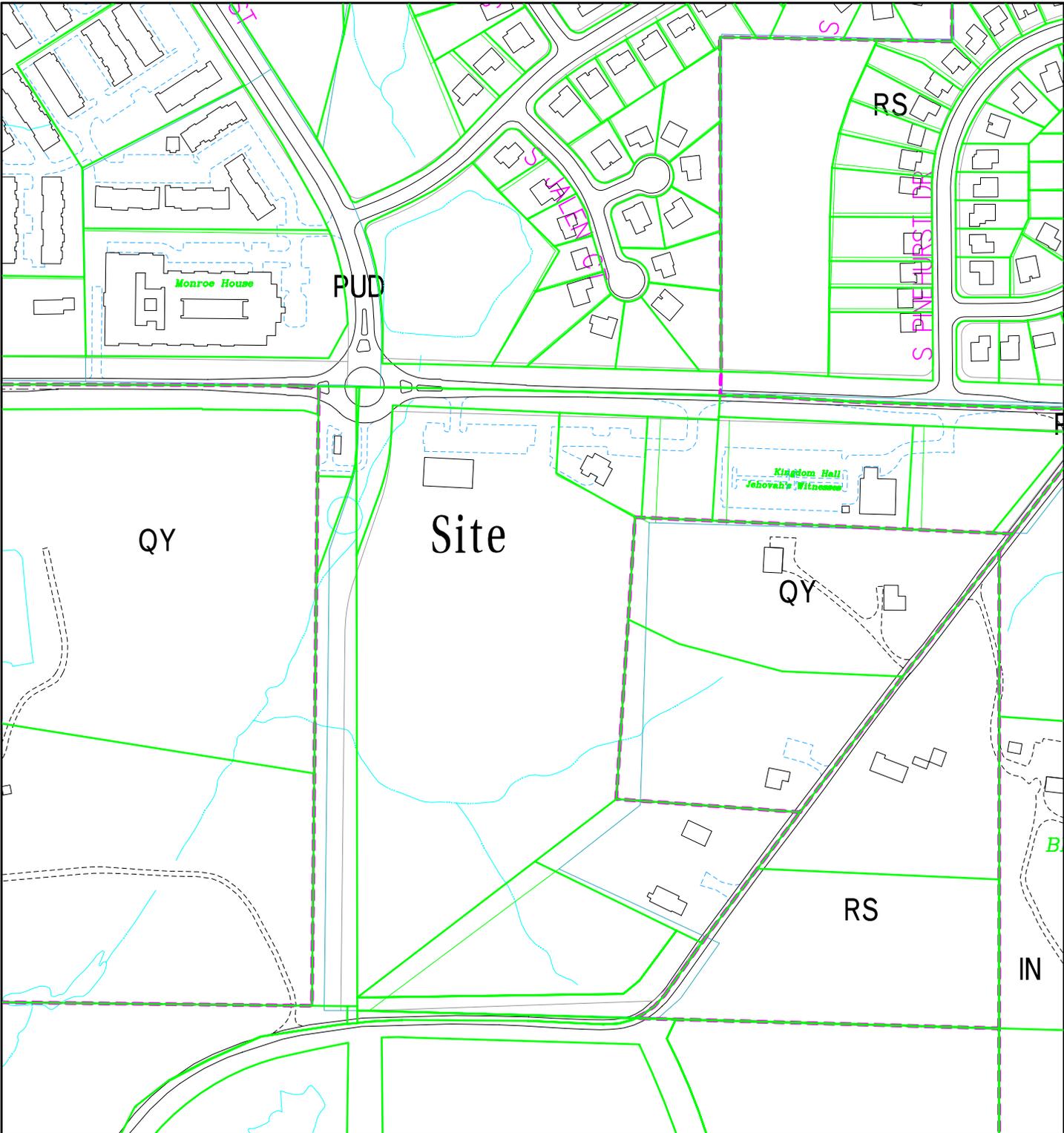
Landscaping: With this petition there would be new landscaping installed around the parking area. The petitioner has submitted a landscape plan showing the new landscaping to be installed. Since the petitioner is requesting to keep all of the existing parking, there is not room to install new landscaping islands as required. Staff and the Environmental Commission recommend instead that the 2 canopy trees that would be required within the islands be planted within 10' of the parking area.

Bike Parking: The petitioner is required to install alternative transportation parking in accordance with the UDO and will be installing 4 bicycle parking spaces adjacent to the front of the building.

CONCLUSION: Staff supports this re-use of the building along with the number of parking spaces being requested.

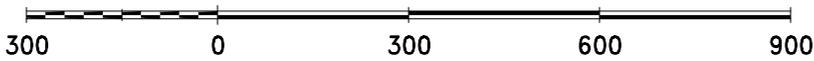
RECOMMENDATION: Staff recommends approval of PUD-07-12 with the following conditions:

1. All conditions of approval of PUD-11-11 are still valid.
2. All landscaping and site improvements must be installed prior to issuance of an occupancy permit.
3. Two additional canopy trees must be planted within 10' of the parking area.
4. This approval for additional parking is valid for this user only. Future users will be subject to current zoning standards.

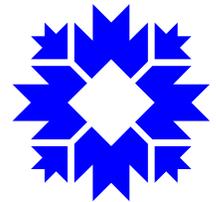


PUD-07-12 Reach High Consulting
 1501 W Tapp Road
 Plan Commission
 Site Location, Zoning, Land Use, Parcels

By: greulice
 29 Feb 12



City of Bloomington
 Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.

mca - MARC CORNETT ARCHITECTS

January 3, 2012

City of Bloomington Planning Dept.
Plan Commission
P.O. Box 100
Bloomington, IN 47402

City of Bloomington Plan Commission

My clients, Reach High Consulting and Therapy, respectfully request your consideration for Site Plan Approval for 1501 W. Tapp Road. This approval is required due to a change of use on the site.

The existing use was Retail (Tee to Green Golf Shop and Driving Range) and the proposed use is Medical (Reach High Consulting and Therapy)

This change of use requires a review of the current Development Standards by the City of Bloomington Planning Department. Based on the existing building containing 7,040 square feet, the site is allowed to have (24) parking spaces max. per code. (1 space per 300 sf).

The existing parking lot contains (42) spaces, which we would like to maintain and use. Removal of any existing spaces makes the property unusable for Reach High.

The 14.17 acre site is part of the existing Woolery PUD and is located in an area that creates primary access by automobile.

The reuse of the existing building and site by Reach High creates very specific access and parking requirements. They are essentially a training facility for Autistic and Special Needs Children. As such, they will initially have (25) children on-site. This number of children requires (25) Instructors, as they have a 1/1 ratio, and a minimum of (4) Administrative Staff. This is a total of 54 people at any given time, which really creates the need for (54) spaces.

The process of bringing an Autistic Child to the site requires that a parent or guardian park and walk into the facility with their child. It also requires that they remain for a little while and make sure that their child is transitioned to the Instructor. This is very different from a typical daycare or school drop-off and drive. They also have peak parking, as the classes start and end at specific times each day.

This special use is parking intensive and while Reach High would like (54) spaces they feel that they can make the existing (42) spaces work for now. In the future they will likely expand and at that time they will review their parking needs accordingly.

