CITY OF BLOOMINGTON

PLAN COMMISSION

AUGUST 5, 2013 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION AGENDA
August 5, 2013 @ 5:30 p.m. ❖ **City Hall Council Chambers, #115**

ROLL CALL

MINUTES TO BE APPROVED: July 8, 2013

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- **Staff/Commission Discussion about Student Housing**
- **Staff/Commission Discussion of Downtown Architectural Issues**

PETITION CONTINUED TO Sept. 9, 2013:

PUD-26-13 **Daniel & Jessica Hoover**
339 S. Dunn St.
PUD final plan approval to allow an addition to an existing single-family residence
(Case Manager: Eric Greulich)

PETITION:

SP-31-13 **11th & Walnut Holdings, LLC (The Crest at 11th) – 2nd hearing**
701 N. Walnut St.
Site plan approval to allow construction of a 30-unit multi-family building
(Case Manager: James Roach)

PUD-24-13 **Trinitas Ventures**
401 S. Patterson Dr.
PUD final plan approval of Areas B & C of the Patterson Park PUD to allow a 29-unit multi-family development. Also requested is final plat approval of a 4-lot replat of the Patterson Park subdivision
(Case Manager: Patrick Shay)

SP-32-13 **Tiffany Clark**
314 E. 3rd St.
Site plan approval for a 3-story mixed-use building.
(Case Manager: Katie Bannon)

End of Agenda

***Next Plan Commission hearing scheduled for Sept. 9, 2013*

Last updated: 8/2/2013

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-24-13**
STAFF REPORT **DATE: August 5, 2013**
LOCATION: 401 S. Patterson Drive

PETITIONERS: **Trinitas Ventures, LLC.**
201 Main Street, Suite 1000, Lafayette IN 47901

CONSULTANT: **Bynum Fanyo & Associates, Inc.**
528 N. Walnut Street, Bloomington

REQUEST: The petitioner is requesting a PUD final plan approval of Areas B & C of the Patterson Park Planned Unit Development (PUD) to allow construction of a 29-unit multifamily development. Also requested is final plat approval of a 4-Lot Replat of the Patterson Park Subdivision.

OVERVIEW:

Area:	3.54 Acres	
Current Zoning:	PUD	
Existing Land Use:	Vacant	
Proposed Land Use:	Multi-family	
Surrounding Uses:	North	– Gas/Convenience, Crescent Donuts
	West	– Mixed-Use (Patterson Pointe), School
	East	– Contractor's office, Professional office
	South	– Medical office

BACKGROUND: The petitioners received a rezoning approval of a Planned Unit Development (PUD) District Ordinance and Preliminary Plan from the Common Council in March of 2013 (Case #PUD-39-12, Ordinance #13-06) for an 8.49 acre mixed-use development. With this approval, three development areas were identified. Area A included approximately 4.95 acres. This area included future right-of-way dedications, conservation areas, multifamily structures, and a site serving non-residential structure. Area A was approved to have final plans reviewed by staff. This approval is currently under review.

Areas B and C included a non-residential building and several multifamily structures. This area was required to receive final plan approval from the Plan Commission. It was anticipated that this portion of the PUD might be constructed in the future due to an existing use on the property. However, the use has been vacated and the petitioner is seeking final plan approval for Areas B and C at this time. The non-residential structure is not part of this request. This structure is required to have a minimum footprint of 10,000 square feet.

PUD REVIEW ISSUES:

Density: Areas B and C were approved to have a maximum density of 15 units per acre. The petitioners have proposed 16, five bedroom apartments and 13, four bedroom apartments for total of 29 units and 132 bedrooms. This calculates to 51.5 dwelling unit equivalents or 14.55 units per acre. In addition, the overall development was restricted to a maximum of 20 five bedroom units. This request would leave a maximum of 4 five bedroom units to be constructed on Area A.

The PUD required that four bedroom units be limited to a maximum of 4 unrelated adults. This has been addressed with the proposed conditions of approval.

Impervious Coverage: The proposed site plan is compliant with the required 60% maximum impervious surface coverage.

Parking: There is no minimum parking requirement for this development. The proposed 95 on-site parking spaces are below the maximum parking for the site and will be supplemented by approximately 12 parallel spaces along Old 3rd St., 19 angle spaces along Patterson Dr., and 17 on-street spaces along Prospect St. The petitioner has included several compact parking spaces into the design as approved with the PUD.

Architecture: The petitioners have worked with staff to meet the architectural standards of the PUD. Building 31 was required by the Common Council to utilize the non-residential architectural requirements of the PUD. The other structures have been designed to be architecturally distinct from those that will be constructed in Area A. The height of the structures in Area B were limited to 50 feet and those in Area C were limited to 35 feet. The petitioners have met these requirements with one exception. Building 32 is 35 feet from the front, but the grading of the site creates an exposed foundation to the east and would technically be higher than the 35-foot maximum. Staff finds that the impacts to this are minimal as it faces and internal parking area and still maintains the three story appearance as permitted in this portion of the site.

These residential structures were required to meet standards for window percentage, minimum trim width, maximum rooflines, entry requirements, roof slopes, and overhang requirements. Although building 31 is initially going to be used for residential, it was required to meet the non-residential standards including 50% storefront glass, the inclusion of awnings, base and cap requirements, and entry details.

Elevations and renderings of the proposed structures have been included in your packet.

Bicycle Parking: The petitioners are required to place 48 bicycle parking spaces (half of the vehicle spaces). They have shown a total of 52 spaces. Half of the required spaces must also be Class I bike lockers. The petitioners have shown 22 lockers and are required to place 2 additional Class I lockers.

Transit: The petitioners were required to provide private shuttle service by the PUD. They have submitted a letter of commitment to provide such service to Indiana University and the Downtown seven days a week between the hours of 7am and 7pm.

Setbacks: The petitioners have demonstrated compliance with all setbacks of the PUD with the exception of along Patterson Drive. To accomplish the required angled parking along Patterson Drive and the required reorientation of Building 31, the future Building 31 will be slightly within the setback. The Common Council anticipated this encroachment. The angled parking spaces also necessitated the sidewalk to be placed further onto the site and will reduce the sidewalk width at this location. Areas of parking that lie outside of the proposed right-of-way should be placed in the right-of-way on the plat prior to signature. The areas of sidewalk that are required for public access must either be placed within right-of-way or a pedestrian easement as well.

Streetscape: The petitioners have worked closely with City staff to create a compliant streetscape that incorporates angled parking and a traffic signal on Patterson Drive. This area will include an integrated sidewalk with 5 x 5 tree grates. These angled spaces will be deeper than typical spaces to add visibility to those utilizing these spaces. Additional parallel spaces have also been included along Old 3rd Street. There have also been a widened sidewalk and tree grate areas shown as required along Prospect St.

The petitioners have shown the same streetscape along Prospect Street east of the internal drive. The widened sidewalk was only required for the first block of Prospect near the non-residential structures. Staff recommends that the Plan Commission allow the flexibility to amend this area to include a tree plot and green space between the street and the residential structures.

Utilities: The petitioners have worked closely with the City Utilities Department to provide adequate service to this site and to relocate several utilities and easements. Final acceptance of the petitioners' plans is required prior to any permit issuance.

Landscaping plan: The petitioner has submitted a landscape plan that has been reviewed by the City's Senior Environmental Planner. Only a few minor changes are needed for compliance. These changes will be made prior to permit issuance.

The proposed plan includes the removal of an existing culvert on the east property line. This area will be graded to tie into the existing creek and planted per the submitted restoration plan. The creek will move slightly to the west. The petitioners have applied for all necessary state and federal permits for this work.

Pedestrian Accommodations: In addition to the sidewalks along Patterson Dr. and Prospect St., the petitioners have also shown the required sidepaths along Old 3rd St. and to the rear of the site. There are many internal sidewalks including 5-foot wide sidewalks to all of the individual entries.

Plat: The proposed plat includes dedication of right-of-way along Patterson Drive and right-of-way for Howe Street and Prospect Street. The areas of floodplain and riparian buffer have been placed on individual lots as required by the UDO. The future maintenance of this area has been addressed with the Facilities Maintenance Plan. Lot 2 includes Area A of the PUD while Lot 1 includes Areas B and C. The plat also includes the relocation of several utility easements and associated vacation of existing easements. Staff finds the proposed final plat to be consistent with the approved preliminary plat for this subdivision.

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

1.) The Facilities & Maintenance Plan should be revised per the following suggestions.

a. On page 2, 5th paragraph, a timeframe for changing a sediment pond into a storm water quality facility should be made clear. The statement should note something along the lines of "If, after five years from the date of approval of this document, the project is not complete and the sediment ponds have not yet been converted into water quality facilities, they shall be converted and planted with native seeds or plants at this time."

b. On page 4, 4th paragraph, the changes should add the words 'or will be' to read "The ponds were or will be planted with a…"

c. On page 4, 4th paragraph, the change should delete the words 'or as otherwise directed by the owner' to read "Mowing in the storm water quality facilities shall be permitted only in March or April."

Staff's response: This has been addressed in the proposed conditions of approval.

2.) The Landscape Plan shall be revised and resubmitted to the Planning Department for review.

Staff's response: This has been addressed in the proposed conditions of approval.

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

Staff's response: Although desirable, no specific green building practices were required for the new structures. However, the petitioners have redesigned their site to accommodate the daylighting and restoration of the adjacent floodplain including the removal of an existing culvert.

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

Staff's response: Although this was not required by the PUD, the petitioners are attempting to incorporate recycling into their site plan.

Developer Track Record: The petitioner, Trinitas Ventures LLC, developed the Village at Muller Park apartment complex located at 500 S. Muller Parkway. They are also received approval for an additional residential complex within the Patterson Pointe PUD to the west. That development is currently under construction. There have been no outstanding zoning violations associated with this development.

RECOMMENDATION: Staff recommends approval of PUD-24-13 with the following conditions.

1. Any parking spaces along Patterson Drive must be placed within the proposed right-of-way. The public sidewalk between Patterson Drive and the development must be placed within right-of-way or pedestrian easement prior to plat signature.
2. The plat sheets must be revised to read "final plat" rather than preliminary plat.
3. Two additional Class I bike parking spaces are required to be placed on the plan.
4. Final approval from the City Utilities Department is required prior to any permit issuance.
5. The Facilities Maintenance Plan must be revised per the EC recommendations prior to plat signature.
6. The occupancy for the four bedroom units is limited to a maximum of four unrelated adults.
7. The plat must be recorded prior to issuance of any building permits.
8. All future lighting must be full cutoff and fully shielded.
9. Written approval for work on adjacent property is required prior to permit issuance.

MEMORANDUM

Date: July 29, 2013

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-24-13: Patterson Park, Trinitas, areas B&C
401 S. Patterson St.

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a Final Plan for areas B and C, and a Final Plat of a four-lot amendment to the original plat within the Patterson Park PUD.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) FACILITY OPERATION & MAINTENANCE PLAN:
The EC has some recommendations for improvements to the Facility Operation & Maintenance Plan (FOMP).

a. On page 2, 5th paragraph, a timeframe for changing a sediment pond into a storm water quality facility should be made clear. The statement should note something along the lines of "If, after five years from the date of approval of this document, the project is not complete and the sediment ponds have not yet been converted into water quality facilities, they shall be converted and planted with native seeds or plants at this time."

b. On page 4, 4th paragraph, the changes should add the words 'or will be' to read "The ponds were or will be planted with a…"

c. On page 4, 4th paragraph, the change should delete the words 'or as otherwise directed by the owner' to read "Mowing in the storm water quality facilities shall be permitted only in March or April."

2.) LANDSCAPE PLAN:
The Landscape Plan is deficient in that it shows the perimeter parking lot shrubs are nineteen shrubs short. Therefore, the petitioner needs to add nineteen more shrubs to the plan.

3.) GREEN BUILDING:
The EC recommends the petitioner use green building and site design measures. 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 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*.

Some of the many examples of green building practices that could be used at this site include the following:
Heat Island mitigation. The roof material should have a minimum initial reflective index of 0.65, and an aged index of 0.55. If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.
Water conservation. As recommended in the *City of Bloomington Utilities Water Conservation Plan*, every effort should be used to conserve water. All fixtures should all be the low-flow type. The faucets for hand washing sinks should be the self-closing type. And the toilet design and plumbing should be the high efficiency type.
Energy efficiency. All insulation and windows should be highly insulating to save energy in both summer and winter, and to reduce greenhouse gas emissions in our region.

4.) RECYCLING:
The EC recommends that the petitioner allocate space within the site design to accommodate recycling. Recycling pick-up service is readily available in Bloomington if space is planned in advance at the site. Outdoor container space should be within an enclosure either shared with the landfill-destined trash container, or within an enclosure dedicated to recyclable materials. The EC believes that recycling is an important contributor to Bloomington's environmental quality and sustainability. Furthermore, lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the apartments to prospective tenants.

EC RECOMMENDATIONS:

1.) The Facilities & Maintenance Plan should be revised per the following suggestions.

a. On page 2, 5th paragraph, a timeframe for changing a sediment pond into a storm water quality facility should be made clear. The statement should note something along the lines of "If, after five years from the date of approval of this document, the project is not complete and the sediment ponds have not yet been converted into water quality facilities, they shall be converted and planted with native seeds or plants at this time."

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2.) The Landscape Plan shall be revised and resubmitted to the Planning Department for review.

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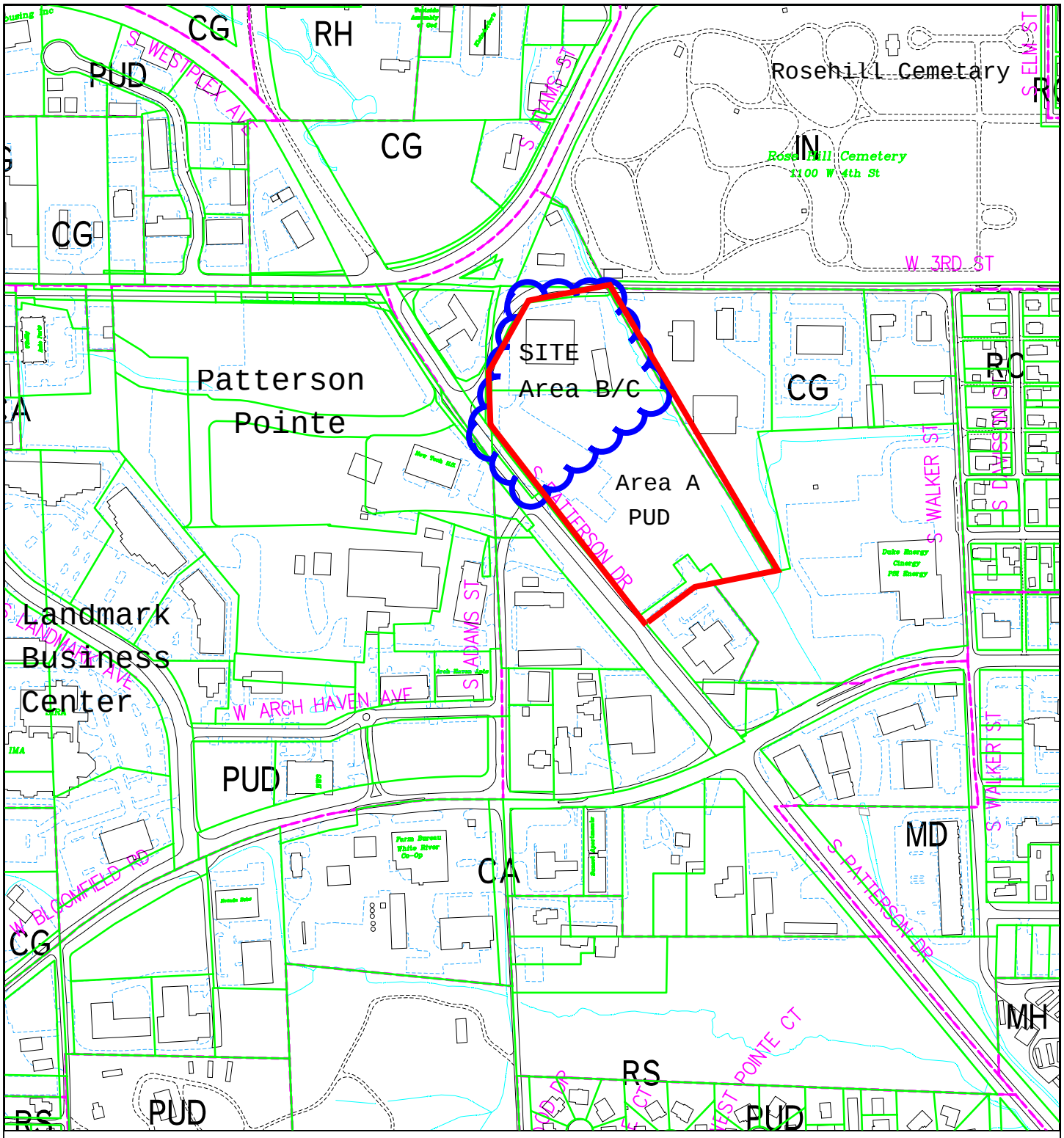
4.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.



PUD-24-13
Patterson Park B & C
Location/Zoning/Land Use Map

By: shayp
3 Aug 12

400 0 400 800 1200

N

City of Bloomington
Planning

Scale: 1" = 400'

For reference only; map information NOT warranted.

PUD-24-13
Aerial Photo

By: shayp
3 Aug 12

300 0 300 600 900

N

City of Bloomington
Planning

Scale: 1" = 300'

For reference only; map information NOT warranted.

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

May 14, 2013

Patrick Shay
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

Re: Areas B and C Patterson Park PUD
Final Plan Approval

Dear Patrick:
Our client, Trinitas Ventures, LLC respectfully request final plan and final plat approval for the referenced project. Per the PUD approval areas B and C were required to return to the plan commission for final plan approval. The proposed final plan closely resembles the site plan approved by the city council. Per that approval we have included the "curvy street" option preferred by the council.

Schedule:
Due to the voluntary vacation of the industrial building in area C we are able to start construction coincidently with Area A. It is intended to be able to break ground on Area A in June of this year and Areas B and C shortly after the June plan commission hearing.

Access:
Access to areas B and C will be from the future Prospect Street extension along the south edge of area B and from West Third Street along the north edge of Area C. Curvy Street will connect these two streets and provide access to a parking area located between the two rows of residential structures facing Patterson Dr./ Third Street and Curvy Street. A four way stop will be provided at the intersection of Prospect and Curvy Streets.

Density:
Area B consist of 0.91 acres and area C consist of 2.63 acres for a total of 3.54 acres. Using DUE equivalents we have a total of 51.5 units for a average density of 14.55 units per acres, under the approved density of 15 units per acre.
The plan does not show a commercial building as a retail occupant has not been determined at this time, thus this building will not be part of this final plan and final plan approval for this building will return to Plan Commission in the future.

Utilities:
An existing sanitary sewer main runs north-south through this site parallel to the intermittent stream. Additionally, another main runs west to east through the site. We will be connecting to the north- south line and relocating the west to east main to accommodate our site design. Existing water mains are located in Patterson Drive and Third Street. We will be looping an 8"main through our site to serve all of our buildings.

528 NORTH WALNUT STREET BLOOMINGTON, INDIANA 47404
812-332-8030 FAX 812-339-2990

Storm Drainage:
All surface storm water will be collected in inlets and piped to a storm water quality/detention pond located behind buildings 40, 41 and 42. This water will be filtered and detained to pre-development flows before being discharged to the intermittent stream running through our site.

Riparian Restoration:
Sometime in the 1970's a portion of the onsite intermittent stream was closed in with a 72" diameter pipe. This fill and pipe will be removed as part of this project and the stream restored to its natural condition.

Pathway:
An 8-foot multipurpose path will be constructed parallel to the restored stream from Third Street to the future Howe Street and eventually linking to Patterson Drive.

Parking:
A total of 95 onsite parking spaces have been provide for the residents and commercial space. Twelve parallel parking spaces have been added to West Third Street and 20 angled parking spaces with an 8' buffer lane have been provided along Patterson Drive north of Prospect Street.

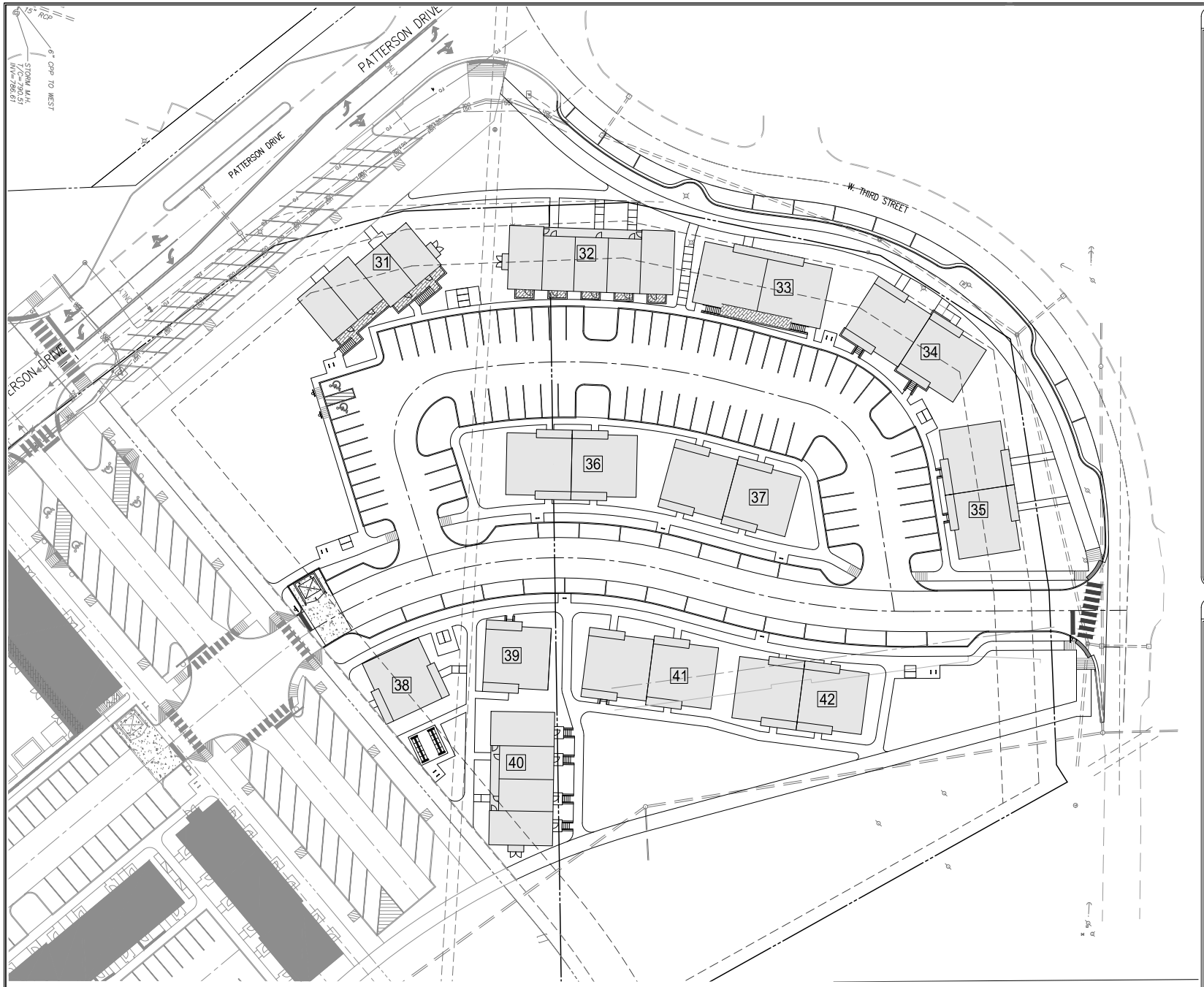
Architecture:
The commercial building will be similar to the building south and across from Prospect Street consisting of a brick clad building with limestone accents. This building will have a flat roof with parapet walls. The residential buildings will consist of gabled roof lines, lap siding with brick accents. Elevations of all building s have been provided as part of this application.

Final Plat:
The new/amended plat that we wish to execute for this 'Patterson Park Phase III' has 3 existing parcels that will become 4 proposed lots. The 4 proposed lots will contain the Patterson Park PUD approved areas 'A', 'B', and 'C'. 2 of these 4 proposed lots will contain the floodway/riparian area subject to conservancy with some stream restoration but are otherwise scheduled to be undeveloped.

After you have had a chance to review our petition please feel free to contact us at anytime questions regarding our submission.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM
Bynum Fanyo and Associates, Inc.



