

**CITY OF BLOOMINGTON**



**APRIL 7, 2014 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
April 7, 2014 @ 5:30 p.m.**

**❖ City Hall Council Chambers, #115**

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**ROLL CALL**

**MINUTES TO BE APPROVED: Feb. 24, 2014 & March 10, 2014**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**PETITION CONTINUED TO MAY 5:**

**SP-09-14      Omega Properties  
338 S. Walnut St.  
Site plan approval for a 3-story mixed-use building  
(Case Manager: Eric Greulich)**

**APPROVAL OF CONSENT AGENDA:**

**UV-8-14      Naomi Posner-Horie  
900 S. Ransom Rd.  
Use Variance to allow an accessory dwelling unit in a residential single-family zoning district.  
(Case Manager: Patrick Shay)**

**PUD-10-14    Trinitas Development  
445 S. Patterson Dr.  
Final Plan Amendment to Patterson Park PUD.  
(Case Manager: Patrick Shay)**

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**PETITIONS:**

**SP/UV-34-13    GMS – Pavilion Properties  
306 E. Kirkwood Ave.  
Site plan approval for a 3-story mixed-use building. Also, Plan Commission review of a Use Variance for a bank drive-through in the CD zoning district. (Case Manager: Tom Micuda )**

**SP/UV-38-13    ERL-14, LLC  
1250 N. College Ave.  
Site plan review for a 4-story mixed-use building. PC review of a Use Variance to allow first floor residential use (Case Manager: Jim Roach)**

**PUD-03-14    Bloomington Cohousing LLC  
2005 Maxwell St.  
Rezone to PUD, approval of a PUD district ordinance, and preliminary plan for 25 mixed housing units. (Case Manager: James Roach)**

**\*\*Next Plan Commission hearing scheduled for May 5, 2014**

**Last Updated: 4/3/2014**

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 306 E. Kirkwood Ave.**

**CASE #: SP/UV-34-13  
DATE: April 7, 2014**

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**PETITIONER: GMS – Pavilion Properties  
112 E. 3<sup>rd</sup> Street, Bloomington**

**CONSULTANT: Studio 3 Design  
8604 Allisonville Road, Indianapolis, IN**

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**REQUEST:** The petitioner is requesting site plan approval in order to build a new mixed use building. Also requested is Plan Commission review of a Use Variance to allow a drive-through bank in the CD zoning district.

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<b>Area:</b>	<b>0.40 Acres</b>								
<b>Zoning:</b>	<b>CD/University Village Overlay (UVO)</b>								
<b>GPP Designation:</b>	<b>Downtown</b>								
<b>Existing Land Use:</b>	<b>Bank drive-through, surface parking</b>								
<b>Proposed Land Use:</b>	<b>Mixed use (retail bank branch, bank drive-through, bank office space, apartments)</b>								
<b>Surrounding Uses:</b>	<table> <tr> <td><b>North</b></td> <td>– Monroe County Public Library</td> </tr> <tr> <td><b>West</b></td> <td>– Existing ONB Bank</td> </tr> <tr> <td><b>South</b></td> <td>– Vacant; former Monroe Bank Loan Center</td> </tr> <tr> <td><b>East</b></td> <td>– Commercial</td> </tr> </table>	<b>North</b>	– Monroe County Public Library	<b>West</b>	– Existing ONB Bank	<b>South</b>	– Vacant; former Monroe Bank Loan Center	<b>East</b>	– Commercial
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<b>South</b>	– Vacant; former Monroe Bank Loan Center								
<b>East</b>	– Commercial								

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**PROPERTY SUMMARY:** The subject property is located at the southeast corner of E. Kirkwood Ave. and S. Lincoln Street. This 0.40 acre property is zoned Commercial Downtown (CD) and is within the Kirkwood Corridor portion of the University Village Overlay (UVO). The property currently contains the one-story Old National Bank (ONB) drive-through and a surface parking lot. The property is surrounded to the west, south and southeast by other properties owned by the bank. To the north is the Monroe County Public Library and to the east are commercial uses.

The ONB company owns a total of five parcels along Kirkwood Ave. and E. 4<sup>th</sup> Street.

- **Site A:** Former Workingman’s Bank/ONB building, 121 E. Kirkwood Ave. - 0.45 acres
- **Site B:** Former Monroe Bank/Current ONB Bank, 210 E. Kirkwood Ave. - 0.60 acres
- **Site C:** This petition site (0.40 acres)
- **Site D:** Former Monroe Bank Loan Center, 111 E. 4<sup>th</sup> Street - 0.40 acres
- **Site E:** Surface parking lot at the northwest corner of 4<sup>th</sup> and Grant - 0.30 acres

The aggregate total of these properties is 2.15 acres, with 1.45 acres being located on Kirkwood Ave.

**UPDATE SINCE PREVIOUS HEARING:** At the October 7, 2013 Plan Commission hearing, the petitioner sought Commission approval to construct a new 3-story mixed use building. Planning staff recommended denial of the project, citing the clear need for the petitioner to bring forward development proposals for three other adjoining parcels that were also in the company's control (Sites B, D and E – please see map exhibit for locations). The Plan Commission decided to continue the petition at this hearing, advising the petitioner and owner, Old National Bank, to bring forward these properties for simultaneous consideration.

Since this meeting, Planning staff has consistently advised the petitioner that staff support would be withheld until a more comprehensive development proposal for the properties could be presented by the petitioner or owner. The petitioner has certainly made an effort by recruiting a potential hotel developer of two adjoining parcels (Sites B and D). However, the proposed hotel project has been slow to materialize and will not be brought forward to the Plan Commission until June 2 at the earliest. In the meantime, the petitioner no longer has Sites B and D under contract. The hotel group is working directly with Old National Bank. As a result, the petitioner is requesting Plan Commission consideration of a revised proposal for Site C only. The petitioner still controls Site E, while Site A has always been controlled by a developer from Indianapolis.

**ORIGINAL PETITION:** The mixed use building presented to the Commission in October was proposed to contain an underground parking garage with 21 parking spaces designated for residential use, 15,336 square feet of first floor space containing ONB's retail branch, a bank drive-through facility, entry/support space for upper story residential units, and apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Proposed were 17 units and 38 bedrooms.

**REVISED PETITION:** The revised petition still proposes a mixed use building containing a retail branch bank as well as an enclosed drive-through facility on the first level. Otherwise, the proposal has been modified as follows:

1. The underground parking has been removed from the proposal in order to cut project costs. Instead, 10 parking spaces are proposed to directly access the east-west alley that runs along the south side of the property. These parking spaces would be cut into the first floor of the proposed building, just south of the proposed drive-through area for the bank.
2. Instead of apartment units, the second floor of the proposed building would contain approximately 7,400 square feet of bank office space along the entire frontage of Kirkwood and for the northern 2/3 of the building frontage along Lincoln Street. The southern 1/3 of the building would contain the first level of 7 townhome units.

3. Instead of a full 3<sup>rd</sup> building level, a significantly recessed 3<sup>rd</sup> story covering the southern 1/3 of the site would contain the second level of the 7 townhome units. A total of 14 bedrooms are proposed, which is a 24 bedroom reduction from the previous proposal.

4. Because of the net loss of 11 parking spaces and the employee parking needs generated by the proposed Old National Bank office space, the petitioner does not propose any new development for the other site under their control – Site E. Currently, that property is encompassed by a 38-space surface parking lot. The southeastern portion of the property also contains a stormwater culvert that will be upgraded in the next few years by the City Utilities Department. Due to the uncertainty surrounding the stormwater project as well as the parking need, the petitioner and Old National Bank would like to enter into a 20-year lease agreement to utilize these existing surface parking spaces.

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#### **SITE PLANNING ISSUES:**

This petition complies with most of the CD/UVO development and architectural standards. The most important of these standards have been addressed by the petitioner as follows:

**Access:** The proposed building contains 3 public pedestrian entries. Two entrances are proposed along Lincoln Street, one for the bank and one for ADA apartment access. Originally, the pedestrian entry to the retail bank area was along Kirkwood. Along Kirkwood, a pedestrian entry to the 2<sup>nd</sup> floor bank office space has been provided. Vehicular entry to the drive-through is still from Lincoln Street, with exiting occurring into the north-south alley to the east.

**Parking:** The University Village Overlay does not require on-site parking to be provided for non-residential space. The petitioner's proposal for 10 parking spaces off the alley complies with the parking requirement for the 14 bedrooms. The number of spaces proposed to directly access the east-west alley would need a waiver from the Plan Commission to exceed the 8 spaces required by code to have direct access.

Future retail bank customers would have adequate access to parking due to the presence of on-street spaces surrounding the property. Clearly, the proposed bank office space creates a need for additional parking beyond Site C. However, staff doesn't support locking in Site E as a surface parking lot to fulfill this need. This is completely counter to the policies for development in the downtown area. It is an especially problematic outcome given the possibility for shared structured parking that could accompany the future hotel proposal.

**Density:** This 0.40 acre property is permitted 13.20 DUEs (33 DUEs/acre). The petitioner's residential proposal easily complies with this standard.

**Void-to-Solid Ratio:** The ordinance requires a 60% ratio on the first floor and 20% for upper floors. The proposal complies with the upper floor standard, but does not comply

with the ground floor standard. 50% is proposed along Kirkwood and 49% is proposed along Lincoln Street. This would require waiver approval from the Plan Commission. The original building proposal complied with the 60% requirement, but there has been no reduction in the actual amount of building voids on either street. The reason the percentage has dropped is that the first floor height has been raised to create a tall 2-story building appearance on Kirkwood.

**First Floor Commercial Percentage:** The ordinance requires 50% of the space to be used commercially. The proposal easily complies at 86% of the space.

**Materials:** The proposed building contains a combination of two colors of brick and a man made “cast stone.” Both are permitted materials. Staff has received commentary from one Plan Commissioner who believes the use of cast stone for such an important building on Kirkwood Avenue is inappropriate.

**Building Height:** The proposed building has a height of 44 feet as measured from the lowest point on the southeast corner of the site to the top of the third story on the southern portion of the property. The standard for the UVO district is 40 feet, so a waiver from this standard is required. The height waiver is strictly a function of site grades rather than excessive height. The building height on Kirkwood has actually dropped as a result of the petitioner eliminating most of the 3<sup>rd</sup> story.

A more detailed description of the proposal’s compliance with most of the overlay’s code requirements is contained in the packet’s petitioner’s statement.

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**Plan Commission Site Plan Review:** Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.160 and 20.09.140(d). These aspects are:

- The petitioner is requesting multiple waivers from development standards.
- Plan Commission review of the Use Variance for the bank drive-through

**Discussions between the City and Developer:** Staff expected the developer to bring forward a much different proposal for Plan Commission consideration than the Site Plan request outlined in this report. Meetings between the City and developer concerning Parcels B-E on Kirkwood and 4<sup>th</sup> Street started on February 22 and continued throughout the months leading up to the project filing. During these meetings, the City stressed the following development objectives for these properties:

- 1) finding a long-term downtown home for Old National Bank was important to the City
- 2) the East Kirkwood corridor was “different” than other locations within the downtown and that proposals would be viewed with the highest degree of scrutiny
- 3) all four of the parcels available for potential development should be brought forward at the same time with one comprehensive mixed use vision

4) architecture for the potential developments should reflect the quirky and eclectic nature of Kirkwood – buildings should look different and generally have a more modern aesthetic treatment

5) the proposal for the properties should include active retail space containing local businesses on street frontages as well as a potential hotel to add energy and upper story residential diversity

6) remaining upper stories of new buildings should either be used for office space or residential options such as owner occupied condos, active senior housing, or professional workforce housing while limiting student housing. If student housing was to be utilized, it should be limited to efficiency, 1 bedroom, and two bedroom units and must be included as part of a comprehensive mixed use proposal in order for the City to maintain a housing balance on Kirkwood Ave., and

7) use of financial incentives including tax abatement and Community Revitalization Enhancement District (CRED) funds were supported by the City for a project that met these goals.

The City's goal in all these discussions was to ensure that the Plan Commission could receive a comprehensive, mixed land use proposal covering all four properties that would be consistent with City and Plan Commission expectations for future development on Kirkwood Avenue. Unfortunately, due to some circumstances outside the petitioner's control, only Site C has been brought forward for consideration.

**Justification of Continuance Recommendation:** In an ideal world, City staff, the petitioner, and Old National Bank would continue their discussions and modify the proposal as needed based on the impending hotel proposal that will soon be coming forward. However, the petitioner needs to move forward now due to the looming closure of their purchasing window. Staff strongly advises the Plan Commission to continue the petition to the June 2<sup>nd</sup> meeting rather than take action. If the Commission wishes to take action, staff would still recommend that such action be postponed until the May 5<sup>th</sup> meeting. Staff makes this recommendation fully understanding that the petitioner has been waiting to move forward with a mixed use project for Site C. However, the petitioner's proposal still requires several discretionary waivers to the Site Planning Ordinance as well as an authorization to allow the drive-through use variance in a critical community location. These decisions, including one to allow a surface parking lot to remain on 4<sup>th</sup> Street for a lengthy period of time, should not be made by the Plan Commission until a more comprehensive proposal is brought forward.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) has made 2 recommendations concerning this development.

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

- 2.) The Petitioner should employ the best-designed gateway-character features possible to build upon the unique Kirkwood Corridor desirability.

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**DEVELOPER TRACK RECORD:** The developer, Pavilion, Inc., has completed other recent downtown projects, including 501 N. Walnut Street, 601 N. Walnut Street and 219 E. 7<sup>th</sup> Street. They also own several other rental properties and are in the process of remodeling the historic Fleener Building at 112 E. 3<sup>rd</sup> Street. There are no outstanding zoning violations associated with these properties.

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**RECOMMENDATION:** Staff recommends continuance of this Site Plan request to the June 2 Plan Commission hearing.

## MEMORANDUM

**Date:** March 26, 2014

**To:** Bloomington Plan Commission

**From:** Bloomington Environmental Commission

**Through:** Linda Thompson, Senior Environmental Planner

**Subject:** SP/UV-34-13 & UV-46-13, Pavilion Center Site C  
306 E. Kirkwood Ave.  
Site Plan & Use Variance

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This memorandum contains the Environmental Commission's (EC) recommendations regarding the request for a Site Plan and Use Variance for a 3-story, mixed-use building. The site currently holds a surface parking lot and a drive-through facility for a bank, which will both be razed and replaced. The parcel is within the Commercial Downtown Zoning District and the University Village Overlay.

Because negotiations for this proposal were ongoing beyond the revision deadline and the EC's planning committee (ECPC) public meeting, this rendering of the site plan has not been reviewed by the EC. Therefore the EC recommends that this case is continued or gets another hearing to allow adequate time for review.

The issues that the EC recommended at the first hearing still are valid, thus that memorandum is added below.

## MEMORANDUM

**Date:** September 25, 2013

**To:** Bloomington Plan Commission

**From:** Bloomington Environmental Commission

**Through:** Linda Thompson, Senior Environmental Planner

**Subject:** SP/UV-34-13 & UV-46-13, Pavilion Center Site C  
306 E. Kirkwood Ave.  
Site Plan & Use Variance

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This memorandum contains the Environmental Commission's (EC) recommendations regarding the request for a Site Plan and Use Variance for a 3-story, mixed-use building. The site currently holds a surface parking lot and a drive-through facility for a bank, which will both be razed and replaced. The parcel is within the Commercial Downtown Zoning District and the University Village Overlay. The EC has no objections to the proposed Site Plan or Use Variance.

### **ISSUES OF CODE COMPLIANCE:**

#### 1.) HEIGHT:

The EC has no objection to the height of the building.

#### 2.) DRIVE THROUGH USE:

The EC has no objections to the drive through bank facility.

### **ISSUES OF SOUND ENVIRONMENTAL DESIGN:**

#### 1.) GREEN BUILDING & SITE DESIGN:

The EC is very pleased that the Petitioner has included so many green building practices that are committed to in the Petitioner's Statement. These features will make this building one of the greenest new structures in Bloomington. 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 Krizan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

The EC has some suggestions for additional practices that could reduce the carbon footprint of this site even further. Some specific recommendations include:

- ~ creation of "green walls" on the outside of the building to reduce the urban heat island effects;
- ~ installation of charging stations for electric vehicles for some of the parking spaces; and
- ~ creation of some areas planted with native vegetation for ecological-services benefits such as pollinator habitat and biodiversity. With specific regard to the proposed street tree and lawn plantings, the EC thus recommends that the developer work with Planning and the EC to create diverse tree, shrub, and native perennial plantings that evoke the beauty and spirit of Indiana's natural heritage. For suggestions, please see the EC's Natural Landscaping materials at [www.bloomington.in.gov/beqi/greeninfrastructure/htm](http://www.bloomington.in.gov/beqi/greeninfrastructure/htm) under 'Resources' in the left column. For additional suggestions plus an excellent guide to Midwest sources of native plants see: <http://www.inpaws.org/landscaping.html>. Attractive educational signage should also be considered for an area like this.

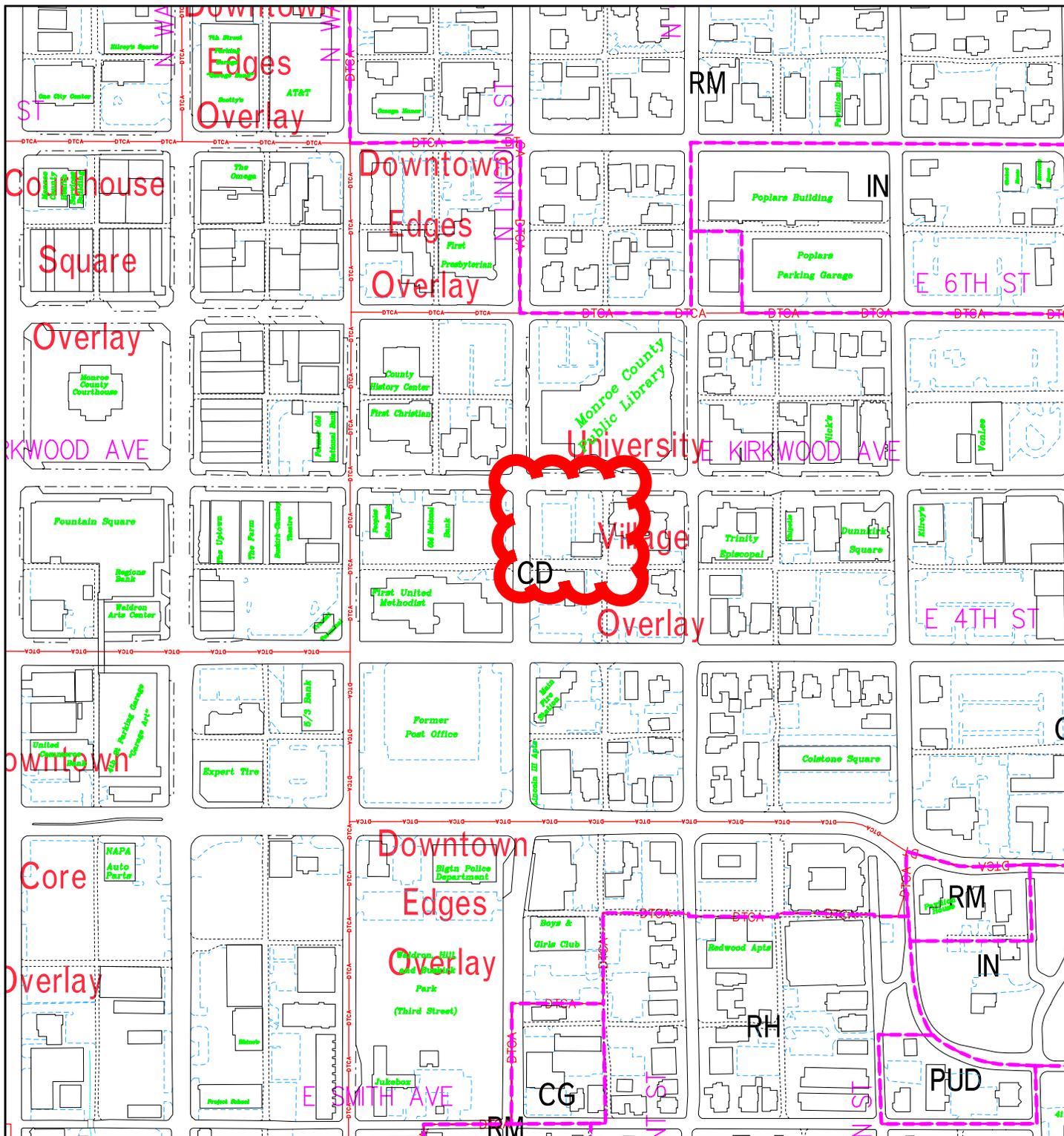
**2.) GATEWAY CHARACTER:**

This proposed development is on a major corridor of the City and Indiana University campus that hosts a special sense of place and unique character. The EC therefore encourages the developer to go above and beyond a typical building design to enhance that ambiance and celebrate our city's cultural and natural heritage. Besides benefiting our city's overall value as a tourist destination and its native biodiversity, these efforts will attract residents and shoppers to the proposed site, thus helping to stimulate the economic vitality of the area.

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

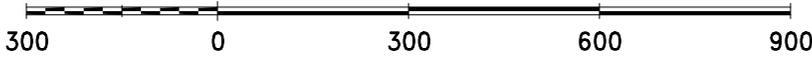
**EC RECOMMENDATIONS:**

- 1.) The Petitioner should apply state-of-the-art green building and site design practices to create a high performance, low carbon-footprint structure.
- 2.) The Petitioner should employ the best-designed gateway-character features possible to build upon the unique Kirkwood Corridor desirability.

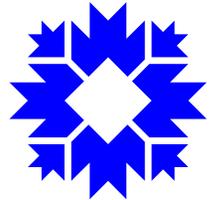


SP/UV-34-13  
Location and Zoning Map

By: roachja  
1 Jul 13

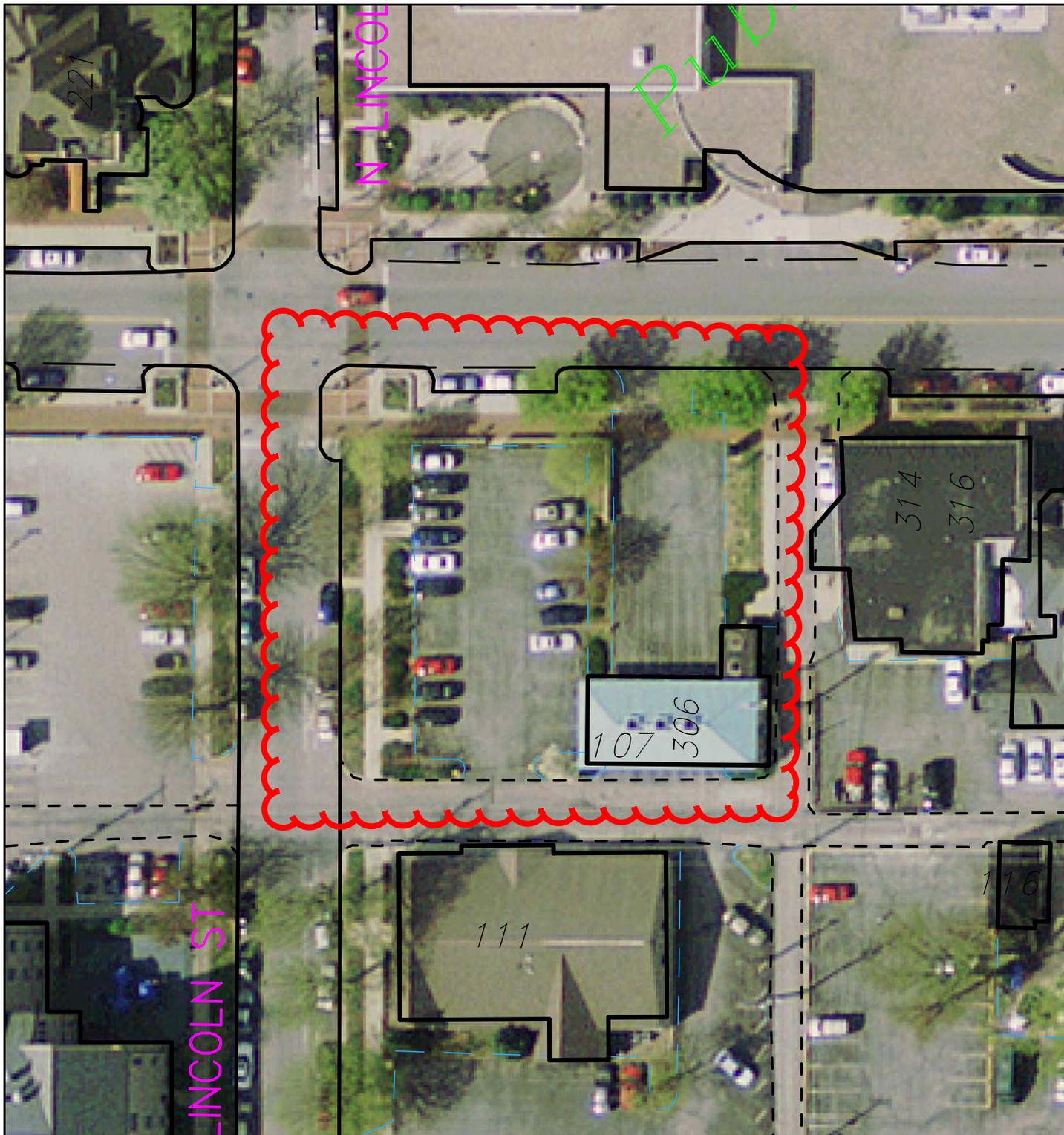


City of Bloomington  
Planning



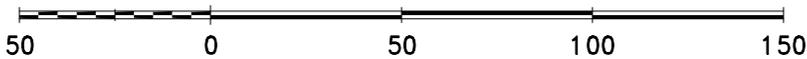
Scale: 1" = 300'

For reference only; map information NOT warranted.