This scenario will be a typical day at Reach High and is in fact only the beginning. Their hope is to expand their facilities in the future and create a learning environment that can help as many Autistic and Special Needs Children as possible.

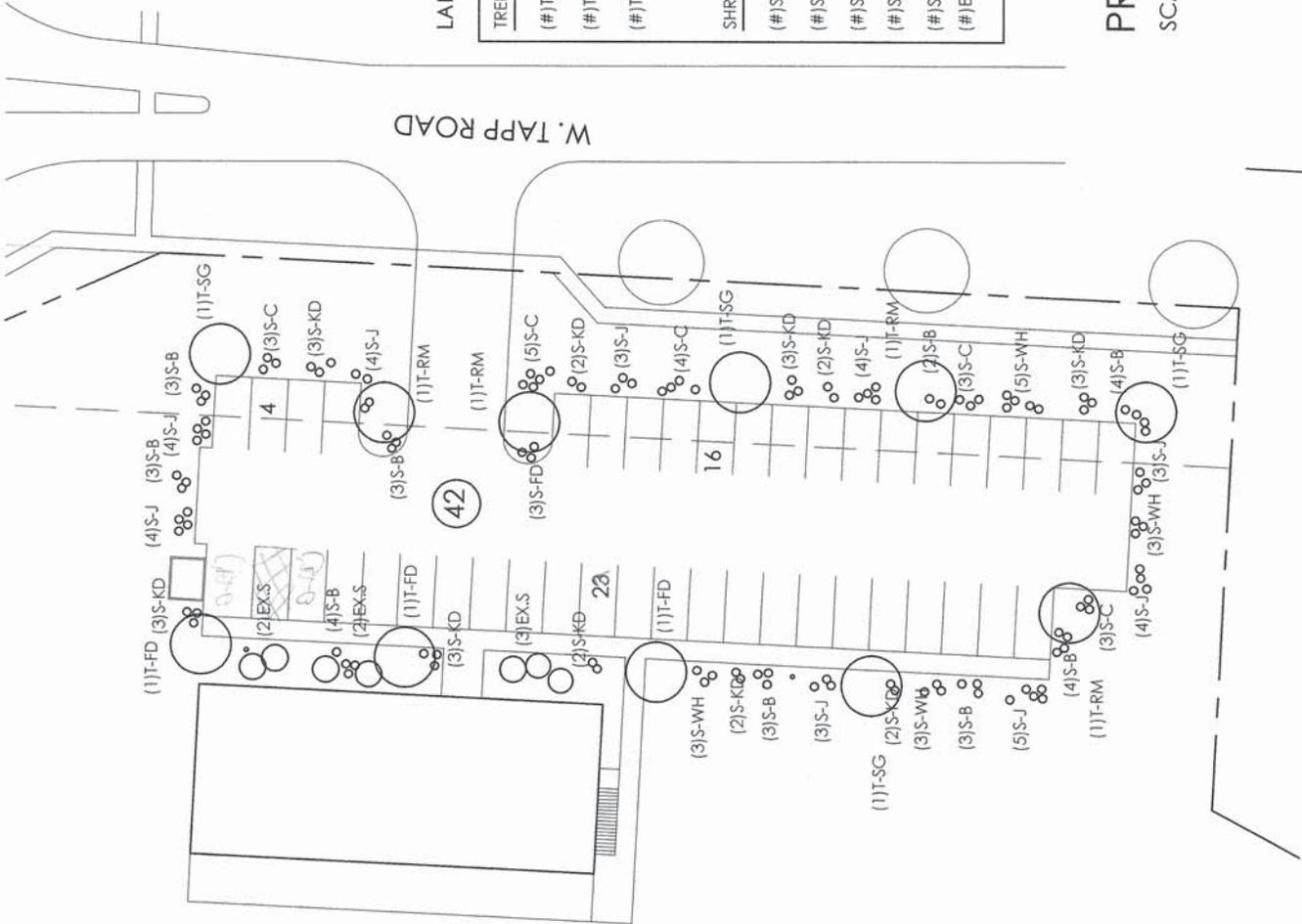
We want to thank you for your attention and consideration in this matter. We look forward to expanding an already successful and very important educational and training asset that serves the Bloomington Area.

Respectfully,

Marc Cornett, Architect

*PUD-07-12
Petitioner Statement*

PROPOSED

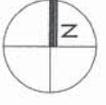


LANDSCAPE SPECIES LIST

<u>TREES - (11) TOTAL REQUIRED</u>	
(#)T-RM	RED MAPLE / ACER RUBRUM
(#)T-SG	SWEET GUM / LIQUIDAMBAR STYRACIFLURA
(#)T-FD	FLOWERING DOGWOOD / CORNUS FLORIDA
<u>SHRUBS - (126) TOTAL REQUIRED</u>	
(#)S-WH	WINTERBERRY HOLLY / ILEX VERTICILLATA
(#)S-J	COMMON JUNIPER / JUNIPER SPECIES
(#)S-B	BOXWOOD / BUXUS SPECIES
(#)S-KD	KELSEY DOGWOOD / CORNUS SERVICEA
(#)S-C	COTONEASTER / COTONEASTER
(#)EX-S	EXISTING SHRUB TO REMAIN

PROPOSED LANDSCAPE PLAN

PARKING LOT



SCALE: 1" = 30'-0"