TOTAL PARKING COUNT	
ON-SITE	95
STREET - PARALLEL	12
STREET - 45°	0

PROPOSED SETBACKS FOR PATTERSON PARK PUD	BUILDING	PARKING
PATTERSON DRIVE @ BUILDING #31	10.0'	20' BEHIND BLDG
OLD 3RD STREET @ BUILDING #32, #33, #34, & #35	10.0'	20' BEHIND BLDG
FUTURE PROSPECT STREET @ BUILDING #38	7.0'	20' BEHIND BLDG
FUTURE PROSPECT STREET @ BUILDING #40	7.0'	20' BEHIND BLDG

SCALE: 1"=20'

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SITE LEGEND

- A — PROPOSED ROAD BITUMINOUS PAVING - REFER TO DETAIL
- B1 — PROPOSED HEAVY DUTY ROAD BITUMINOUS PAVING - REFER TO DETAIL
- B — PROPOSED ALL-PURPOSE TRAIL BITUMINOUS PAVING - REFER TO DETAIL
- C — PROPOSED REINFORCED CONCRETE PAVING - REFER TO DETAIL
- F — PROPOSED CONCRETE SIDEWALK - REFER TO DETAIL
- G — PROPOSED MONOLITHIC CURB AND SIDEWALK - REFER TO DETAIL
- PP — PROPOSED CITY OF BLOOMINGTON STANDARD ROAD PAVEMENT PATCH - REFER TO DETAIL
- C1 — PROPOSED 6" STANDING CURB - REFER TO DETAIL
- C2 — PROPOSED 6" CONCRETE CURB AND GUTTER - REFER TO DETAIL
- C3 — PROPOSED CONCRETE CURB TRANSITION, 6' LENGTH FROM 0" TO 6" CURB HEIGHT
- D2 — PROPOSED DEPRESSED CURB - CONTRACTOR TO REFER TO DETAIL FOR "STANDING CURB" BUT WITH 0" CURB HEIGHT
- W1 — PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP, TYPE "D" - REFER TO DETAIL
- W2 — PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP, TYPE "A" - REFER TO DETAIL
- W3 — PROPOSED SIDEWALK ACCESSIBLE RAMP, TYPE "A" - REFER TO DETAIL
- W4 — PROPOSED SIDEWALK ACCESSIBLE RAMP, TYPE "A" - REFER TO DETAIL
- W5 — PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP, TYPE "C" - REFER TO DETAIL
- W6 — PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP, TYPE "C" - REFER TO DETAIL
- 20 — PROPOSED PAVEMENT MARKING, THERMOPLASTIC, SOLID LINE, WHITE, 4" WIDE LINE (MARKING PER INDOT STANDARD 808.07 AND MUTCD PART 3 STANDARDS)
- 21 — PROPOSED PARKING MARKING, PAINTED, SOLID, WHITE, 4" WIDE - REFER TO DETAIL
- 24 — PROPOSED PAVEMENT MARKING, THERMOPLASTIC, DOUBLE SOLID LINE, YELLOW, 2 - 4" WIDE LINES SPACED 4" WIDE (MARKING PER INDOT STANDARD 808.07 AND MUTCD PART 3 STANDARDS)
- 29 — PROPOSED PAVEMENT MARKING, PAINTED, CROSS HATCH, WHITE, 12" WIDE SPACED AT 5' O.C. IN LIMITS SHOWN
- 29A — PROPOSED PAVEMENT MARKING, THERMOPLASTIC, CROSS HATCH, YELLOW, 12" WIDE SPACED AT 5' O.C. IN LIMITS SHOWN (MARKING PER INDOT STANDARD 808.07 AND MUTCD PART 3 STANDARDS)
- 31A — PROPOSED ADA PARKING MARKING, PAINTED, SOLID, BLUE - REFER TO DETAIL
- 32 — PROPOSED "ONLY" PAVEMENT MARKING, THERMOPLASTIC, SOLID, WHITE, 6'-0" WIDE, 6'-0" TALL (TRANSVERSE MARKING "ONLY" PER INDOT STANDARD SPECIFICATION 808.07 AND STANDARD DRAWING E808-MKPM-03)
- 33 — PROPOSED TURN LINE INDICATION ARROW PAVEMENT MARKING, THERMOPLASTIC, SOLID, WHITE, 6'-0" WIDE, 8'-0" TALL (TRANSVERSE MARKING LINE INDICATION ARROW PER INDOT STANDARD SPECIFICATION 808.07 AND STANDARD DRAWING E808-MKPM-02)
- 34 — PROPOSED STRAIGHT LINE INDICATION ARROW PAVEMENT MARKING, THERMOPLASTIC, SOLID, WHITE, 3'-0" WIDE, 8'-0" TALL (TRANSVERSE MARKING LINE INDICATION ARROW PER INDOT STANDARD SPECIFICATION 808.07 AND STANDARD DRAWING E808-MKPM-01)
- 36 — PROPOSED STOP BAR PAVEMENT MARKING, THERMOPLASTIC, SOLID, WHITE, 24" WIDE, 11' LONG FROM CENTER LINE OF ROAD AS INDICATED
- 38 — PROPOSED CROSSWALK PAVEMENT MARKING, THERMOPLASTIC, SOLID, 24" WIDE, 24" SPACING, WHITE, LENGTH VARIES, SEE PLAN (CROSSWALK PER INDOT STANDARD 808.07)
- R1-1 — PROPOSED INDOT 30" x 30" ROAD "STOP" SIGN - REFER TO DETAILS
- RW — PROPOSED RETAINING WALL AND RAILING - REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR MORE DETAILS
- 33 — PROPOSED NUMBER OF PARKING SPACES PER LOT
- B — PROPOSED BOLLARD - REFER TO DETAIL
- HPS — HANDICAP PARKING SIGN, REFER TO DETAIL
- VA — VAN ACCESSIBLE SUPPLEMENTAL SIGN ACCORDING TO NATIONAL ADA STANDARDS - FASTEN BELOW HANDICAP PARKING SIGN WHERE INDICATED, REFER TO DETAIL
- S1 — PROPOSED CONCRETE STAIRS SPACED AT 6' O.C. MIN. AS REQUIRED, STEP HEIGHT VARIES (7" MAXIMUM), REFER TO GRADING PLAN FOR MORE INFORMATION
- S2 — PROPOSED WOOD STAIRS TO 2ND FLOOR AS REQUIRED, RISER HEIGHT VARIES, REFER TO GRADING AND ARCHITECTURAL PLANS FOR MORE INFORMATION
- S3 — PROPOSED CONCRETE STAIRS AND HANDRAILS AS SHOWN, RISER HEIGHT VARIES - REFER TO GRADING PLAN FOR MORE INFORMATION AND ALSO STRUCTURAL AND ARCHITECTURAL PLANS FOR MORE DETAILS AND INFORMATION
- F — PROPOSED WOOD DECK FOR ENTRANCE TO 2ND FLOOR - REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION
- DE — PROPOSED OPAQUE DUMPSTER ENCLOSURE - REFER TO ARCHITECTURAL PLANS FOR DETAIL AND MORE INFORMATION
- TS — PROPOSED 4'-4" WIDE CONCRETE TURNDOWN SLAB AT BEGINNING OF STAIRS - REFER TO DETAIL
- BP — PROPOSED BIKE PARKING AREA WITH CONCRETE PAD, REFER TO TYPICAL SIDEWALK CONCRETE DETAIL - REFER ALSO TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AND FOUNDATION INFORMATION
- TG — PROPOSED STREET TREE GRATES LOCATED AS INDICATED - REFER TO LANDSCAPE PLANS FOR MORE INFORMATION
- PB — PROPOSED CONCRETE PARKING BUMPER BLOCK, 7' LONG - REFER TO DETAIL
- RI — PROPOSED RIPARIAN RESTORATION IN FLOODWAY ZONE - REFER TO GRADING PLAN AND LANDSCAPE PLANS FOR DETAILS AND MORE INFORMATION. REFER ALSO TO THE EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
- L — PROPOSED DECORATIVE PAVING AND PAVERS AREA - REFER TO LANDSCAPE PLANS FOR DETAILS AND MORE INFORMATION
- TD — PROPOSED OVERHEAD TRAFFIC SIGNAL SYSTEM - REFER TO SEPARATE PLAN FOR ADDITIONAL DETAILS AND INFORMATION
- EP — EDGE OF PROPOSED PAVEMENT (AND CONSTRUCTION IN SOME CIRCUMSTANCES)

UTILITY LEGEND

- PROPOSED PUBLIC WATER LINE MAIN; DP, PRESSURE CLASS 350 AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL AND PROFILE FOR THRUST RESTRAINT DESIGN REQUIREMENT. NOTE: PUBLIC WATER MAIN SHALL BE FULLY CONSTRUCTED AND TESTED ON WORK PRIOR TO CBU BILL; PLACE WATER METERS FOR PRIVATE WATER TO BE IMPLEMENTED. CONTRACTOR TO COORDINATE WITH CBU. 48" COVER MIN. — X" W —
- PROPOSED PRIVATE WATER LINE MAIN; DP, PRESSURE CLASS 350 AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL AND PROFILE FOR THRUST RESTRAINT DESIGN REQUIREMENT. 48" COVER MIN. — X" PW —
- PROPOSED COMBINED WATER SERVICE LINE; AWWA C900 SPECIFICATION PIPE AND PRESSURE FITTINGS, REFER TO THE "BUILDING LEAD-IN WATER" DETAIL FOR INFORMATION WITHIN UTILITY EASEMENTS. REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT. 30" COVER MIN. — X" WCL —
- PROPOSED FIRE PROTECTION SERVICE LINE; GALVANIZED SCHEDULE 40 PVC, REFER TO "BUILDING LEAD-IN WATER" DETAIL FOR INFORMATION WITHIN UTILITY EASEMENTS. REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT. 30" COVER MIN. — X" FSL —
- PROPOSED WATER VALVE PER CBU SPECIFICATIONS
- PROPOSED FIRE HYDRANT; HYDRANTS FROM PRIVATE MAINS SHALL BE PAINTED YELLOW PER CBU SPECIFICATION 4.4.4.4, REFER TO DETAIL
- PROPOSED RIP-RAP ON FILTER FABRIC - REFER TO EROSION CONTROL PLAN FOR QUANTITY AND REFER TO DETAIL
- PROPOSED ASTM 3034 SDR 35 PVC SANITARY SEWER; MINIMUM SLOPE 0.5% MIN. REFER TO SANITARY SEWER CLEAN-OUT DETAIL FOR CLEANOUT DETAILS. REFER TO PROFILES FOR PROPOSED INVERT ELEVATIONS. SLOPE AT 1.0% UNLESS OTHERWISE SHOWN. 48" COVER MIN. — X" SS — C.O.
- PROPOSED ASTM 3034 SDR 35 PVC SANITARY SEWER PIPING AND MANHOLES, REFER TO PROFILES, PLAN AND DETAILS — X" HD — C.O.
- PROPOSED DUAL WALL TYPE "I" HDPE CORRUGATED STORM PIPE; MINIMUM SLOPE AT 0.5% MIN. TO DISCHARGE OR AT STORM INLET. REFER TO PROFILES FOR PROPOSED INVERT ELEVATIONS. REFER ALSO TO STANDARD PERIMETER UNDERDRAIN DETAIL FOR MORE INFORMATION, AND STORM CLEAN-OUT DETAIL.
- PROPOSED STORM PIPE, INLET AND METAL END SECTION, REFER TO PROFILES AND PLAN
- PROPOSED ROOFTOP DRAIN; 6" PVC SCHEDULE 40 PVC DRAIN PIPE TO POINT OF DISCHARGE AT STORM STRUCTURE. 1.0% SLOPE MIN. WITH 24" COVER MIN. AT NON-COMMERCIAL CONNECTIONS. 1.0% SLOPE MIN. WITH 36" COVER MIN. AT COMMERCIAL CONNECTIONS. REFER TO STORM CLEAN-OUT DETAIL FOR CLEANOUT DETAILS. REFER TO PROFILES FOR PROPOSED INVERT ELEVATIONS. CONTRACTOR TO COORDINATE WITH ARCHITECT TO ESTABLISH ROOF DRAIN LOCATIONS. ROOF DRAINS SHALL BE PLACED AT GRADE WITH SPLASH BLOCK PER ARCHITECTURAL PLAN INSTRUCTIONS. NOTE: IF A DEFICIENCY EXISTS FOR EXACT LOCATION OF ROOF DRAINS, CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY. NOTE: IF THE "STORM CLEAN-OUT" DETAIL FOR ROOF DRAINS IS NOT PROVIDED, CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY. CONTRACTOR TO ROUTE ROOFTOP DRAINS WELL COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS — X" RD — C.O.
- PROPOSED DOG AREA STORMWATER DRAIN PIPING; SCHEDULE 40 PVC DRAIN PIPE TO POINT OF DISCHARGE AT STORM STRUCTURE. 1.0% SLOPE MIN. WITH 24" COVER MIN. REFER TO "I" SERIES DRAWINGS FOR EXACT LOCATIONS OF ALL STORM STRUCTURES, STORM PIPES, AND CONNECTIONS. REFER TO PROFILES FOR PROPOSED INVERT ELEVATIONS SPECIFIED ON ENLARGED GRADING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES — X" DD —
- PROPOSED BUILDING FOUNDATION DRAIN; SCHEDULE 40 PVC DRAIN PIPE TO POINT OF DISCHARGE. 0.5% MIN. WITH 24" COVER MIN. REFER TO "I" SERIES DRAWINGS FOR EXACT LOCATIONS OF ALL STORM STRUCTURES, STORM PIPES, AND CONNECTIONS. REFER TO PROFILES FOR PROPOSED INVERT ELEVATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES. REFER TO THE "STORM CLEAN-OUT" DETAIL FOR ALL BUILDING DRAIN CLEAN-OUTS — FD — C.O.
- PROPOSED SCHEDULE 40 PVC PIPE; ELECTRICAL GRADE CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE SUBE (SIGNED) WIRING — X" EC —
- PROPOSED SCHEDULE 40 PVC PIPE; ELECTRICAL GRADE CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE COMMUNICATIONS WIRING — X" CC —
- WATER DUAL FIRE/DOMESTIC MASTER METER ASSEMBLY; 2" METER, 4" FIRE LINE, "DROP" TO 2" FIRE LINE. SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO FABRICATION — W — FW
- PROPOSED STAND ALONE FIRE DEPARTMENT CONNECTION LOCATION - 5" "STORZ" TYPE WITH 30° DOWN ANGLE - CONTRACTOR TO COORDINATE WITH BLOOMINGTON FIRE DEPARTMENT, REFER TO DETAIL
- SEE ARCHITECTURAL DRAWINGS FOR ALL SHADED AND WOOD DECK AREAS — SS — WD
- PROPOSED CONTOUR (REFER TO THE ENLARGED GRADING PLANS FOR MORE INFORMATION) — 000
- RIM/ INVERT ELEVATION (INVERTS GIVEN BY PLUMBING/FIRE SUPPRESSION ENGINEER - SEE PLUMBING AND FIRE SUPPRESSION DRAWINGS FOR EXACT INVERT LOCATIONS) I.E.=XXX.XX

NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS.

NOTE: ALL INVERT ELEVATIONS PROVIDED DIRECTLY OUTSIDE THE BUILDINGS WERE GIVEN BY THE PLUMBING ENGINEER. CONTRACTOR SHALL COORDINATE WITH 9" SERIES DRAWINGS FOR FINAL EXTERIOR BUILDING UTILITY INVERT ELEVATIONS

TRINITAS

TRINITAS VENTURES LLC

CSO Architects

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ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 339-2860 (Fax)

BRYAN PARTNERS, LLC
1206 North Walnut Street
(812) 332-8326

PROJECT:

TRINITAS AT PATTERSON PARK AREAS B & C

BLOOMINGTON, INDIANA

SCOPE DRAWINGS:

These drawings indicate the general scope of the project to bidders and contractors. They are not to be used for construction purposes. Dimensions, sizes, and locations are subject to structural, mechanical and electrical systems.

The drawings do not necessarily include all details of construction, nor do they necessarily indicate all of the requirements of the Contract.

To the best of our knowledge, as indicated or attached, these drawings are in compliance with Indiana Rules for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
08/27/2013	DJB	JSF

DRAWING TITLE:

OVERALL SITE PLAN

CERTIFIED BY:

DRAWING NUMBER

C301

PROJECT NUMBER

401216E

TRINITAS

Chase Center
201 Main Street, Suite 1000
Lafayette, IN 47901
phone: (765) 807-2716
fax: (765) 464-2804

CHRISTOPHER D. STOKER,
CORPORATE COUNSEL
cstoker@trinitas-ventures.com

July 11, 2013

City of Bloomington, Indiana
401 North Morton Street
Bloomington, IN 47404

RE: Transportation for the Collegiate on Patterson Project Located at 401 and 410 South Patterson Avenue in Bloomington, Indiana (the "Collegiate").

Dear City of Bloomington,

This letter is to confirm that residents of the Collegiate will be provided transportation to downtown Bloomington and Indiana University via shuttle service that will operate seven days per week from approximately 7:00 am to 7:00 pm with extended service on weekends.

Regards,

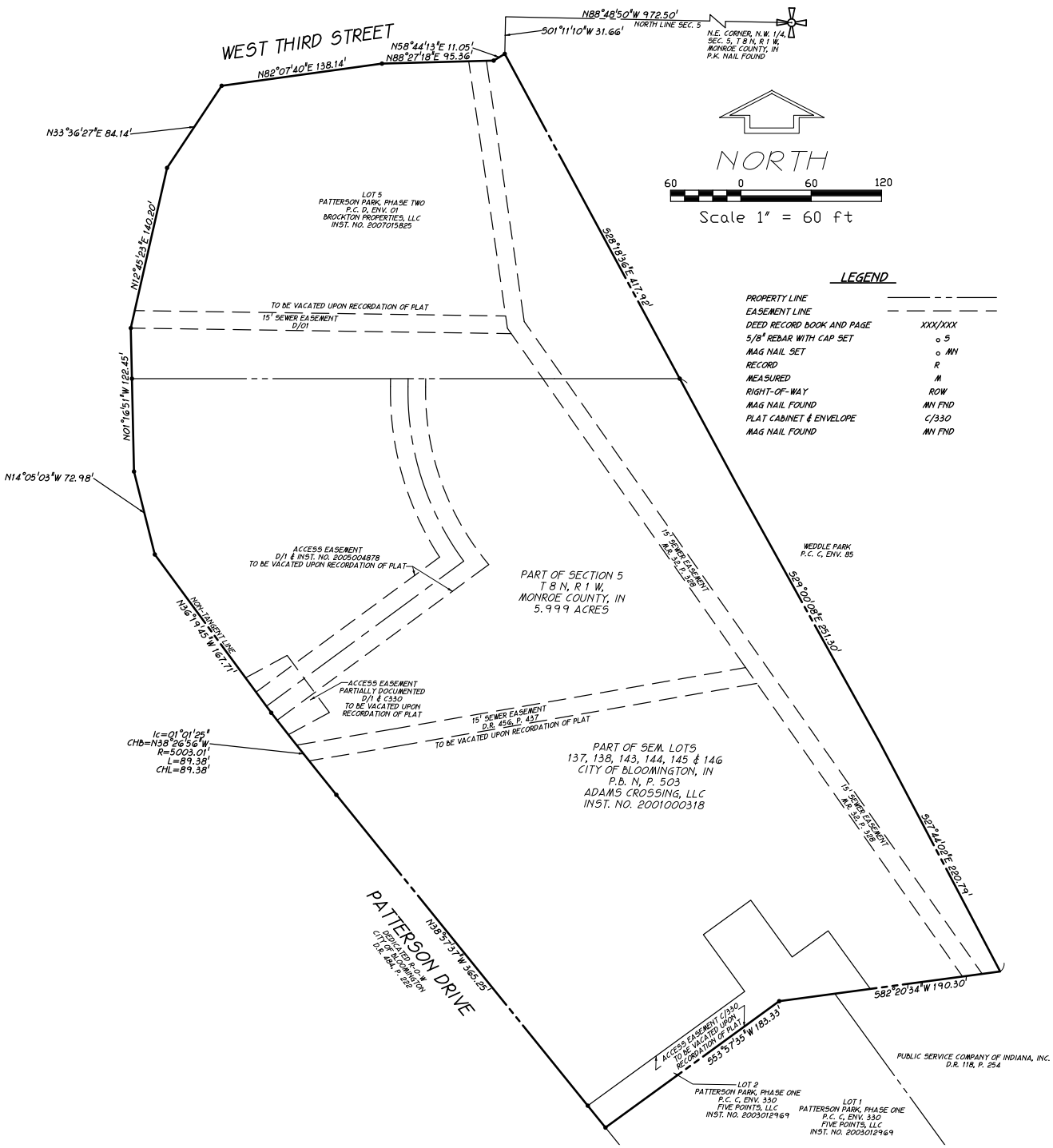
Christopher D. Stoker

Shuttle
Commitment

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE 14

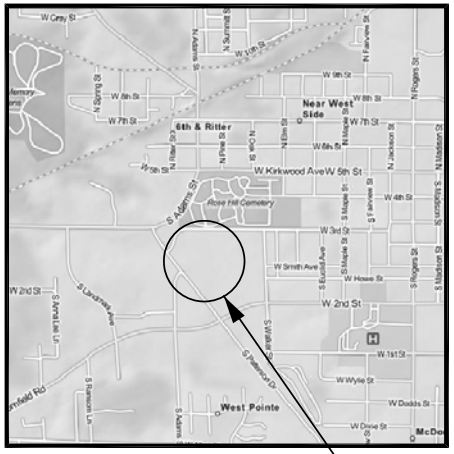
PATTERSON PARK PHASE THREE

PRELIMINARY PLAT



LEGEND

PROPERTY LINE	
EASEMENT LINE	
DEED RECORD BOOK AND PAGE	XXX/XXX
5/8" REBAR WITH CAP SET	○ S
MAG NAIL SET	○ MN
RECORD	R
MEASURED	M
RIGHT-OF-WAY	ROW
MAG NAIL FOUND	MN FND
PLAT CABINET & ENVELOPE	C/330
MAG NAIL FOUND	MN FND



LOCATION MAP — PROJECT LOCATION

PUD-24-13 Plat

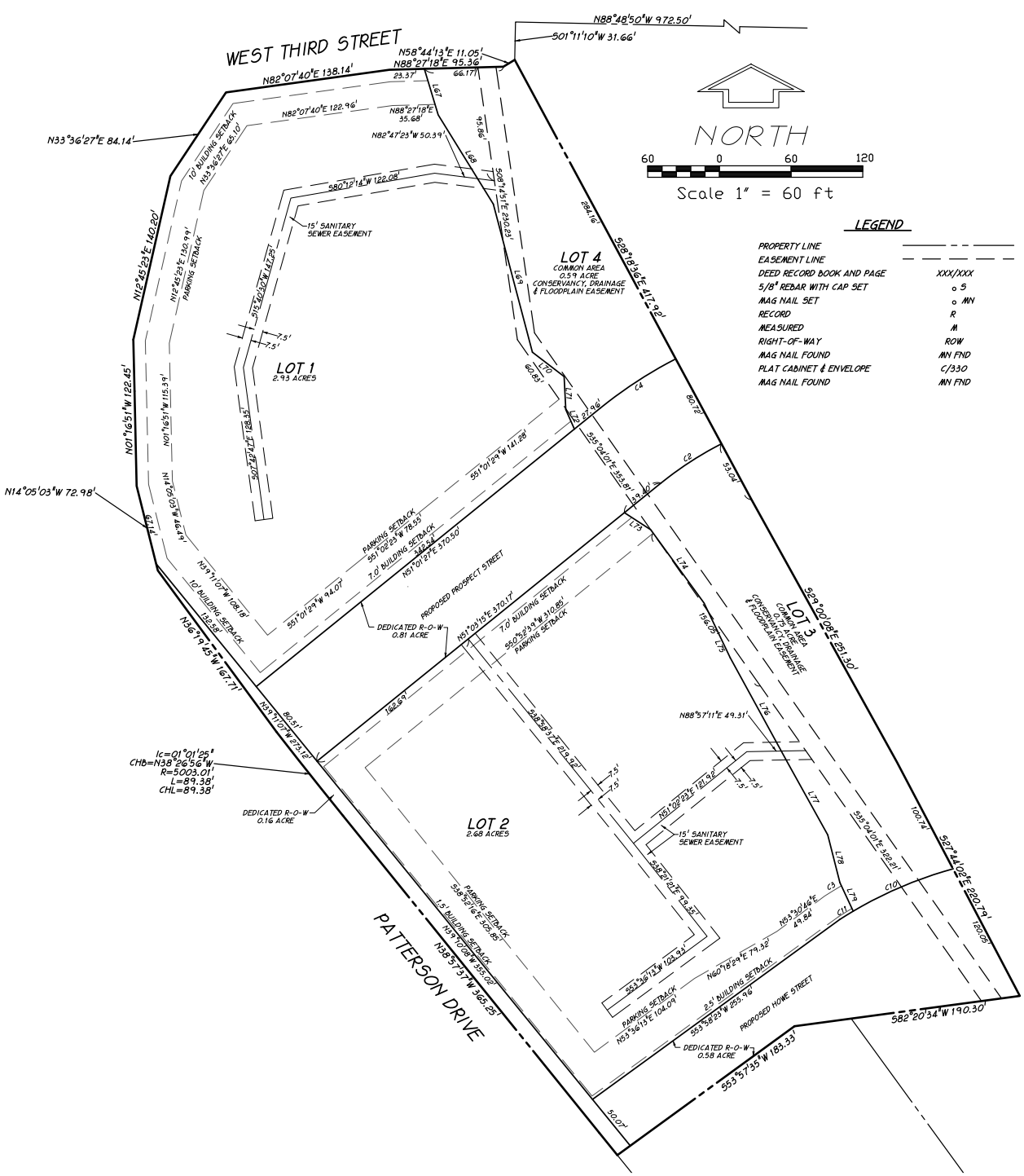
OVERALL BOUNDARY
PATTERSON PARK
PHASE THREE
PRELIMINARY PLAT
DATE: MAY 10, 2013
SHEET 1 OF 4
JOB NO. 401216

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE 15

PATTERSON PARK PHASE THREE

PRELIMINARY PLAT



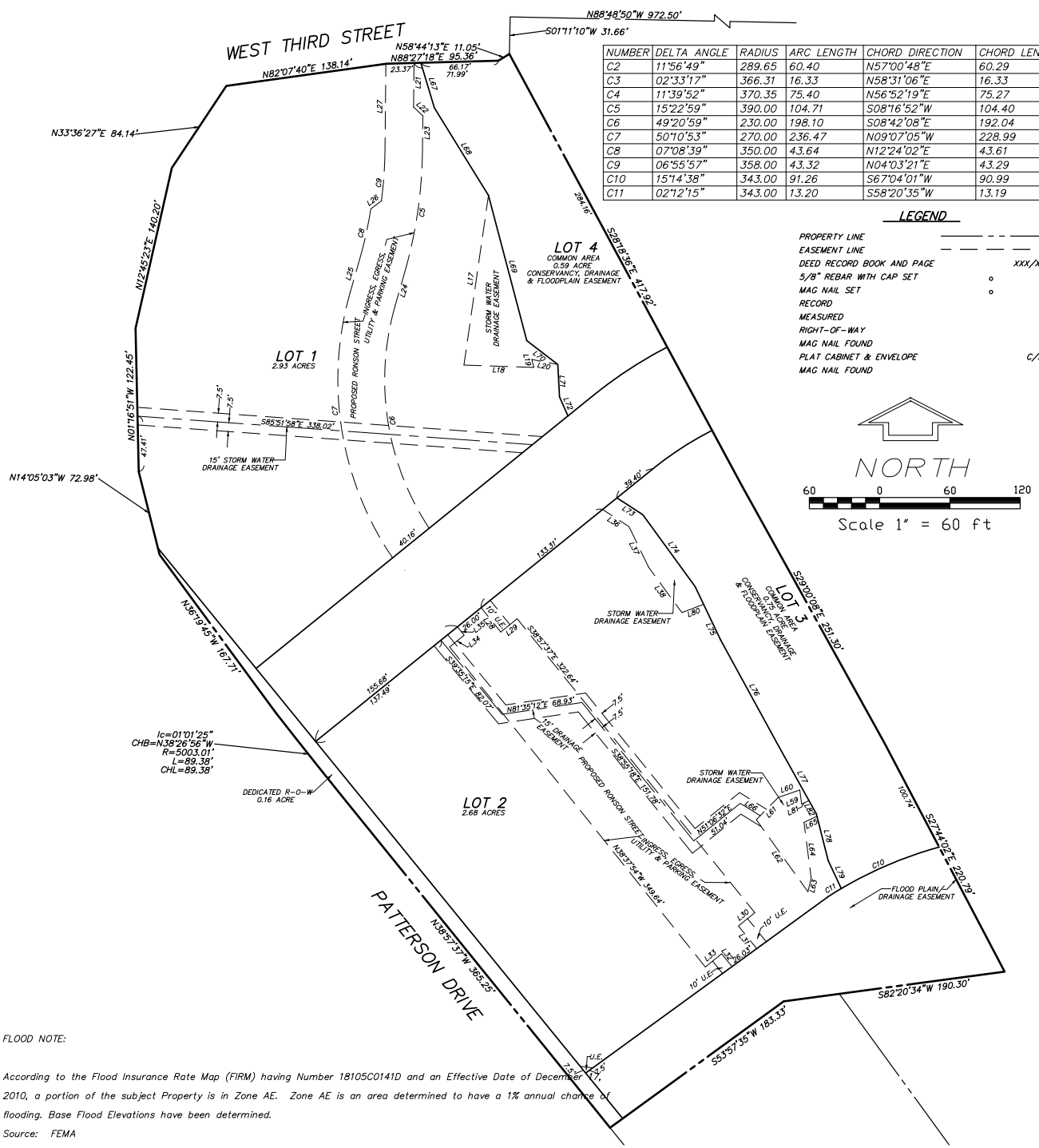
R-O-W, LOTS AND SANITARY EASEMENT
PATTERSON PARK
PHASE THREE
PRELIMINARY PLAT
DATE: MAY 10, 2013
SHEET 2 OF 4
JOB NO. 401216