SP/UV-34-13  
2011 Aerial Photo

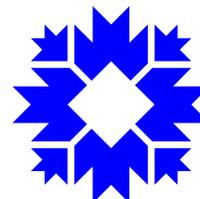
By: roachja  
13 Sep 13



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 50'



SP/UV-34-13  
 ONB Bank land holdings

By: roachja  
 23 Sep 13



For reference only; map information NOT warranted.

City of Bloomington  
 Planning

Scale: 1" = 200'



September 6th, 2013  
 March 11, 2014 *revised*

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

Attn: Mr. Tom Micuda

**RE: Pavilion Centre on Kirkwood  
 306 E. Kirkwood  
 Bloomington, Indiana**

**PETITIONERS STATEMENT**

Dear Mr. Micuda

Studio 3 Design is pleased to submit the attached mixed-use development for your consideration. The project scope includes 1 site for development at the SW corner of Kirkwood and Lincoln streets at 306 E. Kirkwood. For the purpose of this submittal, you will see reference to this site as Site "C" which coordinates to parcels sold by Old National Bank.

Site "C" is bordered on the North by Kirkwood Avenue, on West by Lincoln Street, on the South by a public alley, on the east by a Public alley. The site is currently covered 100% by an open parking lot and bank drive thru for Old National Bank.

**Submittal Organization:**

In order to organize this project for the submittal we will start with looking at the project as a whole, the requirements with-in the districts and overall highlights to consider in the review of the project.

**Project Overlay District:**

University Village Overlay  
 Kirkwood Corridor subsection – site C

Density: 33 units per acre

Impervious surface:  
 Kirkwood corridor: 100%

Height Standards:  
 Kirkwood Corridor: min. 25' – max. 40'

**SP/UV-38-13  
 Revised Petitioner's Statement**

**Parking:**

Non-residential: No parking required for bank, retail, or office functions  
Residential: 5 for first 20, .8 for beds 21 on.

**Setbacks:**

Front: 0 to 15'  
Side yard: 0'  
Rear yard 0'

**Ground floor non-residential:**

Applies to Kirkwood, 4<sup>th</sup>, Lincoln and Grant  
50% min. along applicable street frontage

**Building alignment:**

No Outstanding, notable or contributing structures immediately adjacent to properties.

**Building orientation:**

Kirkwood corridor: min. of one primary entrance facing Kirkwood

**Street trees:**

Kirkwood corridor: 5' square tree grate or large curbed planting bed

**Lighting:**

Street lighting- traditional style design such as acorn or gas lamp style.

**Architectural character:**

Kirkwood corridor – flat roofs

**Void to solid:**

Kirkwood Corridor: lower- 60%, upper 20%

**Windows:**

Kirkwood: large display on level 1, 1.5 to 1 ratio on upper windows with sills and lintels

**Materials:**

**Not permitted as Primary**

Kirkwood Corridor: Wood, EIFS, CMU, vinyl, cement siding

**Not permitted as a secondary material:**

Kirkwood Corridor: EIFS, Vinyl, Cement siding on first level only

**Entrance Detailing:**

General: - shall incorporate a min. of 3 of the following:

4' recessed entry, ornamental paving, Canopy/ awning, Portico, arched entry, pilaster or façade module projecting from exterior wall plane, building address with, building name and lighting, public art, raised cornice entryway parapet, rusticated masonry, landscaped patio area for outdoor seating of 8 or more.

**Mass, Scale & form:**

Façade modulation- maximum width 50' with a min. 3% offset based on total length of façade.

Height step-down: **N/A** – properties are not immediately adjacent to outstanding, notable, or contributing structures.

### **Project Overview:**

The project is located in the heart of downtown Bloomington along Kirkwood Avenue and Lincoln Street and for the purpose of this submittal it is identified as Site "C". The project will provide a mixed use development that will enhance the urban fabric and add life to the current spotted development along Kirkwood and Lincoln. The development will provide a new streetscape with varied heights, materials, colors, insets and architectural detailing to generate an exciting urban feel filled with a retail bank on the main level along Kirkwood, office space on level 2 and market rate apartments on level 3. The apartments are clustered at the south and east sides of the site adjacent to the alleys, and have no presence along Kirkwood. The 3<sup>rd</sup> story, containing the upper apartment level, is visible along the southern 1/3 of the west facade. The retail space stretches down Kirkwood for the length of the property and returns down the length of Lincoln. The lower level opens up to the streetscape with large expansive windows and provides a pedestrian friendly atmosphere and streetscape.

Currently, the site is covered with an open air parking lot and drive through bank lanes - providing little if any value to the city's downtown urban fabric. The new development removes this sea of parking and screens the proposed grade level bank drive through with new development along Kirkwood in place of the current exposed drive lanes. The sidewalks along this new development are wide and provide opportunities for street trees, raised planting beds that can serve as benches, street lighting and furniture along with the potential for outdoor seating. The building steps in and out along the street front to provide relief against the 2 and 3 level volumes and to designate major points of entry for the building.

Beyond the obvious physical changes to the area, the development offers a host of innovations and amenities including facilities that are respectful of the city's desire to incorporate "green" environmental thinking into project development. The site will provide space for covered and secured bicycle parking and is located near to public bus stops to encourage the use of alternative means of transportation. A large trash room with space for recycling is provided. The room for trash and recycling is located in interior space to encourage use and accessibility along with keeping the alleys clean of debris. To reduce the urban carbon footprint of the facility, the building shell will be well insulated with a min. of 6" of thermal insulation and insulated window units with Low-E glazing. On the uppermost roof plains, white TPO roofing over rigid insulation will be used to reflect sunlight and reduce heat gain. Internally, energy star appliances, high efficiency furnaces, insulated demise and perimeter walls, energy efficient light fixtures, motion sensor lighting in common areas, abundant natural lighting sources, low flow toilets and aerated shower heads and faucets designed to reduce water usage will be provided. Additionally, interior finish materials will be selected based on their recycled content and or ability to be recycled. Common building materials such as lumber and masonry will come from within 500 miles to reduce transportation and the associated emissions and fossil fuel consumption. While the end goal is not to go through the full certification of the buildings under Leed, it is to create a sustainable community that embraces many of the same characteristics and to create a facility that adds life and vitality to the area.

The development will also improve city utilities in the area and clear out utility poles and other obstructions in the currently hard to navigate alley to create safer, functional travel lanes. Additionally, utilities will be rerouted / replaced as determined by CBU.

### **Site Specific Information:**

#### **Site C - Kirkwood and Lincoln streets – 306 E. Kirkwood**

**Site C Use- Retail, Office space & market rate apartments.  
 (All uses are permitted under the UDO)**

- **Two level building on Kirkwood, Three level building along Lincoln and both alleys.**
- Level 1 will have new Old National Bank branch, a 4 lane drive-thru, an apartment entrance lobby, a public meeting room, secured bike storage, trash/ recycling room, and surface parking accessed from the south alley.
- Levels 2 will contain office space along Kirkwood and 2/3 of Lincoln St, and market rate apartments along the south 1/3 of Lincoln and the south alley.
- Level 3 will have market rate apartments clustered at the south and east alleys.

### **20.03.190 Development standards:**

#### **Density and intensity standards (Project complies with UDO)**

Site: 17,560 sf/ 43,560 = .403 acre x 33 = **13.30 DUE's available**

Level 1 - ONB Bank	0.00 DUE's used
Level 2 & 3- Apartments	<u>7.00 DUE's used</u>
Total	<b>7.00 DUE's used out of available 13.30</b>

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Two bedroom townhome	7 Units	14 Beds
	<u>7 Units</u>	<u>14Beds</u>

#### **Property density: (13.20 DUEs available – complies with UDO)**

2 bed townhome (equal to 1.0 DUE each)	1.0 DUE x 7 =	7.00 DUE's
Total DUE's used		<b>7.00 DUE's (6.30 under available)</b>

#### **Maximum impervious service coverage: (complies with UDO)**

Site area= 0.403 acres (17,560 SF)  
 Impervious percentage = 100% current and proposed  
 Kirkwood corridor allows for 100% impervious coverage

**Building Height (Project is in line with UDO –requires waiver due to grade slope)**

Min. of 25' with a max. of 40' – Project from grade is under the 40' maximum building height allowed along Kirkwood. Grade falls off to the south and east causing the buildings parapets to be as much as 44' above the lowest point of grade at the SE corner of the building along the alley. While a waiver is required based on the technical language of the UDO, the height issue is **not the result of extra floors or excess density** - it is the result of changes in grade – a common problem in Bloomington which the UDO does not account for. This waiver has routinely been granted at sites all around the city's downtown based on a recognition that Bloomington is not "flat".

**As a point of reference on heights, we had the neighboring building heights surveyed as well.**

Our building on Kirkwood	2 levels - 33'-4"
Library on Kirkwood	3 levels –37'
Cactus Café- Kirkwood and Grant	3 levels –36'
Fire station 4 <sup>th</sup> and Lincoln	2 levels - 41'-6"
Church on 4 <sup>th</sup> and Lincoln	3 levels - 56' roof to 80' at tower

**Parking Standards (Project complies with districts' guidelines)**

**Required:**

Retail: bank level 1	00 required
<u>Apartments:</u>	<u>5 spaces required</u>
Total required:	<b>5 spaces required</b>

**On-site provided:**

Level 1	10 spaces
Street parking	<u>07 spaces</u>
Total provided	<b>17 spaces provided</b>

**Building setback standards: (Building complies with the districts guidelines)**

Front setback- 0' to 15'  
 Side yard minimum 0'  
 Rear yard min. 0'

**Ground floor non-residential Uses: (Building complies with districts guidelines)**

Kirkwood Ave & Lincoln Street: no less than 50% of total ground floor area shall be used for non-residential uses. (the drive-through only serves the bank retail function – no parking).

<u>Level 1: Gross SF.</u>	<u>14,824 s.f.</u>
Bank and bank support functions	6,100 s.f.
Bank drive thru	5,632 s.f.
Apartment building lobby/bike room/trash	1,000 s.f.
Retail Parking	802 s.f.
Residential Parking	1,090 s.f.

Non-residential use % **86% on level 1 dedicated to non-residential use.**

## **Site Plan standards:**

### **Site Plan: (building complies with the districts' guidelines)**

Building Frontage – NA

Building Alignment – NA (structure is not adjacent to an outstanding, notable of contributing structure.

Building Orientation and entrances:

- (1) Pedestrian entrances provided on Kirkwood
  - (2) Pedestrian entrance provided on Lincoln Street
- All entrances are within three feet of the adjacent sidewalk elevation.

### **Street trees: (site plan complies with the districts' guidelines)**

Street trees in tree grates and or large curbed planting beds to match up with the current Kirkwood corridor streetscape are provided.

Lincoln streets streetscape will provide street trees in min. 5'x 5' tree grates along the sidewalk and maintain existing street trees where possible.

### **Lighting: (Site plan complies with the districts' guidelines)**

Pedestrian scale street lights (less than 15' in height) will be placed along Kirkwood and Lincoln streets.

Traditional style acorn light fixtures with full cut-off shall be used.

Exterior building lighting will comply with 20.05 lighting standards.

### **Mechanical equipment and Service areas: (site plan complies with districts' guidelines)**

Bank and garage mechanicals are housed internally with air intakes/ fans located along alleys. Transformer is located along the east alley, trash removal is located along the south alley. Apartment condensing units are located on the roof. Condensing units on roof will be setback a min. of 10' from building edge to prevent view form adjacent streets.

## **Architectural Character: (complies with the districts' guidelines)**

### **Roofs or building caps:**

Kirkwood corridor: flat roofs and parapets are provided.

### **Void To Solid Ratio:**

Kirkwood Street First Level =	60% required	<b>50% provided</b>
Kirkwood Street Upper Levels =	20% required	<b>46% provided</b>
Lincoln Street First Level =	60% required	<b>49% provided</b>
Lincoln Street Upper Levels =	20% required	<b>40% provided</b>

**Windows: (building complies with the districts' guidelines)**

Windows are transparent

Level 1 windows will be large storefront display windows

Level 2/3 window frame heights shall be a min. of 1 wide by 1.5 high.

Windows will incorporate sills, lintels, heads that are visually distinct from the primary exterior finish.

**Materials: (building complies with the district guidelines)**

Primary facades on Lincoln and Kirkwood comply with allowable primary and secondary building materials. Secondary facades along east and south alleys comply with allowable primary and secondary building materials.

The building materials vary to create a traditional feel with a combination of storefront and punched window openings, architectural cast stone, and multiple colors of face brick and simple cornice detailing. This same feel and use of materials carries around the building on the alley facades to present a unified level of articulation on all sides – not just the street front. These various materials delineate and mitigate the scale and mass of the building vertically and horizontally with banding and color changes.

**Entrance Detailing: (Building complies with the districts' guidelines)**

A minimum of 3 architectural design features shall be incorporated: The following will be used on the building:

- Min. 4' recessed building entrance
- Ornamental paving and integral landscape planters
- Canopy/ awnings
- Prominent building address, name, and enhanced exterior lighting

**Mass, Scale and Form: (building complies with the districts' guidelines)**

Facade modulation: Maximum 50' module on street frontage  
Module offset of a min. of 3% (4 feet)

Building height set down – NA – building is not located adjacent to a an outstanding, notable or contributing structure.

**Additional information:**

**Bank Drive thru teller window.**

The bank will have a 4 lane drive through that is concealed under the building. A one way drive will access the drive-thru off of Lincoln street and the drive thru will exit onto the north- south alley on the east side of the site with access out onto Kirkwood.

### **Site Accessibility**

ADA compliant building entrances are provided on Kirkwood and Lincoln. Elevators will be access controlled for access vertically into the office space and apartments. Control gates may be incorporated at the bank drive-through to limit access to these areas at night.

### **Bike Storage/ Parking**

The building provides secured bike storage on “U” racks for up to **12** bikes on Level 1.

Per the UDO – (4) are required for residential  
(4) are required for the non-residential.

Provided:: **(4) Residential:** Located near residential entrance on Lincoln St.  
**(4) for Retail/Office:** (2 at bank entry and 2 and office space entry).

### **Build to Line**

The project meets the requirement of the UDO to have the majority of the façade constructed to the build-to line (property line) along Kirkwood and Lincoln streets. Portions of the building step back to provide interest and natural breaking points for material changes along the façade. Additionally, step-backs in the façade create deeper zones at street level to provide relief and interest along the streetscape as well as opportunities for street furnishings and the ability for people to gather out of the main circulation path.

### **Building Entrances**

The building has (3) three public pedestrian entrances.

(2) entrances on Lincoln St – one for the bank and one for ADA access to the apartments on level 2. On Kirkwood, there is (1) entrance serving the office space on level 2. Access drives for the bank drive-thru are one way off of Lincoln Street and exit onto the alley then out to Kirkwood avenue.

### **Trash Removal**

Trash removal has been provided along the east-west alley on the south side of the building. The trash container will be located within an enclosed area furnished with a gate to be opened only on day(s) of trash collection. This area will also be accessed from the building for Retail and apartment tenants’ disposal of trash. The grade will be leveled at this location to assist in the roll-out of trash container on collection day(s).

### **Recycling**

Recycling facilities for the separation of goods will be provided on site. The room will be associated with the trash room and will be an interior space with space for the separation of various recycling components. This room will be accessible for use by retail and apartment tenants alike. Provisions are in place for the time when the City provides a recycling pick-up program for the downtown – collection is not included at this time.

### **Building deliveries / move-in**

A delivery pull-off zone in front of the apartment pedestrian entrance is provide on Lincoln street to help maintain an open flow of traffic in the area.

### **Water Service & Meter Pit**

The project will connect to an existing 12" water line on Kirkwood that is within 5 years old. A master meter will be installed partially within the City right of way at the northeast corner - one for the bank and apartment building. It will house the necessary meters and fire apparatus. The PIV connection will be installed off of Kirkwood at the NE corner of the building for Fire department access. A separate Siamese connection will be back fed from the meter pit on Kirkwood for Fire Department access. No new mains are anticipated to be installed to provide service for the project – this has been confirmed with CBU. No new main will be installed along Lincoln Street either. There is no existing Water main on Lincoln Street, CBU did not see a need to add one.

### **Sewer Service & Grease intercept**

A connection will be made to the existing City sewer main routed down Kirkwood Avenue. All connections will be lateral connections with standard patching of the street as required. No new mains will need to be installed to provide service for the project – this has been confirmed with CBU. Grease intercepts will be located along Kirkwood if required by CBU. There is no immediate need for the bank function to have a grease interceptor. There is no existing Sewer on Lincoln Street- CBU did not see a need to add one.

### **Storm water**

Roof drains will be routed through a mechanical BMP or aqua-swirl as determined by CBU prior to exiting into the city storm system on Kirkwood. The storm line on Kirkwood is in good shape- no additional work is anticipated. Additional storm lines may need to be installed on Lincoln Street.

### **Site detention for water:**

The site is currently 100% impervious. No detention is required to be added as part of the new site development.

### **Private Utilities**

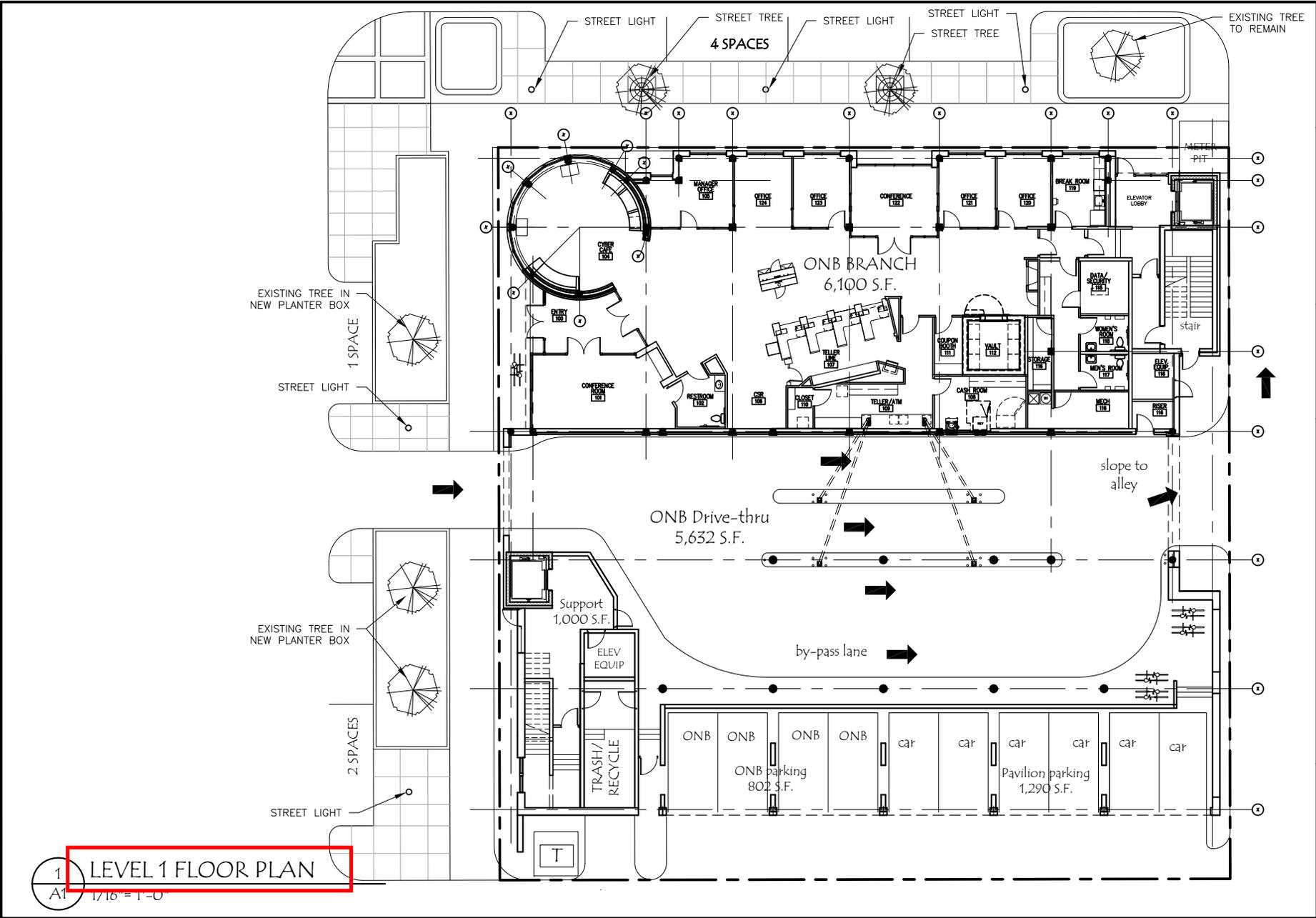
Duke Energy and a cable/phone/internet provider to be determined will provide for the service needs of the development. In preliminary design coordination with Duke Energy, a replacement power with pad mounted transformers will take place at the northeast corner of the adjacent site along the alley. A junction box for the phone lines to feed the development will also be in this area. The electrical meter is located near the southeast corner exterior wall of the building