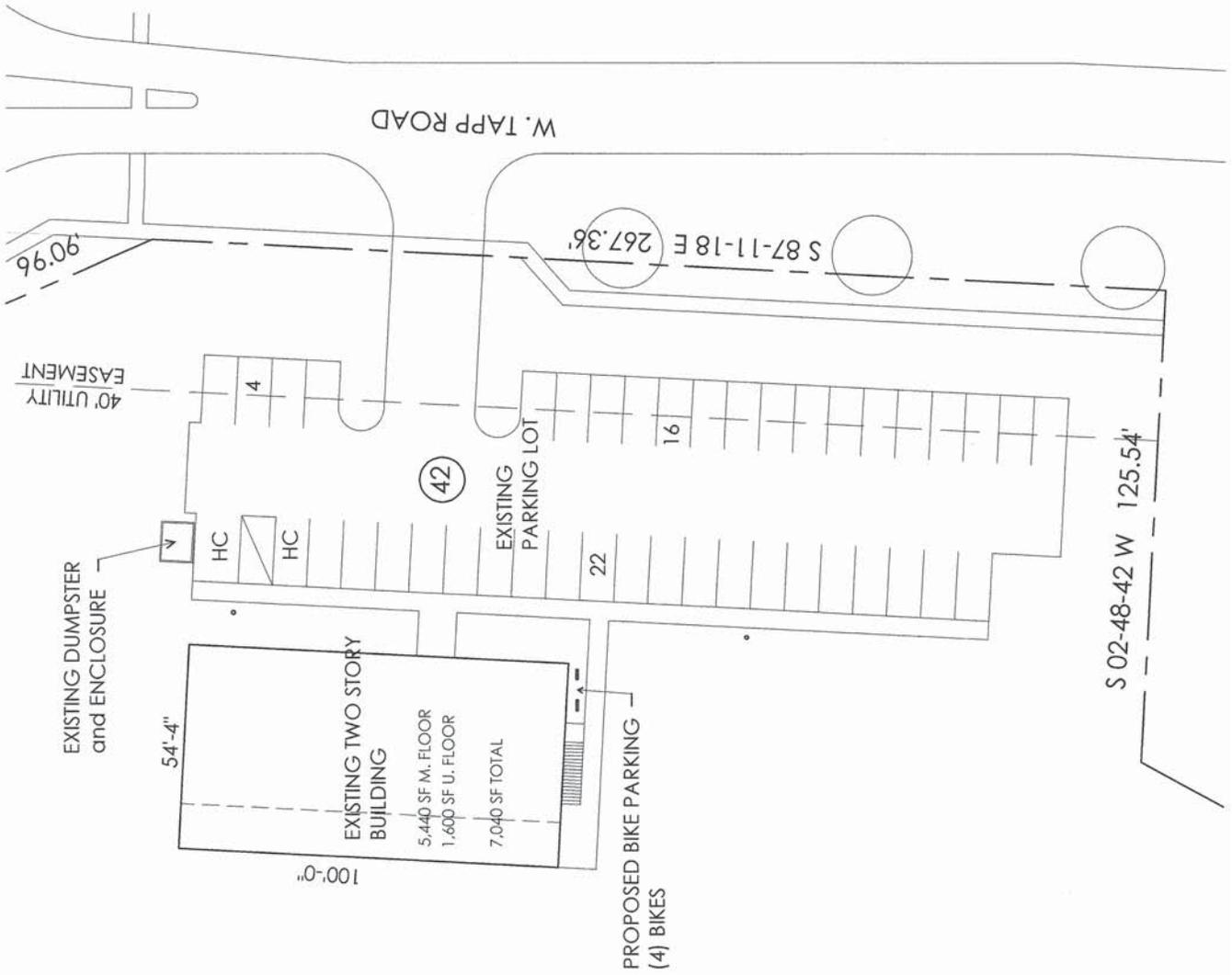
2-3-2012

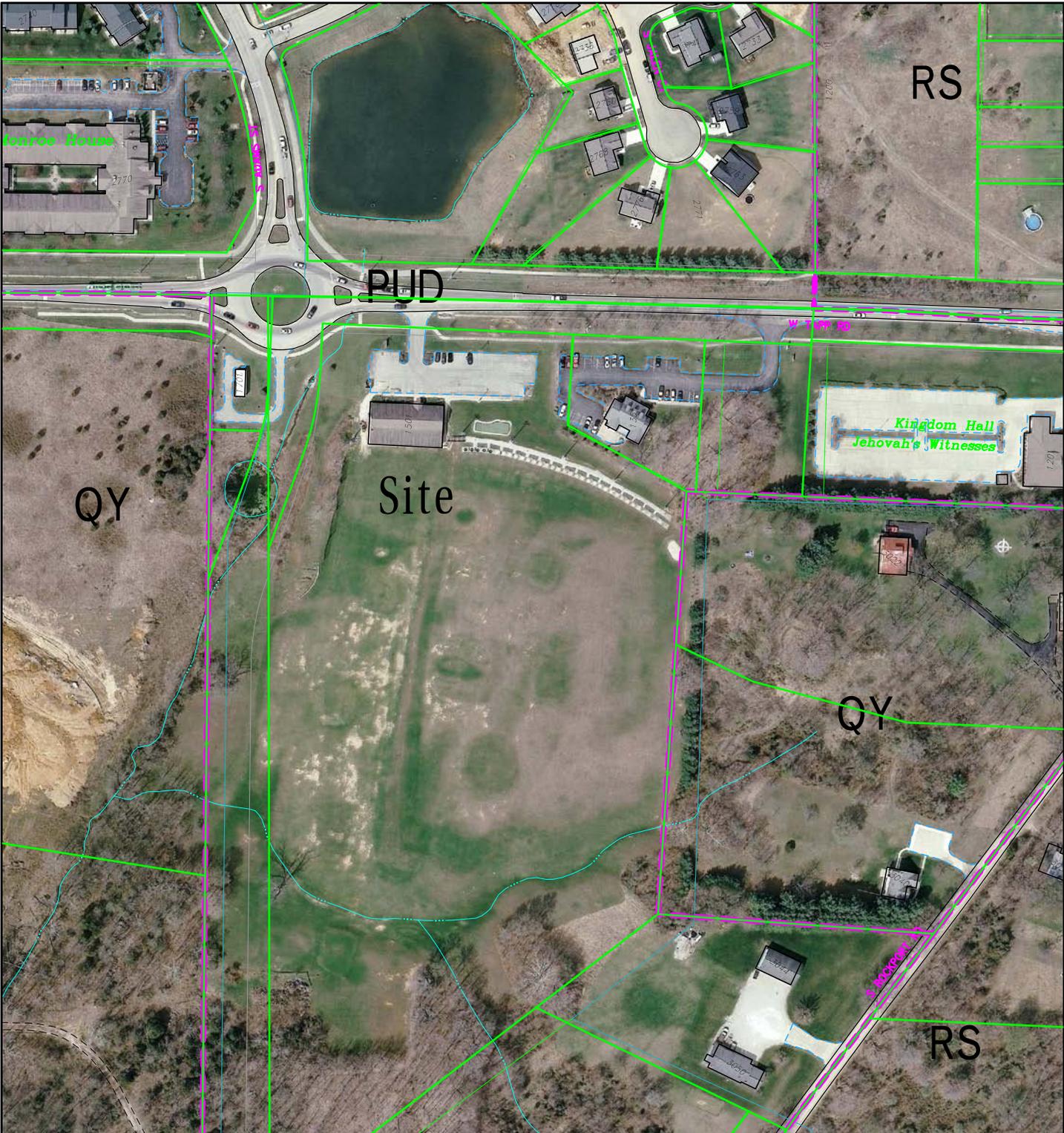
PROPOSED SITE PLAN



SCALE: 1" = 30'-0"

2-3-2012





PUD-07-12 Reach High Consulting

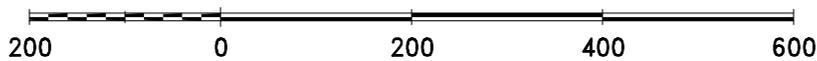
1501 W Tapp Road

Plan Commission

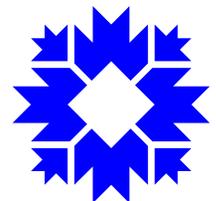
2010 Aerial Photograph

By: greulice

29 Feb 12



City of Bloomington
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 528 S. College Ave.**

**CASE #: SP-08-12
DATE: March 5, 2012**

PETITIONER: Kroger Limited Partnership I
5960 Castleway West Dr., Indianapolis, IN

CONSULTANT: Smith Neubecker & Assoc., Inc.
453 S. Clarizz Blvd. Bloomington, IN

REQUEST: The petitioner is requesting site plan approval to allow an expansion to an existing grocery store.