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE 16

PATTERSON PARK PHASE THREE

PRELIMINARY PLAT



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	11°56'49"	289.65	60.40	N57°00'48"E	60.29
C3	02°33'17"	366.31	16.33	N58°31'06"E	16.33
C4	11°39'52"	370.35	75.40	N56°52'19"E	75.27
C5	15°22'59"	390.00	104.71	S08°16'52"W	104.40
C6	49°20'59"	230.00	198.10	S08°42'08"E	192.04
C7	50°10'53"	270.00	236.47	N09°07'05"W	228.99
C8	07°08'39"	350.00	43.64	N12°24'02"E	43.61
C9	06°55'57"	358.00	43.32	N04°03'21"E	43.29
C10	15°14'38"	343.00	91.26	S67°04'01"W	90.99
C11	02°12'15"	343.00	13.20	S58°20'35"W	13.19

LEGEND

PROPERTY LINE	
EASEMENT LINE	
DEED RECORD BOOK AND PAGE	XXX/XXX
5/8" REBAR WITH CAP SET	S
MAG NAIL SET	MN
RECORD	R
MEASURED	M
RIGHT-OF-WAY	ROW
MAG NAIL FOUND	MN FND
PLAT CABINET & ENVELOPE	C/330
MAG NAIL FOUND	MN FND

NUMBER	DIRECTION	DISTANCE
L17	S08°13'54"W	146.27'
L18	S88°04'33"E	59.71'
L19	N14°47'07"W	7.00'
L20	S79°10'07"E	22.67'
L21	S00°35'22"W	37.63'
L22	S46°32'42"E	10.91'
L23	S00°35'22"W	29.69'
L24	S15°58'21"W	30.31'
L25	N15°58'21"E	30.31'
L26	N52°54'55"E	11.36'
L27	N00°35'22"E	73.78'
L28	S38°57'37"E	26.70'
L29	N51°02'23"E	18.00'
L30	S51°02'23"W	18.00'
L31	S38°57'37"E	24.83'
L32	N38°57'37"W	14.06'
L33	S50°59'46"W	18.00'
L34	N51°02'23"E	16.00'
L35	N38°57'37"W	9.17'
L36	S56°58'28"E	26.98'
L37	S25°41'49"E	38.26'
L38	S36°17'36"E	48.13'
L59	N07°21'25"W	12.12'
L60	S71°01'13"W	19.44'
L61	S44°37'27"W	26.71'
L62	S35°39'28"E	75.67'
L63	N13°14'00"E	11.96'
L64	N07°21'25"W	47.87'
L65	N64°17'23"E	12.26'
L66	S58°12'42"E	20.04'
L67	S16°44'30"E	40.24'
L68	S31°43'40"E	87.76'
L69	S14°47'07"E	128.16'
L70	S52°30'00"E	33.42'
L71	S02°56'09"E	27.73'
L72	S23°57'14"E	17.77'
L73	S56°58'28"E	26.30'
L74	S36°03'30"E	75.85'
L75	S25°32'27"E	50.67'
L76	S28°41'02"E	102.03'
L77	S29°04'09"E	67.22'
L78	S14°16'35"E	41.10'
L79	S25°03'40"E	26.43'
L80	N69°11'33"E	19.82'
L81	N64°17'23"E	6.95'
L82	S29°04'09"E	12.94'

FLOOD NOTE:

According to the Flood Insurance Rate Map (FIRM) having Number 18105C0141D and an Effective Date of December 2010, a portion of the subject Property is in Zone AE. Zone AE is an area determined to have a 1% annual chance of flooding. Base Flood Elevations have been determined.

Source: FEMA

INGREES, EGRESS & DRAINAGE EASEMENTS
PATTERSON PARK
PHASE THREE
PRELIMINARY PLAT
DATE: MAY 10, 2013
SHEET 3 OF 4
JOB NO. 401216

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

PATTERSON PARK PHASE THREE
PRELIMINARY PLAT

SOURCE OF TITLE: Instrument Number 2001000318, 2003012969 & 2007015825

OWNER: Adams Crossing, LLC - Pt. of Section 5, T 8 N, R 1 W, Five Points, LLC - Lot 2 & Brockton Properties, LLC - Lot 5

ZONING: PUD

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

Adams Crossing, LLC, Five Points, LLC & Brockton Properties, LLC the owners of the real estate shown and described herein, does hereby layoff, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as PATTERSON PARK, PHASE THREE an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public. Howe and Prospect Street as shown on the plat will be maintained by the owner of Lot 1 until such time as these streets are connected or extended to the east, at which time the maintenance responsibilities will become the City of Bloomingtons. The additional Patterson Drive right-of-way is to be dedicated with this plat recordation.

Front and side yard building setback lines are established as shown on the plat, between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration Of Covenants, Conditions, and Restrictions as set forth in Instrument Number _____ in the Office of the Recorder of Monroe County, Indiana.

Adams Crossing, LLC

Signed and Sealed _____, 2013.

_____
Signature

_____ _____
Name Printed Office

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notorial seal this _____ day of _____, 2013.

_____ _____
County of Residence Commission Expiration

_____ _____
Notary Public, Written Notary Public, Printed

Five Points, LLC

Signed and Sealed _____, 2013.

_____
Signature

_____ _____
Name Printed Office

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notorial seal this _____ day of _____, 2013.

_____ _____
County of Residence Commission Expiration

_____ _____
Notary Public, Written Notary Public, Printed

Brockton Properties, LLC

Signed and Sealed _____, 2013.

_____
Signature

_____ _____
Name Printed Office

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notorial seal this _____ day of _____, 2013.

_____ _____
County of Residence Commission Expiration

_____ _____
Notary Public, Written Notary Public, Printed

CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Chapter 174 -Acts of 1947- enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington, as follows:

Approved by the City Plan Commission at a meeting held _____, 2013.

_____
(Tom Micuda)

_____
(Jack Baker) President Bloomington Plan Commission

Approved by the Board of Public Works at a meeting held _____, 2013

_____ _____
(Chairperson) (Member)

_____
(Member)

EASEMENT DEFINITIONS

Easement: A non-possessory interest in land granted by a property owner to the City, the general public, a corporation, or other persons for specific purposes including but not limited to the construction of utilities, drainage ways, and streets, or for the protection of natural features.

Easement, Drainage: An easement that permits the unobstructed flow of upstream storm water runoff. A drainage easement may include detention or retention ponds, swales, wetlands or underground pipes, and which allows the City Utilities Department access for installation, maintenance, repair or removal of drainage facilities.

Easement, Pedestrian: An easement that permits the general public the right to access the easement for purposes of walking, running, bicycling, skating, or utilizing certain classes of non-motorized vehicles, and grants the City the right to construct, alter, repair, maintain, or remove improvements within the easement area.

Easement, Sanitary Sewer: An easement that allows the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.

Easement, Utility: An easement that allows both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.

Easement, Waterline: An easement that allows the City Utilities Department exclusive access for installation, maintenance, repair, or removal of potable water facilities.

Legal Description

A part of Section 5, Township 8 North, Range 1 West, Perry Township, Lot 2 Patterson Park, Phase One as recorded in Plat Cabinet C, Envelope 330 in the office of the Recorder of Monroe County and Lot 5 Patterson Park, Phase Two as recorded in Plat Cabinet D, Envelope 01 in the office of the Recorder of Monroe County, all being located in Monroe County, Indiana, bounded and described as follows:

Commencing at a PK nail found marking the Northeast corner of the Northwest quarter of said Section 5; Thence on the north line of said Section 5 North 88 degrees 48 minutes 50 seconds West 972.50 feet; Thence leaving said north line South 01 degree 11 minutes 10 seconds West 31.66 feet to a rebar found on the west line of Weddle Park as recorded in Plat Cabinet C, Envelope 85 and the true Point of Beginning;

Thence on the west line of said Weddle Park South 28 degrees 18 minutes 36 seconds East 417.92 feet; Thence South 29 degrees 00 minutes 08 minutes East 251.30 feet; Thence South 27 degrees 44 minutes 02 seconds East 220.79 feet; Thence leaving said west line South 82 degrees 20 minutes 34 seconds West 190.30 feet; Thence South 53 degrees 57 minutes 35 seconds West 183.33 feet to the east right-of-way line of Patterson Drive; Thence on said east line North 38 degrees 57 minutes 37 seconds West 365.25 feet to the beginning of a curve concave northeasterly and having a radius of 5003.01 feet; Thence on said curve Northwesterly 89.38 feet through a central angle of 01 degree 01 minute 25 seconds; Thence North 36 degrees 19 minutes 45 seconds West 167.71 feet; Thence leaving said east right-of-way line and on the southerly right-of-way line of West Third Street North 14 degrees 05 minutes 03 seconds West 72.98 feet; Thence North 01 degree 16 minutes 51 seconds West 122.45 feet; Thence North 12 degrees 45 minutes 23 seconds East 140.20 feet; Thence North 33 degrees 36 minutes 27 seconds East 84.14 feet; Thence North 82 degrees 07 minutes 40 seconds East 138.14 feet; Thence North 88 degrees 27 minutes 18 seconds East 95.36 feet; Thence North 58 degrees 44 seconds 13 seconds East 11.05 feet feet to the Point of Beginning, containing 8.49 ACRES.

SUBJECT TO all rights-of-way and easements of records.

CERTIFICATE OF SURVEYOR

I, Douglas R. Curry, hereby certify that I am a professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly representrs a survey completed by me on _____, 2013; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

_____
Douglas R. Curry Indiana L.S. No. 890006
Bynum Fanyo & Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
(812) 332-8030

DOUGLAS R. CURRY No. 890006 STATE OF INDIANA LAND SURVEYOR

TEXT & SIGNATURES
PATTERSON PARK
PHASE THREE
PRELIMINARY PLAT
DATE: MAY 10, 2013
SHEET 4 OF 4
JOB NO. 401216

Trinitas Development, LLC
Trinitas at Patterson Park
Patterson Park Phase Three Plat
Bloomington, Indiana 47403
Facility Operation & Maintenance Plan
BFA Project Number 401216
July 31, 2013

Prepared by:
Bynum Fanyo & Associates, Inc.
528 N. Walnut Street
Bloomington, Indiana 47404

Introduction:
The property is located just east of the intersection of S. Adams St. and Patterson Dr. in Bloomington, Indiana in the SE quarter of Section 5, T8N, R1W, Perry Township (the "Property"). Two new public access roads that will be dedicated public right of way will be established: (a) Howe Street, which travels northeast from the existing intersection with Patterson Drive; and (b) Prospect Street, which also travels northeast from the existing intersection with Patterson Drive but is located directly northwest of Howe Street. The Property will contain 19 new apartment buildings that will total 347 bedrooms along with access drives, 248 on-site parking stalls, and sidewalks. Also, the Property will contain four new stormwater quality/detention ponds with sand filter strips for percolating stormwater through. These will be located on the eastern side of the Property. There will also be a swimming pool courtyard with additional drainage structures located in the vicinity.

Purpose:
This facility maintenance plan was developed to specify pre-construction and construction standards as well as post-construction maintenance standards for the Property.

Pre-Construction:
Prior to commencement of construction activities a pre-construction meeting will be held with the contractor (operators & laborers), owner, engineer, architect, City Inspectors to go over the construction plans, erosion control plan, any necessary City Planning conditions and the expectations for the project in accordance with **327 IAC 15-5-7 (9).**

During Construction:
Prior to commencing grading activities the contractor will be required to install all erosion control practices as outlined on the erosion control plan. These practices will then be inspected and approved by the City of Bloomington Drainage Department before grading activities commence.

It is vital that the existing stream on the east end of the Property be protected from sediment during construction. Install silt fence along the project side of this stream area prior to any grading activity. Install the eastern sediment ponds/stormwater quality facilities and then a temporary drainage swale with leading to it if deemed necessary.

During construction the contractor will be required to inspect and perform necessary maintenance of all erosion control structures daily with weekly reports and upon completion of every "major" rainfall event per **327 IAC 15-5-7 (18 A-C).** A construction site inspection and maintenance log is required to document all information and

inspection dates. Coordinate log with the City of Bloomington Utilities Drainage Department.

The contractor shall be responsible for maintaining each erosion control device in accordance with the erosion control plan prepared by Bynum Fanyo & Associates, Inc. and the October, 2007 edition of the **Indiana Department of Environmental Management Manual on Stormwater Quality.**

In order to prevent erosion of soil off site temporary seeding will be required in areas that are left inactive for fifteen (15) days or more in accordance with **327 IAC 15-5-7 (16)**. Specific seeding types will be dependant on the weather. During times of the year when soil temperatures are less than 50°F a Dormant and Frost Seeding mix shall be employed as detailed in the construction plans. When soil temperatures are above 50°F a Temporary Seeding Mix shall be employed as also specified in the construction plans.

Post-Construction (Owner Responsibilities):
At the completion of construction it will be the responsibility of the individual owners of Areas A, B, and C to inspect, maintain and repair all landscaping, hardscaping, the water-quality/detention ponds, the swimming pool, and private watermains within their respective Areas of ownership. In the event that the Owner fails to meet these responsibilities the city is hereby granted the right to enter these Areas and make any necessary maintenance repairs and recover its costs by billing the Owner of the Area or place a lien on the property when payment is not made in a timely manner.

All responsibilities for inspection, maintenance, and repair as well as their associated costs which shall be borne by the owner of each Area shall also be borne by any successors in interest to the Areas.

Landscaping:
Once the site has been established all landscape maintenance will be provided by the Owner. The use of fertilizers and pesticides shall be used sparingly on the site.

The following is a listing of routine landscaping tasks and their maintenance frequency.

Task	Frequency
Mowing & Trimming	As needed depending upon growing season
Tree Pruning	As needed
Turf reseeding	as needed to maintain mature turf

Hard-Scaping:
Hard-scaping includes sidewalks, patios, decks, the entire east multi-purpose trail that runs the length of the property and parking surfaces. Surfaces shall not be allowed to

accumulate significant amounts of debris such as leaves, sand, trash, and grass clippings. Surfaces shall also be cleared of snow in accordance with the City of Bloomington's Street Department guidelines by the owner. Weeds shall be manually removed from cracks in sidewalks and other concrete surfaces as needed. Graffiti shall be removed immediately after an occurrence.

Water Quality Detention Ponds located East on-site:
Monthly inspections by the owner of the sand filter strips, under drains, plantings, and earthen dams will be completed. If any damage that has caused functionality to cease to these features then repairs or replacement shall be immediate. The underdrains and sand filter strips/filter fabric shall be replaced as detailed in the construction plan set if functionality has ceased even after cleaning them out. Functionality has ceased if the pooled water in the facilities does not drain within 24 hours of no additional rain events.

Sediment levels within the basin area shall also be monitored to not be allowed to accumulate to a depth above the 12" mark located on the permanent 2" diameter aluminum sediment stake. When sediment accumulates to the 12" mark then said sediment shall be removed and properly disposed to restore the pond to its design capacity.

The ponds were planted with a native grass/forbe seed mix suitable for wet areas which assists in the stormwater quality treatment process. This planting shall be monitored monthly and maintained by the owner or a company experienced with native plants to ensure a healthy establishment. Mowing in the stormwater quality facilities shall be permitted only in March or April or as otherwise directed by the owner. When sediment is removed as discussed above, the pond shall be replanted with the same or a City of Bloomington approved native seed/forbe mix.

Swimming Pool:
The owner or successors in interest to the Property shall check the pool area regularly to maintain cleanliness and standards set forth by:

Public and Semi-Public Swimming Pools Rule
410 IAC 6-2.1
Indiana State Department of Health
Environmental Public Health Division
2 N. Meridian St., 5-E
Indianapolis, IN 46204
Revision Effective: August 26, 2010

Easements:
All easements shall be per the City of Bloomington Unified Development Ordinance Standards as seen on the exhibits 1-3 except for the easements around the site as follows:

The area shown as Proposed Ronson Street Ingress/Egress, Parking & Utility Easement on Exhibit 2 attached hereto and made a part hereof (the "Ronson Street Easement") shall be subject to the following:

- The general public shall have the right to access the Ronson Street Easement for purposes of walking, running, bicycling, skating, and motorized vehicle use.
- The owner or successors in interest to the Property shall be responsible for snow removal, landscape maintenance, and hard-scape maintenance until such date as the Ronson Street Easement is dedicated to the City of Bloomington as right-of-way.
- The Property's tenants, owners, or managers as authorized by the owner or successors in interest to the property shall be allowed to park vehicles in an area designated on the recorded plat.
- No unauthorized (by the property owner or successors in interest to the property) obstruction shall be placed within the easement area.

The area shown as Common Area Conservancy, Drainage & Floodplain Easement (the "CDF Easement") on Exhibit 1 shall be subject to the following:

- Those certain standards set forth in Section 20.07.070(e)(10) of the Bloomington Unified Development Ordinance ("UDO").
- No grading fill material of any kind shall be placed within the CDF Easement.
- No obstruction that would impede stormwater drainage flow shall be placed within the CDF Easement.

Private Water Main:
Within the property line of the Property, the 8" water main is private and shall be the owner's responsibility or successors in interest to the Property for ongoing maintenance. All underground piping, hydrants, control valves, fire department connection and backflow devices located on the Property will be maintained per NFPA 25 including the operating and inspection of all control valves, fire hydrants, and fire department connections as well as testing of all double check valve assemblies annually. The reduced pressure backflow devices shall be tested semi-annually.

OWNER SIGNATURE:

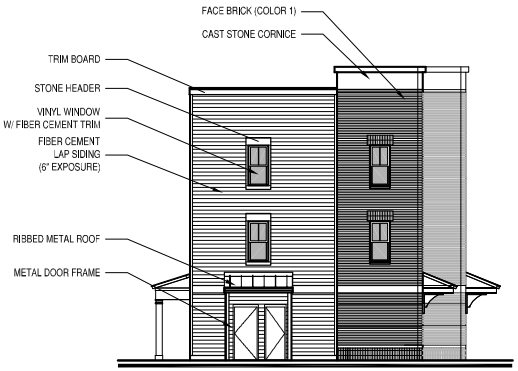
The Property owner hereby agrees to the terms of this Facility Operation and Maintenance Plan and agrees to abide by the regulations set forth in this plan/recorded plat in perpetuity.

Owner of Lot #1:
Name_____Representing:_____Title:_____
Signature_____Date:_____

Owner of Lot #2:
Name_____Representing:_____Title:_____
Signature_____Date:_____

Owner of Lot #3:
Name_____Representing:_____Title:_____
Signature_____Date:_____

Owner of Lot #4:
Name_____Representing:_____Title:_____
Signature_____Date:_____

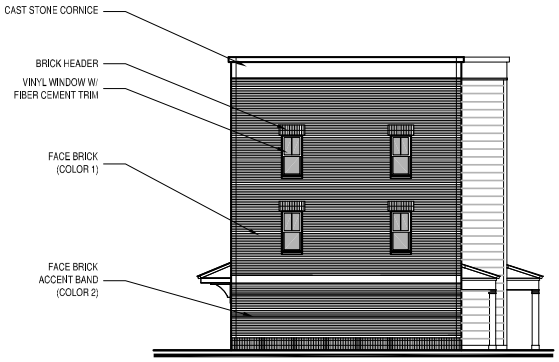


BUILDING 31
NORTH ELEVATION

0 4' 8' 16'
SCALE:

BUILDING 31
WEST ELEVATION

0 4' 8' 16'
SCALE:



BUILDING 31
SOUTH ELEVATION

0 4' 8' 16'
SCALE:

BUILDING 31
EAST ELEVATION

0 4' 8' 16'
SCALE:

TRINITAS

PATTERSON PARK
BLOOMINGTON, INDIANA
JULY 9, 2013 PROJECT #12073

CSO Architects
ARCHITECTURE · INTERIOR DESIGN

Building 31 Elevation

TYPICAL SINGLE COTTAGE

TRINITAS

PATTERSON PARK

BLOOMINGTON, INDIANA

JULY 9, 2013 PROJECT #12073

CSO Architects

ARCHITECTURE • INTERIOR DESIGN

TYPICAL DOUBLE COTTAGE

TRINITAS

PATTERSON PARK

BLOOMINGTON, INDIANA

JULY 9, 2013 PROJECT #12073

CSO Architects

ARCHITECTURE • INTERIOR DESIGN

TYPICAL THREE STORY BUILDING

TRINITAS

PATTERSON PARK
BLOOMINGTON, INDIANA
JULY 9, 2013 PROJECT #12073

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

VIEW ALONG “CURVY STREET”

TRINITAS

PATTERSON PARK

BLOOMINGTON, INDIANA

JULY 9, 2013 PROJECT #12073

CSO Architects

ARCHITECTURE • INTERIOR DESIGN

VIEW ALONG WEST THIRD STREET

TRINITAS

PATTERSON PARK

BLOOMINGTON, INDIANA

JULY 9, 2013 PROJECT #12073

CSO Architects

ARCHITECTURE • INTERIOR DESIGN

BLOOMINGTON PLAN COMMISSION **CASE #: SP-31-13**
STAFF REPORT **DATE: August 5, 2013**
Location: 701 N. Walnut Street

PETITIONER: **11th & Walnut Holdings, LLC**
1557 S. Piazza Drive, Bloomington

CONSULTANT: **Bledsoe Riggert and Guerrettaz**
1351 W. Tapp Road, Bloomington

REQUEST: The petitioner is requesting site plan approval in order to build a 31-unit residential building.

Area:	**0.36 Acres**	
Zoning:	**CD/Downtown Gateway Overlay (DGO)**	
GPP Designation:	**Downtown**	
Existing Land Use:	**2-story office**	
Proposed Land Use:	**Multi-family Residences**	
Surrounding Uses:	**North, West**	– Multi-family
	South	– Mixed Use
	East	– Office (Highpoint)

REPORT SUMMARY: The subject property is located at the northwest corner of N. Walnut Street and W. 11th Street. This 0.36 acre property is zoned Commercial Downtown (CD) and is within the Downtown Gateway Overlay (DGO) District. The property currently contains a two-story office building. The property is surrounded on the north, west and northwest by recently constructed multi-family buildings. To the south is a mixed use building and to the east is the High Point office development.

The petitioner is proposing to demolish the existing building and construct a new multi-family building. This building is listed as non-contributing on the City's Survey of Historic Sites and Structures. The proposed building would contain 25 one-bedroom units and 6 two-bedroom units and includes 19 parking spaces (17 on-site and 2 off-site). First floor non-residential space is neither required nor proposed.

The Plan Commission last reviewed this petition at its July 8, 2013 meeting. At that meeting, commissioners expressed a desire to reduce the perceived height of the building along Walnut Street, to reduce the use of metal siding and to incorporate more traditional forms into the façade. Since that meeting, the petitioner has redesigned the building to attempt to address these concerns. They have removed all metal siding from the façade, have stepped back the fourth floor at the northeast corner of the property, and have incorporated more traditional façade treatments such as colored board and batten style cementitious panels, smooth cut limestone, and a more traditional cornice.
The proposed building is still four stories in height at the northeast corner, but the immediate northeast corner is stepped back from the street by 26 feet. Due to 12 feet of grade change along the street frontage, the building was designed with a partial lower level with 2 walk-out units. The majority of the building is 3-stories in height. The building

materials now include brick, smooth cut limestone, and cementitious panels. The building includes direct access to the garage and a partial surface parking lot from 11th Street, in a similar manner to the "Lofts on College" building to the immediate west.

Neighborhood Meeting: This petition was presented to the Old Northeast Neighborhood Association on June 24th. Neighbors expressed concern about the specific waivers and how they led to development that was more intensive than envisioned by the UDO. Concern was also raised about the building architecture. Those in attendance thought they building lacked local character and detracted from the character of the Illinois Central Historic District. Interested neighbors have been e-mailed changes to the project since the last meeting as they have become available.

Plan Commission Site Plan Review: Three aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.300. These aspects are as follows:

- The proposal is adjacent to a residential use (north, west and south)
- The proposal includes ground floor residential units.
- The petitioner is requesting waivers to the standards in BMC 20.03.340. The following waivers are being requested:
    - Void-to-solid ratio
    - Height
    - Height step-back
    - Street trees and street lights

SITE PLAN REVIEW

Residential Density: Since the last hearing, the number of units proposed has gone up from 30 to 31 units while the number of bedrooms has remained the same. Because of the way DUEs are calculated the density of the project actually goes down slightly. The petitioner is proposing 31 units (10.21 DUEs) with a total of 37 bedrooms for an overall density of 28.36 DUEs per acre. The maximum allowed density in the DGO is 33 DUEs per acre.

Parking: The DGO requires a minimum of 19 parking spaces for a 31 bedroom multi-family building in the DGO. The petitioner is proposing 17 on-site spaces. Also proposed are 2 off-site parking spaces to be leased from the Highpoint development to the east. Shared off-site parking requires approval of the Planning Director, a location within 300 feet of the site and recording of a zoning commitment (BMC 20.05.070(e)(2)). On-street parking is not available on 11th St. or Walnut St. There is transit service on College Ave. by BT Routes 1, 6 and the 6 Limited. Bloomington Transit does not see the need for an additional transit stop in this area at this time.