Respectfully submitted,

STUDIO 3 DESIGN, INC



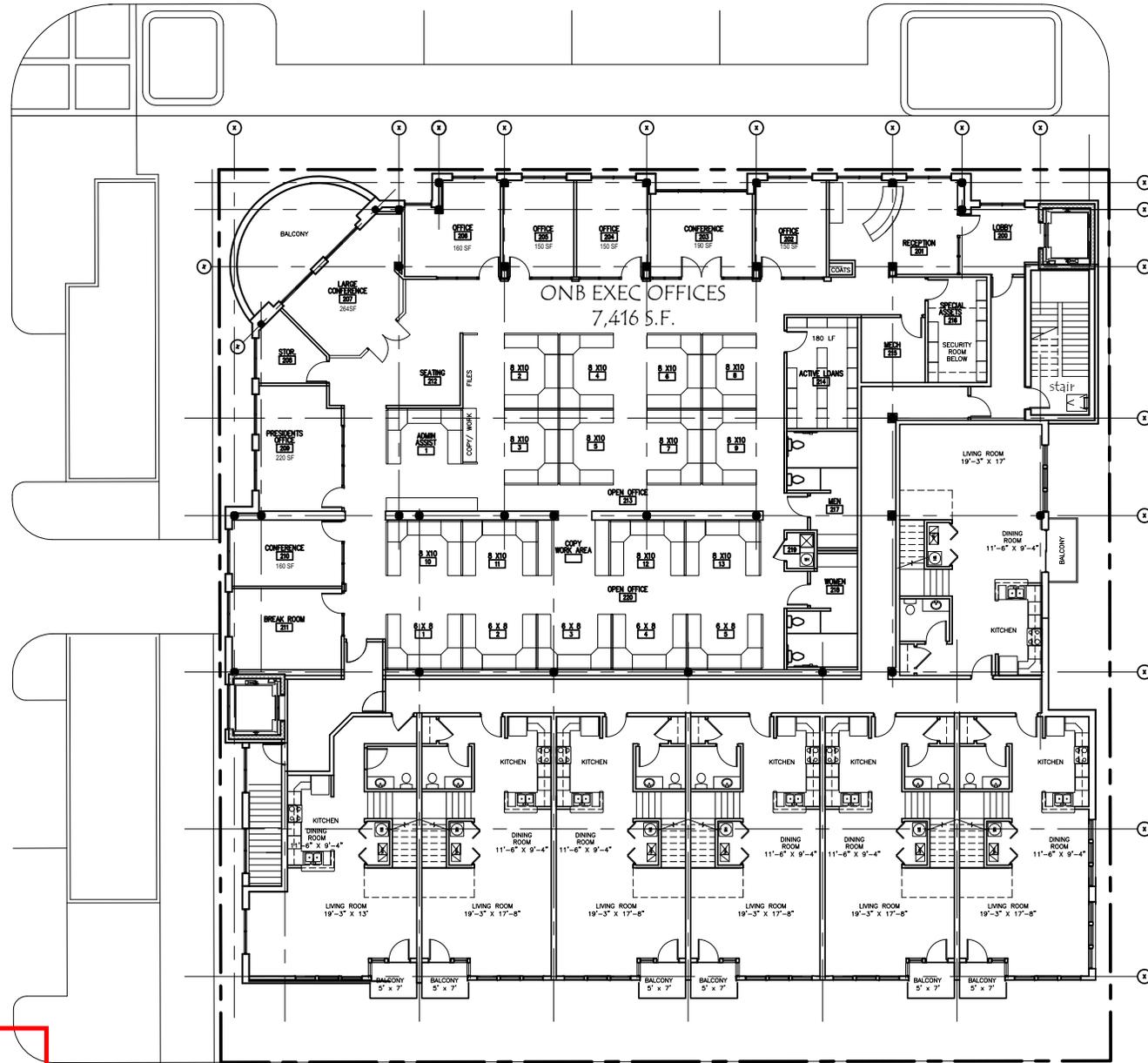
Timothy W. Cover



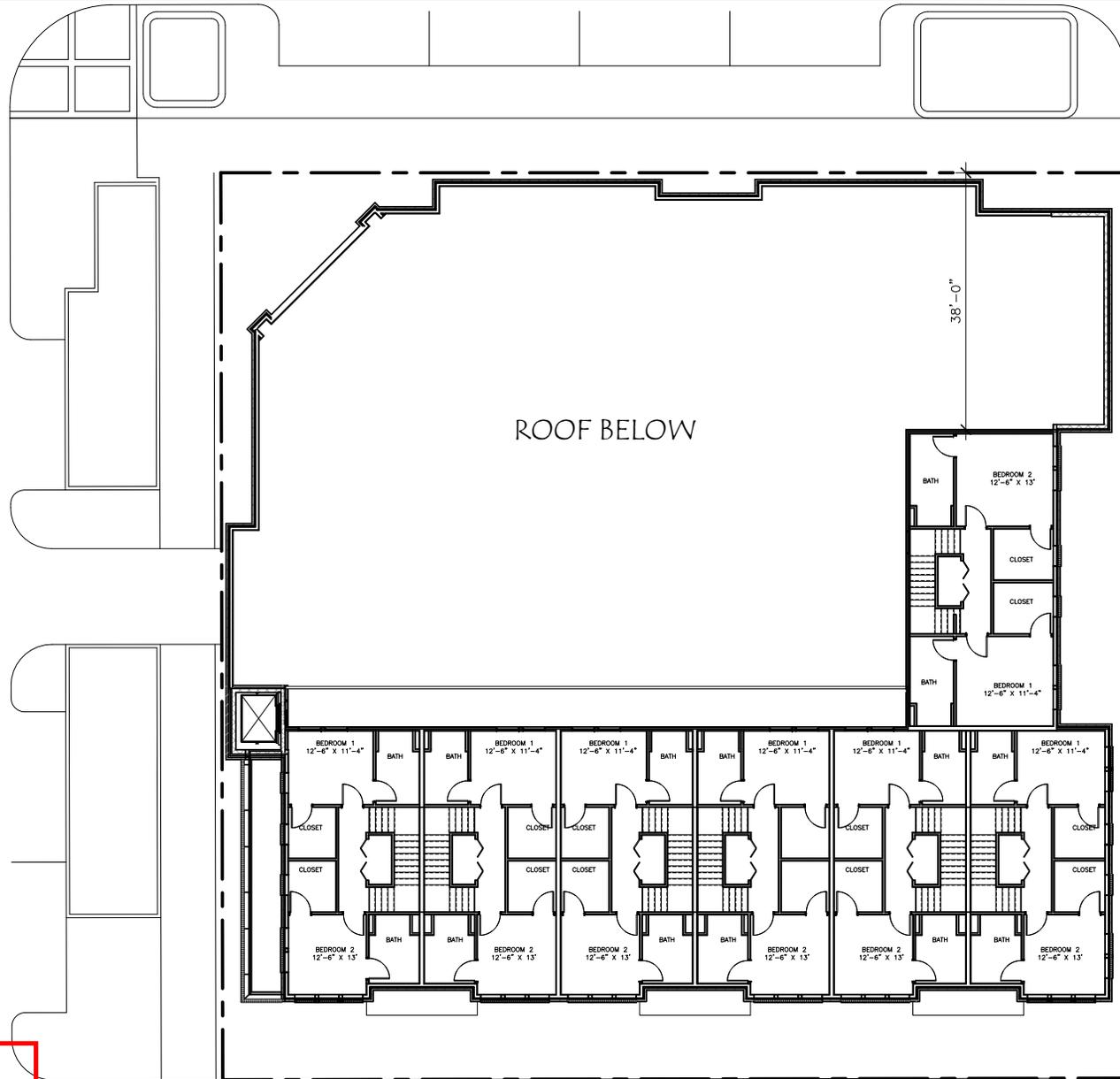
1  
A1 LEVEL 1 FLOOR PLAN  
1/16" = 1'-0"

SHEET NUMBER <b>A1</b>	
SHEET DESCRIPTION SITE C LEVEL 1 FLOOR PLAN	
PROJECT NO. 13018.03	DATE 3-24-14
GMS-PAVILION PROPERTIES, LLC PAVILION CENTER ON KIRKWOOD Bloomington, Indiana	
 STUDIO THREE DESIGN <small>317.865.0000 main 317.872.1238 fax www.studiodesign.com 8004 Microville Road, Suite 200 Indianapolis, IN 46250</small>	

1 LEVEL 2 FLOOR PLAN  
A2 1/16" = 1'-0"



PROJECT NO. 13018.03		SHEET NUMBER A2	
DATE 3-24-14		SHEET DESCRIPTION SITE C LEVEL 2 FLOOR PLAN	
GMS-PAVILION PROPERTIES, LLC PAVILION CENTER ON KIRKWOOD Bloomington, Indiana			
 STUDIO THREE DESIGN <small>117.065.0000 main    117.872.1238 fax www.studiodesign.com 8004 Millcreek Road, Suite 200    Indianapolis, IN 46250</small>			



1  
A3 LEVEL 3 FLOOR PLAN  
1/16" = 1'-0"

SHEET NUMBER

A3

SHEET DESCRIPTION

SITE C  
LEVEL 3  
FLOOR PLAN

PROJECT NO.

13018.03

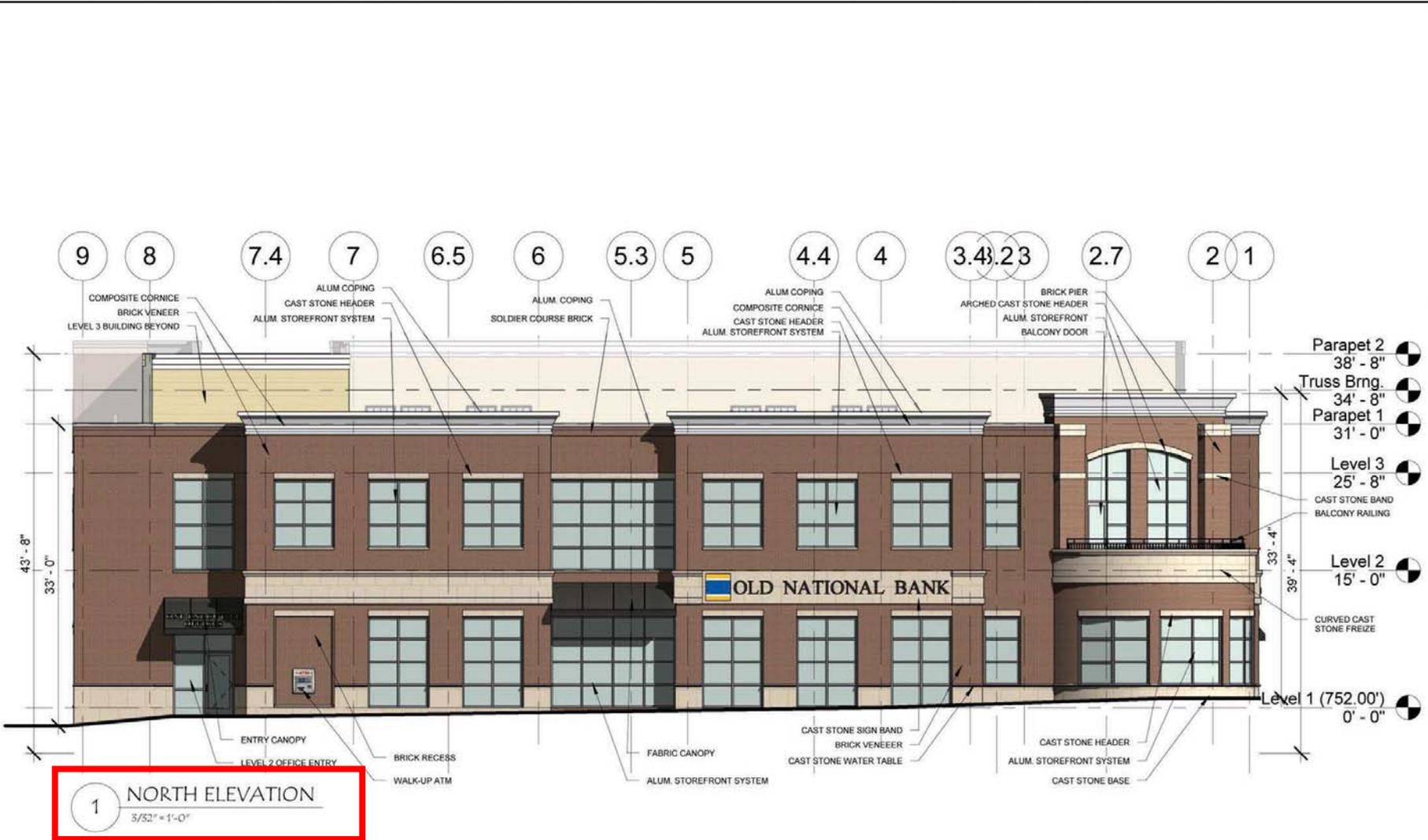
DATE

3-24-14

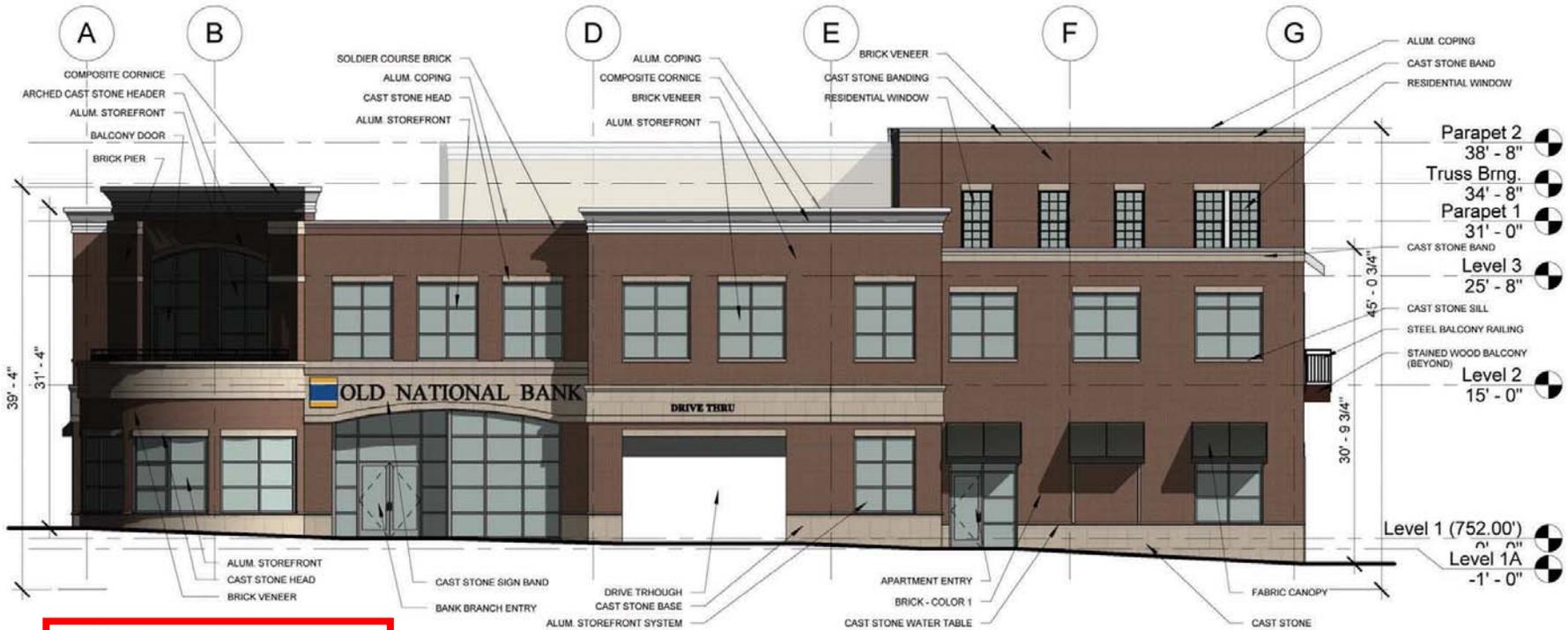
GMS-PAVILION PROPERTIES, LLC  
 PAVILION CENTER ON KIRKWOOD  
 Bloomington, Indiana

STUDIO  
THREE  
DESIGN

317.865.0000 main  
 317.872.1238 fax  
 www.studiodesign.com  
 8004 Microville Road, Suite 200 Indianapolis, IN 46250

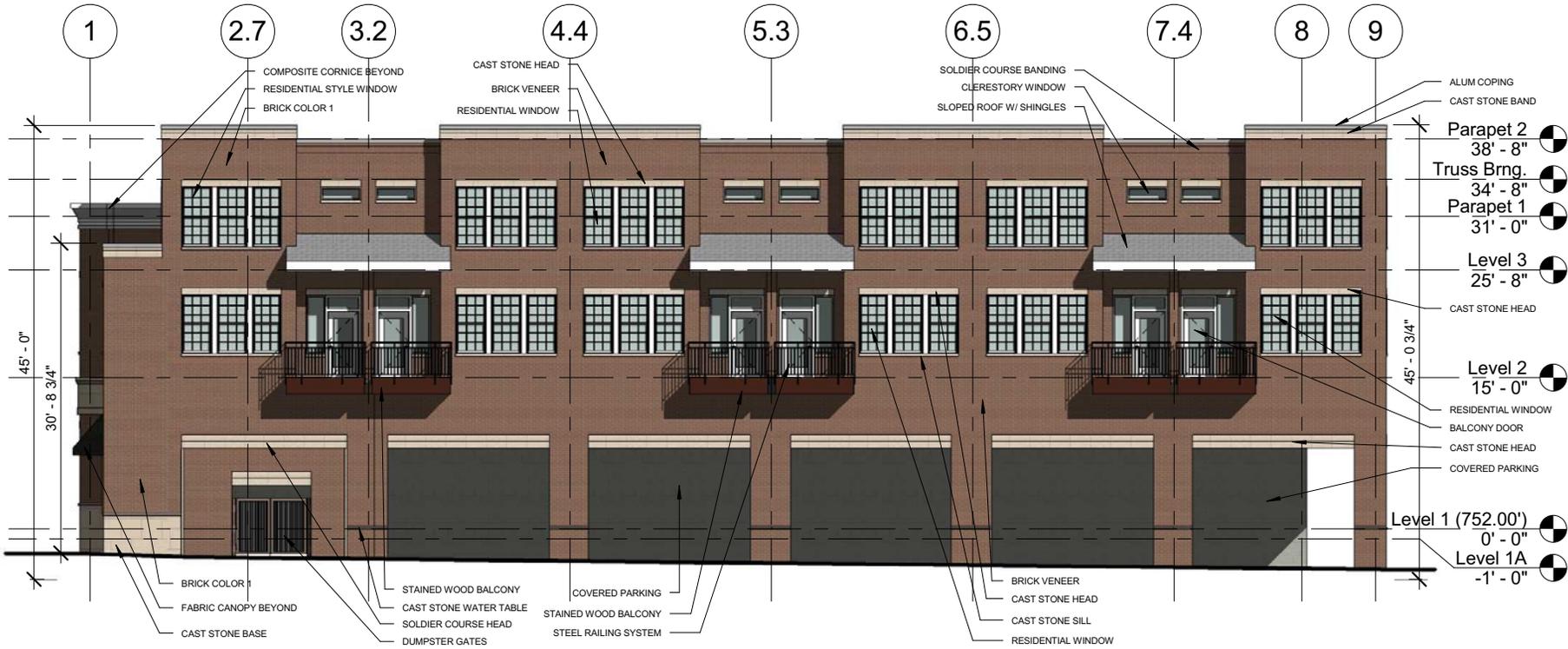


SHEET NUMBER <b>A5</b>	
SHEET DESCRIPTION <b>NORTH ELEVATION</b>	
PROJECT NO. 13018.02	DATE 3/24/2014
GMS-PAVILION PROPERTIES, LLC. PAVILION CENTER ON KIRKWOOD BLOOMINGTON, INDIANA	



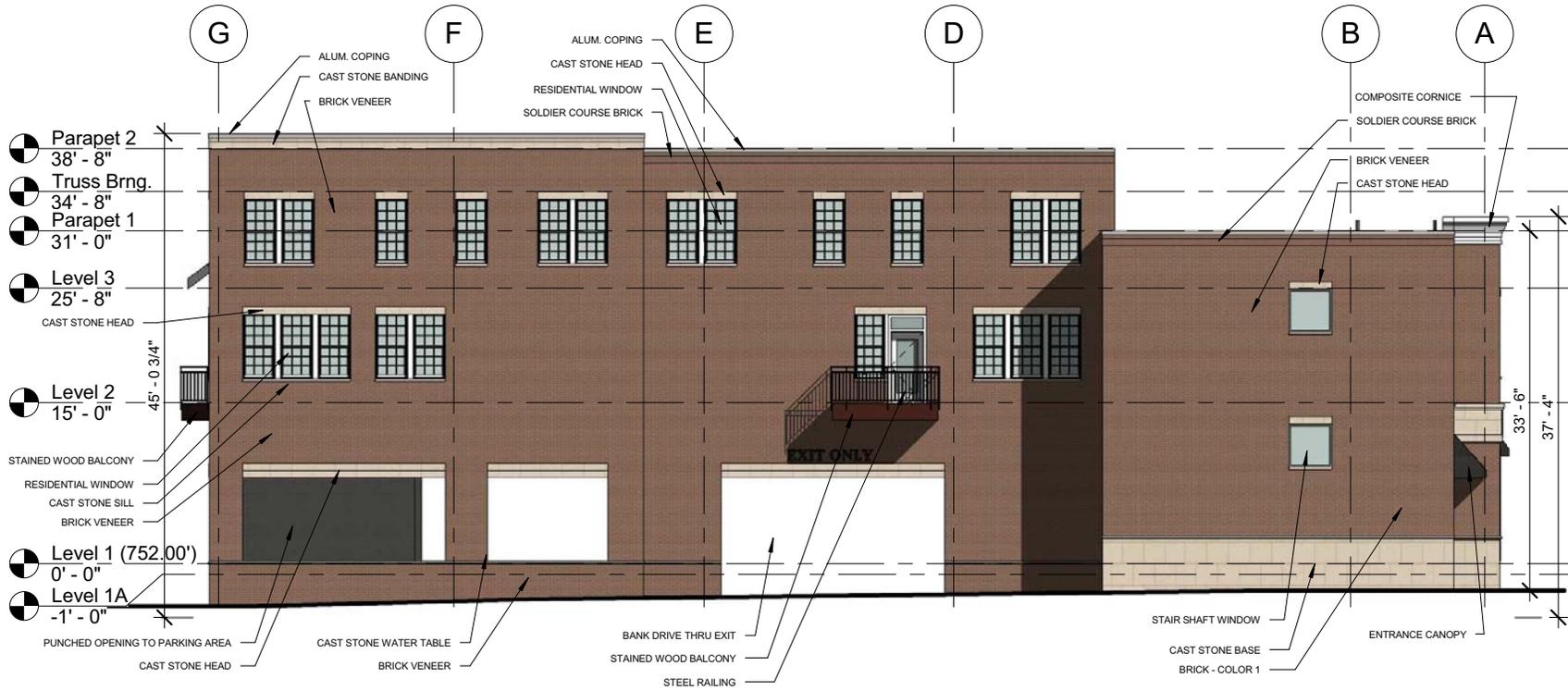
**1 WEST ELEVATION**  
3/52" = 1'-0"

SHEET NUMBER <b>A6</b>	
SHEET DESCRIPTION <b>WEST ELEVATION</b>	
PROJECT NO. <b>13018.02</b>	DATE <b>3/24/2014</b>
GMS-PAVILION PROPERTIES, LLC. PAVILION CENTER ON KIRKWOOD BLOOMINGTON, INDIANA	



**1 SOUTH ELEVATION**  
 5/32" = 1'-0"

SHEET NUMBER <b>A7</b>	
SHEET DESCRIPTION <b>SOUTH ELEVATION</b>	
PROJECT NO. <b>13018.02</b>	DATE <b>3/24/2014</b>
GMS-PAVILION PROPERTIES, LLC. PAVILION CENTER ON KIRKWOOD BLOOMINGTON, INDIANA	



SHEET NUMBER <b>A8</b>	
SHEET DESCRIPTION <b>EAST ELEVATION</b>	
PROJECT NO. <b>13018.02</b>	DATE <b>3/24/2014</b>
GMS-PAVILION PROPERTIES, LLC. PAVILION CENTER ON KIRKWOOD BLOOMINGTON, INDIANA	



1 VIEW FROM NORTH WEST 1  
A9

SHEET NUMBER

A9

SHEET DESCRIPTION

VIEW FROM NORTH WEST 1

PROJECT NO.  
13018.02

DATE  
3/24/2014

GMS-PAVILION PROPERTIES, LLC.  
PAVILION CENTER ON KIRKWOOD

BLOOMINGTON, INDIANA





1 VIEW FROM SOUTH WEST  
14

SHEET NUMBER

A14

SHEET DESCRIPTION

VIEW FROM SOUTH WEST

PROJECT NO.

13018.02

DATE

3/24/2014

GMS-PAVILION PROPERTIES, LLC.

PAVILION CENTER ON KIRKWOOD

BLOOMINGTON, INDIANA





A 6 VIEW FROM SOUTH EAST

SHEET NUMBER <b>A16</b>	
SHEET DESCRIPTION <b>VIEW FROM SOUTH EAST</b>	
PROJECT NO. <b>13018.02</b>	DATE <b>3/24/2014</b>
GMS-PAVILION PROPERTIES, LLC. PAVILION CENTER ON KIRKWOOD BLOOMINGTON, INDIANA	
	



1 OVERALL AERIAL OF SITE  
A17

PROJECT NO. 13018.02		SHEET DESCRIPTION OVERALL AERIAL OF SITE	SHEET NUMBER A17
DATE 3/24/2014			
GMS-PAVILION PROPERTIES, LLC. PAVILION CENTER ON KIRKWOOD BLOOMINGTON, INDIANA			
			

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT**  
Location: 1250 N. Walnut Street

**CASE #: SP/UV-38-13  
DATE: April 7, 2014**

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

**CONSULTANT:** Studio 3 Design  
8604 Allisonville Rd., Indianapolis

**REQUEST:** The petitioner is requesting site plan approval for a mixed-use project. Also requested is a use variance to allow first floor residential uses in a Commercial General (CG) zoning district.

**SITE INFORMATION:**

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

**PETITION OVERVIEW:** This 0.957 acre property is located at the southeast corner of W. 17<sup>th</sup> Street and N. College Ave. and is zoned Commercial General (CG). This property contains four platted lots and contained four buildings until a fire in 2008 that resulted in the demolition of three of them. The property currently contains three vacant lots and a single story commercial/retail building. The property is surrounded by Miller-Showers Park to the north, a multi-family use to the south and commercial uses to the east and west. The petitioner proposes to demolish the existing building and construct a new mixed-use building.

Since the last hearing on December 9, 2013, the petitioner has made several modifications to the proposal to address Plan Commission and Staff concerns:

1. Removed 4<sup>th</sup> floor. With this change, the petition will now meet the CG zoning district height maximum. A variance is no longer required.
2. Moved drive from near the southern property line to the mid-point of property. This allows the two halves of the building to be pushed further apart and provide a more visual break in the middle of the building. The connection between the halves of the building is now more distinctive architecturally.
3. Removed carports. All parking is now located on a surface parking lot. This change reduced the front setback for the southern residential portion of the building. It is in line with the northern mixed use portion.
4. Reduced commercial space square footage from approximately 8,000 square feet to 6,585. An elevated outdoor patio has been created along 17<sup>th</sup> Street.

5. Changed architecture to reduce the number of different materials and to make the two parts of the building more distinctive.
6. Increased the number of apartment units from 44 units to 46 units and the number of bedrooms from 61 bedrooms to 64 bedrooms. The petition still meets density maximums once the Level 1 Green Development incentives are applied.
7. Reduced the number of off-street parking from 46 to 41 spaces

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

This petition includes residential uses on the first floor, which is not permitted in the CG zoning district. The petitioner is requesting a use variance to allow for these uses. The Plan Commission must review the use variance request to determine consistency with the Growth Policies Plan (GPP) and make a recommendation to the Board of Zoning Appeals (BZA). The petitioner is also requesting site plan approval from the Plan Commission and several design standards variances from the BZA.

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**Use Variance:** The CG zoning district does not permit first floor residential use or residential parking. The petition includes 6,585 square feet of commercial space immediately at the corner of 17<sup>th</sup> St. and College Ave., both classified as arterial streets. This space fills both street frontages and includes nearly all of the ground floor space of the northern part of the building. The first floor of the southern part of the building is made up of four residential units with front stoops and entry doors along College Ave.