Area:	4.05 Acres
Zoning:	Commercial Downtown (CD)
Overlay District:	Downtown Gateway
GPP Designation:	Community Activity Center
Existing Land Use:	Grocery Store
Proposed Land Use:	Grocery Store
Surrounding Uses:	North – Restaurant, Mixed-Use, Multi-Family, Office
	East – Seminary Square Park, Post Office, Car Wash, Restaurant, Retail
	South – Office, Vacant Industrial
	West – B-Line Trail, Vacant Single Family Houses, Medical Uses

REPORT SUMMARY: The subject property is located at 528 S. College Avenue and is zoned Commercial Downtown (CD). The property has been developed with an outlot fast food restaurant and a multi-tenant building that contains a grocery store, insurance company, hair salon, and restaurant. The petitioner is proposing a 4,984 square foot addition to the existing approximately 50,948 square foot multi-tenant building. The addition will only be made to the grocery store space.

The addition will result in a new façade facing W. 2nd Street and 20 feet of new façade along the B-Line Trail. Three waivers are requested with this site plan approval: a waiver from the required pedestrian entrance along the B-Line Trail, a waiver from the minimum upper story void-to-solid percentage, and a waiver to allow EIFS as a secondary exterior finish material. Because the proposed addition is less than 10% of the gross floor area, compliance with site plan standards is not required.

Plan Commission Site Plan Review: The project requires Plan Commission site plan approval because three waivers are requested to the standards in BMC 20.03.340. These waivers are:

- Pedestrian entrance on the B-Line Trail;
- Upper floor void-to-solid percentage; and
- EIFS as a secondary exterior finish material.

SITE PLAN REVIEW

Building Orientation and Entrances: The petitioners propose a single canopied entrance on the main façade which faces W. 2nd Street. They propose to connect the existing plaza area on the B-Line Trail to the store's entry with a covered walkway.

Entrance Waiver – 20.03.340(a)(3)(E): A waiver is requested from the minimum of one pedestrian entrance on the B-Line Trail. The petitioner has proposed large transparent windows on the new 20' façade along the trail. Because transparent windows into the deli are proposed, staff feels adequate pedestrian interaction is created. The petitioner has provided a letter in the packet indicating security concerns associated with creating an entry adjacent to the trail.

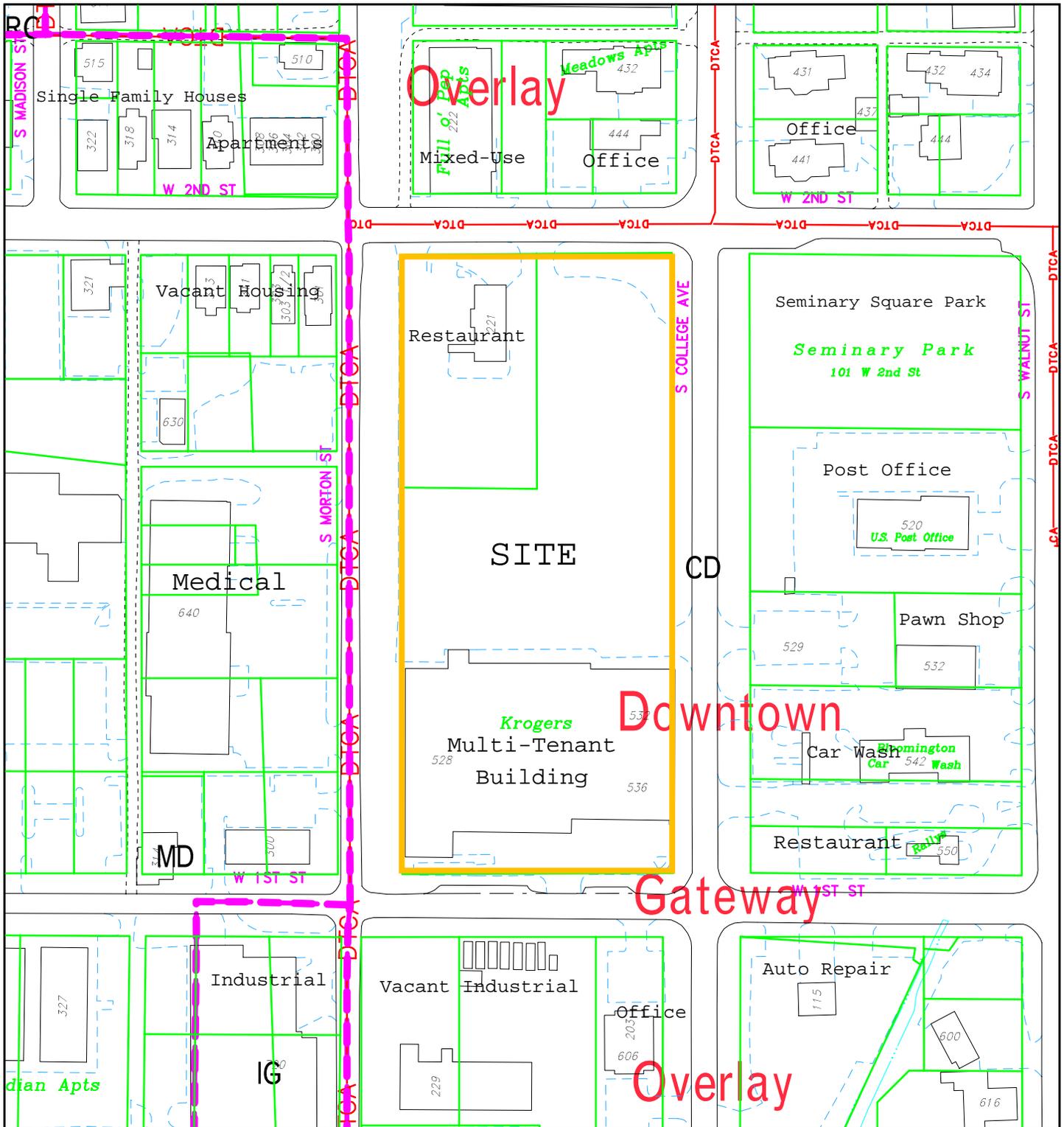
Architecture: The proposed building will be primarily finished with cast brick, cast stone, and Shouldice Tex stone. EIFS, brick, and metal are proposed as secondary finish materials. Several canopies are also proposed. The roof will be flat with parapets, and the maximum building height will be 32 feet. Elevations have been included in the packet.

Void-to-Solid Waiver – 20.03.340(b)(2)(B): A waiver from the minimum void-to-solid percentage for upper stories is requested. The Downtown Gateway Overlay District requires a 20% void-to-solid percentage for upper stories. The need for this waiver is driven by the mass and scale of this type of building use. The building does not have a usable second story. However, the UDO states that "any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof" (BMC 20.11.020). Because this building is used as a large grocery store, rather than a small downtown tenant storefront, staff believes that this waiver from upper story windows is appropriate. Furthermore, staff finds that the high percentage of void-to-solid on the lower level will achieve the desire to create pedestrian interest.