Streetscape: A 5-foot wide sidewalk is proposed on Walnut St. and a 6-foot wide monolithic sidewalk is proposed on 11th St. Street trees, not more than 40' from center, are required along Walnut St. as well as street lights. Due to a narrow right-of-way and lack of planting area, street trees and street lights are not feasible on 11th St. While the location of

street lights is shown on Walnut St., details on these lights and wall mounted replacement lights on 11th St. have not yet been provided.

> **Street Trees and Lights Waiver-20.03.340(a)(4-5):** While the 11th St. right-of-way is 47 feet wide, all of it is made up of travel lanes, curbs and sidewalks. Staff finds that priority should be given to the pedestrian sidewalk within the limited space available at this location. Given the existing right-of-way, street trees and lights cannot be placed and still maintain an ADA compliant sidewalk . Street lights will be replaced with building mounted lights. The Downtown Plan makes no specific recommendations concerning street lights and street trees. It does recommend new building maintain the alignment of existing nearby building, especially historic buildings (guideline 3.1). Aligning this building with the Lofts on College Building provides no space within the right-of-way for street trees or freestanding street lights.

Bicycle Parking: A 37-bedroom multi-family building requires 7 bicycle parking spaces. These spaces are shown near the vehicle entry inside of the garage. All spaces will be covered spaces. The petitioner has indicated that at least half of these spaces will be Class-I long term spaces in a secured room. This exceeds minimum UDO standards.

Access: Vehicle access to a parking garage and parking lot is provided from a single open garage entry onto 11th St. at the southwest corner of the site. A short distance between the garage entry and the sidewalk may make additional pedestrian safety devices, such as a convex mirror or bollards, necessary.

Pedestrian Entrance: The building contains four pedestrian entrances. Two entrances along Walnut St are provided that directly access individual dwelling units. A third entrance is provided at street grade along 11th Street. The primary pedestrian entrance for the building is along Walnut St. which includes a recessed entry and pilasters. Staff recommends that the building name, lighting and building address be added to meet the entrance detailing requirement.

Landscaping: Landscaping of the green areas of the site and around the surface parking lot is required. The presented plan does not meet UDO requirements, but can with minor changes (See condition of approval #1).

Utilities: Utility plans have been submitted to the City Utilities Department and are under review. Water and sanitary sewer service are available along 11th Street. Stormwater detention will likely not be required because of a small increase in impervious surfaces and the fact that there is no stormwater infrastructure in the area. In addition, the petitioner proposes to utilize pervious concrete for the surface parking area. Final approval from CBU is required prior to issuance of a grading permit.

Materials: The building is clad with a combination of brick, limestone and cementitious panels in a board and batten style. All metal siding has been removed from the proposal since the last hearing. The petitioner intends to reuse some of the limestone from the existing building on proposed retaining walls.

Height and Step Back and Step Down: Portions of the proposed building are 4-stories tall. This matches the height of the Lofts on College to the west and the nearly completed North College Avenue apartments to the northwest. The new building to the immediate north is only three stories in height. The North College Avenue Apartment building was approved at 51 feet at its tallest. The building to the north was approved at 35'10". The proposed building height varies from 46'7" at the northeast corner to 36'6" feet at the southwest corner. The height does not include the stair tower. Including this structure in the height calculation increases the height by 3'10" to 50'5". The maximum height in the DGO is 40 feet.

The building steps back in two locations. At the northeast corner, where the building is the tallest. The 3rd floor steps back from Walnut St. by 26 feet. In addition, the mass of the 2nd and 3rd is stepped back 9 feet from 11th St. above the garage entry. The UDO requires a 15-foot step back for buildings taller than 35 feet in height. The step back must take place above 25 feet. This would require that most of the 2nd and 3rd floors be stepped back from both Walnut St. and 11th St. The building to the north, the Lofts on College and The North College Avenue Apartments were all approved without a step back.

At the last meeting, a Plan Commissioner asked for a comparison of the step back of the top floor of the building at 425 E. Kirkwood Ave. This building, called the Lofts on Kirkwood, was approved prior to adoption of the UDO. No specific step back was required at that time, but the design does include a 6 foot deep step back above the 2nd floor.

The building does not meet DGO standards for maximum height or step back. Waivers are required from these standards.

> **Height Waiver-20.03.330(b)(2):** A waiver from the architectural standard of the UDO is required to allow a height of more than 40 feet. The Downtown Plan, in the intent for the Downtown Gateway area (Pg. 2-8) states that "as this area continues to redevelop, development density may increase…" and new "buildings should include a combination of traditional commercial storefront design as well as those that reflect residential structures, both single family and multifamily." Guideline 3.9 recommends that new buildings "maintain the perceived building scale of two to four stories in height." It goes on to state that "if a building must be taller, consider stepping upper stories back from the main façade." The proposed building is mostly 3-stories, with a portion including a 4th lower level. This is in keeping with the policies of the downtown plan. Staff finds that the additional 6'7" allows for a building of similar height and scale as the Lofts on College building to the west and the North College Avenue Apartments to the northwest. Additional justification for the height is the 8 feet of grade change along Walnut St. The building maintains the recommended 4-story height with a majority of the building having a perceived height of 3 stories.
>
> **Building Height Step Back Waiver-20.03.340(c)(3):** A waiver from the minimum stepback height architectural standard of the DGO is required to allow portions of the building to be as tall as 46'7" (50'5" with stair tower) without a step back. The DGO requires that buildings taller than 35 feet be stepped back from the street above a minimum of 25 feet. Much of the justification for this waiver has already

been discussed in dealing with the height waiver. Guideline 3.9 recommends that new buildings "maintain the perceived building scale of two to four stories in height." It goes on to state that "if a building must be taller, consider stepping upper stories back from the main façade." The Downtown Plan does not give a recommended height for the step back, but instead recommends step backs for buildings over 4 stories. The proposed building, at its tallest along Walnut St., is 4 stories tall. The tallest portion of the building, at the northeast corner is stepped back from the main façade by 15+ feet, but the step back takes place at the 32 foot mark. The height and lack of step back is necessary due to the change in grade on the property and the proposed parapets and is in keeping with other building in the area with no step back.

Void-to-solid Percentage: The first floor of the building has approximately 25-33% void on Walnut St. and approximately 30% void on 11th St., including the garage entry, while the DGO requires a minimum of 40% void. Higher void-to-solid ratios are difficult to incorporate and less appropriate in residential style buildings where first floor commercial space isn't constructed. Both the building to the north and the North College Avenue Apartments building received waivers from this standard.

Void-to-solid Waiver-20.03.340(b)(2)(B): A waiver from the architectural standards of the UDO is required to allow the first floor to have less than 40% void area. The need for this waiver is driven by the desired residential look of this building style. While the Downtown Plan does not specifically address a first floor void-to-solid ratio, it does recommend that new buildings incorporate a base, middle and cap, with the base including "large display windows, kickplates below windows, sign band, and building entrance" (Guideline 3.4). This building includes few of these elements given its residential use. It does incorporate changes in color and materials to distinguish the base from the middle of the building. The Downtown Plan also makes several recommendations for ground floors that encourage pedestrian interest, many of these are best suited for commercial buildings (storefronts, display windows, kickplates and transoms) (guideline 3.18). Other recommendations (landscaping and planters, building address) will be incorporated into this petition.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 3 recommendations concerning this development.

1.) The Petitioner shall submit a revised landscape plan that includes the following revisions.

a. Move the street trees to the south to avoid an underground utility pipe near the northern-most tree, but not too close to the street light.
b. Make sure the tree lawn/plot is actually 5 feet wide. The plan makes it look like it will be less than that when completed because of the width of the curb.
c. Change the Sweet gum trees along the alley to smaller trees because of the overhead utility lines.
d. Two additional interior trees are needed.
e. Eight additional interior evergreen shrubs are needed.
f. Eight additional interior deciduous shrubs are needed.

Staff Response: These items are addressed as condition of approval #1.

2.) 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.

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

Staff Response: Although not required, the proposed area for trash collection is approximately 24'x7' and should be large enough to accommodate both a trash and a recycling dumpster.

DEVELOPER TRACK RECORD: The principal behind 11th & Walnut Holdings LLC is WS Property Group, also known as Wininger/Stolberg. Other developments in Bloomington include Brighton Pointe, Renwick, Walnut Station II, 9North, and the recently approved 10north building at 10th St. and College Ave. They have no outstanding zoning compliance issues with their other properties in Bloomington.

CONCLUSION: The Planning Department staff finds that the proposed building meets use, density and minimum parking requirements. Staff finds that the site plan building has been redesigned to compliment other nearby sites and will not diminish from the historic district. In addition, the proposed height is similar to other new buildings in the block, is within the height guidelines of the Downtown Plan and is justified by the grade change on the property. The Downtown Plan (page 2-8 though 9) states that projects in the gateways should "reflect the transitional nature of development targeted for these areas," that new buildings can "strengthen more urban development patterns traditionally exhibited along North and South College Ave." and "help to establish a sense of expectation of the character and quality of development that will be found in the core areas."

RECOMMENDATION: Staff recommends approval of case #SP-31-13, with the following conditions.

1. Landscaping plan must be amended based on the comments in the EC report.
2. Prior to release of a building permit, the petitioner shall execute and record a zoning commitment to provide two (2) off-site parking spaces within 300 feet of the property.
3. All street lighting and building mounted lighting to replace street lighting must be decorative and pedestrian scale and be full cut-off, fully shielded fixtures. Street lights must receive an encroachment approval to be located in the public right-of-way.
4. A minimum of seven (7) bicycle parking spaces are required. Half of these must be class-1 spaces. All are proposed as covered spaces.
5. Final City Utilities approval is required prior to the issuance of a grading permit.

6. The building name, lighting and building address shall be added to the Walnut St. entrance to satisfy pedestrian entrance detailing requirements.
7. The petitioner shall work with Planning and Engineering staff to determine the need for any pedestrian safety devices next to the garage entrance, such as a convex mirror or bollards.

MEMORANDUM

Date: July 29, 2013

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-31-13, The Crest at 11th, Site Plan request. Second Hearing

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This memorandum contains the Environmental Commission's (EC) recommendations regarding a Site Plan for a 30-unit multifamily building with 37 bedrooms. The site is within the Commercial Downtown zoning district, and the Downtown Gateway Overlay. A 1.5 story office building is proposed to be demolished.

ISSUES OF CODE COMPLIANCE:

1.) LANDSCAPE PLAN:
The Landscape Plan has some deficiencies. The Petitioner needs to submit a revised plan that includes the following requirements.

a. Move the street trees to the south to avoid an underground utility pipe near the northern-most tree, but not too close to the street light.
b. Make sure the tree lawn/plot is actually 5 feet wide. The plan makes it look like it will be less than that when completed because of the width of the curb.
c. Change the Sweet gum trees along the alley to smaller trees because of the overhead utility lines.
d. Two additional interior trees are needed.
e. Eight additional interior evergreen shrubs are needed.
f. Eight additional interior deciduous shrubs are needed.

EC recommends that the developer work with the Planning Department and the EC to create diverse tree, shrub, and native perennial plantings that exemplify Indiana's natural heritage. For suggestions, please see the EC's Natural Landscaping materials at www.bloomington.in.gov/beqi/greeninfrastructure/htm under 'Resources' in the left column. For additional suggestions plus an excellent guide to Midwest sources of native plants see: http://www.inpaws.org/landscaping.html. Attractive educational signage could also be considered for this area. 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.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

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

The EC is pleased that the Petitioner has committed to installing a white roof membrane to reduce the urban heat island, and to recycle construction waste materials. Some additional specific recommendations for this site that may further reduce its carbon footprint include:

a. Deconstruction and reuse of the current building that is planned for demolition.
b. Installing charging stations for electric vehicles for some of the parking spaces.
c. Increasing vegetated greenspace and implementing Low Impact Development practices. (*LID is an approach to land development or re-development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions. LID has been characterized as a sustainable stormwater practice by the Water Environment Research Foundation and others. From EPA)

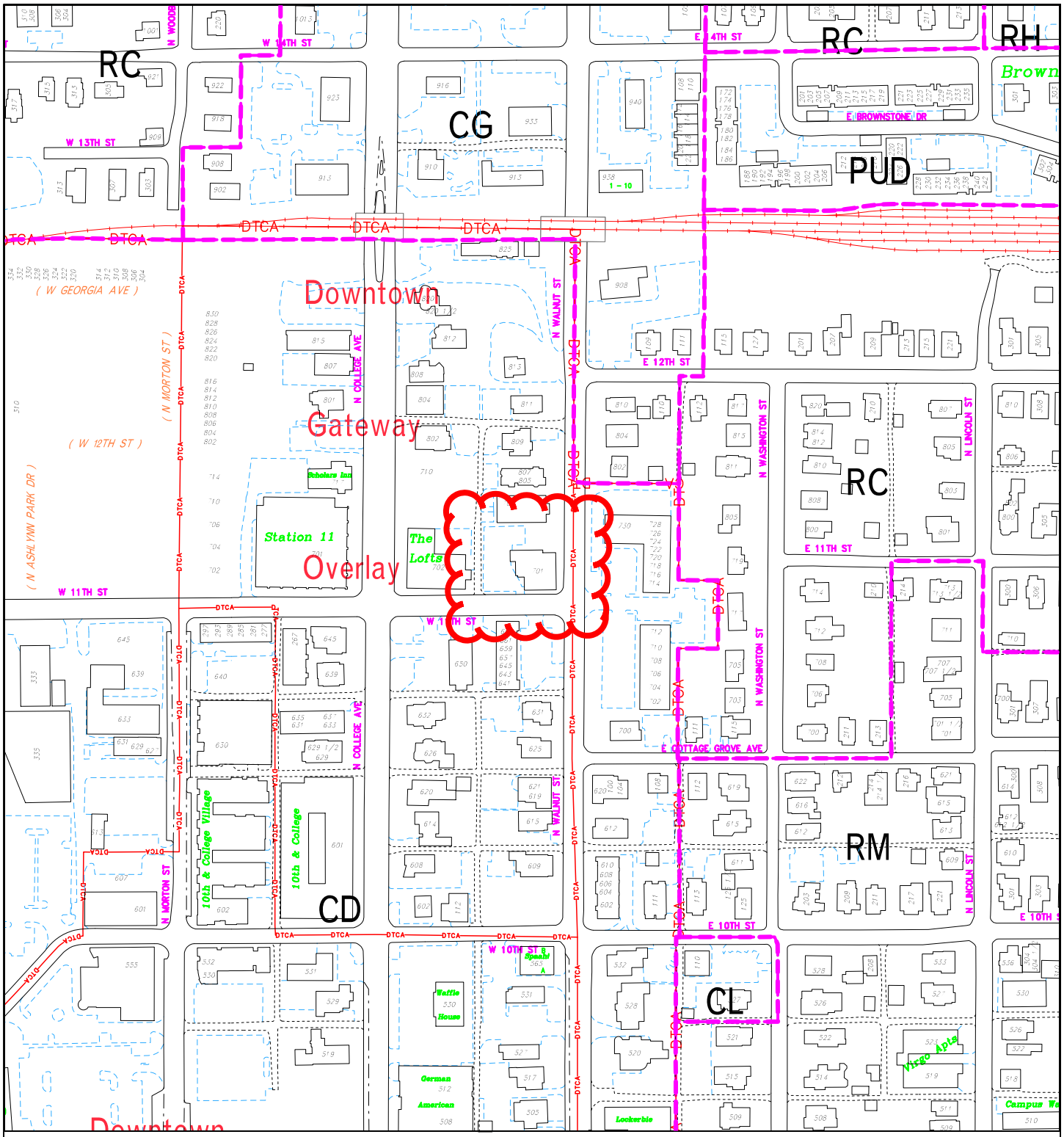
3.) RECYCLING:
The EC recommends that space should be allocated for recyclable-materials collection, which will reduce the development's carbon footprint and promote healthy indoor and outdoor environments. Lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington, and hopefully will be required in the near future. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the apartments to prospective tenants and short-term motel customers.

EC RECOMMENDATIONS:

1.) The Petitioner shall submit a revised landscape plan that includes the following revisions.
   a. Move the street trees to the south to avoid an underground utility pipe near the northern-most tree, but not too close to the street light.
   b. Make sure the tree lawn/plot is actually 5 feet wide. The plan makes it look like it will be less than that when completed because of the width of the curb.
   c. Change the Sweet gum trees along the alley to smaller trees because of the overhead utility lines.
   d. Two additional interior trees are needed.
   e. Eight additional interior evergreen shrubs are needed.
   f. Eight additional interior deciduous shrubs are needed.

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

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



SP-31-13
Location Map

By: roachja
31 May 13

250 0 250 500 750

N

City of Bloomington
Planning

Scale: 1" = 250'

For reference only; map information NOT warranted.

July 22, 2013

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

RE: The Crest at 11th

Dear Mr. Roach:

Please accept this revised application for the redevelopment of the southeast corner of 11th and North Walnut Street. We have changed certain architectural features of this proposal to address concerns voiced by the Plan Commission and others at the Plan Commission meeting held on July 8th, 2013.

The fundamentals of this proposal remain; as an application is for a multi-family development on .36 acres comprised of one and two bedroom units. The property is bounded on three sides by public right-of-ways; on the south by 11th Street, on the east by N. Walnut Street, and on the west by an alley.

The site has dramatic changes in elevation with the highest point on the site adjacent to the alley being roughly 837.5 and the lowest point being 824.2 at the northeast corner on the sidewalk adjacent to Walnut Street, a 13.3 ft change in grade. The Walnut Street sidewalk elevation varies 9 feet over the length of the building creating challenges in the height of the building. The building height from the 11th Street frontage will be approximately 38 feet. The Walnut Street height will vary as the grade of the street falls to the north requiring a waiver from the 40 foot maximum height to allow for approximately 48 feet on the northern end of the building.

Site improvements will consist of a three story building with a partial lower level. The lower level will face on Walnut Street on the far north end of the building. This will allow the building architecture to relate to the pedestrian way as Walnut Street falls approximately 10 feet south to north.

Pedestrian access to the project is accommodated in four locations; two locations along Walnut Street one the main entrance just north of the southeast corner and one at the 2 units on the northern end of the building. There is a main building entry access along 11th Street and an access from the parking field.

Access to the parking field will be from 11th Street, similar to the adjacent buildings. The parking field will consist of 17 spaces. Two additional spaces have been procured for the project from the adjacent property for a total of 19 spaces.

The unit mix for the project has been revised with the changes to the architecture to 25 one bedroom units and 6 two bedroom units for a total of 31 units, 37 beds for an EDU count of 10.2. The allowable EDU density is 33U/ac, this projects density is 28.6.

The discussion on building architecture at the July meeting focused primarily on three issues; building height and its relation to the surrounding structures, excessive building modulation, and the use of metal panels not portraying the “style” of this area of downtown.

The floor plates within the building have been reconfigured to allow the building façade to "step down" the Walnut Street (East) elevation and be reduced to three stories at the interface with the property to the north. The setback on the 11th Street (South) elevation has been brought down to the second floor reducing the height of the wall at the garage entry.

The build façade has been re-massed reducing the amount of projections from the building to create a more uniform street front.

The architectural materials will be a mix of brick, limestone, and cementinous panels. There has been more detail added to the limestone base and the transition between the limestone and brick above. Areas of board and batten has been added to mimic the stucco/board and batten found on many of the nearby porch gables in an arts and craft style design and cornice has been added to better define the top of the wall/roof line.

This project will incorporate a number of sustainable features;

- Provide natural light where possible to reduce the use of artificial lighting.
- Provide energy efficient mechanical systems to reduce energy.
- Use of white roof membrane to reduce heat island effect.
- Provide a highly efficient insulated envelop to minimize the use on HVAC systems.
- Utilize Low-E Glass to reduce heat transfer.
- Provide operable windows to allow for individual comfort control which can help to reduce the use of mechanical systems during optimal months.
- Provide Low-Emitting materials where possible.
- Use recycled materials where possible.
- Use locally extracted, manufactured, and processed materials where possible.
- Use Low-flow toilets and sinks to conserve water.
- Sort and recycle on site construction waste during construction to minimize contribution to landfills.

We feel this project will be a positive addition to the downtown and that the modifications to the proposal from the Plan Commissions input more refined building. We respectfully request you support and approval.

Sincerely,

Timothy A. Hanson

SP-31-13
Petitioner's Project Summary

PROJECT SUMMARY TABLE

PROJECT	**The Crest @ 11th - Revised 7/22**		
Address	701 N College Avenue		
SIZE	15,536	SF	
	0.357	AC	
Zoning	CG - w/ Downtown Gateway Overlay		
	Non-Residential First Floor	NO	
	Residential Density Max	33	edu/ac
	Parking Required	YES	
	Impervious Surface	25%	
	SET BACKS		
	Front	0	ft
	Rear	5	ft
	Side	5	ft
	Height	40	ft
DENSITY	33.00	EDU/AC	Maximum
	28.63	**EDU/AC**	**Proposed**
PARKING	18.6	Spaces	Required
	19	**Spaces**	**Provided**
IMPERVIOUS	3,884	SqFt Required	
	5,098	**SqFt Provided**	

APARTMENT	UNITS	BEDS	EDU	Units	Beds
ONE BEDROOMS -	25	25	6.25	81%	68%
TWO BEDROOMS -	6	12	3.96	19%	32%
THREE BEDROOMS -	0	0	0	0%	0%
	31	37	10.21	100%	100%

	Non-Residential	Residential 1-Bed	Residential 2-Bed	Residential 3-Bed	Parking On-Site	Parking Off-Site
Walnut ST Floor		2	0			
First Floor		6	1		17	2
Second Floor		8	3			
Third Floor		9	2			
sub-total	***0***	***25***	***6***	***0***	***17***	***2***

NOTES:

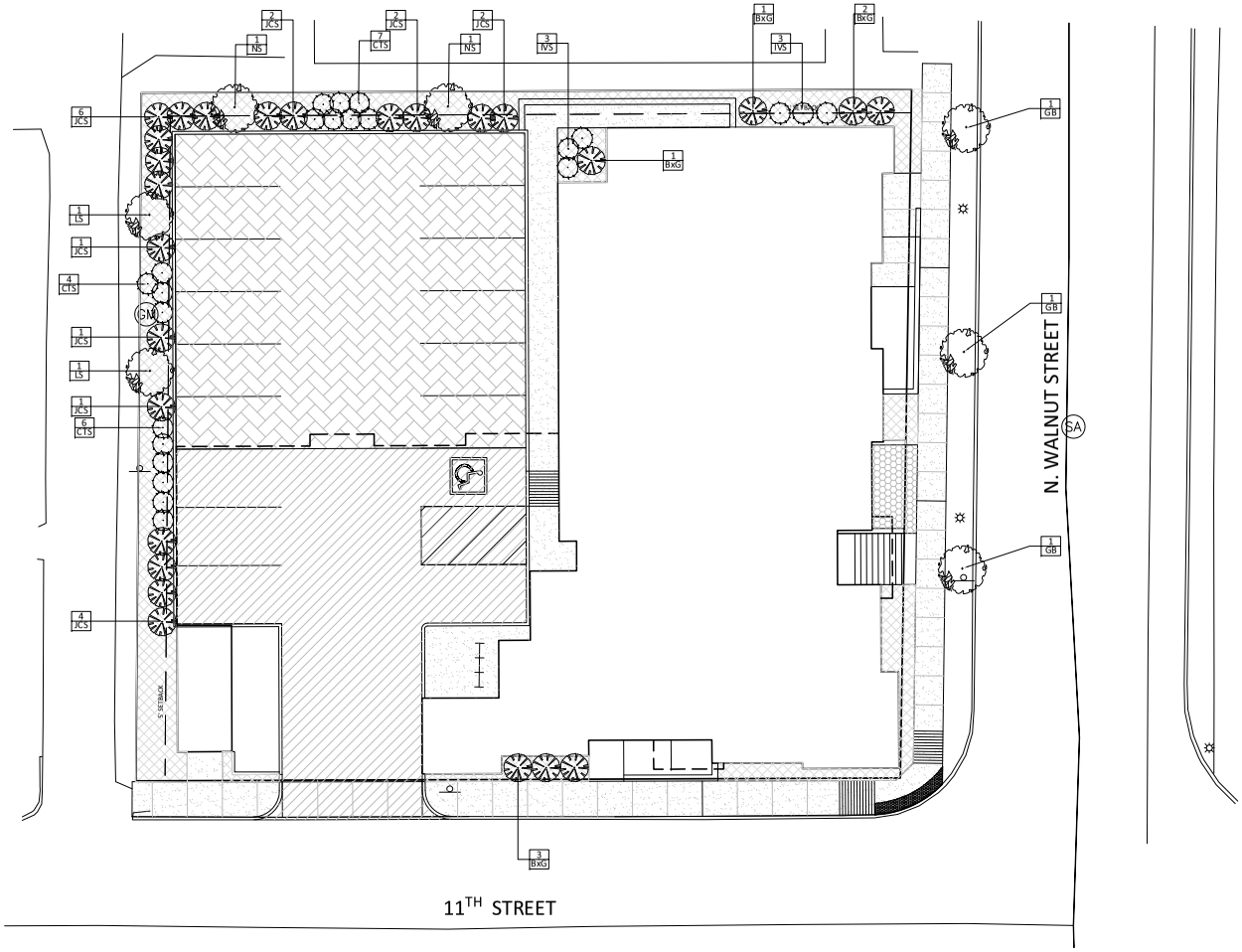
Void % of Wall Area		LL	1	2	3
Walnut Street Frontage	Void	120	380	300	260
	Solid	358	760	887	948
	Total	478	1140	1187	1208
	Void %	25%	33%	25%	22%

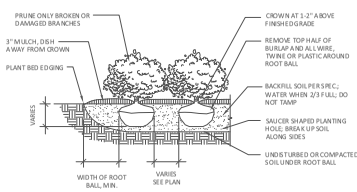
Void % of Wall Area			1	2	3
11th Street Frontage	Void		383	330	344
	Solid		883	934	1357
	Total		1266	1264	1701
	Void %		30%	26%	20%