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

- The primary land use in the CAC should be medium scaled commercial retail and service uses.
- Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- Street cuts should be limited as much as possible to reduce interruptions of the streetscape.

- Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.
- Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.
- Provision of public spaces should be used as an incentive to allow additional residential units or commercial space to be developed as part of the planning approval process.
- In order to buffer pedestrians on busy corridors as well as reduce off-street parking needs, on-street parking and tree plots should be encouraged in new developments and maintained on built roadways.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.

Staff believes the proposal is consistent with the policy goals for Community Activity Centers. The proposed building footprint has been pushed to the street edge while still leaving room for a pleasing pedestrian and outdoor seating environment. Parking has been hidden in the rear of the property and street cut access is minimal. On-street parking has been included and the commercial space allocation is still substantial.

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#### **SITE PLAN ISSUES:**

**Other Variances:** The petitioner is also requesting design standards variances for building setback and building architecture. A height variance is no longer required. These variances will be reviewed by the Board of Zoning Appeals at their April 24<sup>th</sup>, 2014 meeting.

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

**Building Architecture:** The UDO requires that buildings along arterial corridors break up long expanses of blank walls and incorporate 360 degree architectural treatment. The UDO requires that buildings not contain more than 40 feet of façade without three of the following: an awning or canopy, change in building height, regular pattern of windows, or recessions/projections in the façade. Apart from the height changes and the lack of canopies and display windows in the residential section, the petition meets these requirements along 17<sup>th</sup> and College. However, the UDO also requires that any façade visible from an arterial meet these requirements. The rear/east side of the building is visible from N. Walnut Street. This façade includes recessions and changes in height but does not

include any canopies and includes a completely blank first floor. A variance is also required to allow a metal panel system associated with the portion of the building that connects the two halves.

Staff's primary concern with the earlier version of the building was the length of the building along College Ave. With the submitted changes, specifically the widened gap between the two parts of the building, the architecturally distinct connector piece and the reduction in height, staff no longer has the same concerns about length and massing.

**Height:** The maximum building height in the CG zoning district is 50 feet. Since the last hearing, the petitioner has removed the fourth floor from the building and dropped the height from 57 feet to 48 feet. Many portions of the building, as measured along the grade are much shorter than this, with the far southern part of the building being only 38'2" as measured at grade.

**Parking:** No parking is required for either the commercial or multi-family use. Based on the square footage of the commercial space (if the entire space is one large restaurant) and the number of proposed bedrooms, the project is permitted a maximum of 130 parking spaces. If the commercial space is multiple tenants, maximum parking reduces down to 86. The petitioner proposes to provide 41 off-street parking spaces. Sixteen additional parking spaces are proposed to be created on College Ave. (see below). This site is also located along Bloomington Transit routes #1, 2 and 6. The number of off-street parking spaces will likely reduce as the petitioner is required to increase the size of the parking lot islands. This parking lot is required to have two 324 square foot landscaping islands.

**Street Parking:** Parallel on-street parking is currently available on both sides of N. College Ave. The petitioner proposes to reconfigure the street parking to allow for angled parking on the east side of College Ave. adjacent to the petition site. This rebuilding of the street would increase the number of spaces from approximately 7 to 16 and also reduces the width of the travel lanes on N. College Ave. College Ave at this location currently has 18+ foot travel lanes. This redesign would provide for 11 foot travel lanes and parking stalls that are 2 feet deeper than the UDO minimum. This design meets minimum engineering standards (see memo from Justin Stuehrenberg), will calm the street, reduces vehicular speeds and reduces pedestrian crossing distances at the intersection. Unlike the previous proposal for angled street parking, this design places all street parking within the existing pavement width and will allow this design to be continued to the south on College without rebuilding the curb. Changing the configuration of the parking from parallel to angled must ultimately be approved by the City Council.

**Density and Green Development Standards:** The CG zoning district allows for a maximum of 15 DUEs (dwelling unit equivalents) per acre. For this 0.943 acre parcel, this would be a maximum of 14.15 DUEs. The UDO's Green Development Incentives allow for an increase in the density of a project if certain green standards are met. The petitioner intends to meet Level 1 Green Development Incentives. This allows a 25% increase in density, up to 17.69 DUEs. The petitioner has provided a draft of a Green Development Worksheet showing how they intend to reach the Level 1 incentives,

which has been included in the packet. With the Level 1 incentives, the petitioner intends to build 17.5 DUEs or 18.56 DUEs/acre with a total of 46 units and 64 bedrooms. This is a mix of studio, 1, 2, and 3 bedroom units. This petition will meet density requirements if the Green Development Incentives are approved.

**Historic Preservation Commission:** This petition is located immediately adjacent to a surveyed historic structure. The commercial building at 1327 N. Walnut Street is listed as a notable scattered site in the 2001 Survey of Historic Sites and Structures. This building was built circa 1940 and is an example of “Moderne” architecture. This property was built as an auto dealership. The Planning Staff presented the 4-story version of this petition to the Historic Preservation Commission on November 14<sup>th</sup> and received feedback on the impact of this petition on the adjacent historic structure. Unlike in the CD zoning district, the CG district does not require that new buildings step down their height to match adjacent historic structures. While the HPC had many comments about the design and massing of the building, there was not consensus on the impacts of this building on the adjacent structure. Some members stated a desire to step the height down to the east as the building nears the historic structure. Others thought a reduced height or a height stepped back from the street would better limit impacts. Finally, some members felt that new construction in this area should not be bound to build a shorter building because of the presence of 1-story building in the area.

**Architecture:** The building utilizes a flat roof, commercial store fronts near the intersection, a primary entry for the apartments in the middle of the building along College Ave., and a corner tower element with 3<sup>rd</sup> floor signage. The building includes a mix of two colors of brick, fiber cement panels/siding, cultured stone (The UDO defines this as “pre-cast concrete”) and EIFS cornices. All of these materials are permitted in the CG zoning district. Balconies are proposed on the street frontage as well as the east side of the building.

**Access control and drive-through:** The property currently contains one driveway on 17<sup>th</sup> St. and two onto College Ave. The petitioner is proposing one driveway onto College Ave. near the middle of the site and one onto 17<sup>th</sup> St. Both drives meet the minimum 100 foot separation from the intersection. The 17<sup>th</sup> St. access is designed as a right-out only. Concern was raised in 2012 about a full access on 17<sup>th</sup> by the Plan Commission, as well as the Public Works and Police Departments. This section of 17<sup>th</sup> Street often has back-ups from College Ave to Walnut St.

While the petitioner does not currently have a commercial tenant in place for the proposed commercial space, a restaurant is a likely possibility. The site plan shows how a restaurant carry-out drive-through window might work. Cars would enter along College Ave. and exit on 17<sup>th</sup> Street. Vehicle queuing for this drive-through could also partially block access to some of the interior parking spaces.

**Streetscape:** Sidewalks will be rebuilt along both 17<sup>th</sup> and College. Street trees in tree grates will be provided along the College Ave. street parking. Street trees along 17<sup>th</sup> Street are located between the building and the sidewalk in order to avoid existing overhead electric lines in the 17<sup>th</sup> St. right-of-way. The UDO does not require street lights outside of the CD zoning district.

**Bicycle Parking:** A 64 bedroom apartment complex with 8,000 square feet of commercial space requires 4 commercial bicycle parking spaces and 11 residential bicycle parking spaces. The site plan depicts 16 Class-I spaces in a secured bike room and 3 class-II spaces near the commercial uses along 17<sup>th</sup> Street. Staff recommends additional short term class-II spaces along College Ave. for the commercial and residential uses.

**Impervious Surface Coverage:** The UDO allows for a maximum impervious surface coverage in the CG zoning district of 60%. The proposed site plan shows 50% impervious and 50% pervious (32% pervious pavers and 18% green space).

**Utilities:** A utility plan has been submitted to City of Bloomington Utilities and is under review. Stormwater would be collected using under drains beneath the pervious pavers and directed to a rain garden at the northeast corner of the site. Water and sanitary sewer service is available in both College Ave. and 17<sup>th</sup> Street. The plat for this property will need to be amended due to an unused, platted east-west access and utility easement between two of the lots that would be located under the proposed building.

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

- 1.) The Petitioner shall submit a modified Landscape Plan that replaces the Three Flowered Maple trees and increases the size of the parking lot bump-out islands.

**Staff Response:** This is included as condition of approval #2.

- 2.) The Petitioner shall submit a Maintenance Plan for the pavers prior to receiving any permits.

**Staff Response:** This is a standard requirement made of City Utilities, but is also included as condition of approval #3.

- 3.) The Petitioner should create an environmentally sustainable and “walkable” streetscape at this important location.

**Staff Response:** Staff believes that the street and streetscape, which includes required sidewalks and street trees and includes additional street parking and a bike lane satisfies this desire.

- 4.) The Petitioner should use additional green building and site design best practices.

**Staff Response:** The petitioner has met the minimum standards required to receive the Level 1 Green Development Incentive.

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**DEVELOPER TRACK RECORD:** Developer Elliot Lewis is the principle behind ERL-14, LLC. Other recent projects completed by this petitioner include the 10<sup>th</sup> and College building, the 4<sup>th</sup> and Indiana building, the remodeling of the Odd Fellows Building,

Village at 10<sup>th</sup> and College, Morton Mansions, Eastbay Apartments, the Horizons building, and the Morton Grad building. There are no outstanding zoning violations associated with these developments.

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**CONCLUSIONS:** Staff believes that this proposal does not interfere with the City's Growth Policies Plan. Redevelopment of this underutilized property with higher density multifamily housing and the provision of additional street parking are consistent with the GPP. Elements of the site plan such as the multi-story buildings, minimal number of drivecuts, and building forward design are also consistent with the Plan. The proposed commercial space fills out the corner of the intersection, includes the entire street frontage along 17<sup>th</sup> Street, extends down approximately 38% of the College Ave. frontage, and includes approximately 50% of the ground floor area. The residential use on the south end of the building provides a transition to the residential structure immediately to its south.

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**RECOMMENDATION:** Staff recommends that the use variance be forwarded to the Board of Zoning Appeals with a positive recommendation. Staff also recommends approval of the site plan with the following conditions:

1. Site plan is approved contingent on the architectural, setback and use variance approval of the Board of Zoning Appeals.
2. Prior to issuance of a grading permit, the petitioner shall make the landscaping plan changes as outlined in the Environmental Commission memo, including the required parking lot island changes.
3. Petitioner shall continue to work with the Public Works Department on the relocation of the traffic signal poles and placement of pedestrian crossing actuator.
4. Petitioner shall continue to work with the US Postal Service on the removal or relocation of the existing mail drop box along College Ave.
5. A minimum of 4 class-II bicycle parking spaces are required along the street. Staff encourages additional space and recommends that some spaces be provided along both 17<sup>th</sup> St. and College Ave.
6. Prior to release of a grading permit, the petitioner shall record a zoning commitment concerning the Green Development Incentives as specified by BMC 20.05.049(f)(2).
7. Prior to release of a building permit, an amended plat must be approved that removes the utility easement between lots.

## MEMORANDUM

**Date:** March 26, 2014

**To:** Bloomington Plan Commission

**From:** Bloomington Environmental Commission

**Through:** Linda Thompson, Senior Environmental Planner

**Subject:** SP/UV-38-13 for PC; UV/V-51-13 for BZA; ERL-14, Gateway Apartments  
Second Hearing  
1250 N. College Ave.

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This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the approval of a Site Plan, Use Variance, and Variances for a 3-story mixed-use structure. Currently, there is one building on the site, which the Petitioner intends to demolish. The site is within the Commercial General Zoning District across 17<sup>th</sup> Street from Miller Showers Park. The Petitioner requests to use the UDO's Green Development Incentives to achieve the requested density.

### **ISSUES OF CODE COMPLIANCE:**

#### 1.) LANDSCAPE PLAN:

The Landscape Plan needs a couple of changes before it can be approved. The Three Flowered Maples cannot be used as street trees along College Avenue because they mature to small-sized trees. The city's Urban Forester recommended using 'Regal Prince' Oak in place of the Three Flowered Maple trees. There appears to be a narrow space between the tree plot and building here, and these oaks are columnar.

The parking lot bump-out islands are smaller than the Unified Development Ordinance allows. Therefore, the bump-out islands will need to be enlarged to at least three hundred twenty-four square feet each.

The EC commends the Petitioner for using many native plant species at this site. Native plants benefit native birds and insects, particularly pollinators. For some further suggestions on using the right plant in the right location, please see the EC's Natural Landscaping materials at [www.bloomington.in.gov/beqi/greeninfrastructure/htm](http://www.bloomington.in.gov/beqi/greeninfrastructure/htm) under 'Resources' in the left column. We also recommend an excellent guide to Midwest sources of native plants at: <http://www.inpaws.org/landscaping.html>. 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.

#### 2.) MAINTENANCE PLAN FOR PAVERS:

When pervious pavers are used, they must be properly maintained on a regular basis. If the pore spaces get clogged with detritus, the water infiltration will no longer function. The Petitioner has agreed to create a plan, so the EC recommends that no permits be granted until the plan is approved.

### **ISSUES OF SOUND ENVIRONMENTAL DESIGN:**

#### 3.) GATEWAY CHARACTER:

The proposed development is on an important, highly traveled thoroughfare for Bloomington's downtown and Indiana University. The EC always promotes development designs that are consistent with "complete streets" usability, inviting gateway character, and enhanced environmental sustainability, but finds it exceedingly important in this location. There are many design concepts to consider, from landscaping that celebrates Bloomington's natural heritage, to creating public gardens to enhance neighborhood comradeship, to choice of building materials and architecture that promotes a sense of place and reflects our city's commitments to green building and sustainability. The EC encourages the petitioner to employ as many complete streets strategies as the site will allow.

#### 4.) GREEN BUILDING & SITE DESIGN:

The EC is pleased that the Petitioner is planning to employ some green building features and use the green building incentives available to them. However, there are many more "best practices" that the EC recommends be used. Below is a small list of recommended green practices.

- a. Ultra efficient windows and insulation
- b. Electric vehicle charging stations
- c. Reflective roof material

### **EC RECOMMENDATIONS:**

- 1.) The Petitioner shall submit a modified Landscape Plan that replaces the Three Flowered Maple trees and increases the size of the parking lot bump-out islands.
- 2.) The Petitioner shall submit a Maintenance Plan for the pavers prior to receiving any permits.
- 3.) The Petitioner should create an environmentally sustainable and "walkable" streetscape at this important location.
- 4.) The Petitioner should use additional green building and site design best practices.



**City of Bloomington  
Planning Department**

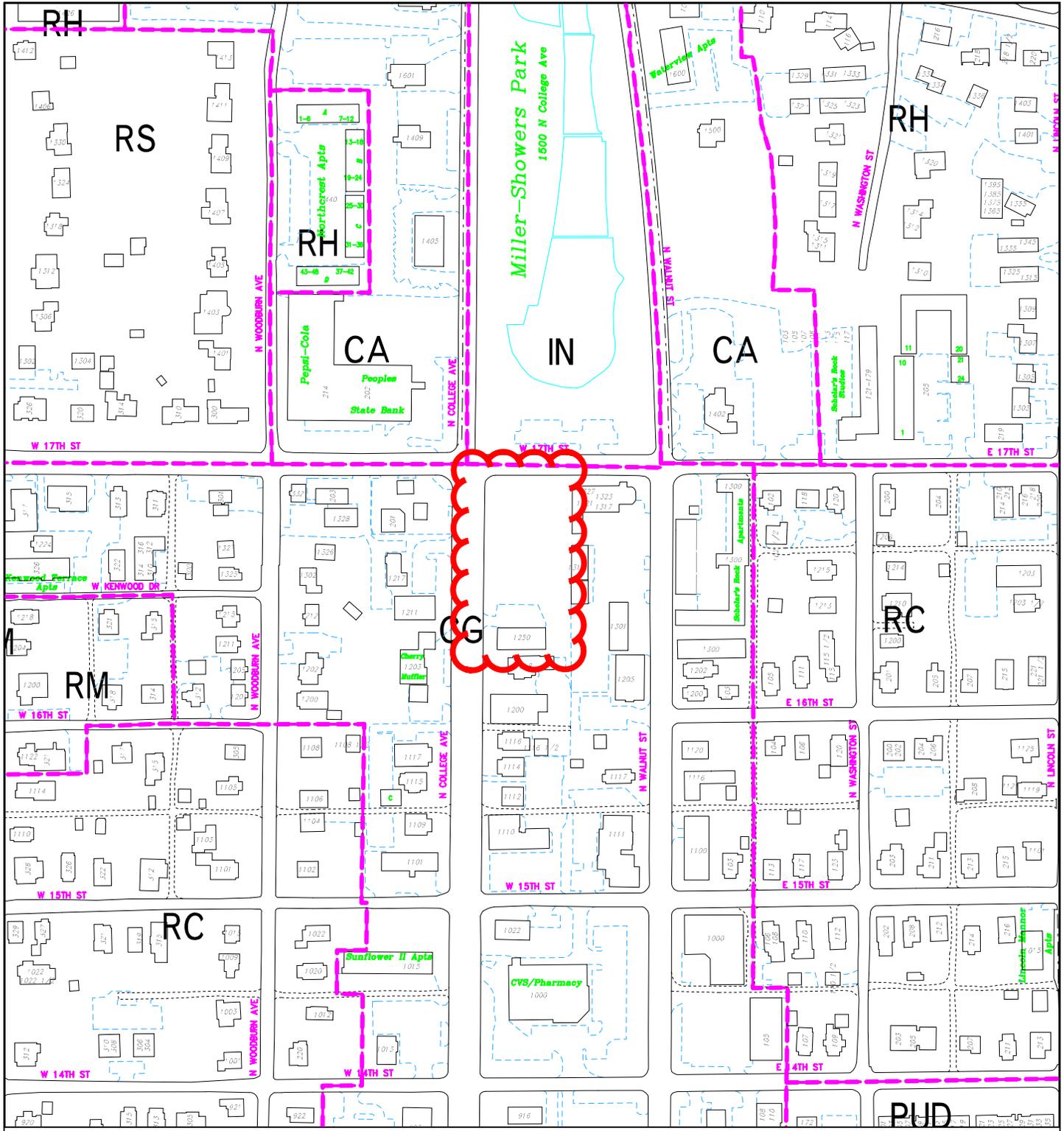
TO: BLOOMINGTON PLAN COMMISSION  
FROM: JUSTIN STUEHRENBERG, P.E.  
RE: ANGLED PARKING ON COLLEGE AVENUE AT 17<sup>TH</sup> ST.  
DATE: MONDAY, DECEMBER 2, 2013

This memo is in regards to the request for angled parking on College Avenue as part of the development proposal at the corner of College Ave. and 17<sup>th</sup> Street. The petitioner is requesting to add spaces in a 45 degree angle back-out configuration alongside their development. This portion of College Ave. has abnormally wide lanes which will allow for this parking configuration without relocating the curb line or losing any travel lanes.

The Institute of Transportation Engineers (ITE) provides guidance for angled parking on city streets in their *Guide for Walkable Urban Thoroughfares*. This guide, for 45 degree angled spaces, recommends the combined width of the parking stall and adjacent lane to be 30 ft. 4 in. The petitioner's site plan calls for a combined width of 32 ft., which easily satisfies this recommendation. There is no research that shows that providing a significantly wider parking lane, or a buffer between the parking lane and travel lane, provides any safety benefit.

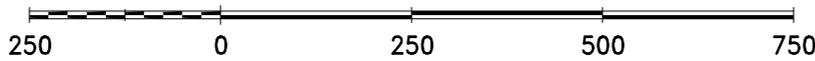
The extraordinarily wide cross-section is currently contributing to serious speeding issues on this section of College Ave. This angled parking proposal allows the travel lanes to be scaled down dramatically, which research has shown to bring speeds down closer to desired levels. While the parking does have the potential to contribute to some additional accidents, that potential is likely to be offset by the reduction in risk by reducing speeds. For this reason, Planning Department staff is supportive of this parking configuration.

At some point, the Plan Commission may wish to explore the option of back-in parking instead of head-in. Back-in parking provides better sight angles when pulling out of spaces and has been shown to decrease accidents. However, it is not a common concept in Indiana and many drivers may be confused by it.

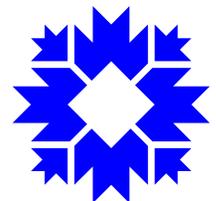


SP/UV-38-13  
Location Map

By: roachja  
1 Nov 13



City of Bloomington  
Planning



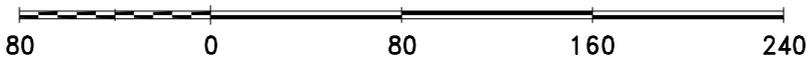
Scale: 1" = 250'

For reference only; map information NOT warranted.



SP/UV-38-13  
2011 Aerial Photo

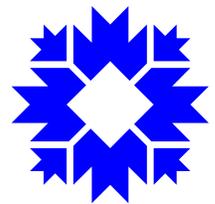
By: roachja  
1 Nov 13



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 80'



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

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

Attn: Mr. James Roach

**RE: The Gateway Apartments**

**PETITIONERS STATEMENT**

Dear Mr. Roach

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

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

**Level 1 Green Incentives:**

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

**Property density:**

Site: .943 acres (41,077 sf)

15 DUEs/ acre =

Level 1 green incentives to increase allowable DUEs by 25%

**14.15 DUE's allowed**

**17.69 DUEs allowed**

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

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

### **Non-Residential space - Retail**

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

### **Parking Counts**

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

### **Project Location**

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

### **Project Concept**

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

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

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

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

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

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

### **Building Scale / Massing / Articulation**

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

### **Window detailing**

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

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

### **Streetscape**

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

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

### **Site Accessibility**

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

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

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

### **Building Façade modules**

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

### **Building Heights**

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

### **Building Materials**

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

### **Void to Solid Percentages**

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

### **Bike Storage/Parking**

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

### **Environmental Considerations**

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

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

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

### **Build to Line**

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

### **Building Entrances**

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

### **Encroachments:**

The project will require the following encroachments with the city:

- Pole mounted acorn style street light along College and 17<sup>th</sup> street
- Street trees along College and 17<sup>th</sup> street

### **Stormwater Detention**

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

### **Trash Removal**

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

### **Water Service & Meter Pit**

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

**Grease intercept pit:**

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

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

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

**Street parking:**

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

**Sewer Service**

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

**Private Utilities**

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

**Anticipated Variances:**

We will be asking for 3 variances for the development:

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

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

Respectfully submitted,

STUDIO 3 DESIGN, INC

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

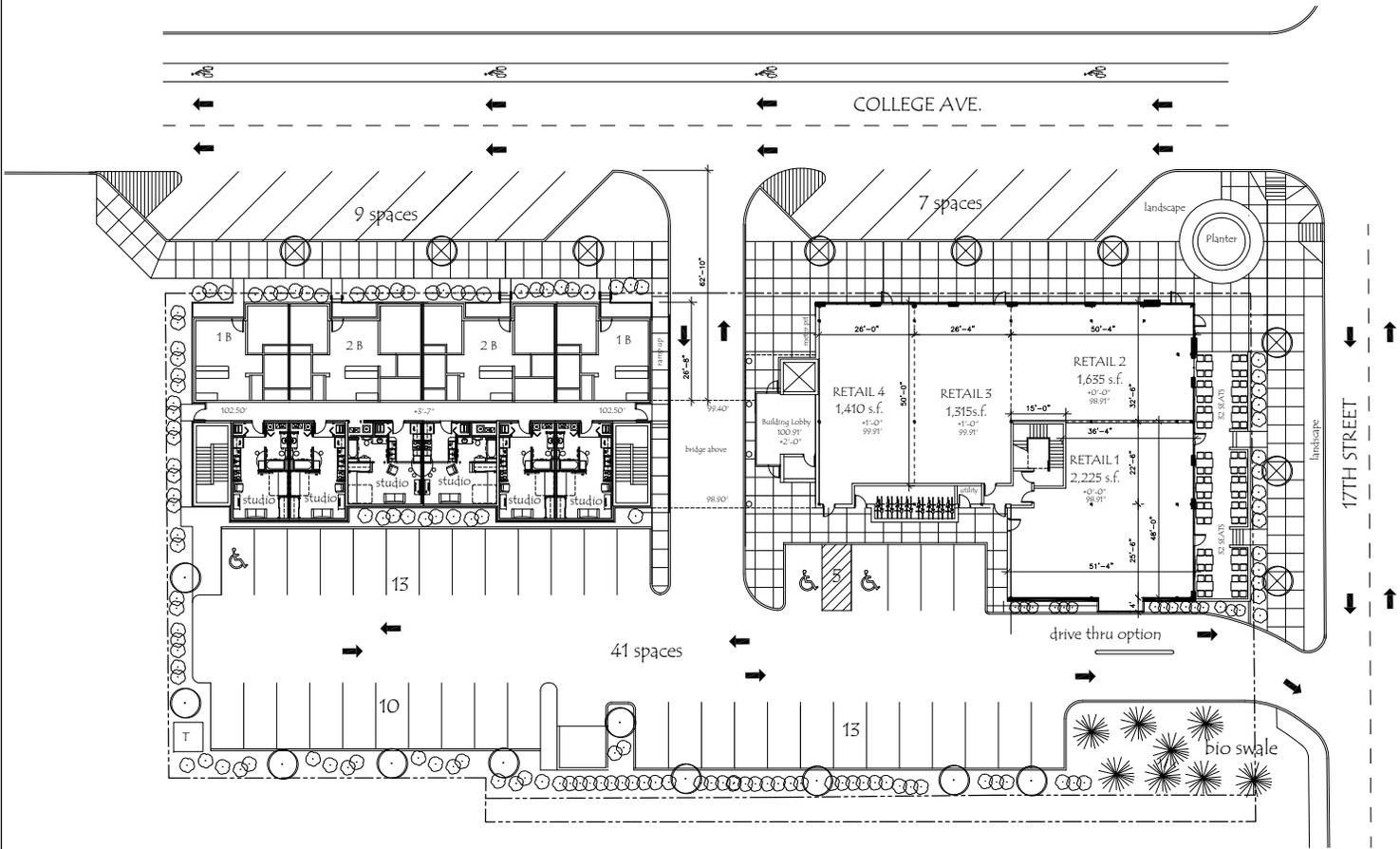
Timothy W. Cover

Building 1			
studio	18 units	18 beds	3.60 DUE
1 bed	06 units	06 beds	1.50 DUE
2 bed	06 units	12 beds	3.96 DUE
30 units		36 beds	9.06 DUE

bridge			
studio	4 units	4 beds	.80DUE
4 units		4 beds	.80DUE

Building 2			
1 bed	4 units	04 beds	1.00 DUE
2 bed	4 units	08 beds	2.64DUE
3 bed	4 units	12 beds	4.00 DUE
12 units		24 beds	7.64 DUE

summary			
studio	22 units	22 beds	4.40 DUE
1 bed	10 units	10 beds	2.50 DUE
2 bed	10 units	20 beds	6.60DUE
3 bed	4 units	12 beds	4.00 DUE
46 units		64 beds	17.50 DUE used
14.1 due		(25% increase)	17.625 DUE available