Materials Waiver – 20.03.340(b)(4)(B): A waiver is requested to allow EIFS as a secondary exterior finish material. EIFS is proposed as an upper story trim material. The Downtown Vision and Infill Strategy Plan (hereafter referred to as "Downtown Plan") provides guidance on building materials in Guidelines 3.10 through 3.12. Guideline 3.10 states that materials should appear similar to those used traditionally and that masonry is preferred for new construction. Guideline 3.11 states that "New materials may be considered" as long as they appear similar to traditional materials, are detailed to express human scale, have demonstrated durability, and avoid large expanses of featureless siding. Although there are durability concerns with EIFS, the proposed EIFS is located at a height that will make the material virtually indistinguishable from stone.

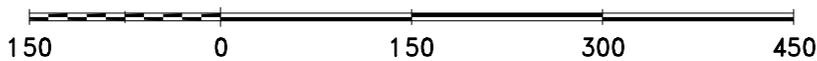
Bicycle Parking: The petitioner has proposed 6 bicycle racks (12 spaces) along the B-Line Trail façade.

RECOMMENDATION: Staff recommends approval of the proposed site plan with the three waivers requested.



Zoning and Land Use Map
 SP-08-12
 528 S. College Ave.
 Kroger

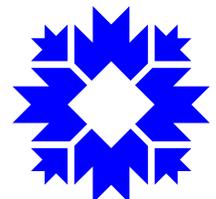
By: bannok
 28 Feb 12



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 150'



KROGER FOOD STORES

5960 Castleway West Dr., Indianapolis, Indiana 46250
Real Estate Department 317-579-8393 (Tel.) 317-579-8331 (FAX)

February 28, 2012

Tom Micuda, AICP
Planning Director
City of Bloomington Planning Department
401 N. Morton St., Ste 160
Bloomington, IN 47402

RE: Kroger J-91 – 528 South College Ave., Bloomington, IN 47403
Proposed Store Expansion and Exterior Improvements

Dear Mr. Micuda:

Per your request, I will address some of the most pressing issues regarding installing a door to serve the B-Line Trail in Bloomington. This access door presents a number of operational problems for Kroger, including increased opportunities for theft and additional risks to the safety of our customers and employees.

A door at that location is a conduit for thieves to exit the building with stolen merchandise. Given the café's relative isolation from the rest of the store (please see attached diagram), it would be difficult to monitor who is coming in and out from the trail. Kroger's Loss Prevention Officers have frequently observed thieves exiting the store and using the B-Line Trail as an escape route.

Alcohol theft at Kroger's College Avenue store is a significant problem. A B-Line Trail door is a direct exit from the store and would allow alcohol thieves to consume their shoplifted goods on the trail.

Additionally, in the last several years two of Kroger's Loss Prevention Officers have been severely beaten at the College Avenue store. One of these officers was out of work for nearly one year. The addition of another entry/exit door increases the likelihood of these types of incidents. Please contact me if you require any additional information.

Regards,

Ross Beyer
Senior Real Estate Specialist
Kroger Central Marketing Area



Stephen L. Smith, P.E., L.S.
Daniel Neubecker, L.A.
Steven A. Brehob, BS.CNT.

Petitioner's Statement

Location

The expansion project is located at the existing Kroger Seminar Square store, more particularly at the southwest corner of the intersection of College Avenue and 2nd Street.

Existing Building and Site

The existing building is 50,948 SF in size and is oriented with the front of the Kroger store facing north. The recently constructed B-Line trail is located along the western edge of the property.

Building Expansion and Remodel Proposed

The program calls for an expansion of approximately 20' across the front of the Kroger store, totaling approximately 4,984 SF. This new façade will be a substantial improve and updating of the look of the existing store. The project also calls for a total remodeling of the inside of the store and improvements to create a more user friendly and modern grocery store in keeping with other Kroger grocery stores.

Site Improvements

Improvements to the site will consist of shifting the drive aisle in front of the store north to accommodate the exterior expansion and re-stripping of a portion of the parking lot as required. Site improvements also include a plaza area at the northwest corner of the store to interact with the existing B-Line Trail Plaza area. This will include a covered walkway from the trail to the main entry door provided by building canopies and additional bicycle parking facilities at the B-Line Trail Plaza area. Lastly, site improvements will include improved ADA access to the building and elimination of the existing stairs in the public sidewalk along College Avenue.

Development Standard Waivers

Waivers to development standards of the UDO will be required. Those waivers include the following:

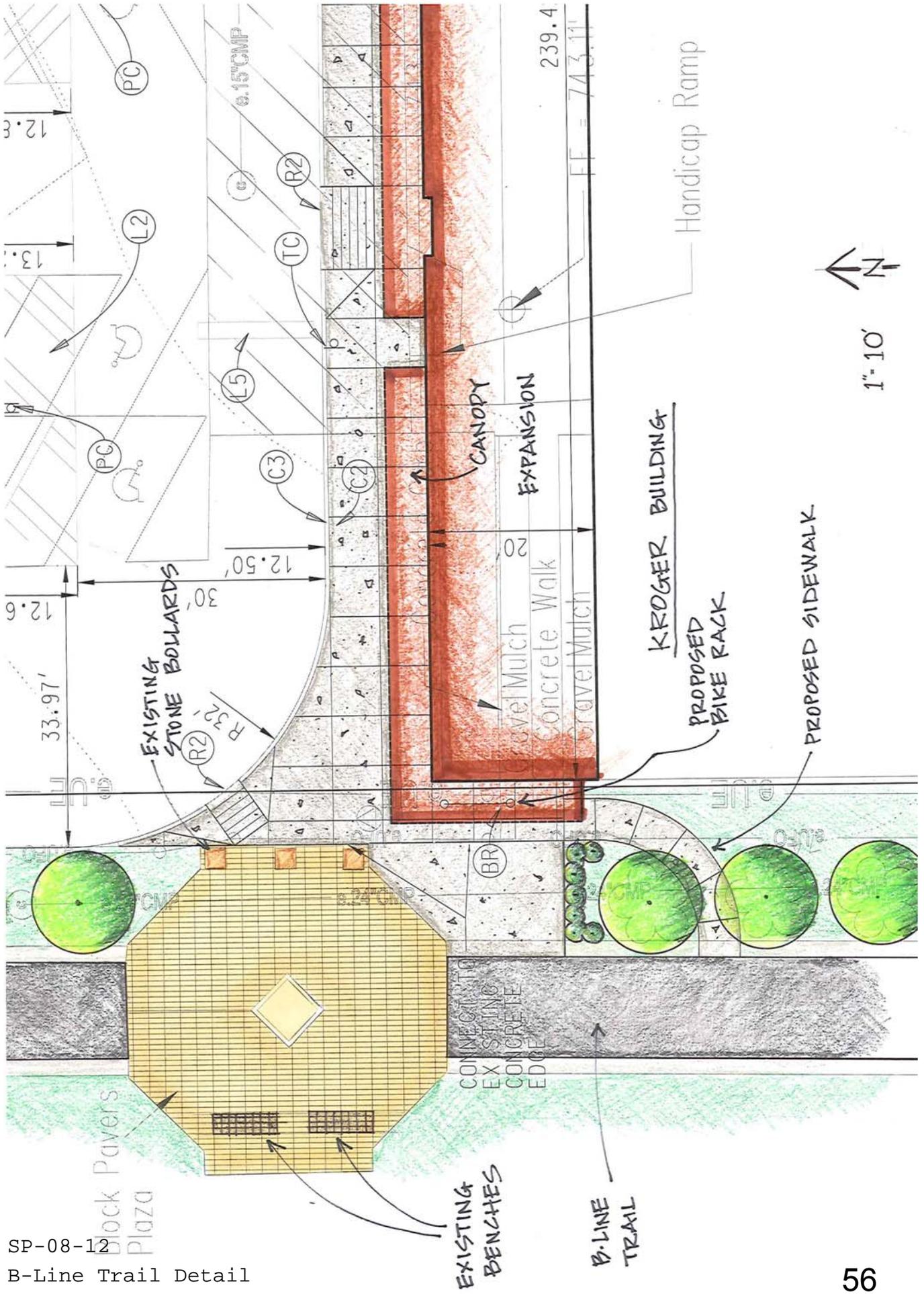
- Void to solids ration on the new front façade
- Use of EFIS as a building material
- Entry/Exit door from the store to the B-Line Trail