HEIGHT FROM 11TH = 36.44FT

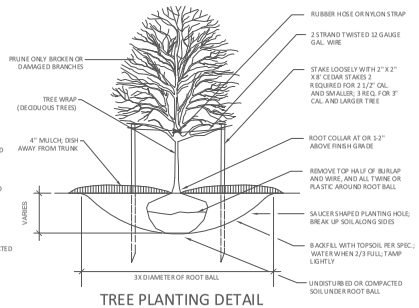
HEIGHT FROM WALNUT = Varies Max @ 42ft. Total Area above 40 ft < 1% of Walnut Elevation

SP-31-13
Site plan/landscaping plan





SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

PLANTING SCHEDULE

KEY	QUA.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
OVERSTORY TREES					
GB	3	Ginglo biloba 'Fastigiata'	Columnar Maidenhair Tree	2" Caliper Minimum	B & B
NS	2	Nyssa sylvatica	Black Gum	2" Caliper Minimum	B & B
LS	2	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2" Caliper	B & B
SHRUBS					
BxG	7	Buxus x 'Glencoe'	Chicagoland Boxwood	3 Gallon and 18" Height Minimum	Container
IVS	6	Itea virginica 'Sprich'	Little Henry Virginia Willow	3 Gallon and 18" Height Minimum	Container
JCS	19	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gallon and 18" Height Minimum	Container
CTS	17	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Flowering Quince	3 Gallon and 18" Height Minimum	Container

GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND VERIFY SITE CONDITION INFORMATION ON DRAWINGS PRIOR TO STARTING WORK AND PROMPTLY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN TO THE DESIGNER AND OWNER. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES AND CONDITIONS SUFFIGIENT TO COMPLETE THE PLANTING AS SHOWN ON THE LANDSCAPE PLAN. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE IN THE PLANT LIST.
3. ALL PLANT MATERIALS SHALL CONFORM TO ANSI Z 60-1996 AND CURRENT ASSOCIATION OF AMERICAN NURSERYMEN STANDARDS. NO PARK GRADE MATERIAL SHALL BE ACCEPTED.
4. SPECIMEN SIZES INDICATED ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. LARGER SPECIMENS MAY BE UTILIZED.
5. ALL PLANTING MASSES SHALL BE CONTAINED WITHIN MULCH BEDS AND RECEIVE 4" THICK SHREDDED HARDWOOD MULCH. ALL TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' MIN. DIAMETER MULCH RING AT BASE.
6. ALL LANDSCAPED AREAS NOT MULCHED SHALL BE SEEDED OR SODDED AS INDICATED, UNLESS NOTED OTHERWISE. ALL OTHER AREAS DISTURBED, GRADED OR OTHERWISE MODIFIED BY NEW CONSTRUCTION SHALL RECEIVE 6" OF TOP SOIL AND SEED. SEE SPECIFICATIONS FOR SEEDING REQUIREMENTS.
7. ALL PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANT'S ORIGINAL GRADE PRIOR TO DIGGING. ALL PLANTS SHALL BE SET PLUMB. UNLESS NOTED OTHERWISE, IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILIFY TO ASSURE PLANT'S REMAIN PLUMB UNTIL THE END OF CONTRACTED GUARANTEE PERIOD.
8. ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL UNTIL TIME OF ACCEPTED ESTABLISHMENT.
10. ALL PLANTING BED EDGES TO BE SPADE CUT UNLESS SPECIFIED WITH MOW STRIP OR OTHER INSTALLED EDGING.
11. PLACE BIODEGRADABLE STRAW BLANKET NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL ON SLOPES OF OR EXCEEDING 3:1 OR AS OTHERWISE INDICATED OR DIRECTED BY ENGINEER.
12. COORDINATE LANDSCAPE PLAN WITH ALL WATER QUALITY AND EROSION CONTROL MEASURES.
13. IF OWNER REQUESTS, PLANTS SHALL BE STAKED AND/OR FIELD-LOCATED BY DESIGNER AND CONTRACTOR. FINAL LOCATIONS OF TREES SHOULD BE ADJUSTED IF NEEDED TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
14. ANY PLANT MATERIALS SUBSTITUTIONS INSTALLED WITHOUT APPROVAL FROM DESIGNER AND/OR OWNER SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ALL PLANTING MATERIALS, REGARDLESS OF SIZE SPECIFIED, SHALL BE OF SIZES THAT COMPLY WITH CITY OF BLOOMINGTON LANDSCAPING STANDARDS.
36. NO HEAVY MACHINERY/EQUIPMENT SHALL BE USED WITHIN ROOT ZONES OF EXISTING TREES THAT ARE TO REMAIN. CONTRACTOR SHALL ENSURE EXISTING TREES TO REMAIN ARE PROTECTED AND FULLY PRESERVED DURING THE CONSTRUCTION/GRADING PROCESS.

HOLEY MOLEY SAYS
"DIG SAFELY"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

LEGEND

1 / GB — PLANT QUANTITY/KEY

Bledsoe Riggert Guerrettaz
LAND SURVEYING • CIVIL ENGINEERING

1351 West Tapp Road
Bloomington, Indiana 47403

Phone: 812.336.8277
Fax: 812.336.0817
www.brgcivil.com

BLOOMINGTON BEDFORD PAOLI

PRELIMINARY NOT FOR CONSTRUCTION

The Crest

11th & Walnut
Bloomington, IN

BRG Project No: 7832

SITE LANDSCAPE PLAN

10 0 10
SCALE: 1" = 10'
NORTH

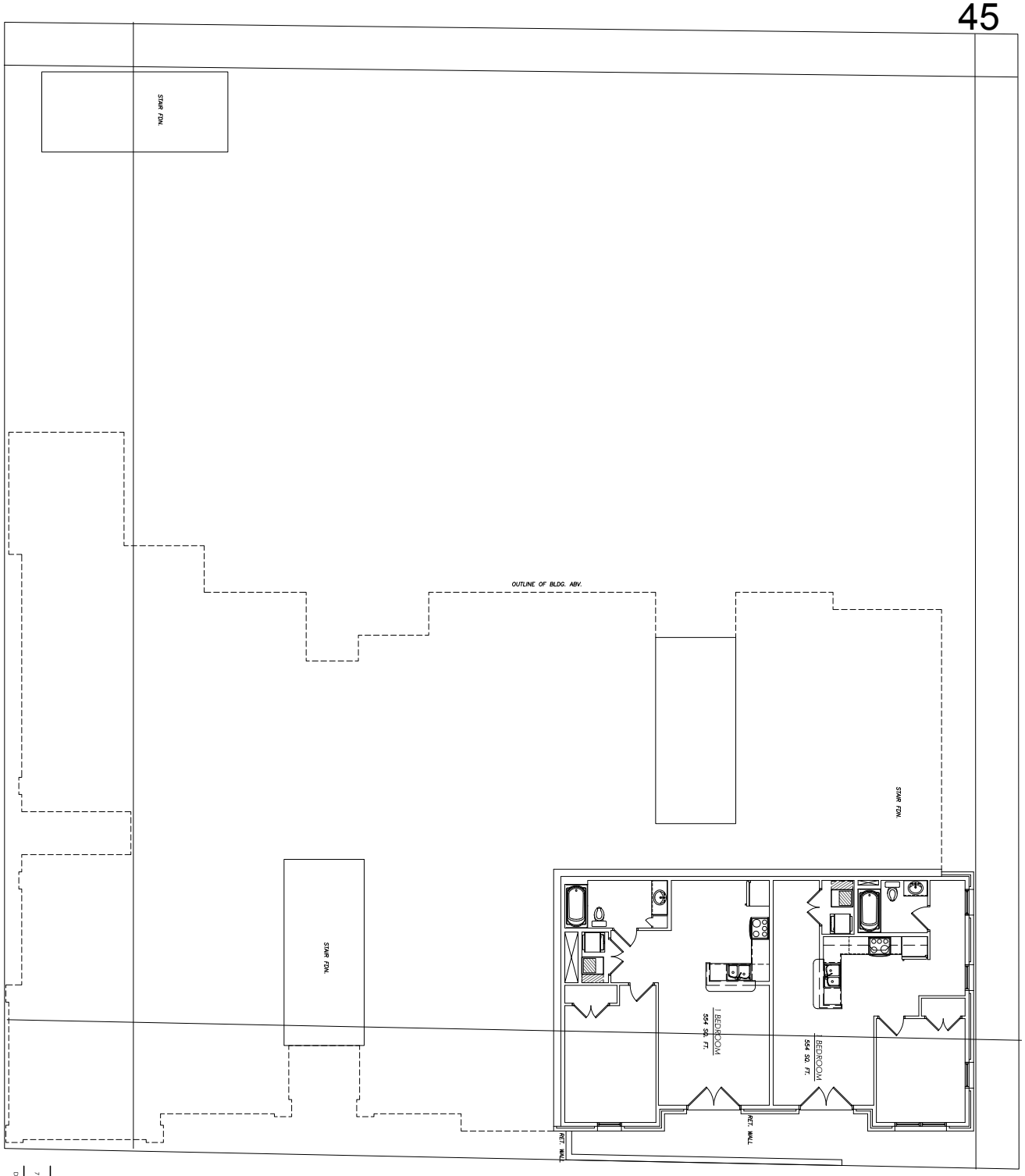
Date:	Issue:
07-25-2013	OWNER REVIEW

REVISION SCHEDULE

Rev. #	Rev. Description:	Issue Date

Drawn By: CSM
Designed By: CSM
Checked By: CSM

C701



2 1 BEDROOM UNITS
2 TOTAL BR. THIS FLR.
1,108 SQ. FT. TOTAL FLR.

710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)

DESIGN DEVELOPMENT

©2013 TABOR BRUCE ARCHITECTURE & DESIGN

BASEMENT PLAN

3/16" = 1'-0"

07.25.13

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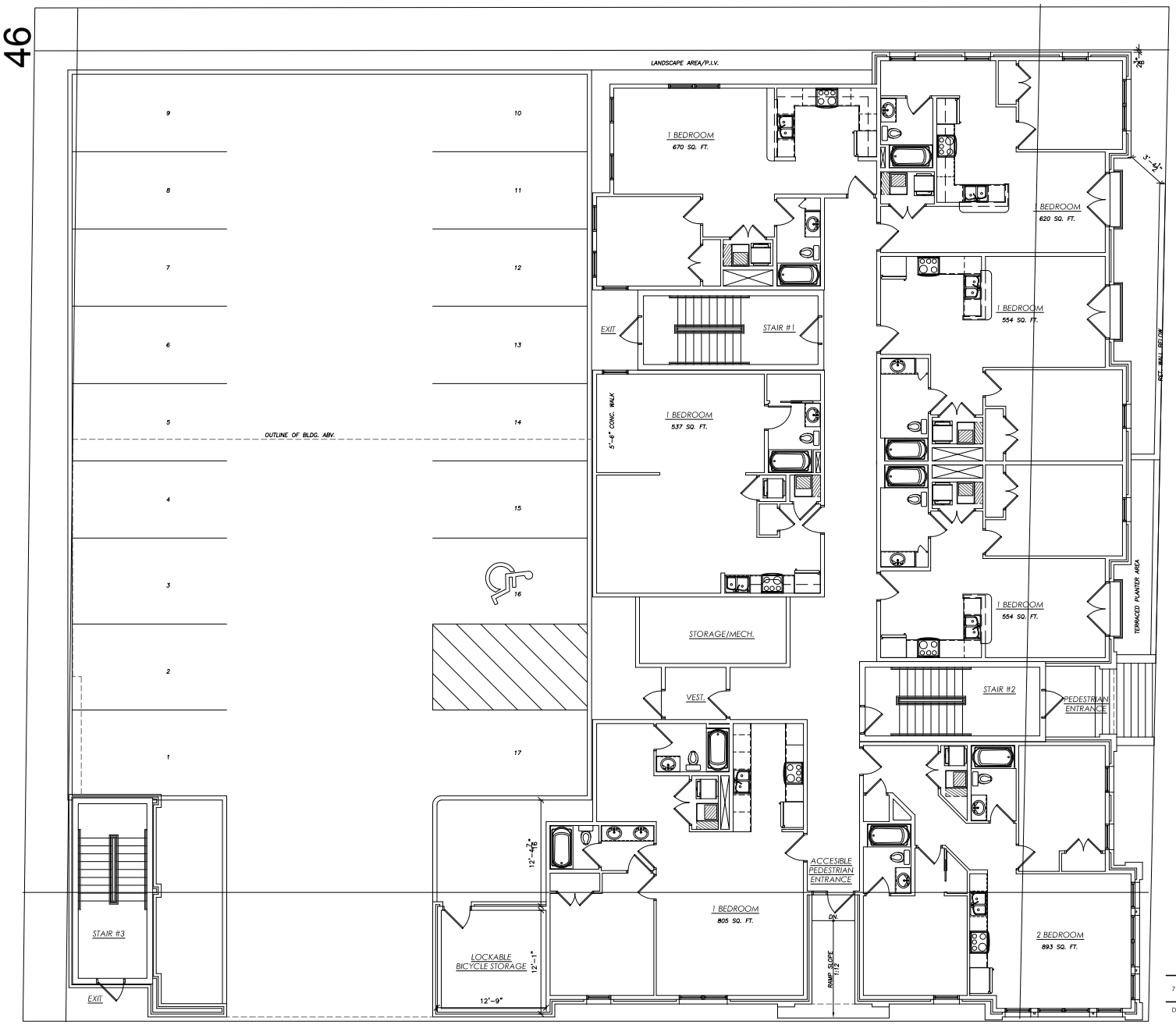
ARCHITECTURE & DESIGN INC.
710 WALNUT STREET
KANSAS CITY, MO 64106
816.842.8181 FAX 816.842.8187

SP-31-13
Lower level floor plan



6	1 BEDROOM UNITS
2	2 BEDROOM UNITS
8	TOTAL BR. THIS FLR.

5,429 SQ. FT. TOTAL FLR.

SP-31-13
1st floor floor plan

FIRST FLOOR PLAN

710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)		3/16" = 1'-0"
DESIGN DEVELOPMENT	©2013 TABOR BRUCE ARCHITECTURE & DESIGN	07.19.13

TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET • BLOOMINGTON, IN 47401
TELEPHONE (812) 323-4676 FACSIMILE (812) 323-6858

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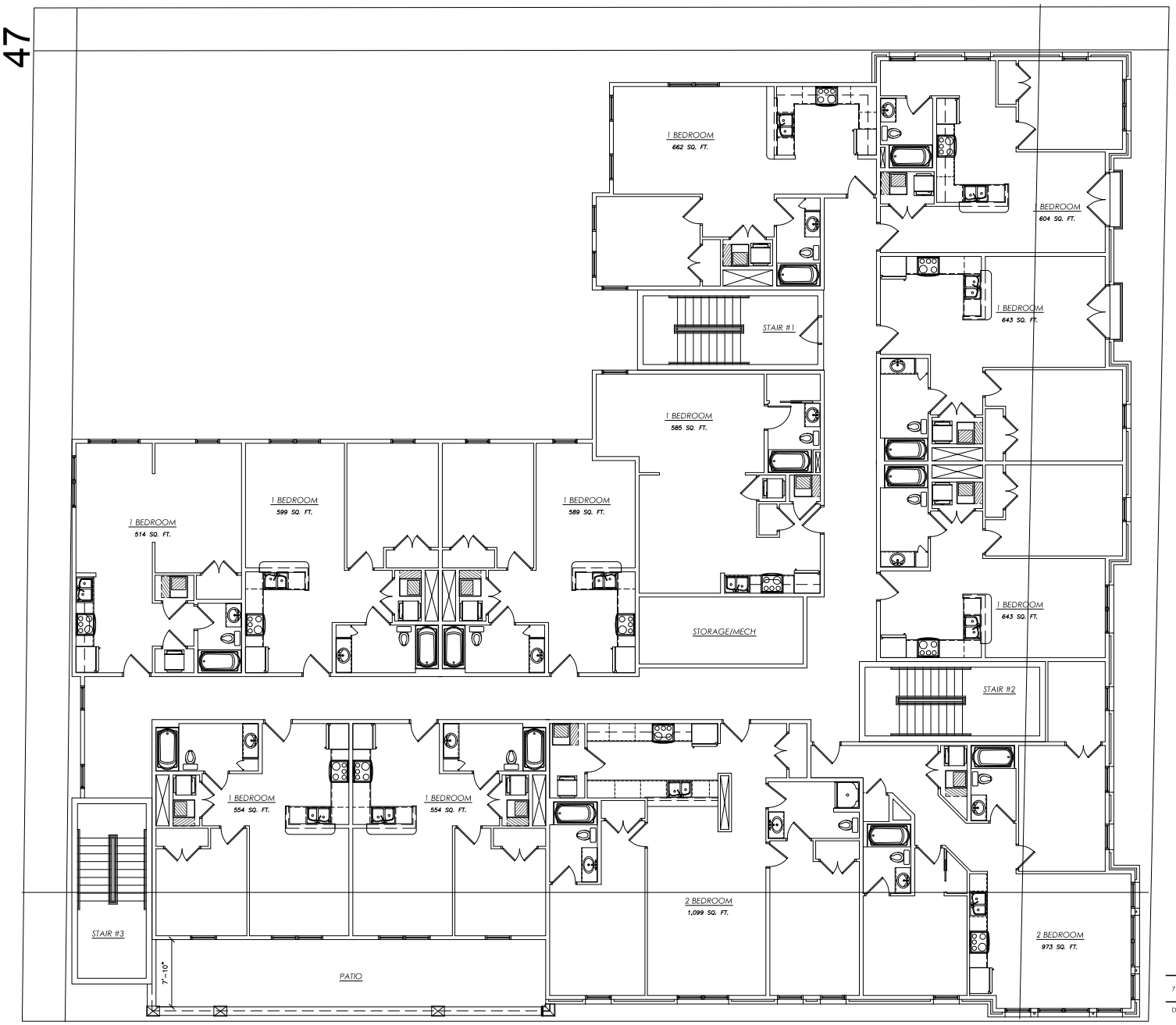

10 1 BEDROOM UNITS
2 2 BEDROOM UNITS
12 TOTAL BR. THIS FLR.

9,929 SQ. FT. TOTAL FLR.

SP-31-13
2nd floor floor plan

SECOND FLOOR PLAN

710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)		3/16" = 1'-0"
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TELEPHONE (812) 323-4670 FACSIMILE (812) 323-6858

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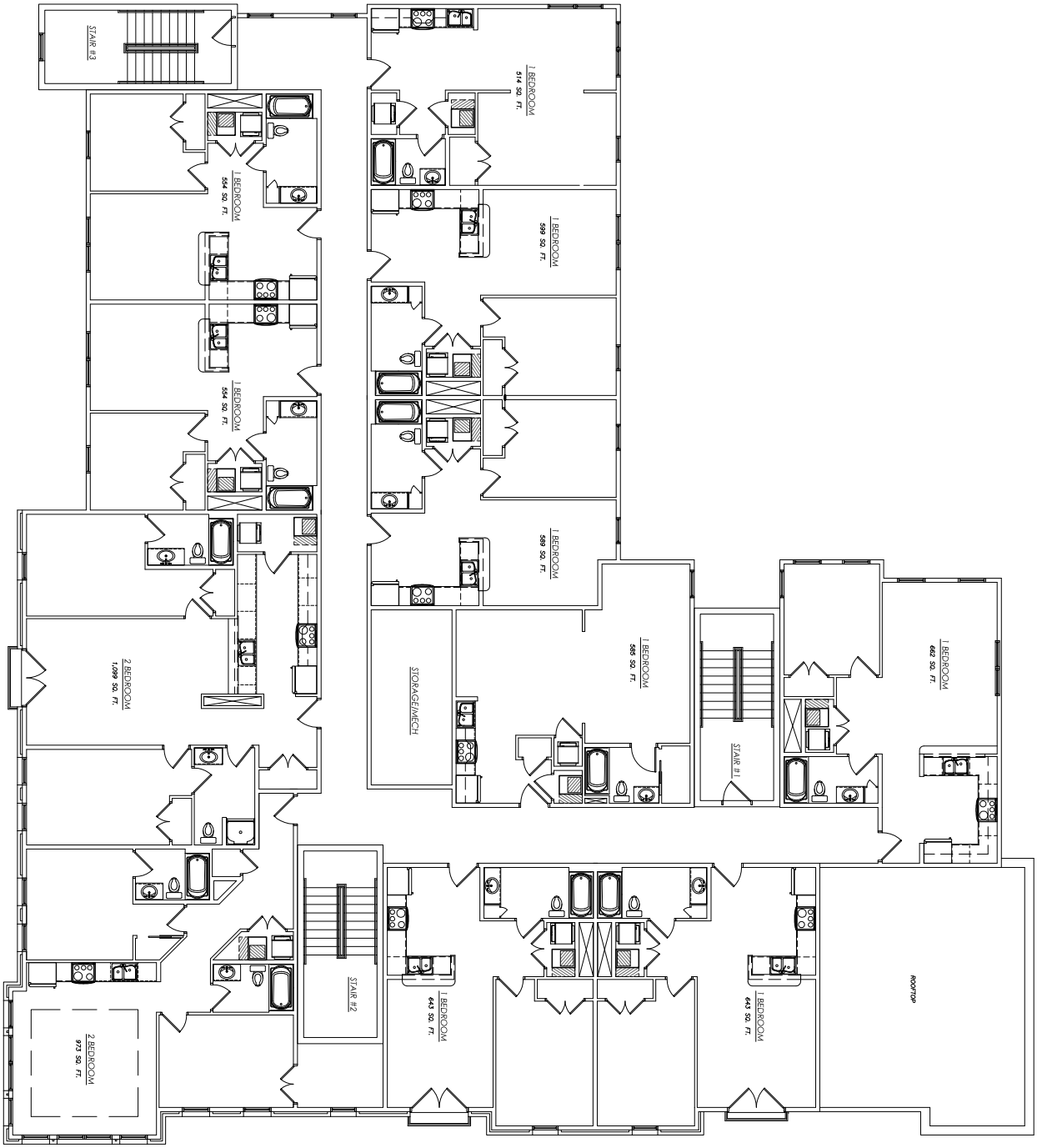

9 1 BEDROOM UNITS
2 2 BEDROOM UNITS
11 TOTAL BR. THIS FLR.
9,323 SQ. FT. TOTAL FLR.

710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)

DESIGN DEVELOPMENT

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THIRD FLOOR PLAN

3/16" = 1'-0"

07.25.13

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KANSAS CITY, MO 64106
816.842.8300 FAX 816.842.8303

SP-31-13
3rd floor floor plan

SP-31-13
Street facades

EAST ELEVATION

SOUTH ELEVATION

710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)		3/16" = 1'-0"
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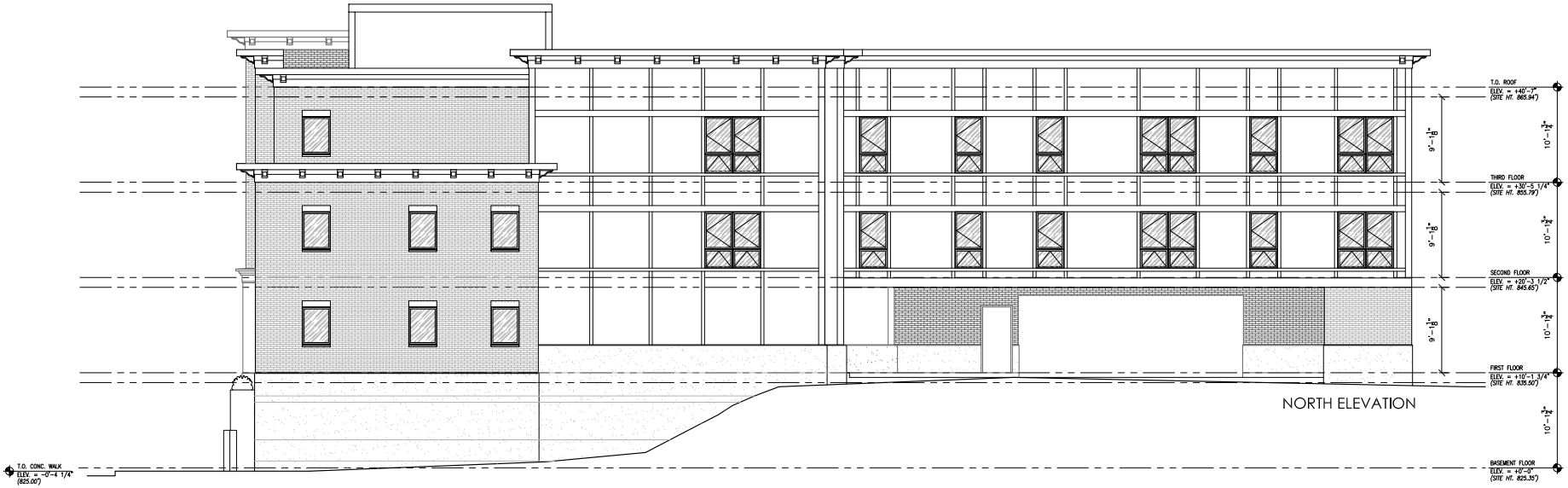
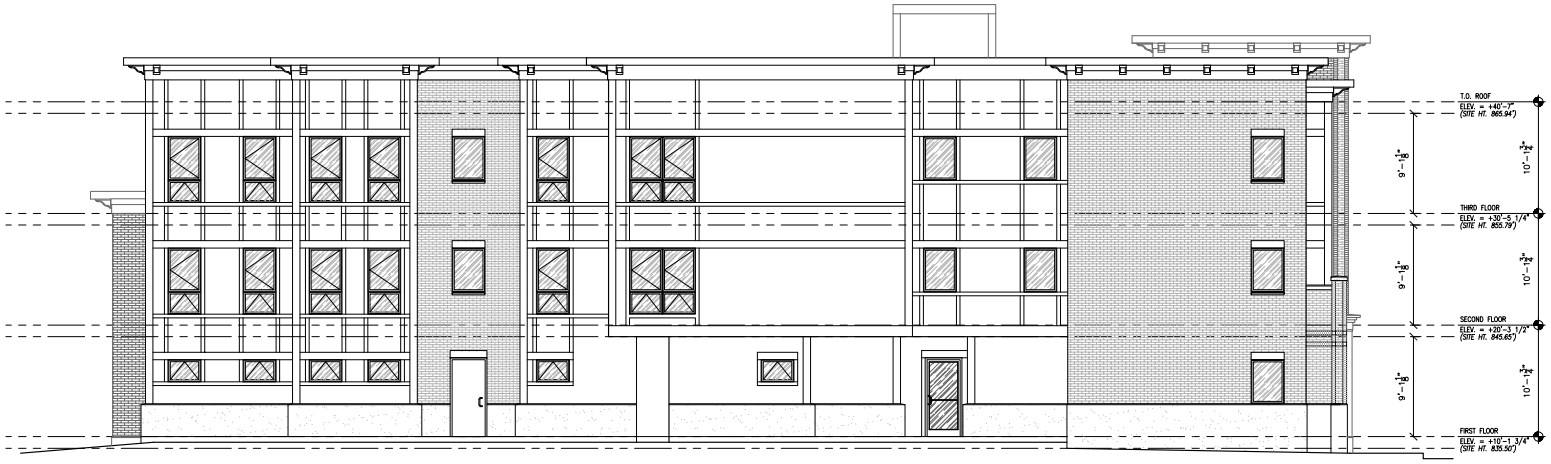
SP-31-13
Side/rear facades