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

.943 acre x 15 x 1.25% increase  
 17.625 DUE available

STUDIO 3 DESIGN  
 INDIANAPOLIS, INDIANA

CONCEPT SKETCH  
 ALL RIGHTS RESERVED



1 LEVEL 1 FLOOR PLAN  
 A1.1 1/16" = 1'-0"

SHEET NUMBER  
**A1**

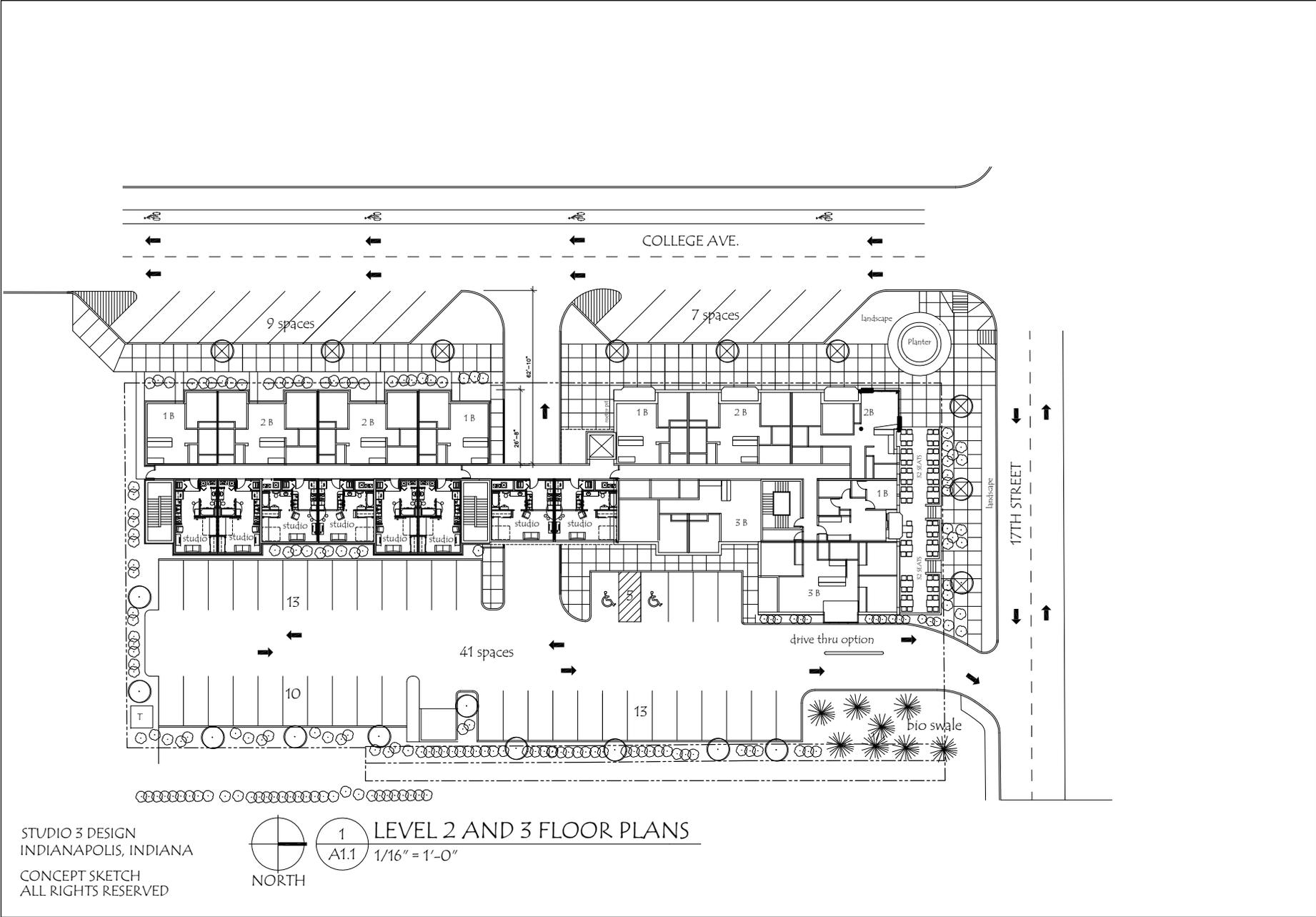
SHEET DESCRIPTION  
 LEVEL 1  
 FLOOR PLAN

PROJECT NO.  
 13055  
 DATE  
 3-24-14

ERL-14, LLC  
 THE GATEWAY APARTMENTS  
 BLOOMINGTON, INDIANA

**STUDIO THREE DESIGN**  
 studio design  
 www.studiodesign.com  
 317.872.1238 fax  
 317.872.1238  
 8004 Alcornville Road, Suite 200 Indianapolis, IN 46250

**SP/UV-38-13**  
**First Floor Plan**



STUDIO 3 DESIGN  
 INDIANAPOLIS, INDIANA  
 CONCEPT SKETCH  
 ALL RIGHTS RESERVED



1 LEVEL 2 AND 3 FLOOR PLANS  
 A1.1 1/16" = 1'-0"

PROJECT NO. 13055 DATE 3-24-14	SHEET DESCRIPTION LEVEL 2 AND 3 FLOOR PLANS	SHEET NUMBER A2
	ERL-14, LLC THE GATEWAY APARTMENTS BLOOMINGTON, INDIANA	
STUDIO THREE DESIGN 97 865 0000 main   97 872 1238 fax www.studiothreedesign.com   8004 Millersville Road, Suite 200   Indianapolis, IN 46250		

SP/UV-38-13  
 2nd-3rd Floor Plan



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

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

SP/UV-38-13  
Elevations



1 WEST ELEVATION  
1:300



2 EAST ELEVATION  
1:300

SHEET NUMBER

A5

SHEET DESCRIPTION

EAST & WEST ELEVATIONS

PROJECT NO.

13055

DATE

3-24-14

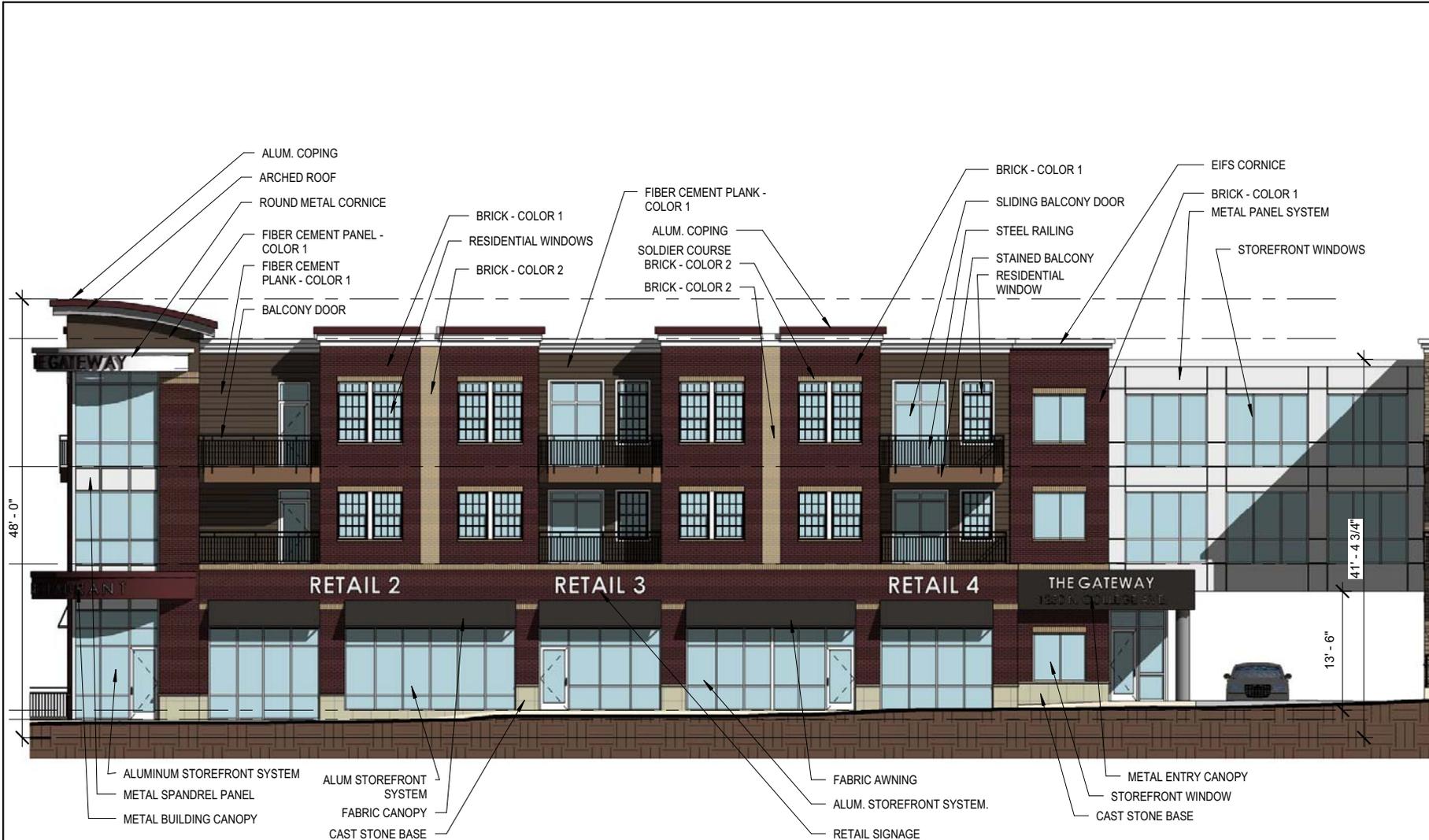
ERL-14, LLC.  
THE GATEWAY APARTMENTS  
BLOOMINGTON, IN





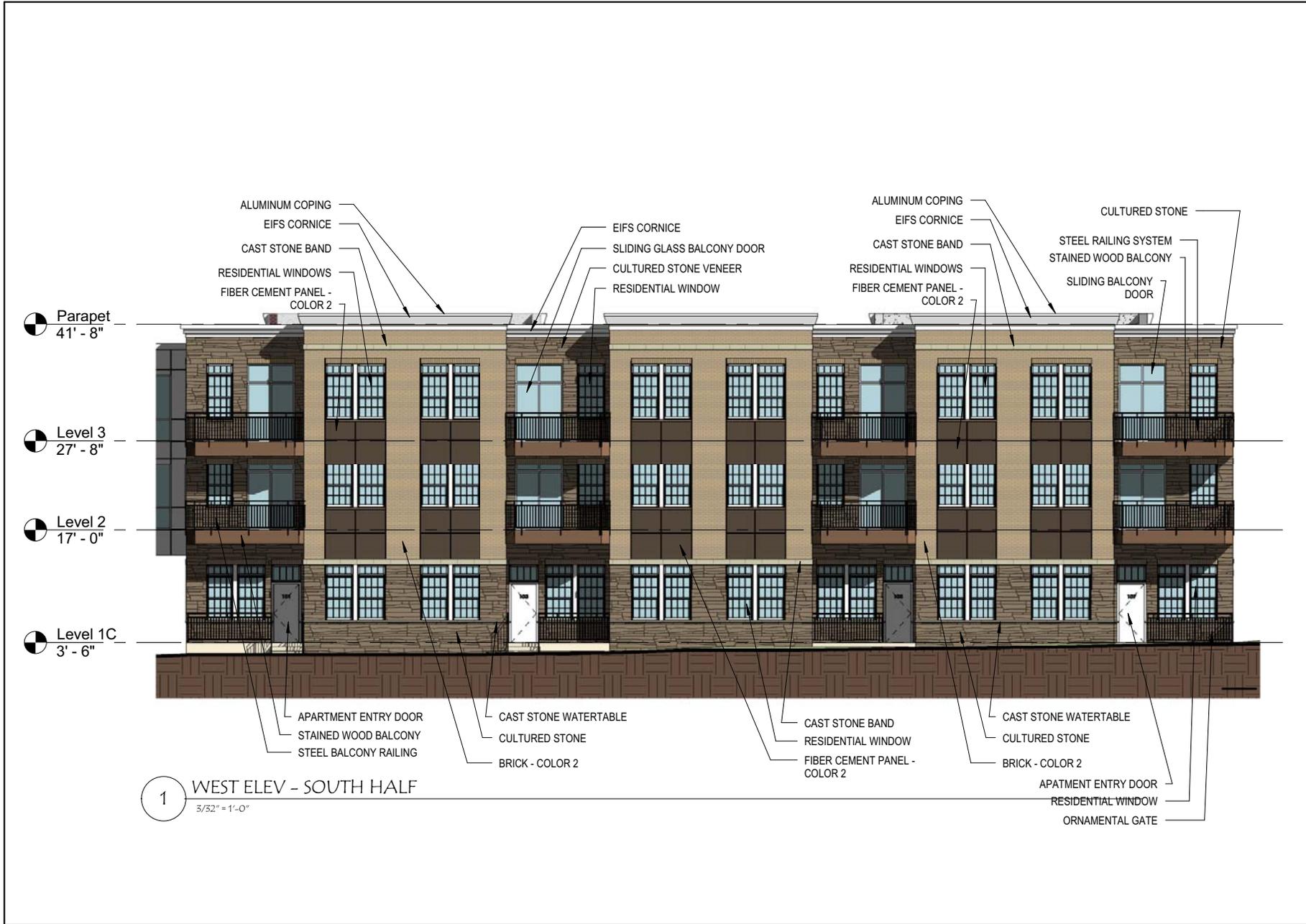
1 SOUTH ELEVATION  
1/8" = 1'-0"

SHEET NUMBER <b>A6</b>	
SHEET DESCRIPTION <b>SOUTH ELEVATION</b>	
PROJECT NO. <b>13055</b>	DATE <b>3-24-14</b>
<b>ERL-14, LLC.</b> <b>THE GATEWAY APARTMENTS</b> BLOOMINGTON, IN	
<b>STUDIO THREE DESIGN</b>	



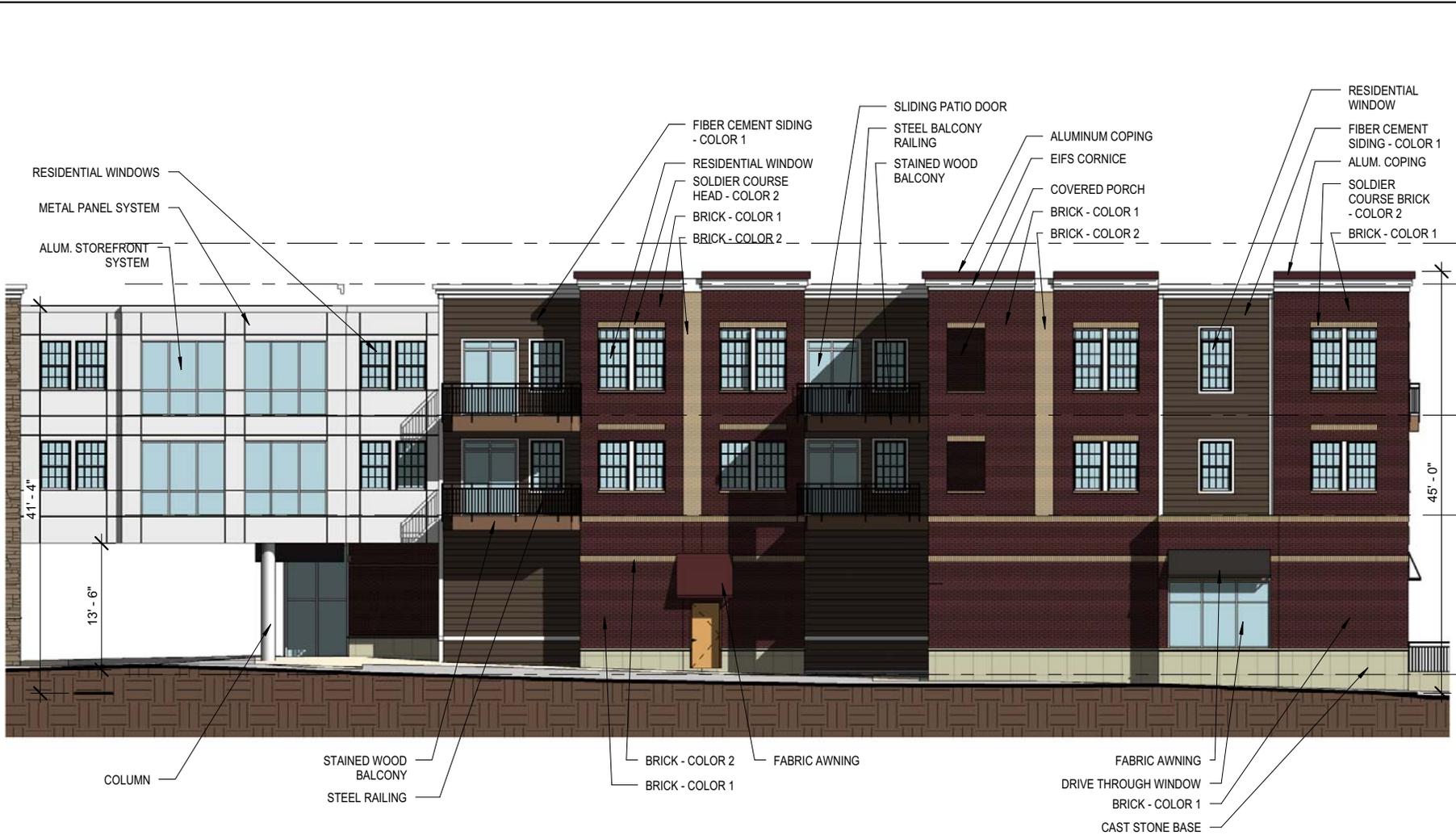
1 WEST ELEV - NORTH HALF  
3/32" = 1'-0"

SHEET NUMBER <b>A7</b>	
SHEET DESCRIPTION <b>WEST ELEVATION - NORTH HALF</b>	
PROJECT NO. <b>13055</b>	DATE <b>3-24-14</b>
<b>ERL-14, LLC.</b> <b>THE GATEWAY APARTMENTS</b> BLOOMINGTON, IN	
<b>STUDIO THREE DESIGN</b>	



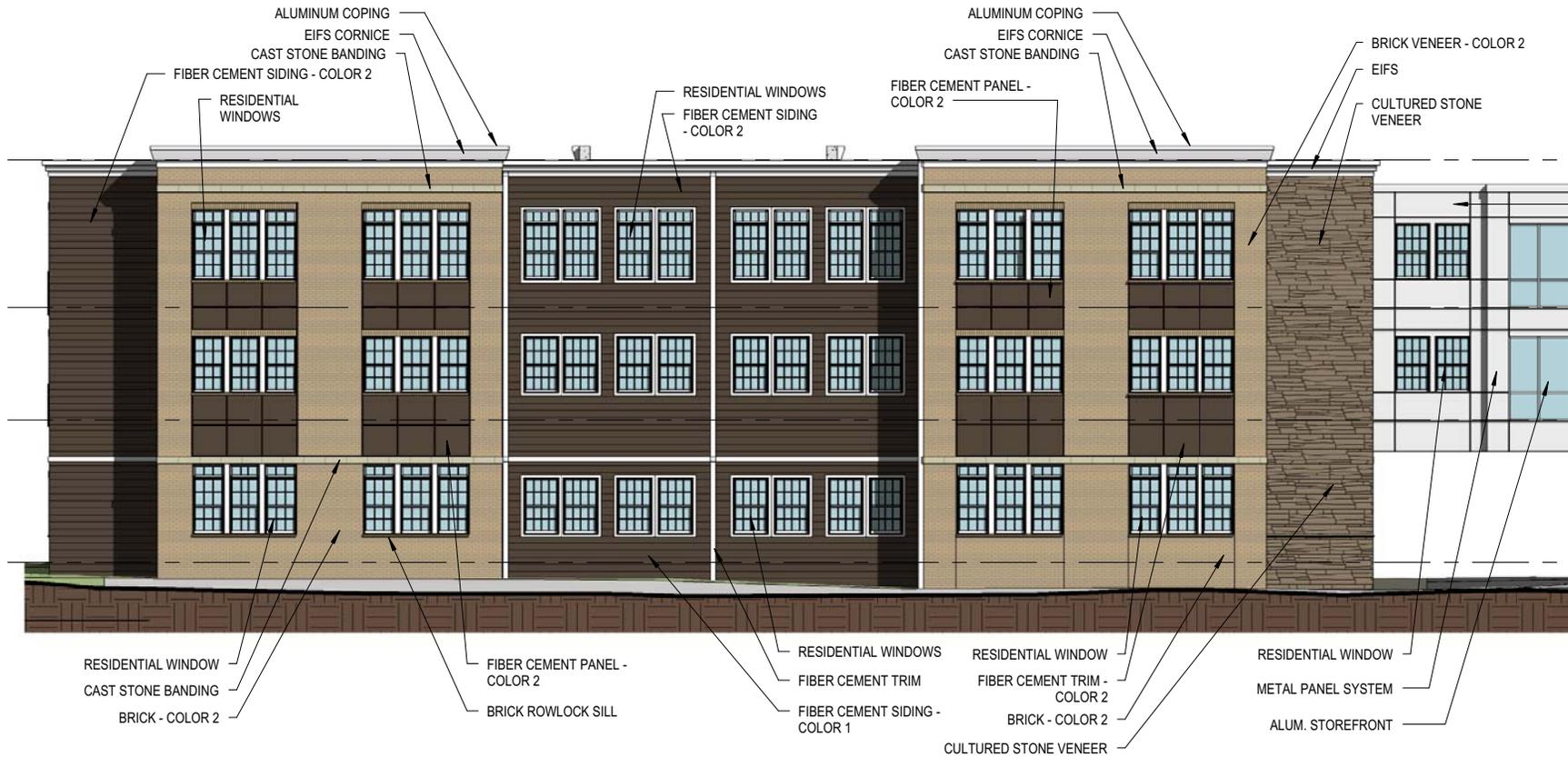
1 WEST ELEV - SOUTH HALF  
 $\frac{1}{32}'' = 1'-0''$

SHEET NUMBER <b>A8</b>	
SHEET DESCRIPTION <b>WEST ELEVATION - SOUTH HALF</b>	
PROJECT NO. <b>13055</b>	DATE <b>3-24-14</b>
<b>ERL-14, LLC.</b> <b>THE GATEWAY APARTMENTS</b> BLOOMINGTON, IN	



1 EAST ELEVATION - NORTH HALF  
 3/32" = 1'-0"

SHEET NUMBER <b>A9</b>	
SHEET DESCRIPTION <b>EAST ELEVATION - NORTH HALF</b>	
PROJECT NO. <b>13055</b>	DATE <b>3-24-14</b>
<b>ERL-14, LLC.</b> <b>THE GATEWAY APARTMENTS</b> BLOOMINGTON, IN	



1 EAST ELEVATION - SOUTH HALF  
 3/32" = 1'-0"

SHEET NUMBER	<b>A10</b>
SHEET DESCRIPTION	<b>EAST ELEVATION - SOUTH HALF</b>
PROJECT NUMBER	<b>13055</b>
DATE	<b>3-24-14</b>
CLIENT	<b>ERL-14, LLC.</b>
PROJECT NAME	<b>THE GATEWAY APARTMENTS</b>
LOCATION	<b>BLOOMINGTON, IN</b>
DESIGNER	<b>STUDIO THREE DESIGN</b>