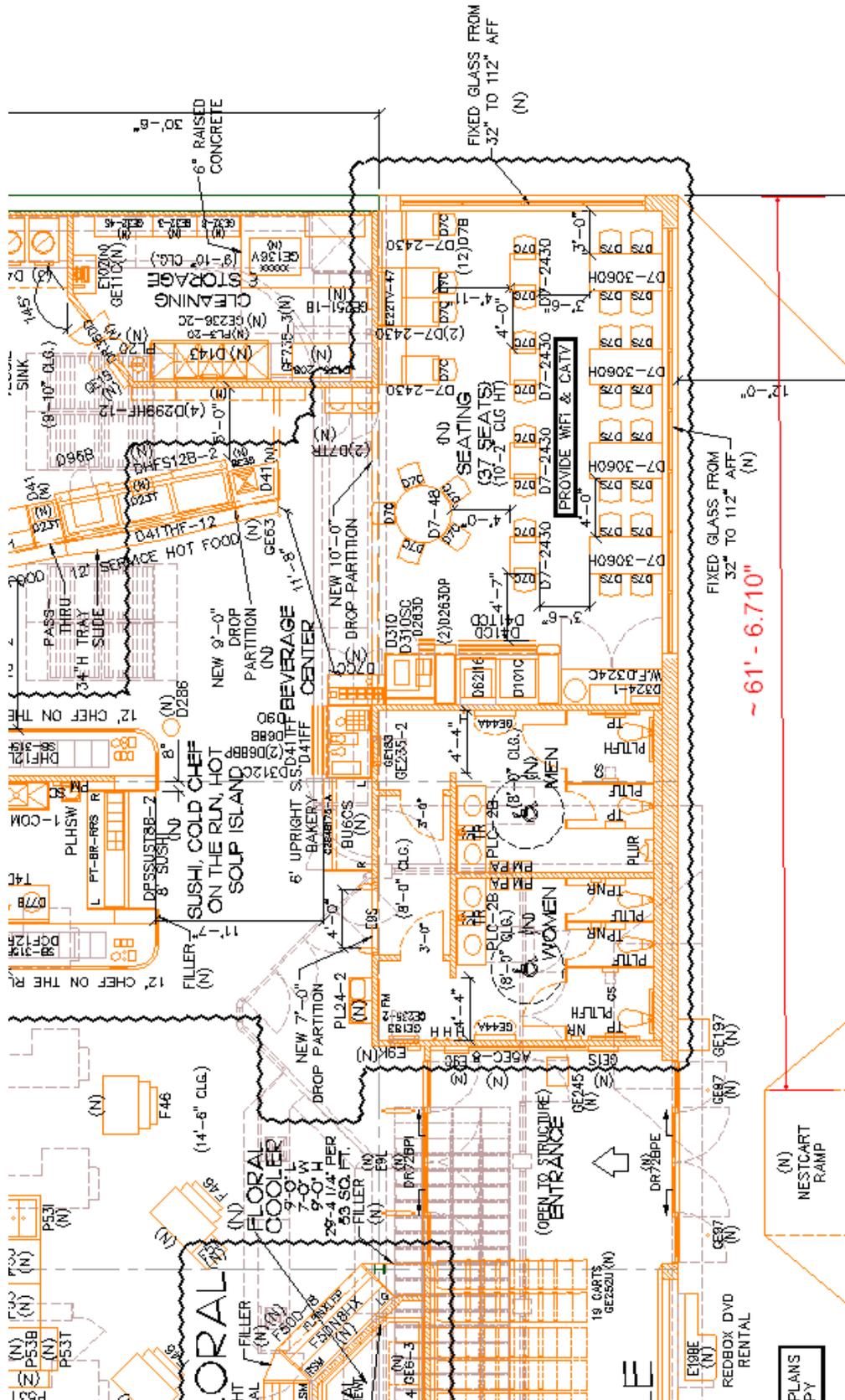
Kroger J091

Bloomington, IN
900510.08





SP-08-12
B-Line Trail Detail



SP-08-12
 Floor Plan

**PETITIONER: Walnut Holdings, LLC
1128 S. College Mall Road, Bloomington**

REQUEST: The petitioner is requesting a site plan amendment to allow an additional ground floor residential unit.

Area:	0.18 Acres
Zoning:	CD/Downtown Gateway Overlay (DGO)
GPP Designation:	Downtown
Existing Land Use:	Mixed Use
Proposed Land Use:	Mixed Use
Surrounding Uses:	North – Mixed-Use
	East – Residential
	South – Office
	West – Office/Multi-family Residences

REPORT SUMMARY: The subject property is located on the west side of N. Walnut Street mid-block between W. 11th Street and E. 12th Street. This 0.18 acre property is zoned Commercial Downtown (CD) and is within the Downtown Gateway Overlay (DGO) District.

The Plan Commission approved the construction of a new three-story, mixed-use building with a 1,000 sq. ft. office, two 2-bedroom units and one 3-bedroom unit in May 2011 (SP-09-11). Since then, the petitioner has completed the building and is seeking an amendment to allow the approved office space to be utilized as either a 2-bedroom residential unit or non-residential space. The petitioner is anticipating moving their offices to the site, but is seeking flexibility to utilize it as an additional dwelling unit. Although the additional unit requires Plan Commission approval, it meets all requirements of the UDO.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.300. This aspect is as follows:

- The proposal includes a ground floor residential unit.

SITE PLAN REVIEW

Residential Density: The petitioner is proposing 4 units with a total of 9 bedrooms for an overall density of 18.4 units per acre (including DUE's). The maximum allowed density in this zoning district is 33 units per acre.

Parking: The UDO does not require any parking spaces for multi-family residential uses with less than 10 bedrooms. The petitioner has provided four parking spaces on the site located off of the alley to the west.

Streetscape: The petitioner was required to install a continuous 5' wide concrete sidewalk along the Walnut Street frontage upon removal of the drivecut. A street tree is required along this frontage.

Bicycle Parking: A 9-bedroom, multi-family development requires 4 bicycle parking spaces to be placed within 50' of the entrance of the building.

Architecture: The building is finished with hardiplank siding. The roof is an 8/12 pitch and is finished with shingles. All mechanical equipment is inside the building or below ground.