NORTH ELEVATION



WEST ELEVATION

710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)		3/16" = 1'-0"
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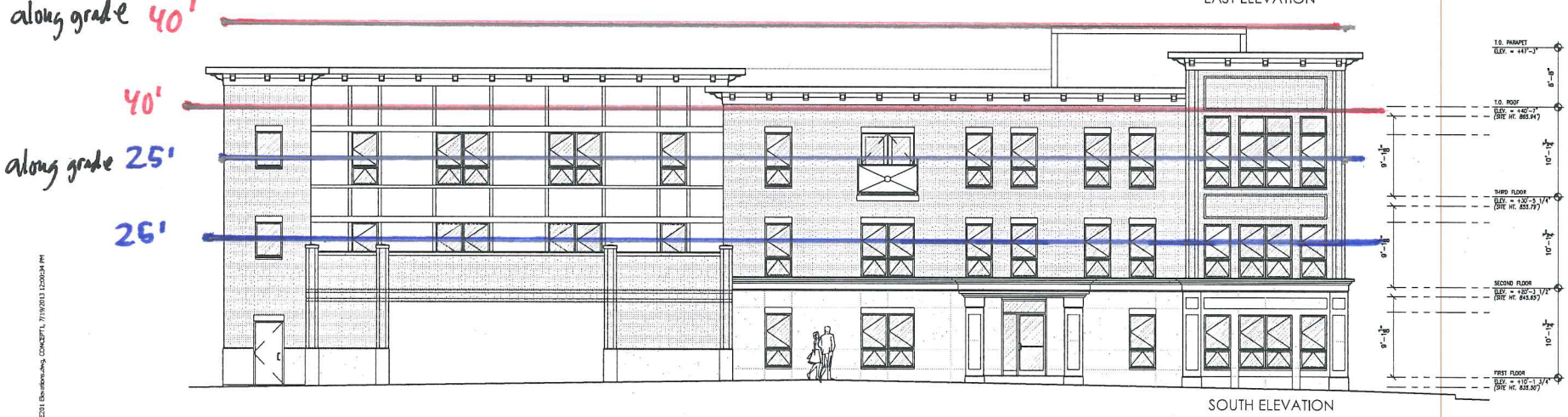
SP-31-13
Staff height analysis



710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)		3/16" = 1'-0"
DESIGN DEVELOPMENT	© 2013 TABOR BRUCE ARCHITECTURE & DESIGN	07.19.13

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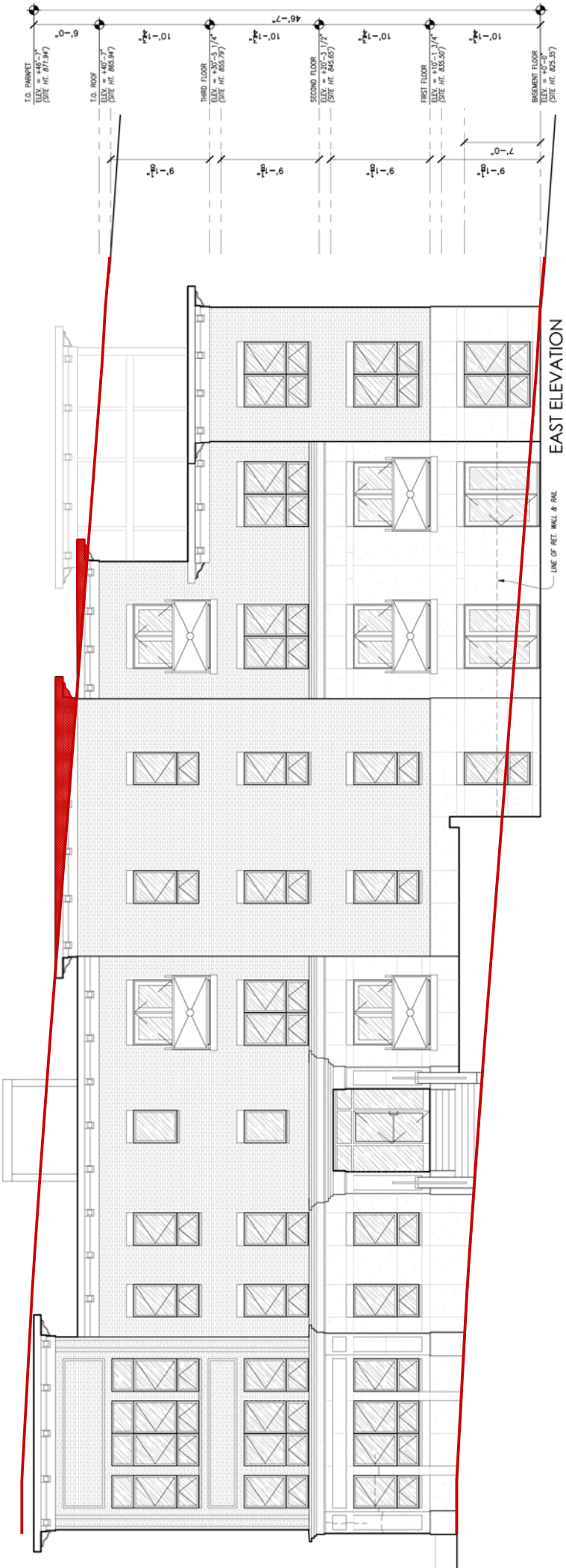
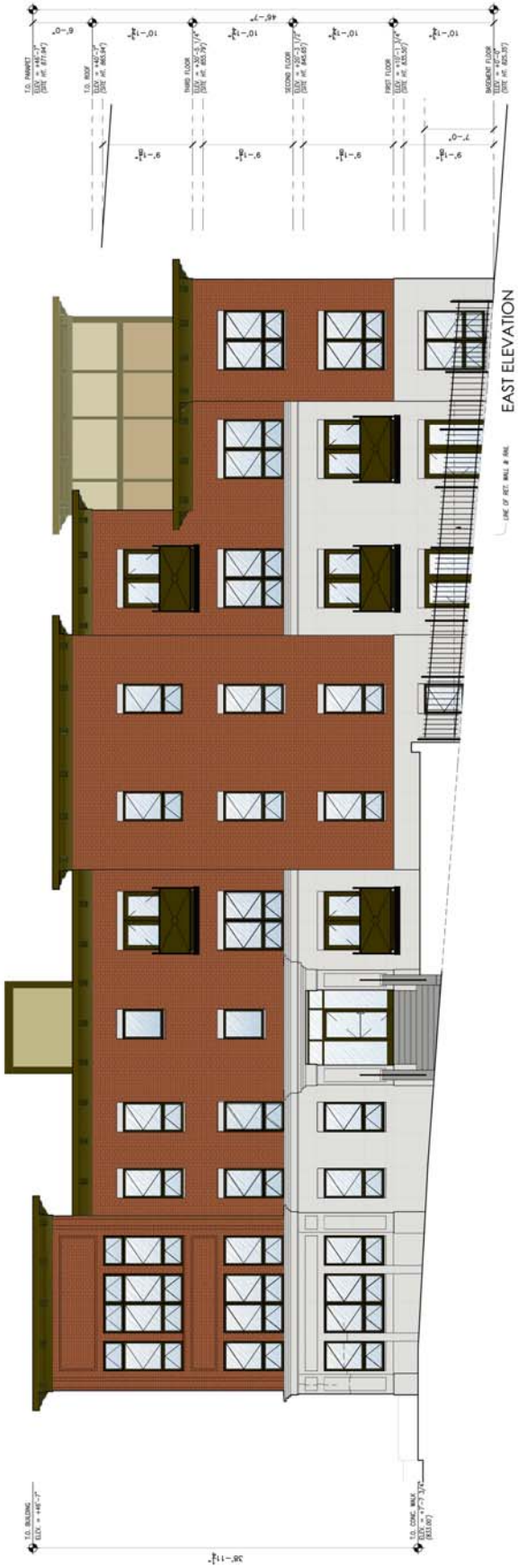


SP-31-13
Petitioner's height analysis



710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)

DESIGN DEVELOPMENT

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3/16" = 1'-0"

07.19.13

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SP-31-13
Color elevations

SP-31-13
Model image

SP-31-13
Model image

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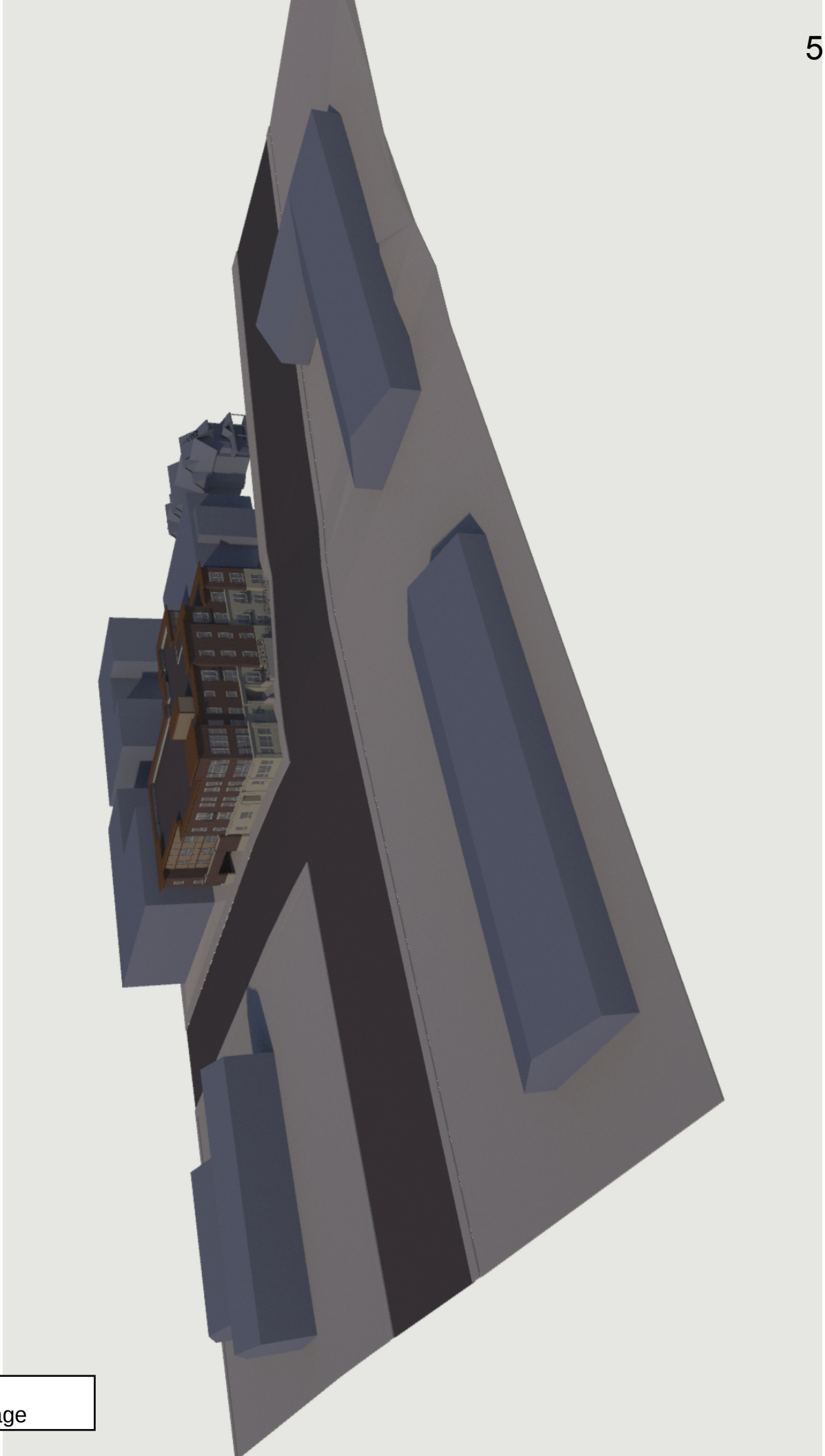
Model image



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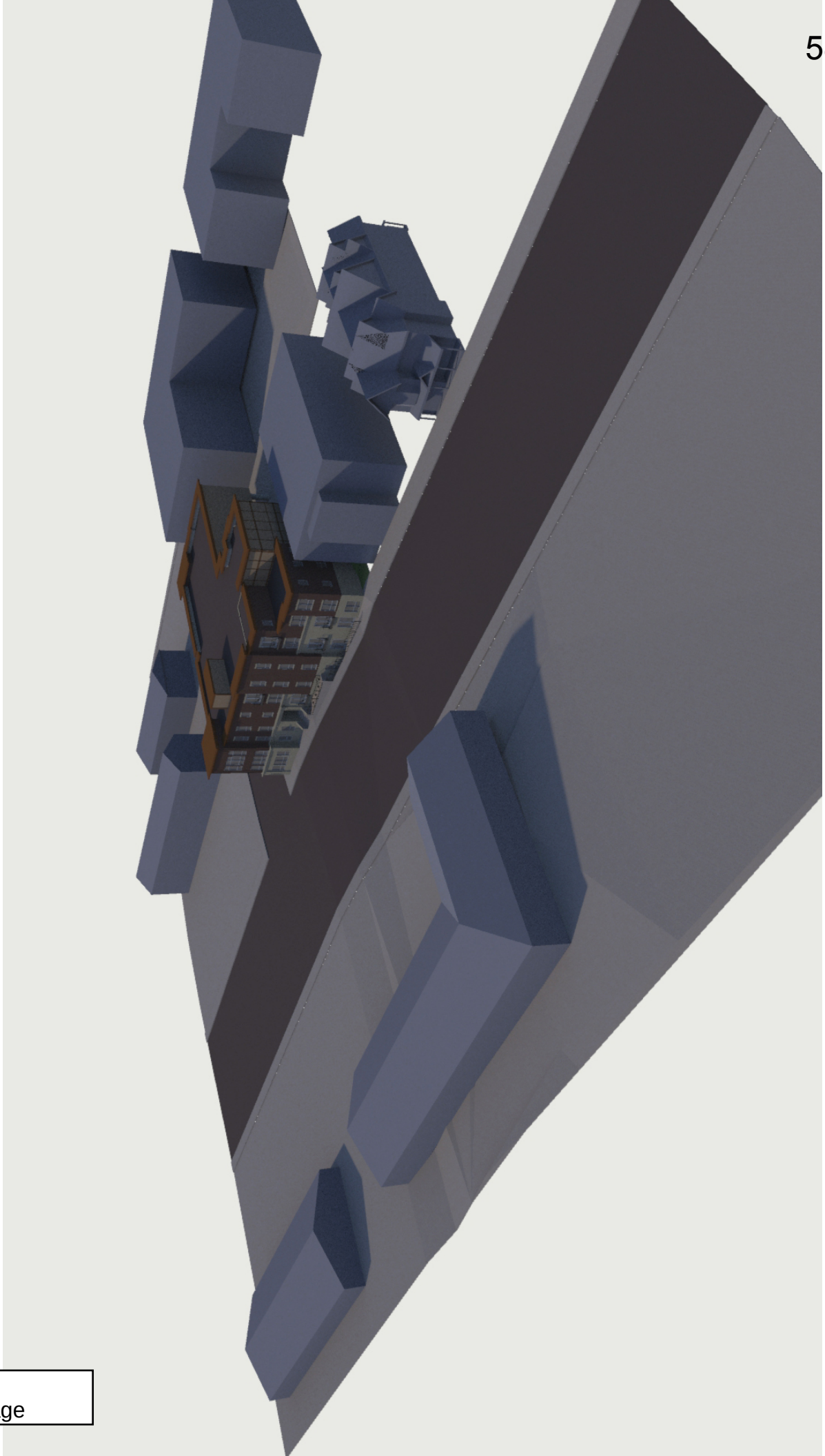

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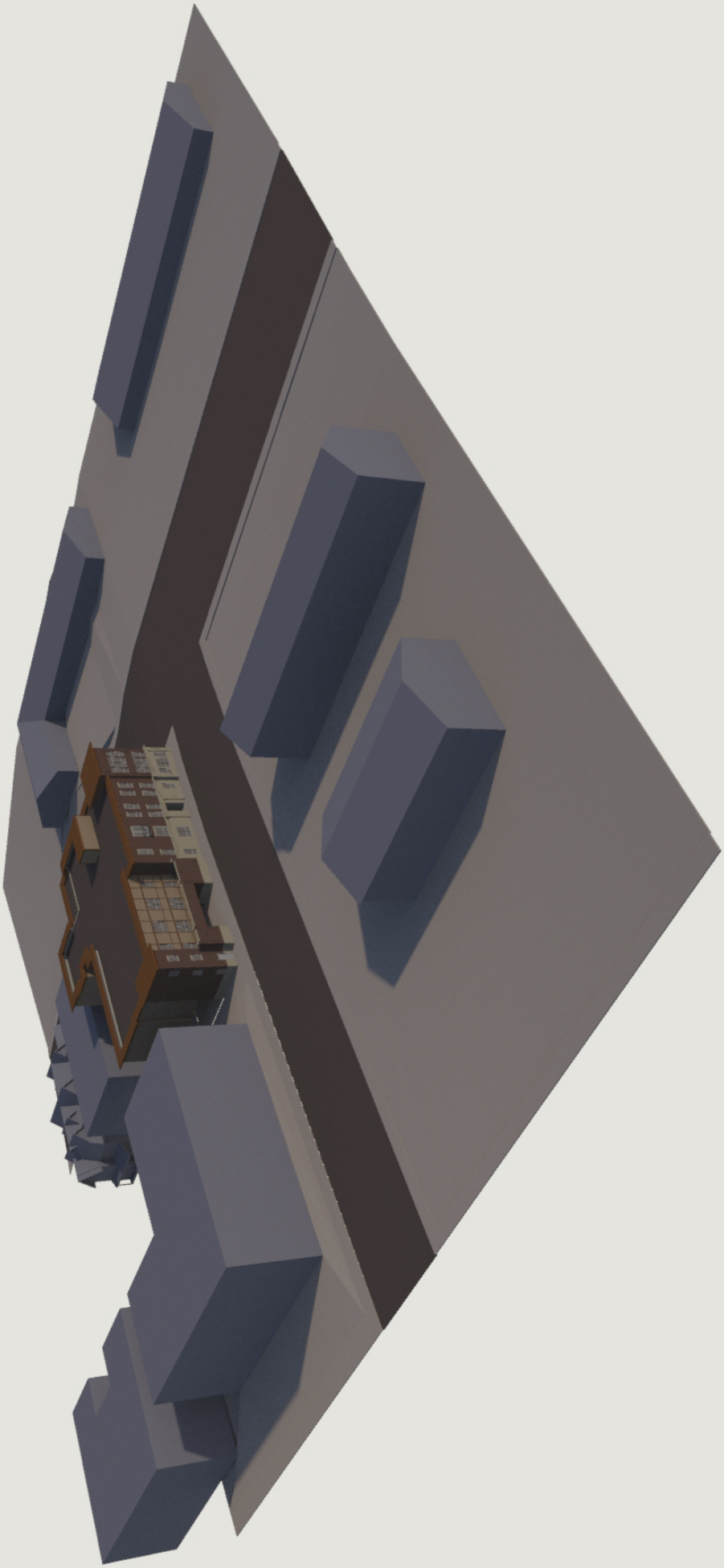


SP-31-13
Model image

60

James Roach <roachja@bloomington.in.gov>

11th and Walnut

1 message

David Ferguson <dlf@ferglaw.com> Mon, Jul 8, 2013 at 4:29 PM
To: Jack Baker <ajbaker@indiana.edu>, Scott Burgins <sburgins@sdg.us>, Susan Fernandes <sjfernan@indiana.edu>, Joe Hoffmann <Hoffma@indiana.edu>, Chris Sturbaum <sturbauc@bloomington.in.gov>, Adrian Reid <reida@bloomington.in.gov>, Tom Seeber <ts@seeber.net>, Chris Email <chris@shortstopfoodmart.com>, Pat Williams <williamsbloomington@gmail.com>, "Cc: Patrick Shay" <Shayp@bloomington.in.gov>, Josh Desmond <desmondj@bloomington.in.gov>, Katie Bannon <bannonk@bloomington.in.gov>, Eric Greulich <greulice@bloomington.in.gov>, Jim Roach <roachja@bloomington.in.gov>, Chris Clark <chris.clark@homefinder.org>, margehudgins@sbcglobal.net, Robin Humphrey <chumphre@indiana.edu>

Plan Commission and Planners,

This project was discussed very briefly with the Old Northeast Downtown Neighborhood Association (of which I am a member) at an emergency meeting called for a different purpose - some of us from the Highpoint Resident's Association were also able to attend, but the meeting left many questions unanswered.

The height and parking waivers were of interest to those in attendance as was the design. In general, it was felt the design was generic and not deserving of special treatment via waivers of height and parking.

I note that the Zoning Code allows you to grant permission to projects that do not meet code. However, the Zoning Code requires, in this Illinois Central Gateway overlay particularly, that you, as a Plan Commission, make particular findings and promote developments that meet particular design criteria.

20.03.350 Downtown Gateway Overlay (DGO); Design Guidelines

"In reviewing proposals under this Chapter, the Plan Commission shall consider the following Sections of the Downtown Vision and Infill Strategy Plan that are expressly applicable to the DGO District, and may consider such other material contained in the Downtown Vision and Infill Strategy Plan as the Plan Commission considers relevant to its review."

The Plan Commission is to consider sections 3.1 to 3.28 of the Downtown Vision and Infill Strategy Plan. Review of those sections yields the following:

My memory is that this project requests a waiver of the void to solid ratio. However, one of the particular design criteria the project should meet to qualify for the variance is that "[t]he building “middle” (#2) should include windows with thoughtful solid-to-void ratios that reflect the window patterns exhibited by other buildings in the character area." As well, the design standards state that large expanses of featureless siding are inappropriate. The design, as shown to the Old Northeast, had expanses of featureless siding - the question of "large" will need to be answered by the Plan Commission.

Another design element discussed for this area is "[b]uildings with zero setbacks that flank the street edge should be visually interesting to invite exploration by pedestrians. Display windows that are illuminated in the evening hours, interesting and creative signage and welcoming storefronts result in a pleasant ambiance that encourages pedestrian traffic during the daytime and evening hours." It did not seem that the design suggested for this location satisfied this design criteria for this overlay.

Section 3.18 states that the project should "design the ground floor level of a project to encourage pedestrian activity.

• Provide at least one of the following along the street edge:

- A storefront with a recessed entrance

SP-31-13
Letter of remonstrance

- Display windows with the appropriate lighting

- Public art

- Landscaping and/or seasonal planters

- Pedestrian seating

- Prominent building address

• Use traditional elements such as kickplates and transoms on

commercial storefronts."

My memory is that this project does none of those things.

In the Illinois Central Gateway District in particular, "there are a number of infill and redevelopment opportunities in the district, which could ultimately reinforce the street edge."

- Setbacks of new buildings should reflect those of existing buildings and architectural detailing should reflect traditional design patterns evidenced by existing structures.

Again, the Downtown Vision and Infill Strategy Plan discusses:

(2) Void-to-Solid Percentage:

(A) First Floor (Building Base): Transparent glass shall areas shall comprise a minimum of forty percent (40%) of the total wall/façade area of the first floor façade/elevation facing a street.

(B) Upper Stories (Building Middle): Transparent glass or façade openings shall comprise a minimum of twenty percent (20%) of the wall/façade area of each floor above the first floor façade facing a street, but shall not exceed eighty percent (80%) of the wall/façade area of each floor above the first floor façade facing a street.

(B) Large display windows shall be used along all first floor façades facing a street.

Does this project satisfy those design criteria sufficiently to justify a variance from the requirements of the zoning code?

There is also a section on materials:

(4) Materials:

(A) The following materials are not permitted as primary exterior finish materials:

(iii) Metal;

The Plan Commission will have to determine if metal is a "primary" exterior finish material on this project.

There is also a section on entrance detailing:

(5) Entrance Detailing: The primary pedestrian entrance for a building shall incorporate three (3) or more

of the following architectural design features:

(A) Recessed entry (minimum of four (4) feet);

(B) Ornamental paving and integral landscape planters;

(C) Canopy or awning;

(D) Portico;

(E) Buttress and arched entry;

SP-31-13
Letter of remonstrance

(F) Pilasters or façade module projecting from the exterior wall plane;

(G) Prominent building address, building name and enhanced entryway exterior lighting;

(H) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;

(I) Raised corniced entryway parapet (may exceed building height three (3) feet) or a gable;

(J) Front porch.

This requirement was not discussed at our neighborhood meeting by the architect nor the planner in attendance, so it is unclear if it meets this requirement.

I know Jim Roach has some comments on building height step-back - these are also discussed as design standards:

(3) Building Height Step Back:

(A) Building facades over thirty-five (35) feet in height shall step back the horizontal façade/wall plane a minimum of fifteen (15) feet from the horizontal façade/wall plane below twenty-five (25) feet in height.