1 CORNER RENDERING  
A11

SHEET NUMBER

A11

SHEET DESCRIPTION

CORNER  
RENDERING

PROJECT NO.  
13055

DATE  
3-24-14

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





VIEW LOOKING NORTH ON  
COLLEGE

1  
A13

SHEET NUMBER <b>A13</b>	
SHEET DESCRIPTION LOOKING NORTH ON COLLEGE	
PROJECT NO. 13055	DATE 3-24-14
ERL-14, LLC. <b>THE GATEWAY APARTMENTS</b> <small>BLOOMINGTON, IN</small>	
 <b>STUDIO THREE DESIGN</b>	

SP/UV-38-13  
Model images



1 VIEW OF EAST FACADE  
A14

SHEET NUMBER

A14

SHEET DESCRIPTION

VIEW OF EAST FACADE

PROJECT NO.  
13055

DATE  
3-24-14

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





1  
A15

VIEW LOOKING WEST ON 17TH STREET

SHEET NUMBER <b>A15</b>	
SHEET DESCRIPTION View Looking West on 17th Street	
PROJECT NO. 13055	DATE 3-24-14
ERL-14, LLC. <b>THE GATEWAY APARTMENTS</b> <small>BLOOMINGTON, IN</small>	
	

SP/UV-38-13  
Model images



VIEW FROM WALNUT ST  
LOOKING WEST

1  
A16

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



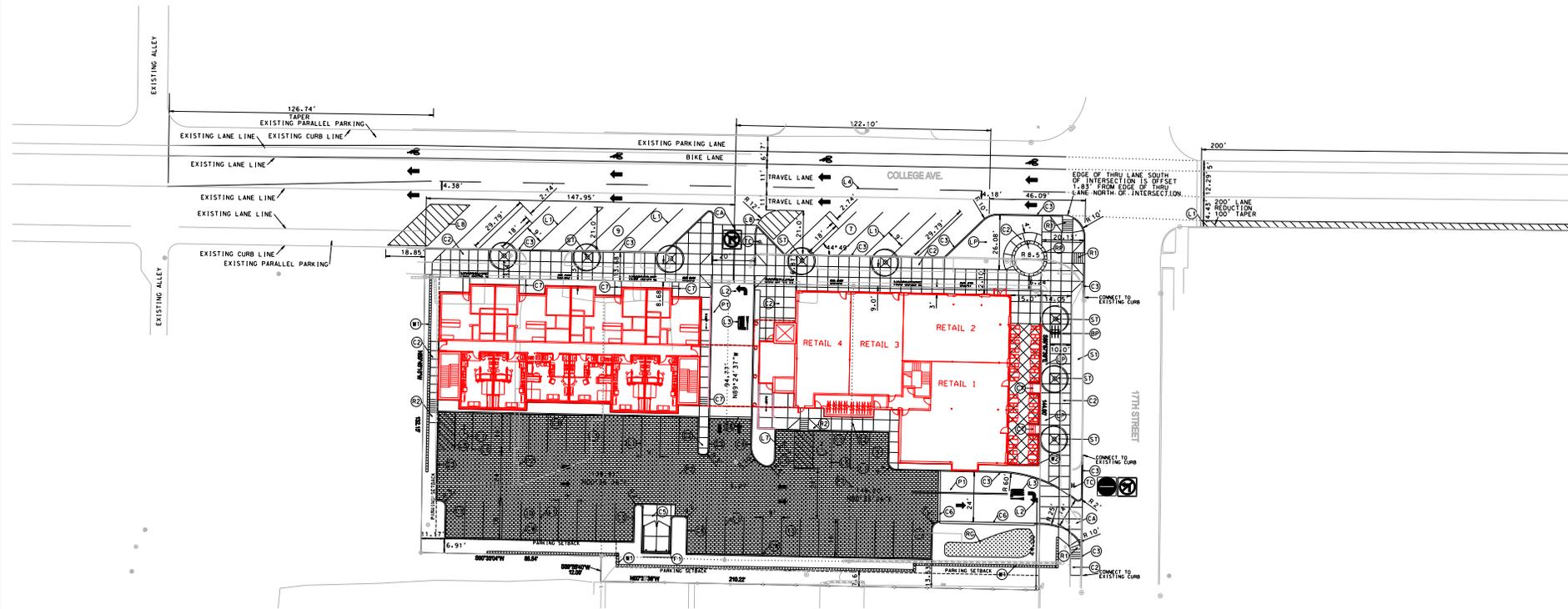
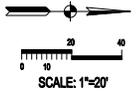
1 BRIDGE CONNECTOR  
A17

SHEET NUMBER <b>A17</b>	
SHEET DESCRIPTION <b>BRIDGE CONNECTOR</b>	
PROJECT NO. <b>13055</b>	DATE <b>3-24-14</b>
<b>ERL-14, LLC.</b> <b>THE GATEWAY APARTMENTS</b> BLOOMINGTON, IN	
	



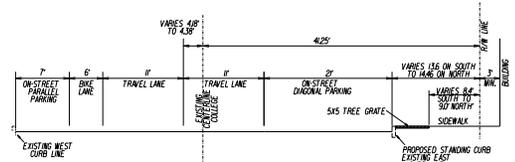
1 View from North College  
A18

	
<p>ERL-14, LLC. THE GATEWAY APARTMENTS BLOOMINGTON, IN</p>	
<p>PROJECT NO. 13055</p>	<p>DATE 3-24-14</p>
<p>SHEET DESCRIPTION View from North on College Ave</p>	
<p>SHEET NUMBER A18</p>	



**MATERIALS LEGEND**

- ① 1" MIN SURFACE ON 12" MIN BASE ON
- ② COMPACTED AGGREGATE BASE MS. TYPE "D"
- ③ MODIFIED IMPACT CONCRETE PERMEABLE PAVEMENT SYSTEM
- ④ CONCRETE SIDEWALK - WIDTH VARIES
- ⑤ 4" THICK CONCRETE
- ⑥ COMPACTED AGGREGATE BASE MS. TYPE "D"
- ⑦ CONCRETE APPROACH
- ⑧ 4" THICK, 4000 PSI CONCRETE
- ⑨ COMPACTED AGGREGATE BASE MS. TYPE "D"
- ⑩ 1" FINISHING CURB
- ⑪ 4" THICK CONCRETE
- ⑫ COMPACTED AGGREGATE BASE MS. TYPE "D"
- ⑬ CONCRETE SIDE RESTRAINT
- ⑭ MASONRY DUMPSTER ENCLOSURE PREFER TO ARCHITECTURAL PLANS FOR DETAILS
- ⑮ STREET TREE IN 5' X 5' TREE GRATE
- ⑯ RECYCLE PARKING
- ⑰ TRAFFIC CONTROL SIGN "NO RIGHT TURN"
- ⑱ TRAFFIC CONTROL SIGN "NO RIGHT TURN"
- ⑲ LINE, PAINT, SOLID, WHITE, 4"
- ⑳ SYMBOL, PAINT, YELLOW, LINE INDICATION ARROW
- ㉑ PAVEMENT MESSAGE MARKINGS, PAINT, WHITE, WORD, "ONLY"
- ㉒ LINE, PAINT, YELLOW, 4", SHIPP LINE
- ① LINE, PAINT, SOLID, BLUE, 4"
- ② LINE, PAINT, SOLID, BLUE, 4" CROSSHATCH LINE
- ③ SYMBOL, PAINT, BLUE, ACCESSIBLE PARKING SPACE
- ④ LINE, PAINT, SOLID, YELLOW, 4" CROSSHATCH LINE
- ⑤ MASONRY SIGN
- ⑥ HANDICAP RAMP TYPE G
- ⑦ HANDICAP RAMP TYPE H
- ⑧ PRECAST CONCRETE WEDGEMAN BLOCK
- ⑨ RETAINING WALL, COLOR AND FACE CHOOSE BY OWNER, CONTRACTOR TO SUBMIT CERTIFIED SHOP DRAWINGS FOR REVIEW AND APPROVAL
- ⑩ CONCRETE RETAINING WALL; SEE STRUCTURAL PLANS
- ⑪ CURB WALL - SEE DETAILS
- ⑫ CONCRETE STAIRS 12" RISE, 12" TREAD AND HANDRAILS
- ⑬ 18" TALL RAISED PLANTER WITH LIMESTONE CAP
- ⑭ LANDSCAPE PLANTER AREA WITHIN PUBLIC R/W



**COLLEGE AVENUE TYPICAL SECTION**

South Branch & Associates, Inc.  
 1015 S. Crown Treatment  
 Des Moines, IA 50319  
 Phone: 515.281.4500  
 Fax: 515.281.4500

JOB TITLE  
**17th AND COLLEGE GATEWAY**

REVISIONS	BY	DATE

S&B  
 4895  
 SHEET

**C205**

3/24/14  
 STREET  
 DETAIL

SP/UV-38-13  
 Traffic lane taper plan

**BLOOMINGTON PLAN COMMISSION  
SECOND HEARING STAFF REPORT  
LOCATION: 2005 S. Maxwell Street and 1325 E. Short Street**

**CASE #: PUD-03-14  
DATE: April 7, 2014**

**PETITIONER:** Bloomington Co-Housing LLC  
2201 S. Bent Tree Drive, Bloomington

**COUNSEL:** Marc Cornett  
101 E. Kirkwood Ave., Bloomington

**REQUEST:** The petitioner is requesting a rezoning of approximately 2.58 acres from Residential Single-Family (RS) to PUD and approval of a new PUD District Ordinance and Preliminary Plan for a mixed residential PUD. Also requested is a waiver from the 5 acre minimum PUD size.

**BACKGROUND:**

<b>Area:</b>	2.58 acres
<b>Current Zoning:</b>	RS
<b>GPP Designation:</b>	Urban Residential
<b>Existing Land Use:</b>	Single family
<b>Proposed Land Use:</b>	Single family and attached single family
<b>Surrounding Uses:</b>	North – Single family
	West – Single Family
	East – Single Family (Mayfair subdivision)
	South – Institutional (YMCA)

**REPORT SUMMARY:** The property in question is two parcels totaling 2.58 acres bounded by S. Maxwell Street and single-family lots to the west, E. Short Street and single-family lots to the north, the YMCA to the south and the Mayfair Subdivision common area to the east. The property is zoned Residential Single-Family and has been developed with two single family houses and various outbuildings.

The petitioner proposes to demolish several of the outbuildings and the house on the southern parcel. They propose to rezone this property from RS to Planned Unit Development and have prepared a PUD District Ordinance and Preliminary Plan. This PUD would facilitate redevelopment of the property with a “Co-housing neighborhood” with 22 attached single family units, reuse of the northern most existing house, reuse of an existing log cabin as a guest house and a common house with an accessory apartment. According to the Cohousing Association of The United States, ([http://www.cohousing.org/what\\_is\\_cohousing](http://www.cohousing.org/what_is_cohousing)) “Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have

access to extensive common facilities such as open space, courtyards, a playground and a common house.”

The PUD can be broken down into two main areas. Parcel A includes 2.14 acres south of Short St. This area will be developed with 20 attached single family units and a common house, garden and barn for residents. The existing house and one other outbuilding would be demolished. An existing log cabin would remain and be used as a guest house for residents. The units would be developed as condominiums with the remainder of the property owned in common by an association. The homes are clustered around a central main courtyard. Individual homes do not contain garages or driveways. Instead, parking is located at the periphery of the project; one parking area is at the northwest corner and the second parking area is mostly located within an unbuilt section of Short St. right-of-way between Parcels A and B. The rear of the property can be accessed by the Fire Department through an emergency access lane and turn-around.

Parcel B includes an existing 0.44 acre platted lot and an existing single family house. The petitioner proposes that this lot be split into 3 lots. One would contain the existing house and the other two would be developed with two attached single family units with the property line separating the units. ***In order to respond to nearby residents' concerns about density and transitioning, staff request Plan Commission guidance on whether the three proposed lots in Parcel B should be reduced to two.***

This PUD would also connect the two dead end sections of Short St. Per Staff recommendation, this connection will be the minimum necessary to allow for a secondary access into the area for current and future residents, bicycles, pedestrians and most importantly emergency services. The connection would be a 12 feet wide “alley style” street without curbs or sidewalks. 12 feet is the typical alley width in the older parts of the City. Staff recommends that this connection be fully designed and bonded for with Phase 1 and built as part of Phase 3.

The neighborhood south of E. Miller Drive and east of S. Highland Ave. is a mix of single family and duplex units. Many properties are larger than the average lots in RS zoning district. There are 60 housing units in this area with 53% in 2-unit structures. Due to the large lots, the density is relatively low; approximately 4 gross units/acre including right-of-way. By comparison, the gross density of the proposed PUD is 9.7 units per acre.

At the first Plan Commission meeting, neighbors raised questions and concerns about drainage and traffic and the Plan Commission questioned how the petitioner intends to maintain the communal aspects of the development into the future. Since the hearing, the petitioner has submitted detailed architectural standards, a draft of the Bylaws for the development including standards for renting units, and an analysis of the stormwater basin. The petitioner also conducted another meeting with interested

neighbors. While staff was not able to attend, a synopsis of the meeting is included in the packet.

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**GROWTH POLICIES PLAN:** The GPP designates this 2.58 acre site as “Urban Residential.” Staff notes the following policy statements that apply to this development:

#### Compact Urban Form

- (Compact urban form) should be supplemented by strategies to increase housing densities within the planning jurisdiction. (Page 5)
- (Compact Urban Form) does not imply the intrusion of higher density development into established housing, crowding, or high rise development of a scale more appropriate to larger cities. (Page 5)
- Bloomington must look inward for opportunities to accommodate continued growth within the existing limits of the community (page 5)

#### Mitigate Traffic

- MT-13: Ensure provisions and linkages of street stubs to improve connectivity within all sectors of the community. (Page 16)

#### Conserve Community Character

- Neighborhood character can evolve in a gradual and compatible way to allow additional density through subdivision lots and the creation of granny flats and duplexes. (page 17)

#### Urban Residential Land Use Category

- (The Urban Residential Land Use) category identifies existing residential areas with densities generally ranging from 2 units per acre to 15 units per acre. Additional, this category also includes .... individual vacant lots and smaller acreages, known as neighborhood conservation areas. (page 31)
- The fundamental goal for (neighborhood conservation) areas is to encourage the maintenance of residential desirability and stability. Where new infill development is proposed, it should be consistent and compatible with preexisting developments. (page 31)
- (The Urban Residential areas should be developed) for predominately residential uses; however, incorporate mixed residential densities, housing types, and non-residential services where supported by adjacent land use patterns. (page 31)
- Thus, the main objectives for (the Urban Residential) areas are to maintain adequate levels of service when possible to improve the capacity and aesthetic of all urban services. (page 31)
- (The Urban Residential areas should) optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods as well as community activity centers. (page 31)
- (The Urban Residential areas should) ensure that new common open space is truly usable and accessible. (page 31)
- (The Urban Residential areas should) provide for marginally higher development densities while ensuring preservation of sensitive environmental features and taking into consideration infrastructure capacity as well as the relationship between new development and adjacent existing neighborhoods. (page 31)

- ...development of...small parcels should respect the unique character and development pattern of the neighborhood. The development should emphasize building and site compatibility with existing densities, intensities, building types and other site planning features. (page 31)

Staff finds that this PUD would further the goals of the GPP by creating a housing type not typically provided and doing so at marginally higher densities while still ensuring connectivity and environmental protection.

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## **PUD REVIEW ISSUES:**

**Use Issues:** The petitioner has proposed a short list of uses for the PUD, including attached and detached single family homes, a common house (clubhouse, accessory workshops, artist studio) home occupations, common barn and agricultural activities. While not listed as a separate use, the District Ordinance makes reference to a single 1-bedroom apartment that might be located in the common house.

**Occupancy:** Occupancy of all dwelling units would be limited to the single family definition of “family” which includes not more than 3 unrelated adults.

**Chickens:** The PUD proposes that the development be permitted up to 6 flocks of 5 chickens (hens only). This could account for up to 30 chickens. This is very similar to the standard approved for the “Bloomington Cooperative Plots Eco-Village” PUD in 2011. The animal usage standards for that PUD were based on the maximum number of homes that were feasible if the land was developed as a conventional single family subdivision. The 2.58 acres of this petition site could be developed with approximately 11-13 single family lots. Eleven lots would theoretically be permitted 55 chickens, whereas the PUD District Ordinance proposes no more than 30 chickens.

**Parcel A Density:** The petitioner proposes 20 total attached single family units, one guest house and one apartment on Parcel A. This equates to 10.28 dwelling units per acre. (the District Ordinance lists 9.68 u/a but this includes the proposed platted lots in Parcel B). In comparison, the RM zoning district permits 7 units per acre and the RH zoning district permits 15 units per acre. While the petitioner has not committed to a specific bedroom mix for the units, which will depend on buyers’ interest, they estimate a mix of 2 and 3 bedroom units. All units would be individually owned as condominiums except for the common log cabin and the 1-bedroom apartment in the common house.

**Parcel B Lot Size:** Parcel B is currently one 0.44 acre lot. This PUD proposes to subdivide that property into three platted lots. These lots would be at least 5,000 square feet in size. Staff requests Plan Commission guidance on whether this parcel should be subdivided into no more than 2 lots. This would create lots that are at least as large as the minimum lot size of the RS zoning district, 8,400 square feet. This arrangement would create a better transition between the higher density of Parcel A and the lower density neighborhood to the north and northwest. Immediately to the north of Parcel B

are two single family lots. If approved, one lot in Parcel B would contain the existing house while the other lot would be developed with a single family structure.

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**SITE DESIGN:**

**Development Standards:** The submitted PUD District Ordinance provides the development standards for the PUD. This includes minimum and maximum height and setbacks. The proposed standards are based off of the Residential Multifamily (RM) district with some exceptions.

**Impervious Surfaces:** The petitioner proposes a maximum impervious surface coverage of 45%. This percentage is more than the RM and RS districts (40%) and less than the RH district (50%). Staff recommends approval of this percentage. Pervious pavers may be used to keep the percentage below 45%.

**Access and Parking Layout:** One of the goals of this PUD was to push the parking to the edges of the development and cluster homes along a walkable common greenspace. Because of this, the individual units do not have driveways or garages, but instead utilize two shared parking lots. Fire Department access is provided to the rear of the site through a dedicated emergency access lane and turn-around.

One parking area would be located between Parcel A and Parcel B and would contain approximately 30 spaces. This parking area is mostly within the un-built right-of-way for Short St. Access to this lot comes at the intersection of Short St. and Maxwell St. The second parking lot would be located in the northwest corner of Parcel A. This parking lot is substandard in terms of access aisle width and parking space dimensions. The petitioner proposes that these 7 spaces be designated as “compact car only.” The spaces are 8 feet wide by 16 feet deep, whereas UDO standard dimensions are 9’x18’. The access aisle is proposed at 20 feet instead of the standard 24 feet. These compact car spaces amount to 19% of the parking spaces for the PUD. The UDO does not currently allow compact car spaces. The Plan Commission most recently approved 7.5’x16’ compact car spaces for up to 20% of the spaces in the Trinitas Venture PUD (Patterson Park, PUD-39-12). Staff supports this parking design.

Finally, the PUD District Ordinance calls out for a 9 foot landscaped setback between the right-of-way and the parking spaces. It also calls out for a zero-foot sideyard setback against the house to the east. The petitioner has also shown a schematic parking lot landscaping plan that is heavy on trees and vining “arbors” but does not show any shrubs. Staff recommends that a minimum 7-foot parking setback be required to the west and that the parking lots meet minimum parking lot landscaping standards of the UDO.

**Number of Parking Spaces:** The Preliminary Plan shows 37 parking spaces for the 25 units. This amounts to 1.5 spaces per unit. If the PUD is developed with the number of bedrooms anticipated by the petitioner, this would amount to 0.74 spaces per bedroom. The petitioner argues that the nature of a co-housing development will allow for

increased shared vehicle trips and car sharing and will not create the same parking demands and trip generation as a traditional development.

**Short Street:** Short St. currently does not connect Maxwell St. to S. Highland Avenue. With this PUD the street would be connected with a 12-foot wide “alley like” connection that will allow the connection to be used by bicycles, pedestrians, the general public and most importantly emergency service vehicles . This connection will allow a secondary outlet for traffic from the PUD and a secondary access point for emergency services to the site. The connection will be built without curbs or sidewalks.

**Right-of-Way:** The petitioner has agreed to dedicate five feet of additional right-of-way on Maxwell St. and Short St. (west of Maxwell St.) to increase the ROW to 25 feet from centerline. Staff recommends waiver of ROW dedication for the unbuilt portion of Short St. between Parcel A and B. This section of ROW will not be constructed but will instead contain a parking lot encroachment. This street cannot be extended to the east due to a platted conservancy area associated with the Mayfair subdivision. Dedication of the remaining right-of-way on Short St. and Maxwell Dr. must take place within 180 days of PUD District Ordinance approval.

**Phasing and Final Plan Review:** The petitioner has developed a phasing plan for the public and private improvements in the PUD.

- Existing: Single family house in Parcel B, reuse of barn and log cabin “guest house.”
- Phase 1: First 8 units (4 buildings), main parking lot and all utilities.
- Phase 2: Common house
- Phase 3: Short St. “alley” connection and remaining units in Parcel A.
- Phase 4: Subdivision of Parcel B.

Staff recommends approval of the Phasing plan. Short St. must be designed and bonded for prior to release of the grading permit for Phase 1.

Due to the level of detail provided with the Preliminary Plan and District Ordinance, staff recommends Staff Level Final Plan Review of Phase 1 and infrastructure. The Plan Commission would review Phase 2 and could choose at that time to also review future phases, if warranted.

**Architecture and Materials:** The petitioner has submitted schematic renderings of the potential architecture as well as architectural standards for the various house types. These standards include several roofing types (Corrugated Metal, Single-Ply Membrane, Translucent Polycarbonate panels (on porch roof only)) and exterior finish types (Corrugated Metal, Steel) that are not typically permitted. Given the experimental nature of this PUD, staff finds all of these materials to be appropriate, except for the Translucent Polycarbonate roof panels. Staff recommends this material be struck from the material list in condition #3.

**Fences:** The submitted architectural details include standards for fences. This includes 6 foot tall fences in the “rear yard” but this development does not contain individual yards except for Parcel B. Staff recommends more detail be provided on fence location with the first Final Plan. In addition, the standards allow for 12-14 foot tall deer fencing. Fencing in Bloomington is limited to not more than 8 feet tall. Staff recommended condition of approval # 2 deals with fences.

**Traffic Comparisons:** In response to concerns about traffic generation, Staff analyzed the anticipated traffic from a complying single family subdivision to the proposed co-housing development. We used the anticipated weekday trips as listed in the Institute of Transportation Engineers’ “Trip Generation 9<sup>th</sup> Edition.” A 24-unit development of “condominium/townhouse” is expected to generate 140 trips in an average weekday. In comparison, this property, if developed with a standard single family subdivision, could contain between 13 and 17 lots. Anticipated traffic for a development of this type is 124 to 163 trips per weekday.

**Transit:** The PUD site is approximately 550 feet (1/10<sup>th</sup> mile) from a transit line. The #4 bus line travels along S. Highland Ave. and will be accessible once the petitioner connects Short St.

**Bicycle and Pedestrian Design:** The PUD preliminary plan attempts to provide walkable, pedestrian friendly common areas. Sidewalks and tree plots are shown on Maxwell St. and Short St. The interior of the site is well connected with pedestrian walkways throughout the common area. Along the parking lot the petitioner has designed pedestrian access points that feed into the larger pedestrian network of the development.

Long term bicycle storage will be provided in a room in the common house. Bicycle parking for 20 bicycles is proposed near the common house. Half of this parking will be covered.

**Utilities:** A schematic utility plan has been submitted to CBU and is under review. Water and sewer are already available on the site. Interior water and sewer mains will be private facilities.

**Stormwater:** A schematic stormwater plan has been submitted to CBU and is under review. This plan includes stormwater quality measures within rain gardens in the southeast corner of Parcel A. The petitioner has submitted a schematic drainage plan, based on the schematic grading plan, showing how stormwater on the site will drain. This plan shows that the majority of the site’s stormwater will drain into a detention pond prior to being released to the southeast. Less of the property will drain north into the adjunct lots than currently does. In addition, the petitioner intends to use stormwater capture devices, such as rain barrels or cisterns, to further detain stormwater.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) has made 1 recommendation concerning this development.

- 1.) **LANDSCAPE PLAN:** The EC suggests that when the petitioner creates a landscape plan including a plant schedule for the detention basin, the EC and Environmental Planner should be consulted for native and rain garden plant species. Native seed mixtures are available for micro-environments such as stormwater mix, swale mix, and wet mesic prairie mix. Additionally, the EC suggests that edible vegetation is incorporated into the landscape plan.

**Staff Response:** Condition #6 responds to the recommendation of the seed mix for the detention basin. The petitioner intends to create a common garden, but staff does not believe this should be a required element of the PUD.

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**Developer Track Record:** This is the first Plan Commission petition and first development project for Bloomington Co-Housing LLC.