Access: The parking area is located in the rear of the building and is accessed entirely from the alley. The previous drivecut on Walnut St. was removed with this petition.

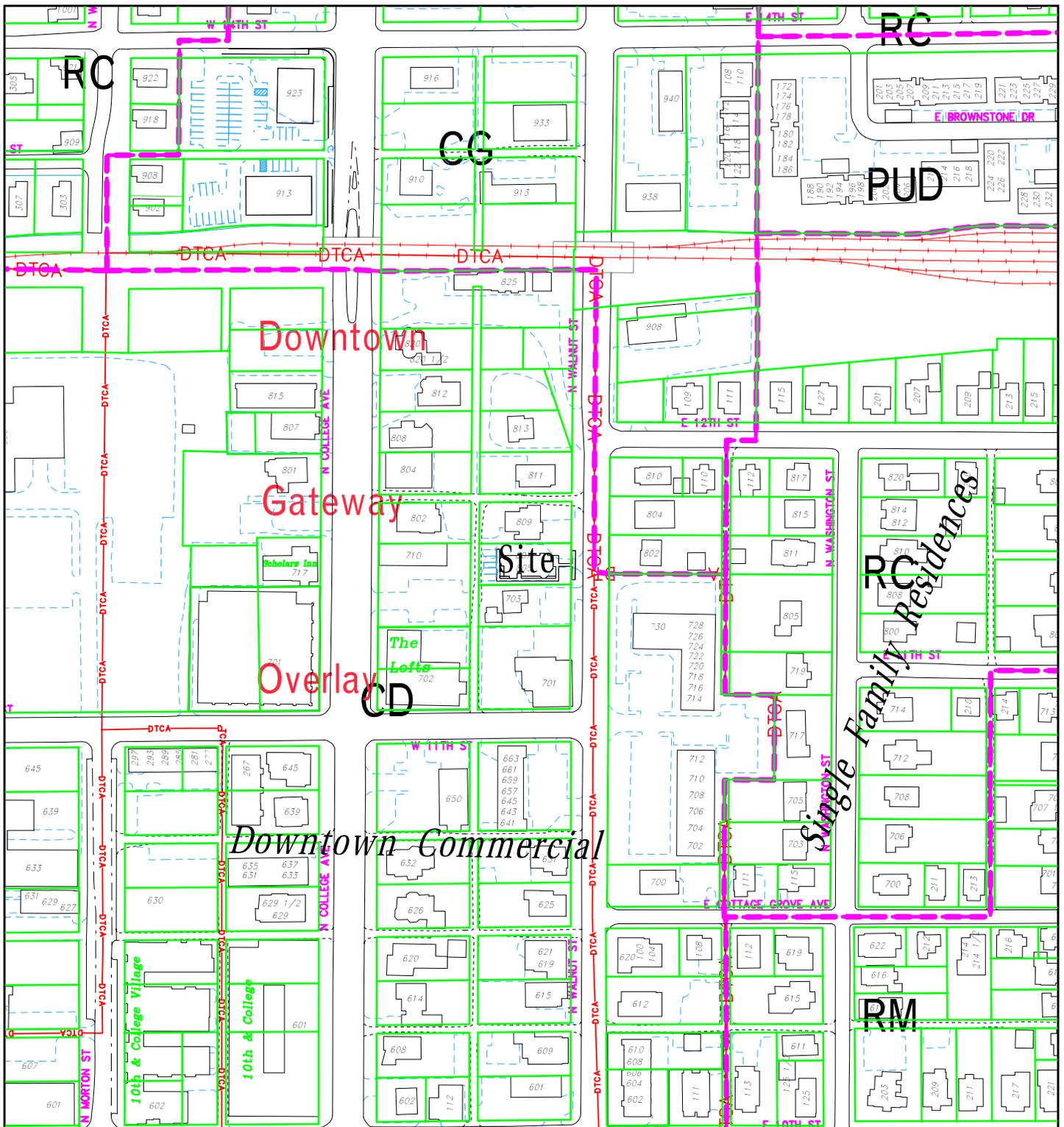
Landscaping: With this petition, no changes to the approved landscape plan are needed.

DEVELOPER TRACK RECORD: The developer owns and manages several rental units in the City. There are no known zoning violations that have been reported concerning these properties.

CONCLUSION: The Planning Department staff finds that the petition satisfies all of the requirements of the Unified Development Ordinance.

RECOMMENDATION: Staff recommends approval of this petition with the following conditions of approval:

1. A minimum of 4 bike parking spaces must be placed within 50' of the entrance to the building.
2. A handicap accessible connection from the front of the building to the sidewalk on Walnut Street must be provided.
3. Approved per terms and conditions of Plan Commission case #SP-09-11.



SP-09-12 Walnut Street Holdings LLC

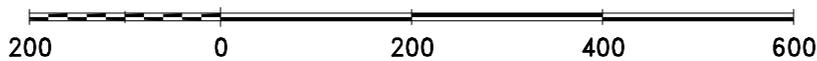
807 N Walnut Street

Plan Commission

Site Location, Zoning, Parcels, Land Use

By: greulice

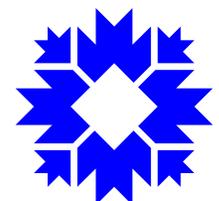
29 Feb 12



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 200'

1/30/12
Pat Shay
City of Bloomington
Planning Department
401 N. Morton Street
Bloomington, IN 47404

RE: 807 N. Walnut St., Bloomington Indiana Petitioner's Statement

Dear Patrick,

Please accept this application for Site Plan approval for converting the front half of the first floor space that is currently approved for office to a residential 2 bedroom unit. Currently the building is a new, 3 Unit, Mixed-Use Building on 0.17ac. The property is located at just north of 11th street on the West side of Walnut St.

The current building has 3 residential units and an office suite. 2 of the units are on the 2nd floor and one is in the back half of the 1st floor. All units are serviced by 4 parking spaces in the rear off the existing public alley. All the surrounding properties are either residential or mixed-use buildings of similar size and scope.