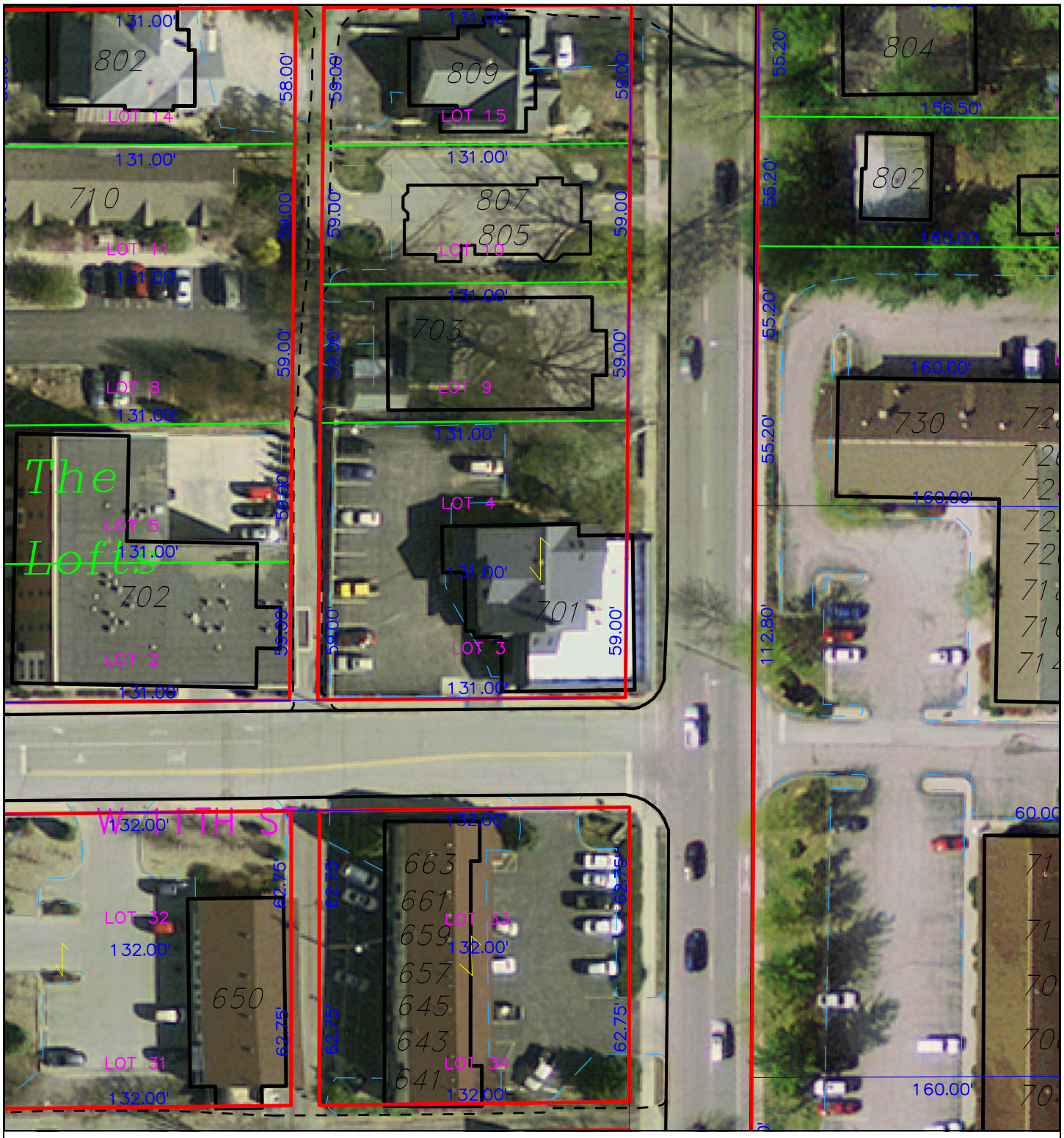
(B) The first twenty-five (25) feet of a building façade shall not utilize a building height step back.

I appreciate your attention to these matters and look forward to your discussion. My wife and I are unable to attend tonight's meeting as we are out of town on a long-scheduled trip. I have had to set out these notes on my laptop with sporadic access to internet, but we think you can see there are some issues for this development. Personally, I was surprised that the house to be torn down was not more historically significant, probably because it is such a nice-looking structure.

We hope you work to ensure that these new developments near the core neighborhood where my wife and I live meet the requirements of the zoning code. If a variance is to be granted, we would hope that you do so sparingly, in compliance with the design requirements and in a manner to improve the development and its impact on our neighborhood. I chose to live in this core neighborhood in 1987, my wife joined me in 1992 and we hope to live there for a long time to come.

--
David and Tyler Kate Ferguson
615 N. Washington Street
Bloomington, IN

SP-31-13
Letter of remonstrance



SP-31-13
2011 Aerial Photo

By: roachja
1 Jul 13

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City of Bloomington
Planning

Scale: 1" = 60'

For reference only; map information NOT warranted.

BLOOMINGTON PLAN COMMISSION **CASE #: SP-32-13**
STAFF REPORT **DATE: August 5, 2013**
Location: 314 E. 3rd St.

PETITIONER: Tiffany Clark
316 E. 4th St., Bloomington IN 47408

CONSULTANT: Matt Ellenwood
2021 Wexley Rd., Bloomington, IN 47401

REQUEST: The petitioner is requesting site plan approval to allow a three-story mixed-use building.

Area:	5,346 square feet
Zoning:	Commercial Downtown (CD)
Overlay District:	Downtown Edges
GPP Designation:	Downtown
Existing Land Use:	Vacant Residential
Proposed Land Use:	Mixed Use – Restaurant on First Floor with Multi-Family on Second and Third Floors
Surrounding Uses:	North – Commercial, Mixed-Use, Multi-Family
	East – Commercial
	South – Multi-Family
	West – Commercial

REPORT SUMMARY: The subject property is located at 314 E. 3rd Street. It is zoned Commercial Downtown (CD) and located within the Downtown Edges Overlay (DEO) district. The property has been developed with a one-story residential building. The petitioner is proposing to demolish the existing building and build a three-story, mixed-use building.

The first story will contain a café and a large commercial kitchen, the second story will contain four studio apartments, and the third story will contain a three-bedroom, owner-occupied apartment. Outdoor seating is proposed along E. 3rd St. and behind the building in an outdoor courtyard. The rooftop includes a patio and entertaining area, accessible only to residents of the third floor, and a green roof. A roof overhang with solar panels is proposed over a portion of the rooftop patio.

Plan Commission Site Plan Review: Two aspects of this project require the petition to be reviewed by the Plan Commission:

- The project is adjacent to a residential use.
- The project proposes several waivers to the standards in BMC 20.03.260-270.

Six waivers are requested to the standards of the DEO district:

- Maximum height;
- Minimum side setback;
- Maximum impervious surface coverage;

- Primary exterior finish material;
- Window design; and
- Minimum parking spaces.

The DEO district lays out considerations for the Plan Commission in the granting of waivers:

- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

SITE PLAN REVIEW

Residential Density: The property is approximately 0.123 acres. The maximum density allowed in the Downtown Edges Overlay (DEO) district is 20 dwelling unit equivalents (DUEs) per acre. A maximum of 2.46 DUEs are allowed on this site. The petitioner is proposing four studio apartments over 550 SF and one three-bedroom apartment for a total proposed DUE of 2, or 16.3 DUEs per acre.

Height: The DEO district specifies a maximum structure height of 35 feet. The proposed structure has a height of 44 feet from the lowest elevation along the building to the highest point on the roof overhang. The roof overhang is stepped back 23 feet from the northern front façade along E. 3rd St. The height to the top of the third story is 38 feet.

> **Height Waiver - 20.03.260(b)(2):** A waiver from the standards of the Unified Development Ordinance (UDO) is required to allow a height of more than 35 feet in the DEO district. The 2005 Downtown Vision and Infill Strategy Plan (hereafter referred to as "Downtown Plan") states that a perceived building scale of two to four stories should be maintained in the downtown. It recommends that the mass of a taller building be stepped down to a lower height as it approaches traditional buildings nearby. There are two historic buildings on the same block as the subject site, the Boys and Girls Club and the Home Laundry Company Building but neither is adjacent to this site.
>
> The surrounding area is a mix of building styles, uses, and eras. The Downtown Plan refers to situations where properties in the DEO district are adjacent to historic buildings and single family houses. This property is not adjacent to any single family houses. The residential properties to the south are located within the Residential High Density (RH) district, which allows a maximum building height of 50 feet. Staff believes the proposed building height may be appropriate in this area and that the main building height of 38 feet along E. 3rd St. means that the building appears shorter than 44 feet. The roof overhang allows solar panels to be added to the building, reducing reliance of the building on fossil fuel energy.

Building Setbacks: The DEO requires a minimum side building setback of seven feet. The petitioner has proposed a side building setback to the west and east of zero feet. The

front setback matches the alignment of the historic Home Laundry Company Building, as recommended by the Downtown Plan.

> **Side Setback Waiver - 20.03.260(d)(3):** A waiver is required to build a building with zero foot side setbacks. The property is a long and narrow lot, 36 feet wide by 148.5 feet deep. The property to the west is a similar size and has been developed with a laundromat with zero foot side setbacks. The building to the east has been developed with an approximately 24 foot side setback. The proposal include a five foot side setback along a few portions of the building to mitigate some of the visual impact along E. 3rd St., provide some modulation, and allow a few additional window openings into the apartments. Staff is seeking guidance from the Plan Commission regarding this waiver.

Building Orientation and Entrances: The petitioner proposes building entrances to the non-residential space from E. 3rd St. and from the rear courtyard. The apartments may be accessed from E. 3rd St. and from the alley. The building has a "clearly-defined primary entrance that is easily recognizable from the street" as recommended by the Downtown Plan. The E. 3rd St. entrance has a metal canopy, a prominent building name, and exterior lighting, which provide entrance detailing.

The Downtown Plan encourages outdoor seating to "provide pedestrians with visual cues for active spaces and building entrances." Outdoor seating is proposed along E. 3rd St., setback 4' under the second and third stories of the building and outside of City right-of-way.

Exterior Finish Materials: The proposed building will be primarily finished with fiber cement panels, split face concrete masonry units (CMUs), and metal-framed glass. Split face CMUs, metal-framed glass, and metal are proposed as secondary finish materials. Elevations and renderings have been included in the packet.

> **Primary Exterior Finish Material Waiver – 20.03.340(b)(4)(B):** The Plan Commission will need to consider if split face concrete masonry units should be allowed as a primary exterior finish material on the east side of the building. On the west elevation, it is used as a secondary exterior finish material, which is allowed. Additional split face CMU was added to the east elevation in response to feedback received at the Plan Commission work session regarding mirroring the pattern of white fiber cement panels and split face CMU on the west elevation and adding a greater variety of materials and more modulation on this façade. While the split face CMU may be less visible in the future as new buildings are built on adjacent lots, at this time it will be visible from E. 3rd St.

Window Design: The Downtown Plan discourages blank walls. However, the building code restricts windows along zero foot side setback lines in anticipation of future buildings also built with zero lots lines. In response to comments at the Plan Commission work session, the petitioner has added some small windows on the east side of the building in areas where building façade modulation will allow them.

The DEO requires that upper story windows have the visual appearance of double hung

windows. The proposed upper story apartment windows are not proposed to have the appearance of double hung windows.

Window Design Waiver - 20.03.270(b)(3)(B):
The Downtown Plan states:

> While it is important that a new building be compatible with the traditions exhibited by existing buildings in Downtown Bloomington, the new building does not necessary [*sic*] have to imitate older building styles. In fact, stylistically distinguishing a new building from its older neighbors in Downtown Bloomington is preferred, when the overall design of the new infill project reinforces traditional development patterns.

The architecture proposed echoes traditional building form without imitating older historic styles, and staff believes that double hung upper story windows would not be in context with the modern design of the building and the proposed Juliet balconies.

Impervious Surface Coverage: The DEO allows a maximum impervious surface coverage of 70% of the lot. The petitioner is proposing 83% impervious surface coverage. The outdoor courtyard will be pervious pavers providing 13% pervious surface area on the lot.

Impervious Surface Coverage Waiver - 20.03.260(a)(2): The UDO does not permit green roofs to count as pervious surface. However, if the green roof were counted as pervious surface, the property would meet the maximum impervious surface coverage. The UDO encourages green development features such as green roofs to be taken into account when considering waivers, and staff believes the green roof and pervious pavers meet the intent of the maximum impervious surface coverage. The Plan Commission could also consider requiring pervious pavers for the automobile parking spaces.

Landscaping: Two existing street trees along E. 3rd St. satisfy the requirement for street trees. The canopy tree species proposed as interior plantings in the courtyard are not large enough to meet the requirements of the landscaping code and will need to be replaced with an appropriate species.

Lighting: One pedestrian scaled light will be required along E. 3rd St. The petitioner will need to work with staff to provide a light that meets City standards. Additionally, all exterior lighting will be required to meet the UDO's lighting standards and be fully shielded and full cutoff.

Bicycle Parking: Eight bicycle parking spaces are required for this project, four for the residential component and four for the non-residential component. The petitioner proposes nine total spaces, eight in the rear courtyard, and one along the front of the building. Staff believes that at least four spaces should be located in the front to better serve the non-residential use. An encroachment from the Public Works Department would be required to place them within the tree plot in the right-of-way.

Automobile Parking: The DEO requires a minimum of 0.8 automobile parking spaces per bedroom and a minimum of 50% of the maximum parking listed in the parking standards for

non-residential uses. Therefore, four spaces are required for the residential portion of the building, and seven spaces are required for the non-residential portion. The petitioner has proposed two automobile parking spaces so a waiver has been requested

> **Automobile Parking Waiver - 20.03.260(c)(2)&(3):** A waiver may be appropriate for some of the spaces due to the narrowness of the lot and the relative abundance of automobile parking in this area. However, a shared parking agreement could be considered to mitigate concerns regarding to the low number of spaces proposed compared to what is required in the DEO. Staff seeks additional Plan Commission guidance on an appropriate parking allotment.

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

> 1.) The Petitioner shall submit a revised Landscape Plan for review.
>
> **Staff response:** The landscape plan should be revised to provide a canopy tree species which meet the requirements of the zoning code.
>
> 2.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure.
>
> **Staff response:** Staff finds that this project includes many green building and site design practices. The petitioner has submitted plans which include permeable pavement in the outdoor dining courtyard, solar panels, and a partial green roof. The petitioner is not requesting approval of a Green Development Incentive project.
>
> 3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.
>
> **Staff response:** Although desirable, this is not required by the zoning code.

RECOMMENDATION: This property is located within an area with a mix of uses, densities, and building ages and styles. Staff expects more redevelopment projects along the E. 3rd St. corridor in the future, and the Plan Commission will need to consider the long term vision of the Downtown Plan in considering this proposal. Staff recommends that this petition have a second hearing at the September 9, 2013 Plan Commission meeting.

MEMORANDUM

Date: July 29, 2013

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-32-13, Tiffany Clark, 314 E. Third Street, Site Plan request

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This memorandum contains the Environmental Commission's (EC) recommendations regarding a request to demolish an existing one-story office building and build a three-story mixed-use building. The first floor will contain a café with kitchen; the second floor will contain 4 studio apartments; and the third floor will contain a three-bedroom, owner-occupied apartment. Outdoor seating is proposed along E. Third St. and behind the building in a courtyard. There will be a rooftop deck with a partially covered roof holding solar panels, which will be accessible only to the 3rd floor residents. A green roof is proposed for the southern portion of the roof and landscaping is proposed on the northern patio. The site is within the Commercial Downtown zoning district and the Downtown Edge Overlay district.

ISSUES OF CODE COMPLIANCE:

1.) LANDSCAPE PLAN:
The landscape Plan needs to be revised because the interior trees are not chosen from the correct list in UDO 20.05 Landscaping Standards. The trees proposed are Flowering Dogwood (*Cornus Florida)*, which are on the list of small trees. The UDO landscape regulations require large canopy trees for the interior plantings, so different tree species must be chosen.

One of the acceptable shrubs on the proposed plan is Wild Hydrangea, also called Smooth Hydrangea (*Hydrangea arborescens)*, which is a larva (caterpillar) host plant for the **Hydrangea sphinx** (*Darapsa Versicolor*). The adults feed on the nectar of native, perennial flowering plants. Therefore, the EC recommends that the petitioner commit not to use any pesticides on their interior plants.

The EC recommends that the developer create diverse tree, shrub, and native perennial plantings that exemplify Indiana's natural heritage. For suggestions, please see the EC's Natural Landscaping materials at www.bloomington.in.gov/beqi/greeninfrastructure/htm under 'Resources' in the left column. For additional suggestions plus an excellent guide to Midwest sources of native plants see: http://www.inpaws.org/landscaping.html. 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.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

2.) GREEN BUILDING & SITE DESIGN:
The EC is very impressed that the petitioner is planning a vegetated roof and solar panels for this building; however, they did not mention any other green building features in the Petitioner's Statement. The EC is hopeful that additional practices will be incorporated in the design. One specific suggestion is to reuse, sell, or donate the construction and demolition materials accumulated during demolition of the current building and construction of the new one.

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

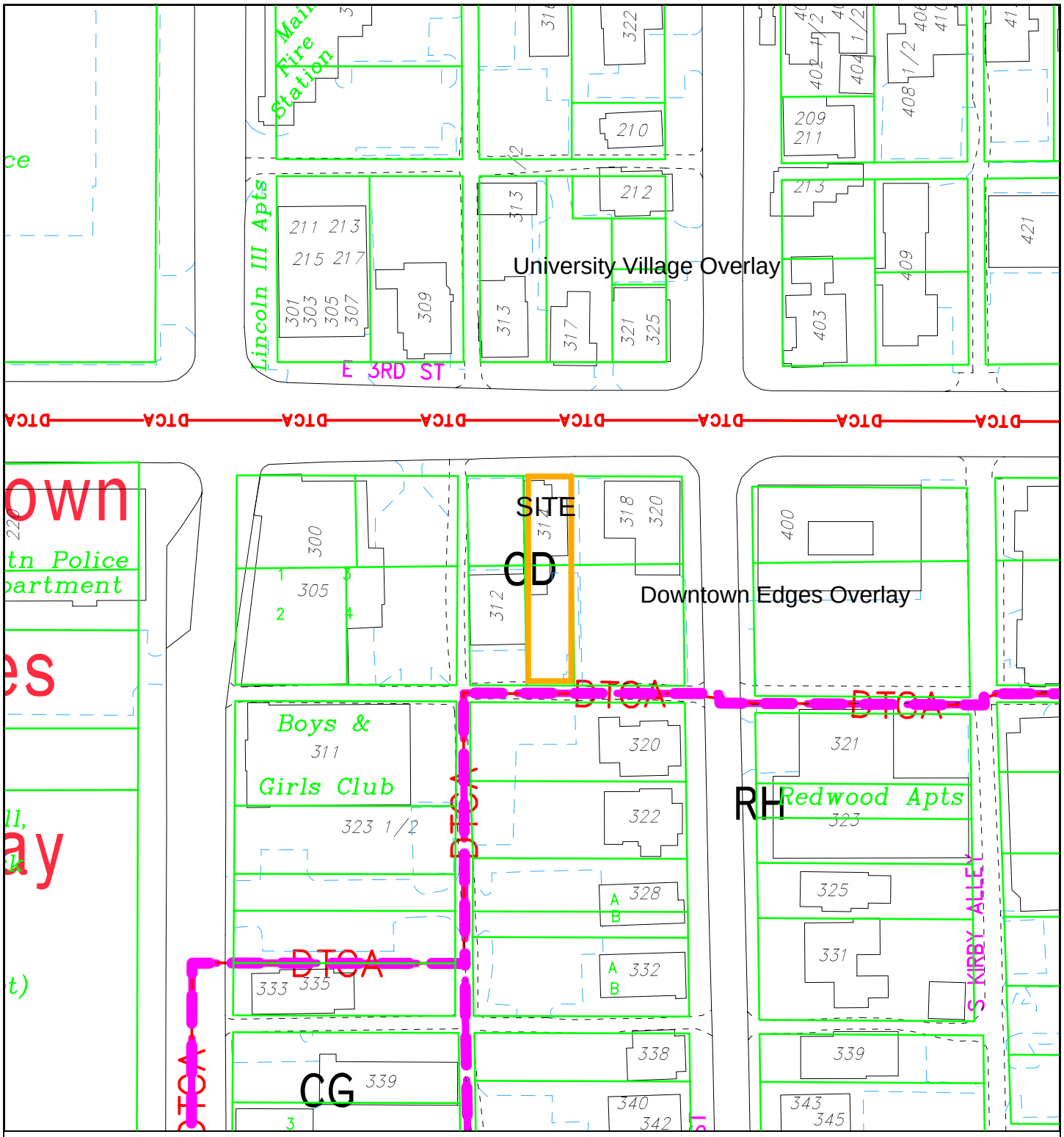
3.) RECYCLING:
The EC recommends that space should be allocated for recyclable-materials collection, which will reduce the development's carbon footprint and promote healthy indoor and outdoor environments. Lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington, and hopefully will be required in the near future. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and it will also increase the attractiveness of the apartments to prospective tenants and short-term motel customers.

EC RECOMMENDATIONS:

1.) The Petitioner shall submit a revised Landscape Plan for review.

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

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



314 E. 3rd St.
SP-32-13
Tiffany Clark
Zoning and Surrounding Land Use Map

By: bannonk
1 Jul 13

100 0 100 200 300

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City of Bloomington
Planning

Scale: 1" = 100'

For reference only; map information NOT warranted.

"Providing professional land planning, design, surveying and approval processing for a quality environment."

July, 9 2013

City of Bloomington Plan Commission
C/o Katie Bannon
Planning Department
Showers Building
Bloomington, Indiana

Re; 314 E Third Street Mixed Use Building

Dear Katie and Commissioners,

We are seeking site plan approval for a proposed mixed use building located at 314 E. Third Street, west of the intersection of Grant and Third St. The program calls for a new 9744 total gsf 3-story, mixed use building with a rooftop terrace. The first floor (3286 gsf) is a café and kitchen, second floor (3424 gsf) will have 4 studio apartments, and third floor (3034 gsf) a 3 bedroom apartment. There is a rooftop terrace with 700 sf green roof and potted landscaping. In addition, the rooftop above the terrace (1130 gsf) will have photovoltaic solar panels. This new building will be a substantial improvement over the current office building.

We are also seeking a waiver from the maximum building height, minimum side and rear parking setbacks, minimum parking, minimum side building setback, maximum impervious surface coverage, and upper story double-hung window appearance requirements.

The following items are being submitted with this application (printed copy or e-mail);

- Typical architectural floor plans, elevations, and renderings
- Civil site drawings
- Application form
- Petitioners statement
- Application fee

Thank you for all of your assistance getting the project to this application stage. We look forward to working with you as we proceed through the formal hearing and approval process.

Very truly yours,

Don Kocarek
Smith Neubecker & Assoc.

Cc;

Smith Neubecker & Associates, Inc.

251658240

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

Petitioner's Statement

Location
The project is located at 314 East Third Street, west of Grant Street. There is an existing building located on the site. The building was used as an office building but appears vacant at this point.

Existing Site
The existing site is .123 ac with the existing office building located on the north side of the property, along Third Street and parking located on the south side of the building with access from an asphalt alley.

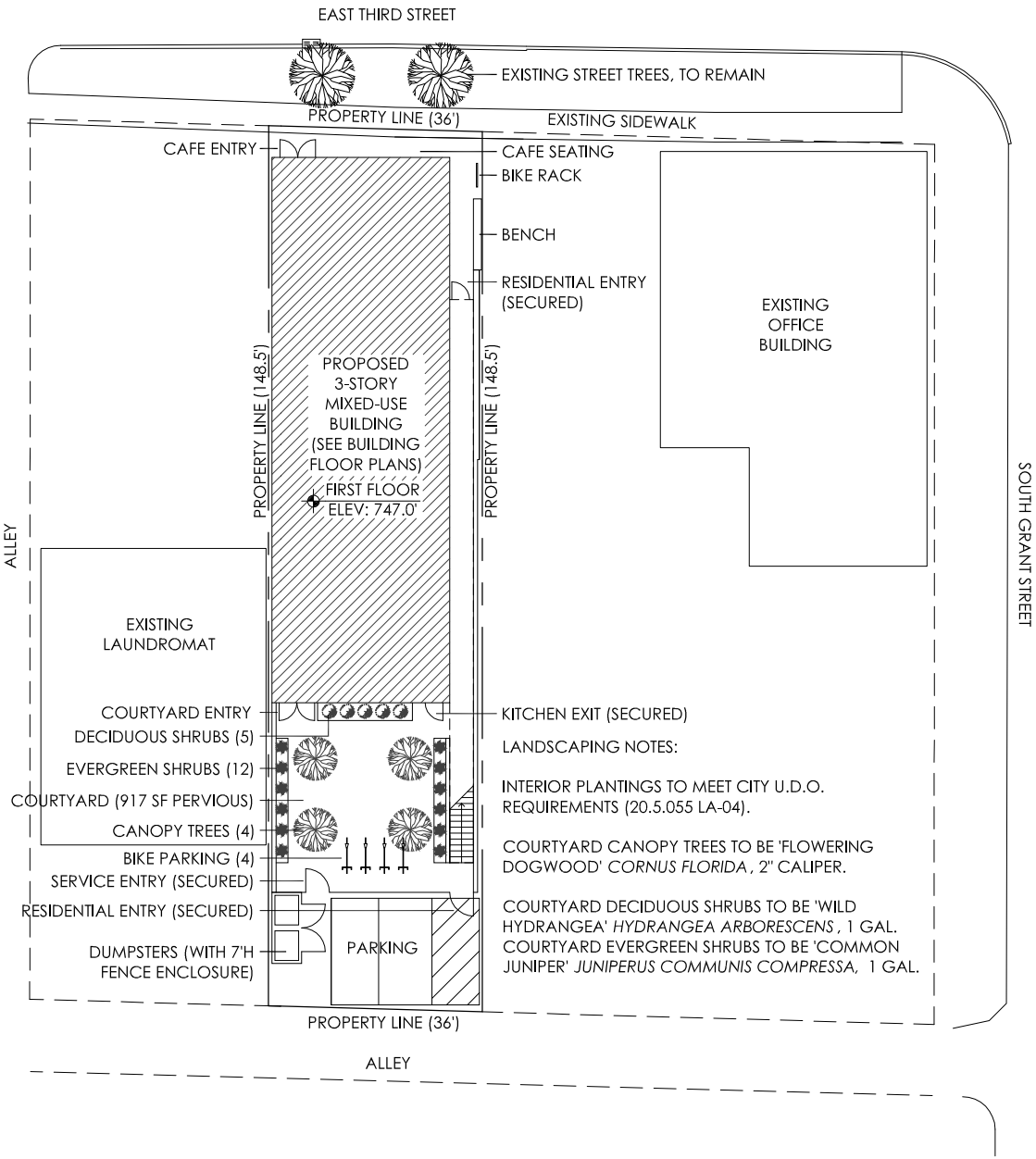
Proposed Building
The program calls for a new 9744 total gsf 3 story, mixed use building with a rooftop terrace. The first floor (3286 gfs) will have a café with indoor and outdoor seating and supporting commercial kitchen. The second floor (3424 gsf) will have two 660 sf studios, one 560 sf studio and one 570 sf studio apartments. The third floor (3034 gsf) will have one 2460 sf three bedroom apartment. The rooftop will feature a 700 sf green roof (preplanted hdpe trays) as well as potted plants and ornamental trees in planters. Photovoltaic solar panels are proposed on the 1130 sf rooftop above the terrace. This new building will be a substantial improvement over the current office building.