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**CONCLUSIONS:** Staff finds that this PUD to be of a size, scale and design to be appropriate for an infill development within the Urban Residential land use area. The proposed co-housing concept will create a unique housing alternative not currently available in Bloomington. The construction of a minimal connection of Short St. will allow for an alternative traffic route and a secondary connection for emergency service providers.

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**RECOMMENDATION:** Staff recommends forwarding a positive recommendation, with a waiver of minimum PUD size, to the City Council with the following conditions

- 1.) Because the Co-Housing concept is an integral part of this proposal, if the petitioner, or future owners of the property abandon the Co-Housing based elements of the development, no permits or Final Plan approvals shall be granted and a PUD District Ordinance and/or Preliminary Plan amendment shall be required for this PUD.
- 2.) All fencing shall be limited to not more than 8 feet tall. All potential fencing locations shall be clearly indicated on the Final Plan.
- 3.) Translucent Polycarbonate panels shall not be a permitted roofing material.
- 4.) Occupancy shall be limited to the Single Family definition of family, including not more than three (3) unrelated adults. This shall be indicated in the Bylaws of the development.
- 5.) A 7 foot sideyard parking setback is required along the west property line.
- 6.) Current UDO landscaping requirements shall be required for this development, including parking lot landscaping and multi-family interior plantings. In addition, the detention pond shall be planted with an appropriate wet condition seed mix, with the approval of the City's Environmental Planner.
- 7.) Per BMC 20.04.080 the petitioner shall dedicate required right-of-way along Short St. and Maxwell St. within 180 days of approval by the City Council.

Right-of-way dedication on the unbuilt section of Short Street between Parcel A and Parcel B shall be waived.

- 8.) Final Plan review of Phase 1 shall be at staff level. The Plan Commission shall review phase 2 with an option to review Phases 3-4. The Short St. "alley" connection shall be designed and bonded for prior to release of a grading permit for Phase 1 and shall be constructed in conjunction with Phase 3.
- 9.) Phase 1 shall include all required sidewalks and street trees along Short St. and Maxwell St.. adjacent to the development.
- 10.) A right-of-way encroachment from the Board of Public Works for the parking lot is required prior to issuance of a grading permit.
- 11.) Prior to review by the City Council, the petitioner shall amend the PUD District Ordinance to reflect these conditions of approval. BMC20.04.080(f)(3)

# MEMORANDUM

**Date:** March 26, 2014

**To:** Bloomington Plan Commission

**From:** Bloomington Environmental Commission

**Through:** Linda Thompson, Senior Environmental Planner

**Subject:** PUD-3-14, Bloomington Cohousing, Second Hearing  
2005 S. Maxwell St. & 1325 E. Short Street

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This memorandum contains the Environmental Commission's (EC) recommendations regarding the request for changing about 2.6 acres zoned Residential Single Family to Planned Unit Development (PUD), and approval of a new PUD District Ordinance and Preliminary Plan. This request proposes redevelopment and infill of mostly vacant property to a Co-housing neighborhood, and adding an alley to connect the two dead-end sections of E. Short Street. The EC applauds the Petitioner for its forward-thinking plan for such a green, Low Impact Development (LID) community.

The EC had only a few concerns with this plan and many of those have now been addressed. The previous memo is attached for reference and the remaining suggestions are as follows.

1.) LANDSCAPE PLAN:

The EC suggests that when the Petitioner creates a landscape plan including a plant schedule for the detention basin, the EC and Environmental Planner should be consulted for native and rain garden plant species. Native seed mixtures are available for micro-environments such as stormwater mix, swale mix, and wet mesic prairie mix. Additionally, the EC suggests that edible vegetation is incorporated into the landscape plan.

## MEMORANDUM

**Date:** January 24, 2014  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-3-14, Bloomington Cohousing  
2005 S. Maxwell St. & 1325 E. Short Street

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This memorandum contains the Environmental Commission's (EC) recommendations regarding the request for changing about 2.6 acres zoned Residential Single Family to Planned Unit Development (PUD), and approval of a new PUD District Ordinance and Preliminary Plan. This request proposes redevelopment and infill of mostly vacant property to a Co-housing neighborhood, and adding an alley to connect the two dead-end sections of E. Short Street. The EC applauds the Petitioner for its forward-thinking plan for such a green, Low Impact Development (LID) community.

The EC had only a few concerns with this plan and many of those have now been addressed. The remaining suggestions are as follows.

1.) ROOF MATERIALS:

In the PUD District Ordinance there is a Materials List. Listed under Roofs, are several types of typical roof materials. The EC recommends that the Petitioner add to the list composite plastic materials, which can look like cedar shakes or slate. These products are generally made of recycled materials, can be recycled at the end of their very long lives, and usually have reflective material embedded within them.

2.) FENCES:

The EC suggests that the petitioner reconsider a maximum fence height of six feet. In the future when fruits and vegetables grow abundantly on the site, there is the potential for deer damage to the gardens. Generally recommended height for deer-protective fencing is eight to ten feet tall.

3.) CLOTHES LINES:

The EC suggests that clothes lines be specifically allowed in this PUD. Automatic clothes dryers consume from 6% (Energy Information Administration) to 12% (Ask Mr. Electricity: <http://michaelbluejay.com/electricity/dryers.html>) of household electricity per year. Using a clothes line instead of a dryer can reduce your carbon footprint, allow your clothes to last longer, make your clothes smell better, and save you 100% in energy cost for that chore. Moreover,

clothes will dry on a clothes line even when it's cold outside if the air is dry.

#### 4.) PERVIOUS PAVEMENT:

The EC recommends that the Petitioner be required to install pervious pavement in the parking areas. The neighborhood appears to have many impressive green features and the EC believes that the impervious surface requirement should not be an exception and at least follow Unified Development Ordinance (UDO) requirements.

#### 5.) LEED ND:

The plan for this site has many notable environmentally-sustainable features. With definite commitments to the suggested goals in the District Ordinance, and perhaps only a few additional best management practices, this site could probably attain a U.S. Green Building Council, Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) rating. The Green Building Council describes LEED ND as follows.

“LEED for Neighborhood Development integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. Whole neighborhoods, portions of neighborhoods, multiple neighborhoods—there is no minimum or maximum size for a LEED for Neighborhood Development project.

Thoughtful neighborhood planning can limit the need for automobiles and their greenhouse gas emissions. Mixed-use development and pedestrian-friendly streets encourage walking, bicycling and public transportation. Green buildings and infrastructure also lessen negative consequences for water resources, air quality and natural resource consumption.

The character of a neighborhood, including its streets, homes, workplaces, shops and public spaces, affects quality of life. Green developments respect historic resources and the existing community fabric. They preserve open space and encourage access to parks.

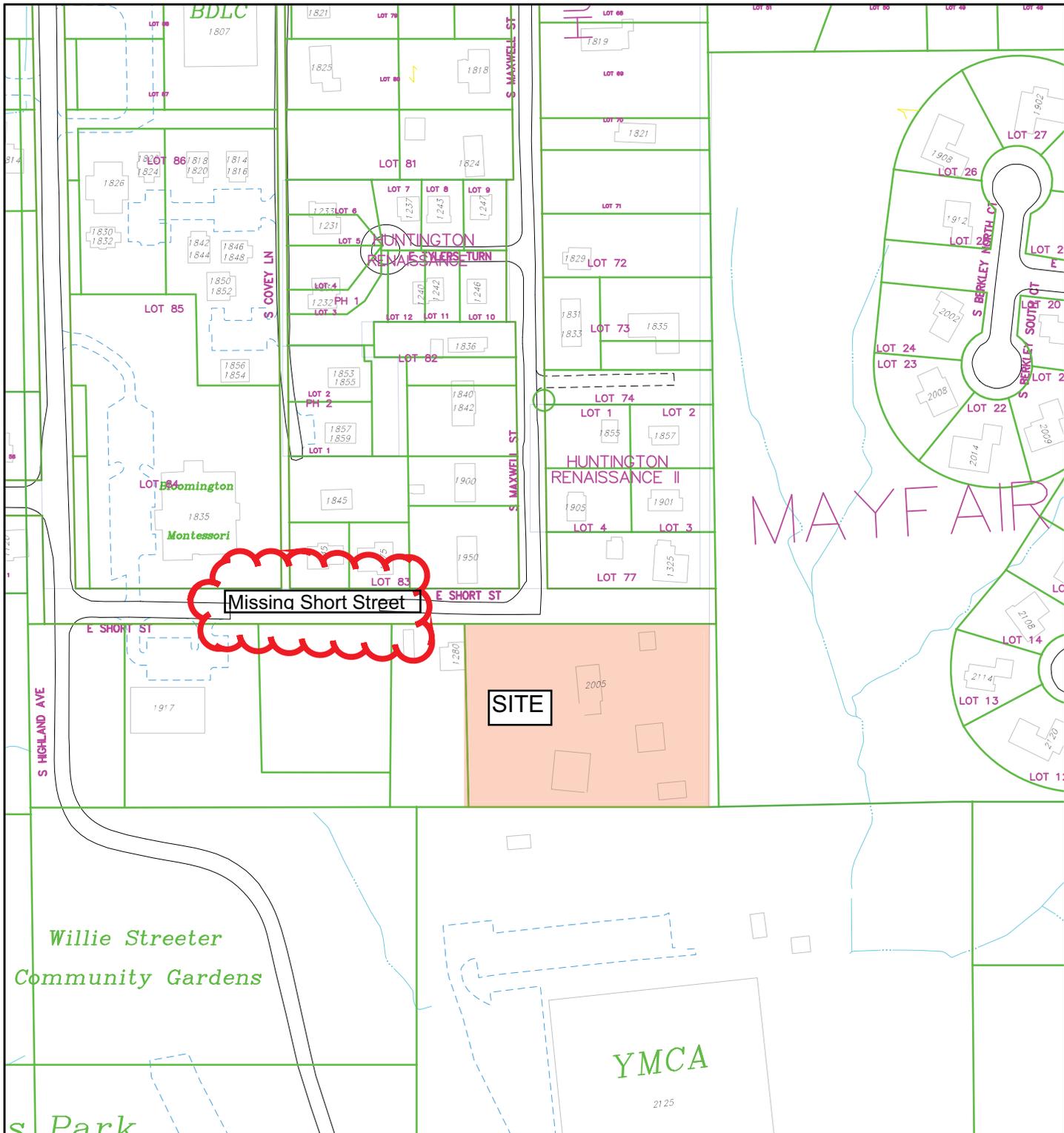
Combine the substantial environmental and social benefits, and the case for green neighborhoods makes itself. Unlike any other [rating system], LEED for Neighborhood Development developed in collaboration with [Congress for the New Urbanism](#) and the [Natural Resources Defense Council](#), emphasizes elements that bring buildings and infrastructure together and relates the neighborhood to its local and regional landscape.”

#### 6.) LANDSCAPE PLAN:

The EC suggests that when the Petitioner creates a landscape plan including a planting schedule for the detention basin, the EC and Environmental Planner should be consulted for native and rain garden plant species.

#### 7.) ELECTRIC VEHICLE CHARGING STATIONS:

The EC recommends the Petitioner add electric vehicle charging station adjacent to the parking lots.



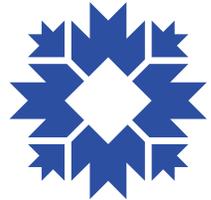
Missina Short Street

SITE

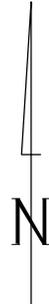
MAYFAIR

PUD-03-14  
Location Map

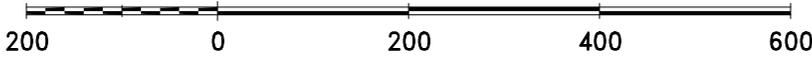
City of Bloomington  
Planning



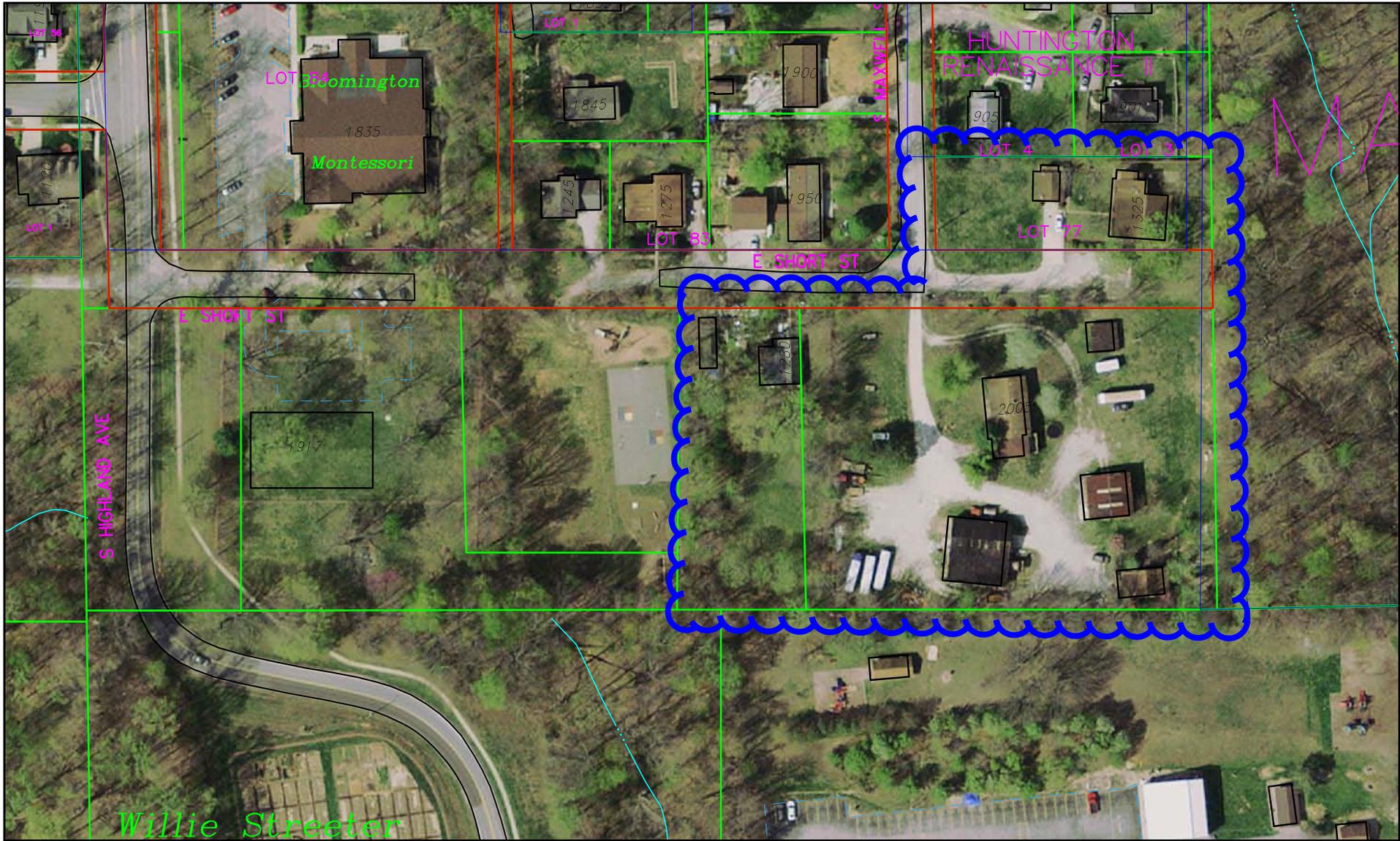
Scale: 1" = 200'



By: roachja  
27 Sep 13



For reference only; map information NOT warranted.



PUD-03-14  
2011 Aerial Photo

By: roachja  
27 Sep 13



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 120'

# BLOOMINGTON COHOUSING

## PUD District Ordinance

2005 S. Maxwell Street  
Bloomington, IN

Prepared By:  
Bloomington CoHousing, Members  
&  
MCA-Marc Cornett, Architect

# BLOOMINGTON COHOUSING

## *Community by Design*

Bloomington Cohousing  
2201 S Bent Tree Drive  
Bloomington, IN 47401  
Email: [BtownCoho@gmail.com](mailto:BtownCoho@gmail.com)  
Website: [BloomingtonCohousing.org](http://BloomingtonCohousing.org)

2201 S Bent Tree Drive

## BLOOMINGTON COHOUSING#

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2201 S Bent Tree Drive  
Bloomington, IN 47401  
[BtownCoho@gmail.com](mailto:BtownCoho@gmail.com)

Dear City of Bloomington,

Bloomington Cohousing is entering the PUD process to obtain permission to design and build a Cohousing community in Bloomington. We have purchased 2.58 acres in the southeast of Bloomington with the intention of creating a sustainable community within an existing neighborhood to link land use and development with municipal services, public transportation, and infrastructure.

Cohousing provides a way to live lighter on the land while providing a child- and senior-friendly neighborhood. In cohousing, each household has a private residence designed to be self-sufficient, but every household shares extensive common facilities within the neighborhood such as a large Common House that includes a big kitchen and dining room, children's playrooms, workshops, guest rooms, and laundry facilities. Our community will include a large garden and vehicle-free common spaces with walking paths and trails. Our values include bike riding whenever possible and car-sharing. Thus, one goal of our community is to conserve resources while building community.

We plan to build houses that sit on a smaller footprint relative to the larger site. We also plan to cluster our houses, to foster community, to economize on building materials and to save on future energy costs. Energy saving techniques and green technology will be used during construction of our homes.

We would also like to request final plan review and approval at the City of Bloomington Planning Department, staff level, so that we can begin to implement utilities and corresponding site work as early as possible this spring/summer for the Phase-1 site improvements as listed in the phasing plan. This would allow us to focus on building the first (8) houses so that we can enjoy the many benefits of Cohousing this summer.

We will be glad to provide any additional information needed at your request. Thank you very much for your time and consideration.

Sincerely,

Marion Sinclair  
Janet Greenblatt  
Nancy Shin  
Douglas Hanvey  
Bloomington Cohousing

Website: [www.BloomingtonCohousing.org](http://www.BloomingtonCohousing.org)  
Email: [BtownCoho@gmail.com](mailto:BtownCoho@gmail.com)

## BLOOMINGTON COHOUSING - Maxwell Street

### *Community by Design*



(Not the actual design)

### **I. Introduction**

Bloomington Cohousing-Maxwell Street (BCH) is a new type of community for Indiana that combines the autonomy of privately owned dwellings with the advantages of community living. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents will also have access to extensive common facilities such as open space, courtyards, a community garden, a playground and a Common House.

Bloomington Cohousing is comprised of a group of people of various ages and family styles who share common values and goals. We particularly share the goals of wanting to live lighter on our planet while improving people's quality of life in a child and senior friendly neighborhood. We want to create a sustainable way of life that will satisfy our needs today without compromising the needs of future generations. To that end, we have chosen to build our community within an existing neighborhood to link land use and development with municipal services, public transportation, and infrastructure.

### **II. What is Cohousing?**

The first Cohousing development was built in 1972 outside Copenhagen, Denmark, by 27 families who wanted a greater sense of community than that offered by suburban subdivisions or apartment complexes. Then, as now, their custom neighborhood was people- and elder- friendly. Its design created opportunities for daily cooperation in shared meals and childcare. Along the way, their neighborhood deemphasized the automobile. Every household shared extensive common facilities such as a big kitchen and dining room, children's playrooms, workshops, guestrooms, and laundry facilities. Today, there are more than 700 Cohousing communities in Denmark ranging in size from 6 to 34 households. The trend continues throughout Europe, the United States and Canada, with projects being built in Sweden, Germany, New Zealand and Australia to name just a few. It's a contemporary answer to the loneliness and isolation too many people feel in our society that is increasingly made up of single-parent households and retired persons who live on their own with little or no support.

Today, there are over 200 cohousing communities in the United States, about 137 complete or nearly so with the other 77 in the planning or formation stages. Bloomington Cohousing will be the first such community in

Indiana. We intend to build Bloomington Cohousing in accordance with the principles of other traditional Cohousing communities.

The primary characteristics of cohousing are:

Participatory process. Residents organize and participate in the planning and design process for the cohousing community, and are responsible as a group for all final decisions. A feeling of community emerges when residents are working together to reach their common goal. Despite inevitable disagreements, the intensity of the planning period forms bonds that contribute to the success of the community after move-in.

No shared community economy. The community is not a source of income for its members, in other words, residents have their own primary incomes. The community does not directly generate income for its residents. All the residents pay a monthly fee, in addition to membership dues, to a homeowner's association to cover shared costs, as is typical of a condominium arrangement.

Neighborhood design. The physical layout and orientation of the buildings encourage community. Private residences are clustered, leaving more shared open space, with cars parked on the periphery. Parking is placed at the edge of the site which allows the majority of the development to be pedestrian-oriented and safe for children. The physical design is critical in facilitating a social atmosphere in its placement of the Common House, porches and play areas.

Extensive Common facilities. Facilities, such as a Common House and other common facilities, are designed as an integral part of the community. The Common House can include a kitchen, dining area and sitting area, a children's playroom, a laundry, an arts and crafts studio, a library, an exercise room, and one or two guest rooms. Common resources provide both practical and social benefits. For instance, one lawnmower for 25 households represents a huge savings over one lawnmower per household. Expensive tools such as a drill press or a table saw become affordable when households share the cost. Private dwellings can be reduced in size when: storage is available elsewhere on the property; guest rooms are available in the Common House; and the Common House is available for large parties.

Complete Resident Management. Residents manage their own cohousing communities and perform much of the work required to maintain the property. They participate in the preparation of common meals one or two nights a week and meet regularly to solve problems and develop policies for the community. Major decisions are made at common meetings, which are usually held once a month, and minor decisions take place in committee meetings. Residents invest the time in learning how to govern by consensus and peaceful conflict resolution.

Cooperative decision-making. Leadership roles exist in cohousing communities; however no one person has authority over others. Most cohousing groups make decisions by consensus and techniques of facilitation of meetings are used to run meetings efficiently.

### **III. Who were the founding members of Bloomington Cohousing?**

Bloomington Cohousing was founded by Marion Sinclair and Janet Greenblatt. Marion has lived in Bloomington for the last 36 years. Janet has lived in Bloomington for the last 5 years. Currently Bloomington Cohousing has 5 full members and 7 associate members

#### **IV. Where will Bloomington Cohousing be located?**

The site is on Bloomington's near south side. The northern border of the site is the intersection of South Maxwell Street and Short Street. Its southern border is the northern border of the YMCA. The eastern border of the site is a private nature preserve belonging to the Mayfair Homeowners Association.

On August 16, we purchased the property north of our original purchase which is at 1325 E. Short Street. The southern boundary of this property is adjacent to the Maxwell Street property. Its eastern border also abuts the nature preserve. The western property line is on Maxwell Street and its northern border is separated from its immediate neighbors by a tall fence.

#### **V. Will Bloomington Cohousing Residents Be Able to Use Existing Public Transportation?**

The site is located within close walking distance to three bus stops. It is also within easy biking distance of Indiana University and downtown Bloomington. Bike travel is a value that Bloomington Cohousing will encourage as will be car sharing.

#### **VI. What is the financial structure that will be used for Bloomington Cohousing?**

The houses in Bloomington Cohousing will be privately owned, using a standard American condominium ownership model in which each resident owns a house and a portion of the common areas. Members will pay a monthly homeowners' association fee that is based on the size of their individual home.

#### **VII. What are the Passive Solar and Energy Efficient Features that Bloomington Cohousing plans to include in their design plans?**

A major design feature of Bloomington Cohousing will be its green energy efficient features. Research has shown that, depending on the design, residents of a cohousing community use 50 to 75 percent less energy for heating and cooling than they did in their previous homes. Cohousing residences are about 60 percent the average size of a new house in the U.S. Cohousing neighborhoods, on average, occupy less than half as much land as the average new subdivision for the same number of households and 75 percent less land as the same individuals did before moving into cohousing. Cohousing members also drive about 60 percent less than their suburban counterparts.

The following are featured in various Cohousing building designs and will be considered for use in our design if feasible:

- Infill development or sites near public transit and services
- Sustainably harvested lumber and flooring materials
- Advanced framing techniques (about 25 percent less wood than typical framing per sq. ft.)
- Tight building envelopes
- Passive heating
- Passive cooling
- Radiant floor heating systems
- High R-value blown-in cellulose insulation
- Renewable energy systems
- Low-water and Low-energy-use appliances
- Fly ash in concrete (more durable, requires less concrete)
- Pervious paving to increase water absorption
- Low-toxic and low-volatile organic compounds (VOC) adhesives, sealants and paints
- Waste stream management

- Permaculture landscape principles
- High-grade erosion control
- Low-energy use fixtures
- Grey water recycling (drip system)
- Cool roofs
- Front and back porches as extensions of indoor space.

In addition, the following concepts can be incorporated;

- Support the local economy when possible by building with local labor and with locally available and/or locally produced materials as much as possible,
- Minimize pollutants in the building process by using low volatile organic compound (VOC) emitting and formaldehyde-free materials,
- Use energy modeling to ensure that mechanical systems are correctly sized, that windows and door specifications can be fine-tuned, that insulation levels can be modified for a reasonable return on investment,
- Build a tight house, with minimal air-leakage rates,
- Use mechanical ventilation with an HRV, an ERV, or in some cases, an exhaust-only ventilation system with passive makeup air,
- Look at incorporating universal design for homes regardless of age or disability so visitors or future owners can have access to any area of a house.