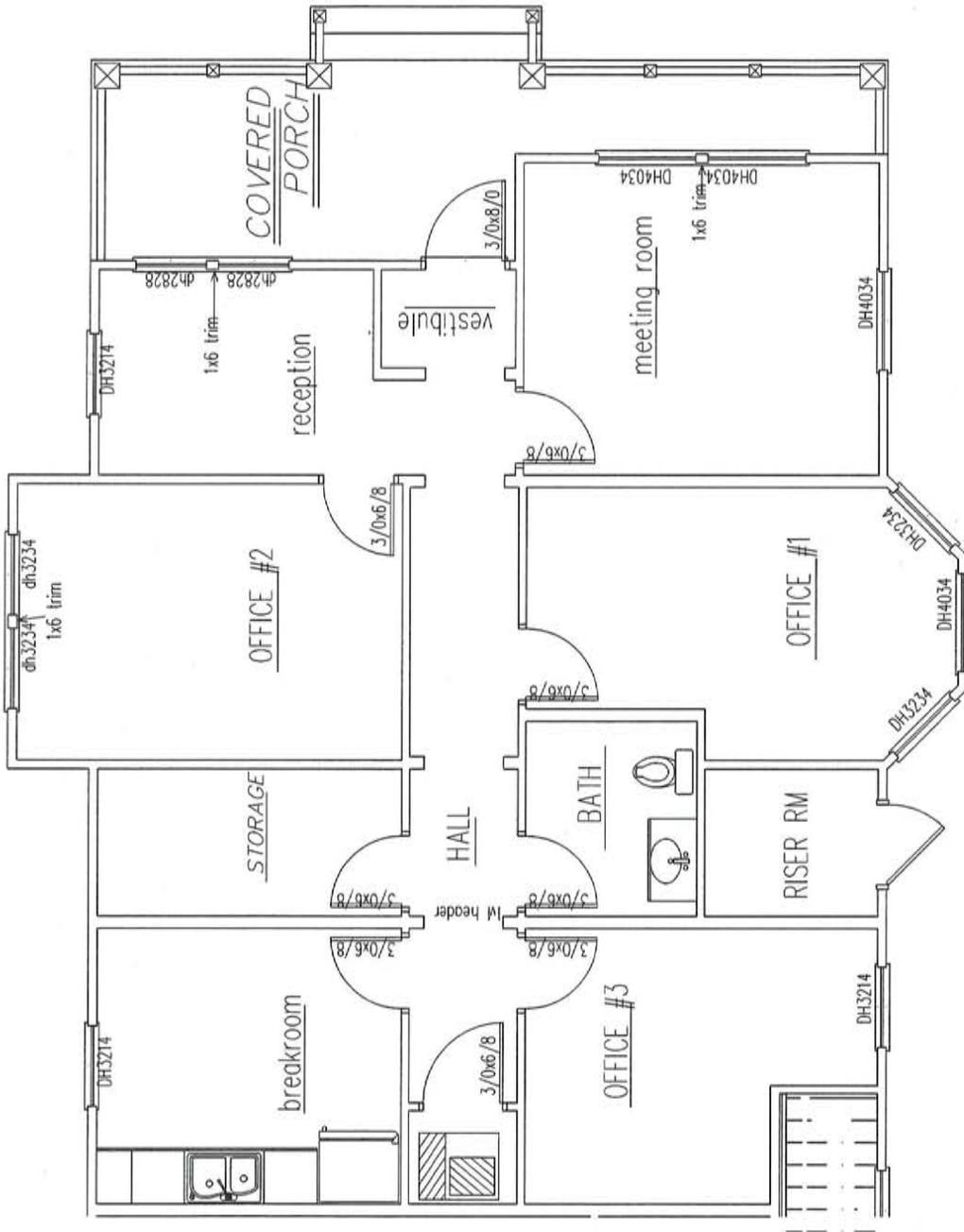
Due to lack of on-street parking at that section on Walnut St., and because the neighborhoods to the East require neighborhood permits, we have concerns about moving our office to this location. We plan to move our office into the premises in a few weeks. However in the coming months, if we find the parking situation to be a problem for our clientele, we will have to look for a new option for our office with better parking. We are seeking approval to convert the office suite to a residential unit of 2 bedrooms in the event an office use is no longer feasible at this location.

Please contact me if you have any questions.

Sincerely,

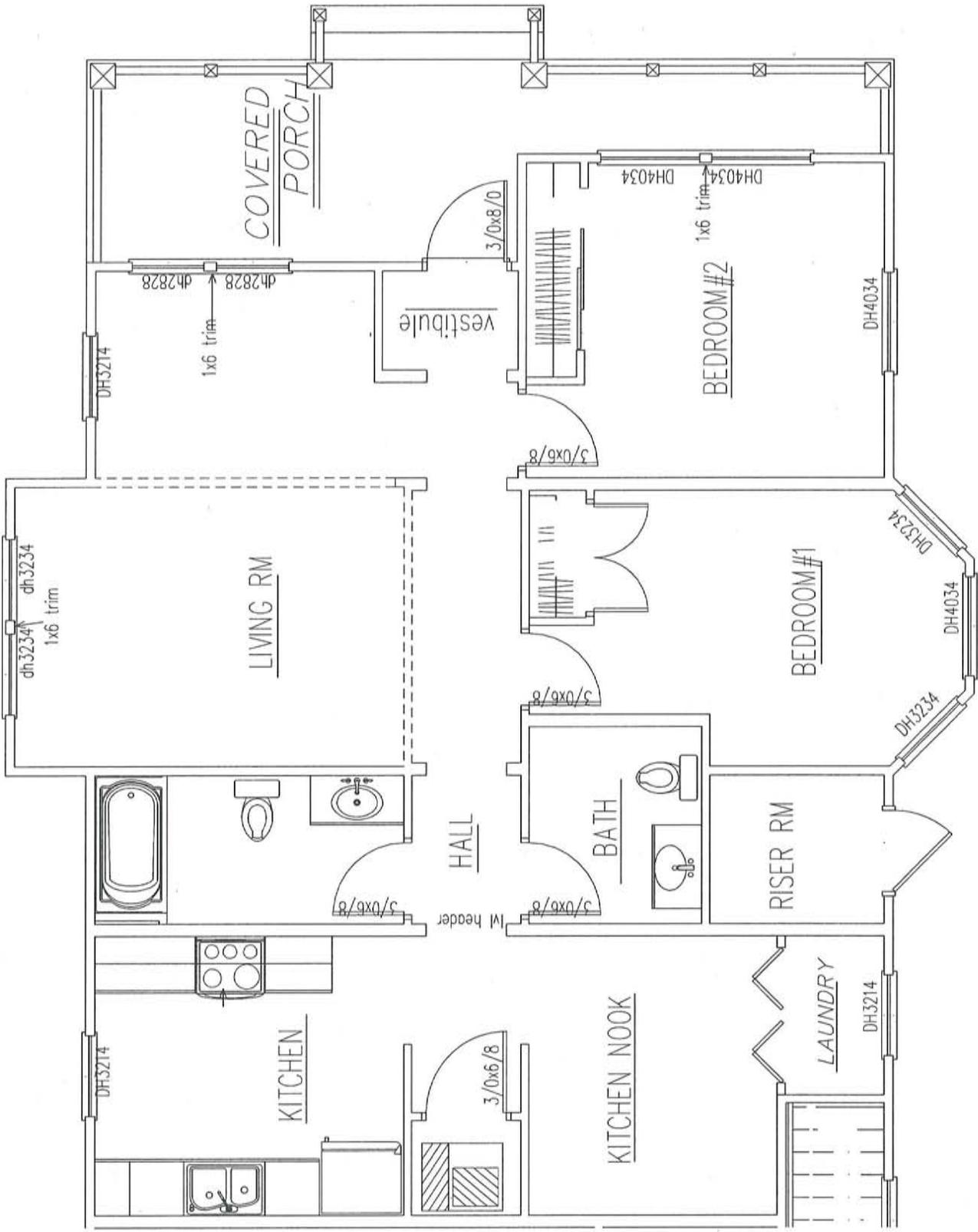
Aaron Stolberg
807 N Walnut Holdings, LLC

SP-09-12
Petitioner Statement
62



OFFICE PLAN

SP-09-12
Original Floor Plan



APARTMENT PLAN

SP-09-12
Proposed Floor Plan 64