Site Improvements
Improvements to the site include 2 parking stalls (1 van accessible) adjacent to the alley and a 917 sf enclosed courtyard with permeable paving and landscaping. There will be outdoor seating in the courtyard and in front of the building. 4 bicycle parking spaces will be provided within the courtyard as well as 1 bicycle rack in front of the residential entry along Third Street.

Development Standard Waivers
We are seeking a waiver for the following unified development ordinance standards that apply to the property:

35' maximum building height
7' minimum side and rear yard parking setback
.8 spaces per bedroom residential parking
7' minimum side building setback
70% maximum impervious surface
upper story windows with the appearance of double-hung windows

453 S Clarizz Boulevard
Bloomington, Indiana 47401
Telephone 812 336-6536
FAX 812 336-0513
www.snainc.com



LANDSCAPING NOTES:

INTERIOR PLANTINGS TO MEET CITY U.D.O. REQUIREMENTS (20.5.055 LA-04).

COURTYARD CANOPY TREES TO BE 'FLOWERING DOGWOOD' *CORNUS FLORIDA*, 2" CALIPER.

COURTYARD DECIDUOUS SHRUBS TO BE 'WILD HYDRANGEA' *HYDRANGEA ARBORESCENS*, 1 GAL.
COURTYARD EVERGREEN SHRUBS TO BE 'COMMON JUNIPER' *JUNIPERUS COMMUNIS COMPRESSA*, 1 GAL.

SITE PLAN

SCALE: 1" = 30'-0"

BUILDING & ZONING CODE STUDY:

CONSTRUCTION TYPE: **VB** (SPRINKLERED)

EXISTING OCCUPANCIES: B (OFFICE)

PROPOSED OCCUPANCIES: **R-2** (RESIDENTIAL APARTMENTS & ROOFTOP TERRACE), **A-2** (RESTAURANT), **F-1** (COMMERCIAL KITCHEN)

FIRE SEPARATION REQUIRED: BETWEEN R-2 & A-2 = **1 HR** (SPRINKLERED) PER TABLE 508.4.

AUTOMATIC SPRINKLER SYSTEM: REQUIRED PER 903.2.7

EGRESS REQUIREMENTS : BASED ON FLOOR AREAS PER OCCUPANCY (TABLE 1004.1.1). ASSEMBLY (STANDING SPACE) = 5 NET, ASSEMBLY (UNCONCENTRATED) = 15 NET, KITCHENS = 200 GROSS, RESIDENTIAL = 200 GROSS

ACCESSIBLE MEANS OF EGRESS REQUIRED (1007): ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION **1015.1** OR **1019.1** FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

MINIMUM NUMBER OF EXITS (**1019.1**): ALL ROOMS AND SPACES WITHIN EACH STORY SHALL BE PROVIDED WITH AND HAVE ACCESS TO THE MINIMUM NUMBER OF APPROVED INDEPENDENT EXITS REQUIRED BY **TABLE 1019.1** BASED ON THE OCCUPANT LOAD OF THE STORY, **EXCEPT AS MODIFIED IN SECTION 1015.1 OR 1019.2** . FOR THE PURPOSES OF THIS CHAPTER, OCCUPIED ROOFS SHALL BE PROVIDED WITH EXITS AS REQUIRED FOR STORIES. THE REQUIRED NUMBER OF EXITS FROM ANY STORY, BASEMENT OR INDIVIDUAL SPACE SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR THE PUBLIC WAY.

TABLE **1019.1** - MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD
OCCUPANT LOAD 1-500: **MINIMUM NUMBER OF EXITS** (PER STORY): **2**

EXIT OR EXIT ACCESS DOORWAYS REQUIRED (**1015.1**): **TWO EXITS** OR EXIT ACCESS DOORWAYS FROM ANY SPACE **SHALL BE PROVIDED** WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE VALUES IN TABLE 1015.1.
TABLE 1015.1: **A** & **F** OCCUPANCIES = **49** MAX. OCC. LOAD, **R** OCCUPANCY = **10** MAX. OCC. LOAD

2. THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1014.3.
1014.3 **COMMON PATH OF EGRESS** TRAVEL SHALL NOT EXCEED **75 FEET.** (EXCEPTION: **125 FEET** IN R-2 WITH AUTOMATIC SPRINKLER SYSTEM).

ELEVATORS (107.4): IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, AND ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 2702 AND 3003. THE ELEVATOR SHALL BE ACCESSED FROM EITHER AN AREA OF REFUGE COMPLYING WITH SECTION 1007.6 OR A HORIZONTAL EXIT.

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602): <5' = **1 HR** (A & R OCC.)

ZONING CODE:

CURRENT ZONE: CD - COMMERCIAL DOWNTOWN

OVERLAY ZONE: DOWNTOWN EDGES OVERLAY DISTRICT

PERMITTED USES: DWELLING - MULTIFAMILY, RESTAURANT

DEVELOPMENT STANDARDS:

DENSITY STANDARDS: 20 UNITS/ACRE (5360 SF SITE = .123 ACRE) = 2.46 UNITS (3 BR = 1.0 UNIT, 1 BR = .25 UNIT, STUDIO = .2 UNIT) = 1.8 PROPOSED UNITS

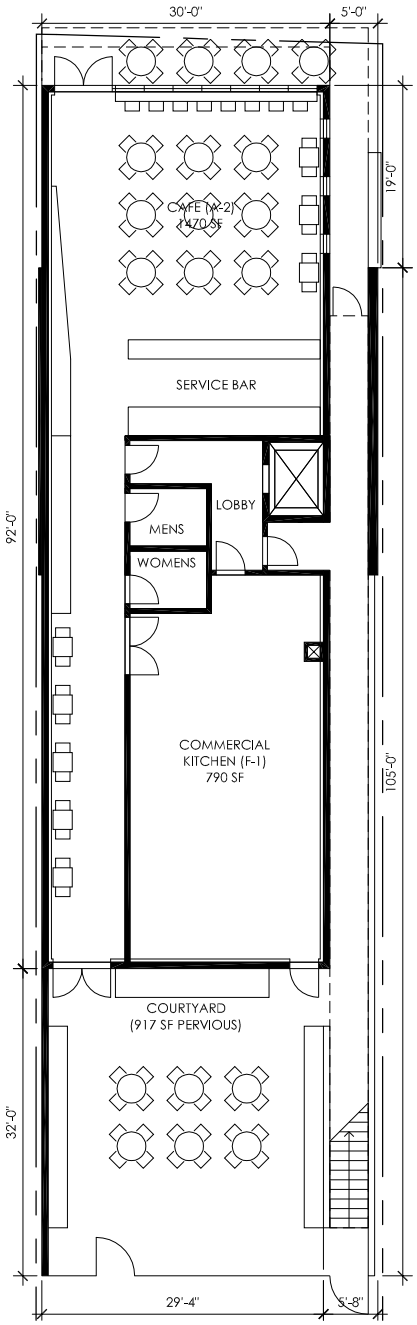
IMPERVIOUS SURFACE: **70% MAX.** IMPERVIOUS SURFACE COVERAGE
PROPOSED PERVIOUS SURFACE: 917 SF (COURTYARD) = 17 % PERVIOUS
PROPOSED GREEN ROOF: 700 SF = 13 % MITIGATED IMPERVIOUS

HEIGHT STANDARDS:
35' MAX. STRUCTURE HEIGHT

PARKING STANDARDS:
7' SIDE & REAR YARD SETBACK
.8 SPACES PER BEDROOM (RESIDENTIAL) = **5.6 SPACES**
50% OF MAX. PERMITTED IN 20.05 (NONRESIDENTIAL)

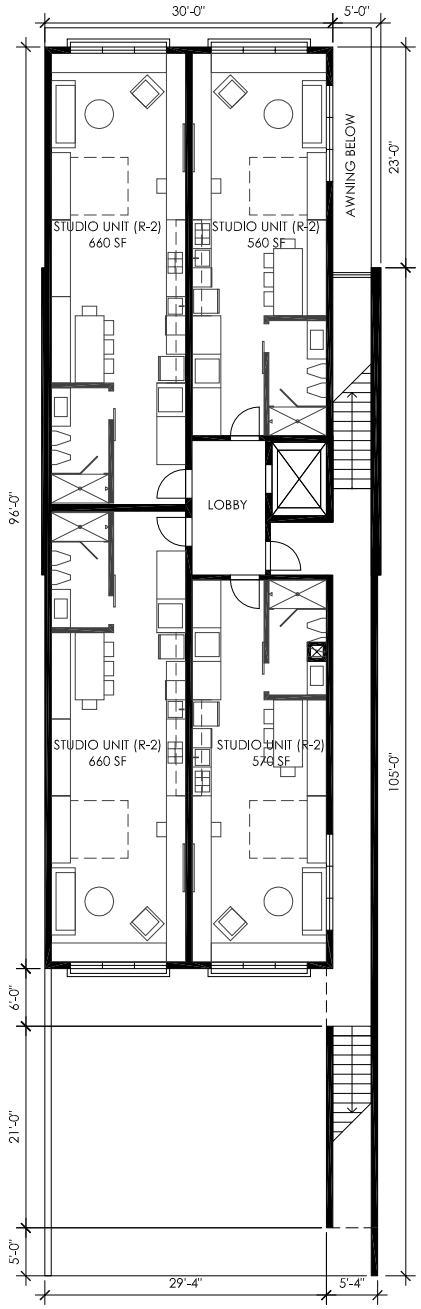
BUILDING SETBACK STANDARDS: 15' MAX. FRONT SETBACK, **7' MIN. SIDE SETBACK,** 10' MIN. REAR SETBACK

LANDSCAPING STANDARDS:
INTERIOR PLANTINGS: MINIMUM 1 TREE PER 500 SF, MINIMUM 8 SHRUBS PER 500 SF



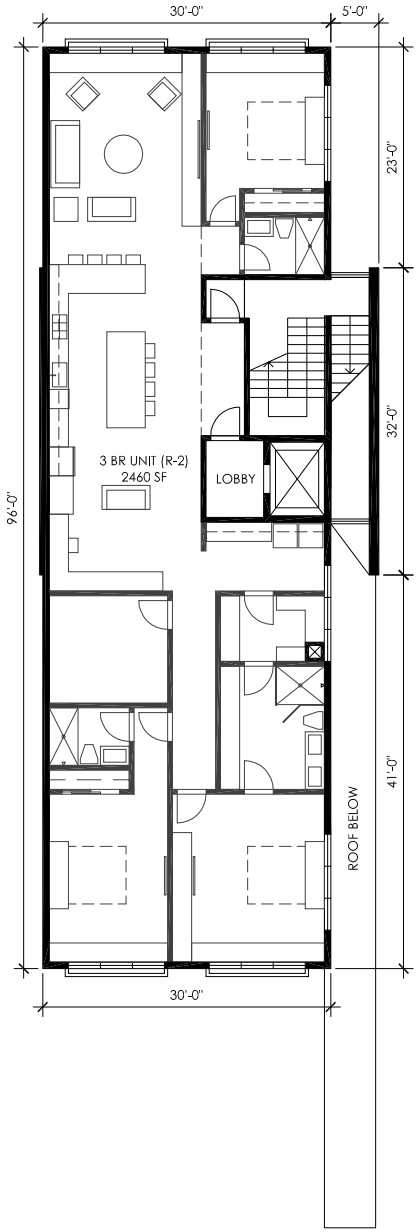
FIRST FLOOR PLAN

3286 GROSS SF



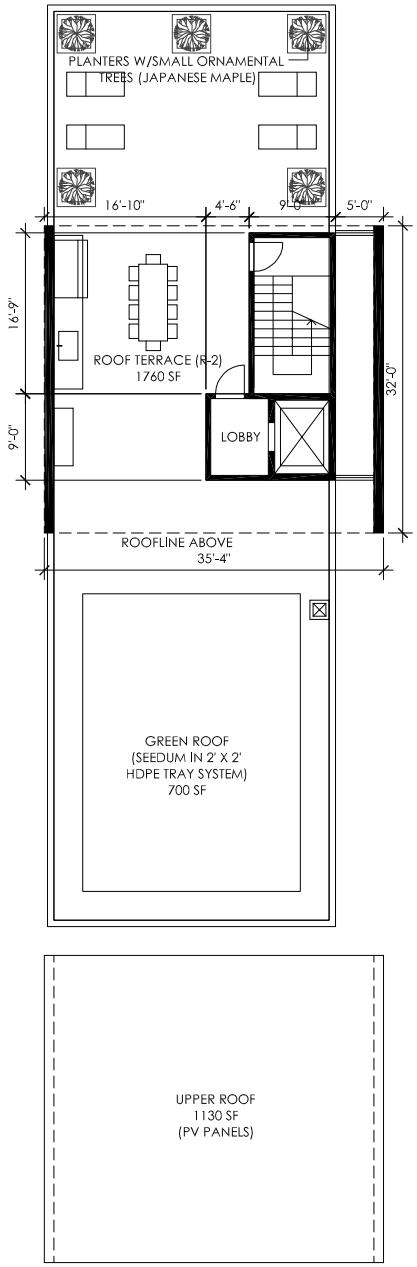
SECOND FLOOR PLAN

3424 GROSS SF



THIRD FLOOR PLAN

3034 GROSS SF



ROOF PLANS

314 EAST THIRD STREET

BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

JULY 30, 2013

MATTE BLACK ARCHITECTURE

Floor Plan

NORTH ELEVATION

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

SOUTH ELEVATION

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

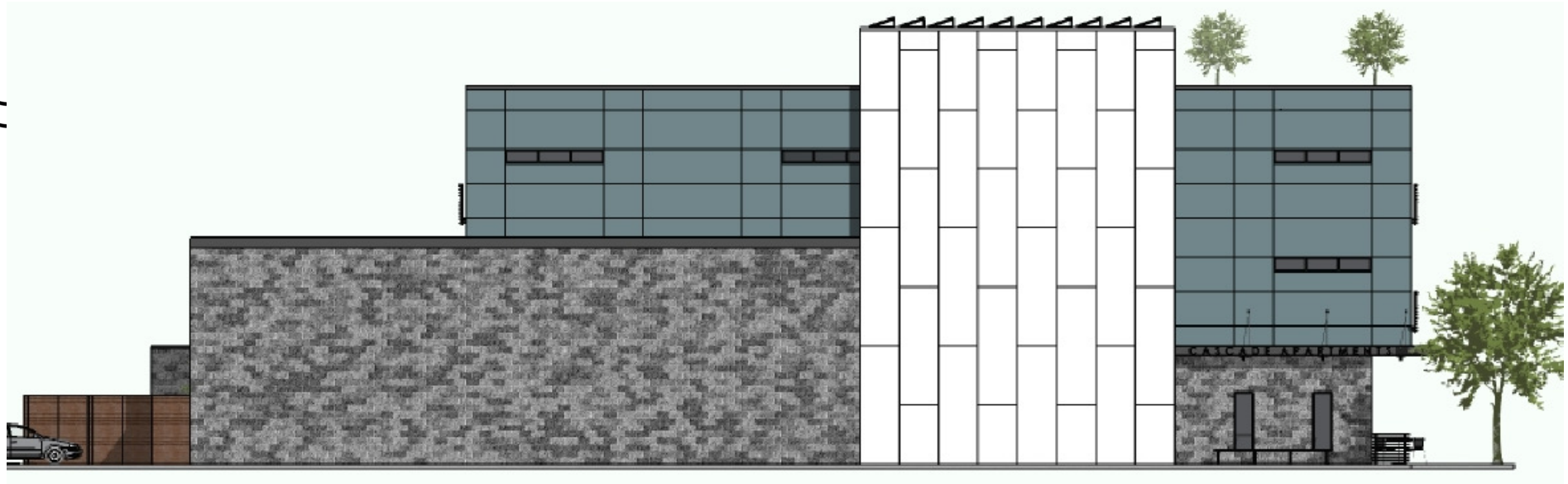
314 EAST THIRD STREET

BUILDING ELEVATIONS

JULY 30, 2013

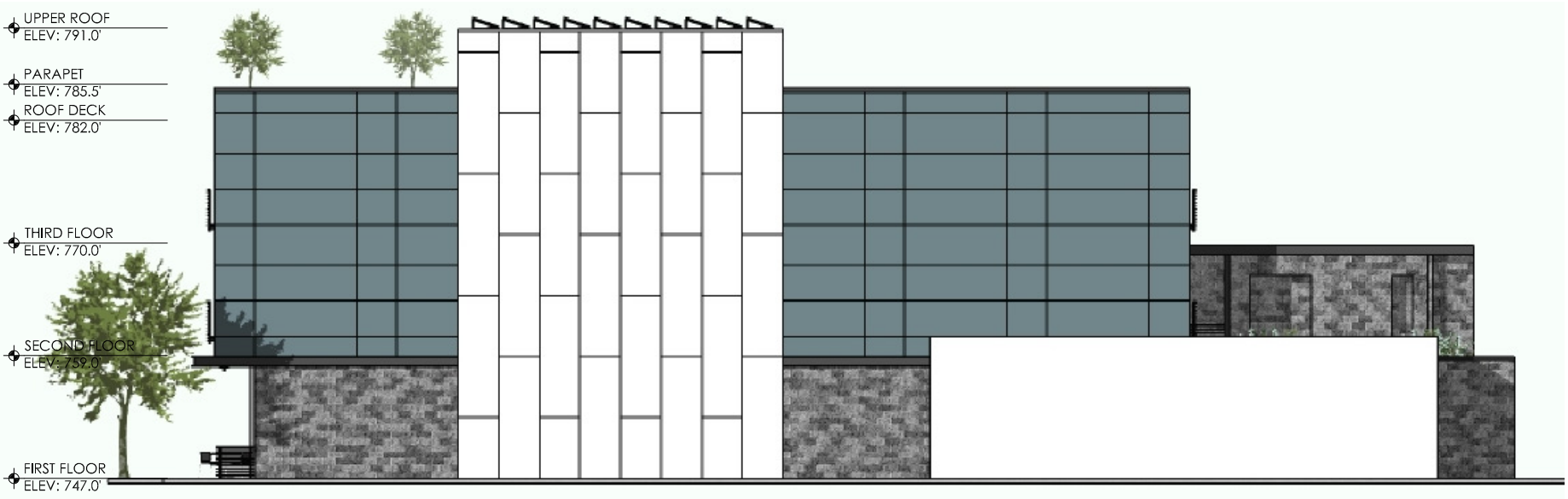
MATTE BLACK ARCHITECTURE

Front North and Rear South Elevations



EAST ELEVATION

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



WEST ELEVATION

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

314 EAST THIRD STREET

BUILDING ELEVATIONS

JULY 30, 2013

MATTE BLACK ARCHITECTURE

West and East Side Elevations

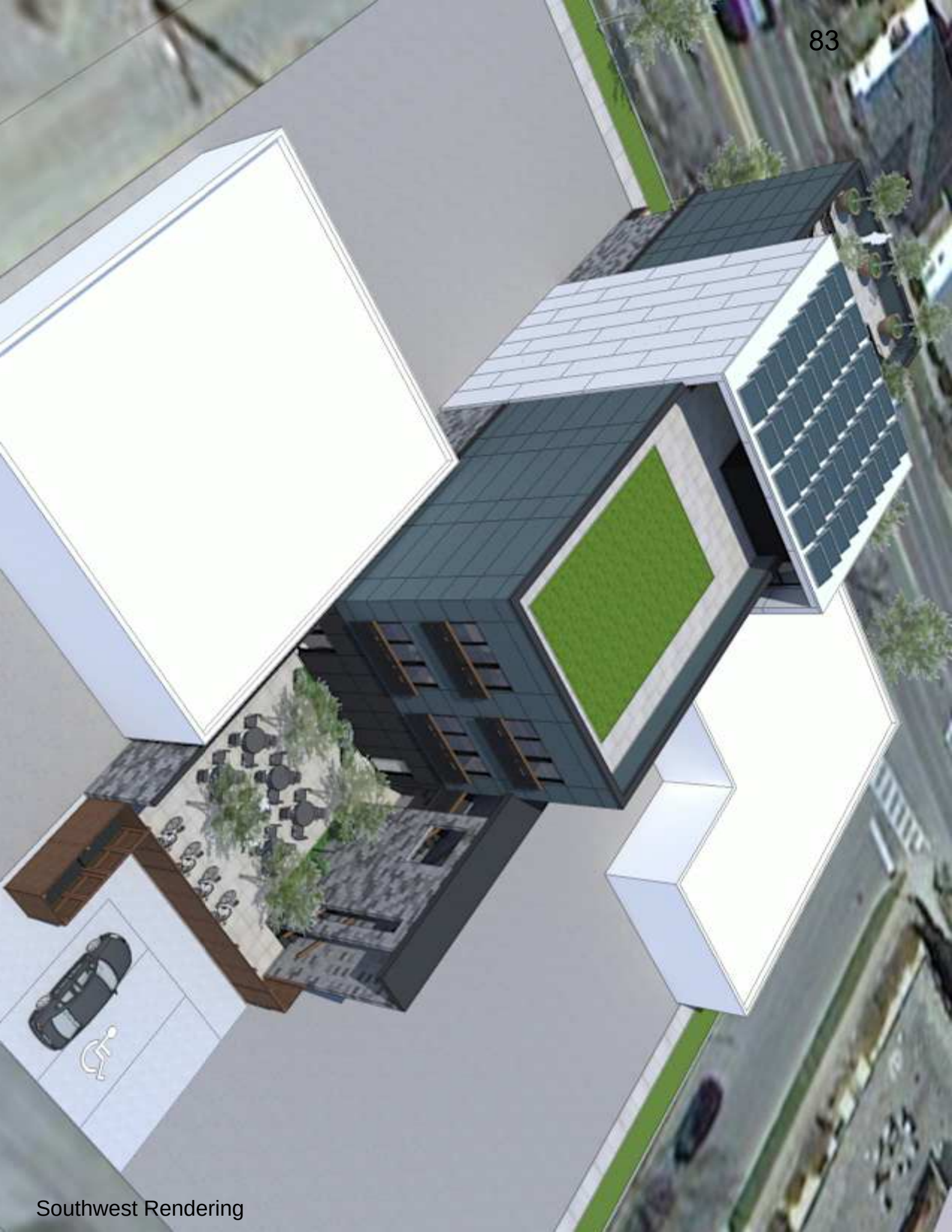
Northeast Rendering

Northwest Rendering

North Rendering

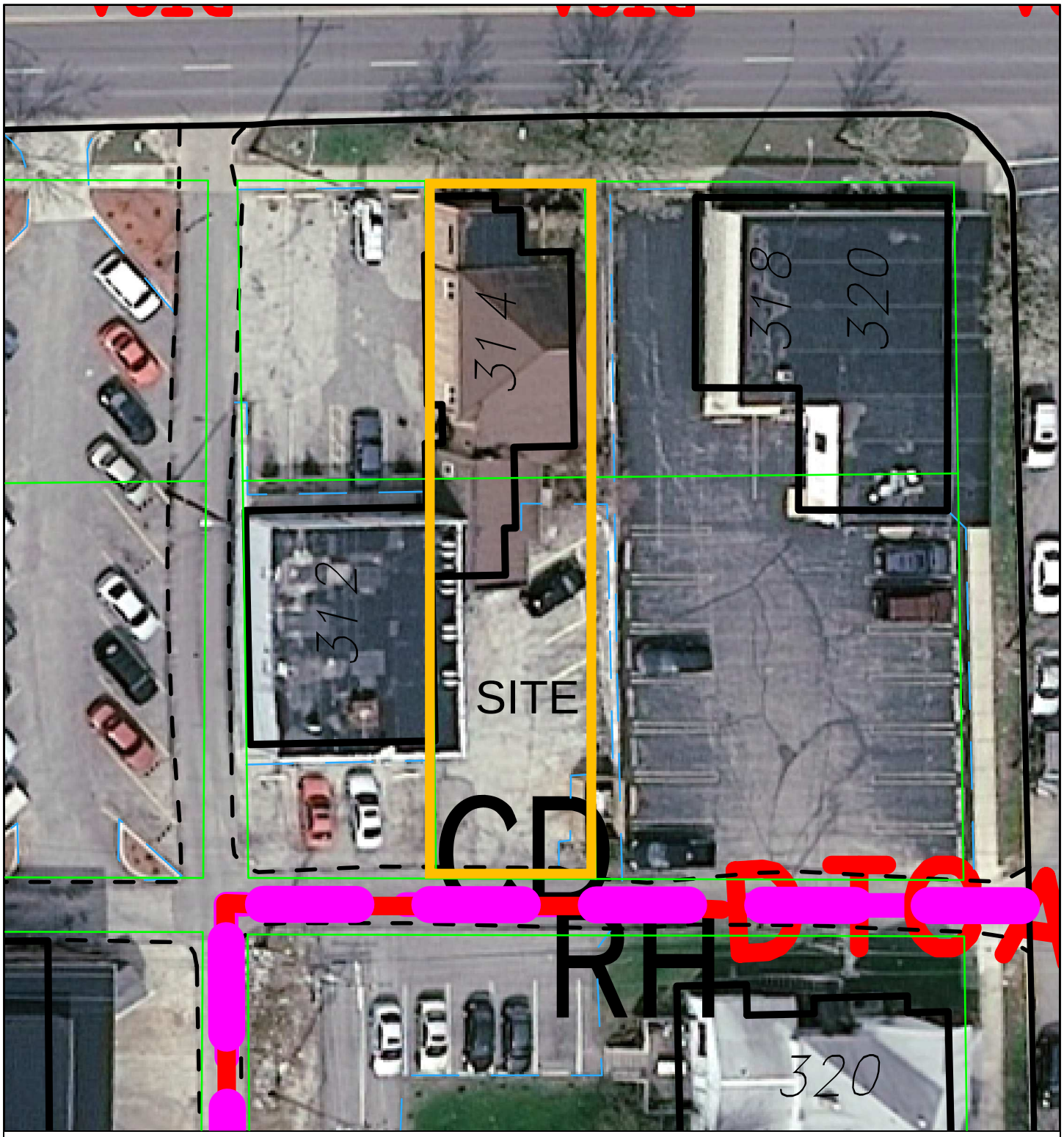
Rooftop Patio Overhang
Rendering

Northeast Rendering



Southwest Rendering

Outdoor Courtyard Rendering



314 E. 3rd St.
SP-32-13
Tiffany Clark
2010 Aerial Photograph

By: bannonk
1 Jul 13

30 0 30 60 90

N

City of Bloomington
Planning

Scale: 1" = 30'

For reference only; map information NOT warranted.