### **VIII. Advantages of Cohousing**

On average, residents of Cohousing communities consume less energy, meaning they spend less and consume less energy and spend less on utilities, and own fewer cars, and drive less than people who do not live in cohousing. Houses sit on a smaller footprint relative to a larger site.

Clustering. Clustered and attached housing requires less building materials than stand-alone construction. Households can combine resources during the construction process so that each house is created with sustainable, higher quality materials. High ticket items like solar arrays and super high-efficiency heating and cooling systems may become affordable.

Orientation. The majority of our roofs will be south facing to maximize solar orientation year round and to allow for photovoltaic roof panel installation. It also provides for passive heating and cooling opportunities.

Footprint. Decreased square footage will be a factor in disturbing less of the surrounding environment and consuming fewer materials and creating a more eco-friendly structure. Those who want larger structures can build up instead of out.

Building Envelope & Air Quality. A well-insulated home, including super-tight walls, windows and doors will reduce overall energy requirements. This reduction can increase the need to maintain air-quality in the home. We will minimize pollutants in the building process by using low volatile organic compound (VOC) emitting and formaldehyde-free materials and will utilize fresh air makeup as a part of the HVAC systems.

### **IX. The Story of Bloomington Cohousing**

Bloomington Cohousing was founded by Marion Sinclair and Janet Greenblatt. Marion and Janet met on the first day of their freshman year at Indiana University in 1967. Marion came from Indianapolis and Janet from Memphis.

After college, Marion lived on a kibbutz in Israel for six months. While she was drawn to the idea of communal living, she felt that she needed more privacy. When she later heard about the concept of Cohousing, she knew that it was for her. Marion told Janet about cohousing and Janet investigated the idea in the Washington, D.C. area where she was now living. Marion continued to visit Cohousing communities around the United States over the years and attend workshops on cohousing, while Janet toured Cohousing communities in the DC area and also attended Cohousing workshops. Time went by. Eventually the time came for Janet to retire and she decided to move back to Bloomington. Once again the two friends began to discuss the idea of cohousing, this time for Bloomington.

One day, while driving around the area around S. Maxwell Street, looking for available acreage, they came upon the land north of the YMCA. They felt that it would be a perfect spot for their Cohousing venture. Less than three months later, it came up for sale and they were able to purchase it for Bloomington Cohousing. More recently they purchased an adjoining lot and house along the North edge of the original property. In total they have approximately 2.58 acres.

To date, the group has:

- Conducted an environment survey of the property

- Conducted a boundary and topographic survey of the property

- Created a web site: [www.bloomingtoncohousing.org](http://www.bloomingtoncohousing.org)

- Created a meetup.com site: [www.meetup.com/bloomington-cohousing](http://www.meetup.com/bloomington-cohousing)

- Created a video on youtube.com: <http://youtu.be/JAHsINxUDvQ>

- Created a Facebook page called: <https://www.facebook.com/BloomingtonCohousing>

- Conducted more than 30 meetings and pot-lucks

- Conducted a three-day design workshop to design the number of units and their layout on the property.

- They are in the process of preparing to submit a PUD to rezone the property. They will be applying to have up to 25 dwellings/households.

## Bloomington CoHousing

### **BLOOMINGTON COHOUSING - Maxwell Street PUD District Ordinance**

#### **Mission Statement**

The mission of Bloomington CoHousing LLC is to build a residential community of up to 25 households that will incorporate the principles of CoHousing, which are:

1. **The Participatory Process:** The design of the site and buildings will include input of the future residents working with design professionals. Decision making will be by consensus with high majority vote used for impasses.
2. **Neighborhood Design:** The design of the community will foster interaction among community members and promote a neighborhood feel. The community will be pedestrian friendly, with parking at the perimeter.
3. **Extensive Common Facilities:** The design will include a Common House along with private residences, which will provide residents the option for shared resources and activities which may include shared meals, child care, laundry facilities, office space, and workshops.
4. **Resident management:** The residents themselves will manage the community through a homeowner's association.

We also seek to develop the community with a focus on environmental and sustainability issues. Within parameters of natural affordability, the community will be built using "green" and recycled materials. The buildings will be clustered on the site so as to preserve green space, and living units will be attached in at least double units so as to increase insulation value and to reduce building materials and cost of construction.

Our vision is a community open to singles, couples and families of all ages, holding the common values of peaceful conflict resolution and cooperative living.

## Bloomington CoHousing

### BLOOMINGTON COHOUSING - Maxwell Street PUD District Ordinance

#### Design Goals

1. Buildings clustered on the property
  - to maintain green space
  - to promote social interaction
2. Buildings oriented for maximum solar gain
  - to minimize use of utilities
3. Building with recycled and green materials within affordable limits
  - to minimize environmental impact
4. Parking at the periphery
  - to create a pedestrian community
  - to provide safety for children
5. Joined residential units in at least twos, of one to two stories, built in a small-sized, compact manner
  - to maintain green space
  - for insulative value
  - to reduce construction costs
6. Centrally located common house
  - to promote social interaction
  - for the location of shared community resources , such as:
    - Laundry facilities
    - Kitchen and dining room for optional shared meals
    - Office space
    - Library
    - Craft room / Workshop
    - Children's play areas
    - Guest room(s)
    - Extra storage
7. Residential units will contain living and dining space, bedroom(s), bathroom(s) and full but downsized kitchen facilities
  - to provide independence and privacy to residents as well as shared spaces within the community

## Bloomington CoHousing

### **BLOOMINGTON COHOUSING - Maxwell Street PUD District Ordinance**

#### **GPP-Growth Policies Plan Guiding Principles**

It is not the intent of the Plan to have one principle take precedence over the other. Each principle is critical and contributes to the strength of the entire policy document. When evaluating the comprehensive plan compliance of a particular proposal, decision-makers should recognize that determining project compliance will often not be a black and white issue. Decision-makers must determine which principles and underlying policies are most relevant to a given proposal. In many cases, certain proposals will comply with some principles, be unrelated to others, or even appear to be in conflict with a particular principle. In this case, it is incumbent upon the Planning staff to provide a detailed analysis and recommendation concerning the applicability of each principle and its underlying policies.

In order to help achieve the community's planning goals outlined in the Vision Statement, the GPP outlines Seven Guiding Principles which, taken together, form the policy essence of the Plan. These Principles are as follows:

1. Compact Urban Form - We are a compact land use development pattern. We are utilizing the existing infrastructure. We are limiting sprawl. We are increasing density in a low impact scenario.
2. Nurture Environmental Integrity - We are promoting sound environmental design through building clustering, and less traffic on-site. We are advancing sustainability through living smaller while using less resources.
3. Leverage Public Capital - We are utilizing the existing capital improvements in place in the area.
4. Mitigate Traffic - We are creating a development that promotes less driving. We are locating two blocks from Public transit (multiple routes) and we are less than 15 minutes from downtown by transit.
5. Conserve Community Character - We are proposing a development that fosters a high quality of life opportunity. We are promoting a small scale neighborhood feel.
6. Sustain Economic and Cultural Vibrancy - CoHousing is by definition culturally vibrant with many different types of owners and households as typical members.
7. Advance Communication and Coordination - We are working with the various departments within the City to coordinate the GPP Goals and the PUD Process. We have had preliminary meetings with the Mayor and other city officials as well as neighbors to the project to get initial input.

# Bloomington CoHousing

## **BLOOMINGTON COHOUSING - Maxwell Street PUD District Ordinance**

### **Benefits to the Bloomington Community:**

#### **1. Environmental Sustainability - Green Aspects:**

- A. Buildings clustered on the property and adjoined by at least two building footprints to preserve more green space.
- B. Buildings oriented for maximum solar gain to minimize use of energy from fossil fuels.
- C. Building with recycled and green materials within affordable limits to minimize environmental impact on natural resources.
- D. Residences built on a compact, downsized scale to minimize use of energy from fossil fuels and minimize environmental impact on natural resources.
- E. Shared common buildings (Common House, Barn and Cabin) and amenities (such as laundry facilities, etc...) and tools (such as lawnmowers, etc...) to reduce need to replicate these in each residence and to reduce need of these to be bought by each individual or household.
- F. Less use of cars since there can be car-pooling and since many of the resident's needs (for social interaction, entertainment, etc...) will be fulfilled within the community.
- G. Project is near public transportation-within two blocks (Bloomington Transit bus line service).
- H. Smart development – urban infill reduces urban sprawl.

#### **2. Benefits for Families with Children:**

- A. Safer for children since parking is at the periphery.
- B. Children have increased opportunities for sociability in a pedestrian community with common green and shared amenities.
- C. Children learn skills by being part of cooking teams for common meals and from being with many adults with various skills.
- D. Children are monitored and given feedback by others besides their parents.
- E. Parents may take advantage of common meals which relieve them of daily cooking for their family.

## Bloomington CoHousing

Benefits to the Bloomington Community, contin.

F. Parents have a resource pool for baby sitters and caregivers.

**3. Natural Affordability:** affordable housing is usually subsidized by other homeowners involved in the project or by taxes. The Cohousing project is “naturally affordable” because of:

A. Smaller and more compact unit designs.

B. Attached units built with optimum insulation to reduce utility costs.

C. Quality construction using recycled building materials and elements when possible rather than luxury construction.

D. Carpooling and proximity to public transportation and recreational facilities reduce use of and need for cars.

E. Having shared amenities and meals reduces costs of these to individuals.

F. Having some shared meals and recreational needs fulfilled within the community reduces need for driving to more costly outside venues.

**4. Options for the Aging:**

A. General caring and familiarity of neighbors makes for a safer, healthier community.

B. Pedestrian community offers exercise, sociability and safety since cars are parked at the periphery.

C. Units can be designed for accessibility.

D. Project is located adjacent to family YMCA with special programs for those 50+ years in age.

E. Community is a resource pool for caregivers.

F. Elders have opportunities for interaction with others of all age levels.

**5. Benefits to the Larger Community:**

A. Bloomington can boast of having the first CoHousing community in Indiana.

B. Bloomington will draw in people who are familiar with CoHousing from other communities.

C. People living in Cohousing tend to be more active in their larger communities.

D. Common house can be used for meetings and events of the larger community.

**BLOOMINGTON COHOUSING - Maxwell Street  
PUD District Ordinance**

**Public Input**

**Cohousing by its very nature depends on community participation from concept through operation.**

Public knowledge and input have been an integral part of this project since its inception. In November of 2011, Marion Sinclair and Janet Greenblatt met with Jim Roach at the city planning office to apprise him of their desire to start a cohousing project and get his thoughts on how this concept would fit into Bloomington's long range development plans. The first public information meeting was held January 25, 2012 at the library and was attended by 10 people. A web site and meetup.org page were developed to allow anyone interested to keep up with the progress of the plan, including pictures, minutes of meetings, etc.

A membership structure was created to allow interested people to participate at various levels, whether that meant just getting the meeting minutes, or actively participating in the decision-making.

Public meetings were held every two weeks at the library for a year to apprise potential residents or neighbors to find out what was being planned.

Three pitch in dinners have been held either at the principals' homes or the development site to welcome newcomers and include anyone interested in the planning process.

In September of 2012, outreach efforts included an information table at the Farmer's Market and a public forum at the Unitarian Universalist Church.

On October 18, 19, 20<sup>th</sup>, 2012 a design workshop was conducted on the property with a dozen participants walking the property, brainstorming possible housing layouts, and ultimately settling on a template site design that has since been tweaked half a dozen times, with the inclusion of the newly purchased lot north of the original property in August of 2013 prompting this pre-application.

The design was presented at a public meeting at the Monroe County Library on October 25.

Meetings were set with all city departments to get input on fire, water, and safety planning to ensure the submitted design met city standards.

Per the suggestion from Jim Roach, a public meeting to inform all neighbors of our plans and get their input was held at the YMCA on Sunday, March, 17, 2013. A one-page flyer was hand delivered by the principals to every property within three blocks in every direction of the property on March 9, 2013, and in addition, flyers were mailed to all landlords on March 10 inviting them to come and give input on the preliminary plan. Reaction from residents we spoke with was highly positive.

**BLOOMINGTON COHOUSING - Maxwell Street  
PUD District Ordinance**

Public Input, contin.

Leaders of two neighboring community cornerstones, The Montessori School and the YMCA were very supportive.

Seven residents from the neighborhood attended the meeting, as well as Jim Roach from the Planning Department, our architects, and principals. The principals presented the draft site plan, and a vision for how this community would fit in with the neighborhood and with Bloomington's growth plans. Questions and concerns were invited. Three of the attendees had concerns about any development in the area, as they felt the previous development at Tyler's turn had overloaded the neighborhood with cars and traffic. They preferred to keep the site as is so as to preserve the natural features, bluebirds, deer, etc. They expressed concern at the potential for the project to be visually unappealing with all parking on the periphery. Two attendees expressed support for the project, and thought it would be a great addition. Attendees were unanimous in their opposition to connection/completion of Short Street through to Highland Avenue to the west

Regular public meetings will continue to be held, with a greater emphasis on recruiting residents to participate in decision-making NOW for occupancy within the next year or two. It is anticipated that we will be making more presentations, advertising in local media, improving our web site and increasing our visibility in social and other media.

**March 23, 2014 2:30 pm**

Meeting at Shannon Gayk's house at 1857 Maxwell St.

Attending: Cohousing Members: Janet Greenblatt, Marion Sinclair, Doug Hanvey  
 Neighborhood Members: Shannon Gayk, Susan Jane Williams, Marvin Sterling, Greg Leaman,

Stacy Weida

Cohousing Architect: Marc Cornett

City Councilman: Dave Rollo

Issues discussed:

Drainage - Neighborhood members stated that there is a drainage problem on Maxwell St. since there are no storm sewers. There is flooding at times and there is standing water and mud around at least two of their homes. They were concerned that our project would increase drainage onto their property. The Cohousing group stated that we have had to account for all water drainage from our buildings and that our drainage will be into a retention pond on our site.

Fire lane - Susan Williams stated she thinks our fire lane is too small. The Cohousing group stated that it has been approved by the Planning Dept. and is adequate.

Short St. extension through to Highland Ave. - There was discussion as to whether this was wanted or not. If the road was used for traffic as well as emergency access, it would divert some traffic from Maxwell St., but could also increase traffic through the neighborhood. There was discussion about how it would negatively impact the Montessori School since their playground would be on the other side of the road from their school.

Impact of the project on deer - There were various opinions of the neighborhood members as to whether this was a concern or not.

Exclusivity/Inclusivity of the project - Some neighborhood members thought that our community would be too exclusive of the rest of the neighborhood. They stated that many people cut through the property to go to the YMCA, and that we should provide access through. A neighborhood member also stated that we should provide affordable houses and that she knows of a similar group who is housing homeless people. Cohousing group stated that these will be private homes so that some owners may not like the public walking through their yards, that the cost of a small unit is considered affordable, and that our residences will be built so that the living costs will be lower. The Cohousing group stated that often, Common Houses are used for Neighborhood organization meetings and get-togethers, and that we would like to provide that.

Density - There was concern that there would be too many houses and residents on the property. The cohousing group stated that we anticipate approximately 35 residents. Marc Cornett stated that the density has been calculated as "mid density" and that there

are no objections by the Planning Dept. or the Plan Commission. Dave Rollo stated that the Growth Policies Plan asks for more compact urban development, which is a change from past development which has increased urban sprawl at great financial cost to the city. One neighborhood member expressed that she doesn't like "this development on this particular piece of land, with these particular people".

Traffic - The neighborhood members do not want increased traffic on their street. The Cohousing group agreed that traffic would be increased somewhat, but that there are mitigating factors: Data shows that Cohousing communities show 20-40% reduction in driving compared to their suburban counterparts; there will be car-pooling, encouragement to bicycle, walk and use public transportation (there are three bus stops within two blocks of the project); possibly car-sharing; more of resident's needs are fulfilled within the community. A neighborhood member thought that we should have restrictions on residents driving cars.

Dave Rollo also spent time talking to the neighborhood members about the drainage problem. He thinks that a comprehensive investigation into infrastructure needs should be done for this neighborhood, and asked the members what kinds of solutions they would like to see. He explained how they could make their wishes known to the city.

**BLOOMINGTON COHOUSING - Maxwell Street**  
**PUD District Ordinance**

PUD District Ordinance, Zoning Standards

Specify Uses:

Dwelling Units - Single family attached, Single family detached,

Dwelling Unit Occupancy - 3 unrelated adults, per C.O.B. UDO, Single Family Zoning Districts Standards

Common house (ClubHouse)

Accessory Workshops and Artists' Studios to be located in Common Buildings (Common House and Barns)

Home Occupation, Conditional Use Approval by C.O.B. BZA or Plan Comm.; and with the use approved by the Co-Housing Homeowners Association.

Urban agriculture, common chicken flocks, (5) hens per flock, up to (6) flocks permitted

Dumpster and Enclosure – Located at the East end of Main Parking Lot

Bicycle Parking - (2) 10 Bike parking areas, (1) area covered, Winter, Long-term parking in basement of Common House

RM District

The RM, Residential Multi-family District intent

It is intended to be used as follows:

- Allow medium density residential development to ensure an adequate mix of housing types throughout the community.
- Facilitate compact development patterns in locations where there are high levels of public infrastructure capacity.

Plan Commission Guidance

- Discourage the location of student-oriented housing distant from the main Indiana University-Bloomington campus.
- Restrict the location of new multi-family development to areas serviced by public transportation. We are two blocks from a transit stop/route #4
- Encourage proposals that further the GPP, Growth Policies Plan, goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption. See green features.

How does cohousing embody these principles - get statistics from other cohousing communities. See Ten Great Reasons to Live in CoHousing in Appendix.

**BLOOMINGTON COHOUSING - Maxwell Street**  
**PUD District Ordinance**

PUD District Ordinance, Zoning Standards

Lot Area for Subdivision	Parcel A - One Lot, Condos and Common Buildings with Common Land-Homeowners Assoc.  Parcel B - (3) Lot Subdivision, 5000 Sf Min.
Lot Width	Zero Lot Line, 12 FT min.
Building Setbacks	Front-15' or (5' existing ranch) from ROW Side-15', West; 10' East Internal Side, 0' - Parcel B Internal Front, Side, Rear, 0', - Parcel A Rear-15'
Parking Setbacks	9' From Front Yard Setbacks on Short and Maxwell Sts. None on Side and Rear None on Front, Unimproved Short St – Main Parking Lot
Building Heights	Primary Structure = 40' max. Accessory Structure = 20' max.
Impervious Surface Coverage	45% max. of lot area
Density	10 units per acre
D.U.E.	3 BR = 1 unit
Dwelling	2 BR with less than 950 sf = 0.66 unit
Unit	1 BR with less than 700 sf = 0.25 unit
Equivalency	Efficiency/Studio with less than 550 sf = 0.20 unit

**BLOOMINGTON COHOUSING - Maxwell Street  
PUD District Ordinance**

**SITE AREA(S) and IMPERVIOUS SURFACES  
REVISED 3-24-14**

Description	SF	Subtotals	Totals
<b>Site/Land Areas (Gross)</b>			<b>122,007 SF</b>
(2.80 Acres)			
Parcel-A	93,065		
Parcel-B	19,292		
Unimproved ROW (Short St)	9,650		
<b>Impervious Surfaces</b>			<b>51,610, SF</b>
Buildings		25,500	
Parking Lots		11,425	
Main	(4,860 P Spaces + 4,280 Drives)	9,140	
			<b>(if we used pervious paving in the parking bay area we would reduce the area by 4,860 SF)</b>
Guest	(952 P Spaces + 1,333 Drives)	2,285	
Fire/Emergency Access Lane		6,335	
Pedestrian Walkways and Plazas		8,350	
<b>Impervious Surface Percentage of Overall Site Area</b>			<b>42% Actual</b>
(if we used pervious paving in the parking bay area we would reduce the area by 4,860 SF and the total would be <b>46,750 SF</b> )			<b>38% Actual</b>
<b>RM Zoning District Standard = 40% = 48,803 SF</b>			

**BLOOMINGTON COHOUSING – Maxwell Street  
PUD District Ordinance**

Architectural Standards:

Materials List

Foundations (exposed)

Materials - Poured Concrete, Standard CMU or Split-faced CMU (concrete block), Brick, Limestone  
Finishes - Painted, Sealed, Natural

Walls

Materials - Fiber Reinforced Cement Siding, Wood Siding, Composite Siding, Corrugated Metal, Steel  
Patterns - Horizontal Lapped, Vertical Board and Batten, Smooth Panels, Shingle  
Finishes - Painted, Stained, Sealed, Natural

Exterior Trim

Materials - Fiber Reinforced Cement, Wood, Composite, Treated Wood, Corrugated Metal, Steel  
Finishes - Painted, Stained, Sealed, Natural

Porch and Deck Floors

Materials - Wood, Composite, Treated Wood,  
Patterns - T and G or Butted Joints  
Finishes - Painted, Stained, Sealed, Natural

Roofs

Materials - Asphalt Shingles, Standing Seam Metal, Corrugated Metal, Single-Ply Membrane  
Patterns - Standard or Architectural (shingles); V-groove or Corrugated (metal);  
Finishes - Painted, Pre-finished, Natural

Fences

Materials - Wood, Composite, Treated Wood, Woven Wire or Chain Link Fence  
Patterns – Lapped, Skip, Decorative  
Finishes - Painted, Stained, Sealed, Natural  
Height - 3' tall for opaque, 6' tall for open weave

**BLOOMINGTON COHOUSING – Maxwell Street  
PUD District Ordinance**

**SITE DENSITY**

<b>Description</b>	<b>SF</b>	<b>Dwelling Units</b>	<b>Subtotals</b>	<b>Totals</b>
<b>Site/Land Areas (Gross)</b>				<b>112,357 SF</b> (2.58 Acres)
Parcel-A	93,065			
Parcel-B	19,292			
<b>Dwelling Units</b>				
Houses (without DUE)		25		25 Units
RM Zoning District Standard = 7 Units/Acre				
Actual Density (without DUE)		25 Units / 2.58 Acres		(10) 9.68 U/Acre

**Parcel-B, Lot Breakdown**

Parcel-B	Three Lots
Lot-1	5,000 SF
Lot-2	5,000 SF
Lot-3 (Existing Ranch)	8,000 SF

**BLOOMINGTON COHOUSING – Maxwell Street  
PUD District Ordinance**

**SITE DENSITY with D.U.E. Comparison Table**

Description	SF	Dwelling Units	Subtotals	Totals
<b>Site/Land Areas (Gross)</b>				<b>112,357 SF</b> (2.58 Acres)
Parcel-A	93,065			
Parcel-B	19,292			
<b>Dwelling Units</b>				
Houses (without DUE)		25		25 Units
RM Zoning District Standard = 7 Units/Acre				
Actual Density w/o DUE	25 Units / 2.58 Acres		9.68 U/Acre	
With DUE (see below)	20 Units / 2.58 Acres		7.75 U/Acre	
<b>Dwelling Units using DUE (EXAMPLE)</b>				
Houses				19.83 (20) Units
Unit Mix Scenario-Highest Density Version-(Not all 2BR units would be 950 sf)				
Type-1BR Apt	up to 700 SF	1 Unit	0.25/Unit	0.25 U
Type-2BR	up to 950 SF	12 Units	0.66/Unit	7.92 U
Type-2BR or 3BR	over 950 SF	10 Units	1.00/Unit	10.00 U
Log Cabin (existing)	850	1 Unit	0.66/Unit	0.66 U
Ranch (existing)	1400	1 Unit	1.00/Unit	1.00 U
		25 Units		19.83 Units/ DUE

\*\*\*\* Other scenarios might include more 1BR Units and fewer 2BR and 3BR Units...  
We will be going through a workshop process to determine final homeowner preferences on a unit by unit basis. We will provide updates as they become available.

**BLOOMINGTON COHOUSING - Maxwell Street  
PUD District Ordinance**

**SITE AREA(S) and IMPERVIOUS SURFACES**

Description	SF	Subtotals	Totals
<b>Site/Land Areas (Gross)</b>			<b>122,007 SF</b>
(2.80 Acres)			
Parcel-A	93,065		
Parcel-B	19,292		
Unimproved ROW (Short St)	9,650		
<b>Impervious Surfaces</b>			<b>52,487 SF</b>
Rooftops		22,890	
Houses	17,616		
Common House	2,850		
Barn	1,574		
Log Cabin	850		
Parking Lots		11,011	
Main	8,316 (4,860 P Spaces + 3,456 Drives)		
			<b>(if we used pervious paving in the parking bay area we would reduce the area by 4,860 SF)</b>
Guest	2,695		
Fire/Emergency Access Lane		3,246	
Driveway	1,846		
Turnaround	1,400		
Pedestrian Facilities		15,340	
Sidewalks	7,950		
Paths	2,800		
Trails	1,280		
Decks	2,160		
Plaza	750		
Steps	400		
<b>Impervious Surface Percentage of Overall Site Area</b>			<b>44% Actual</b>
(if we used pervious paving in the parking bay area we would reduce the area by 4,860 SF and the total would be <b>47,627 SF</b> )			<b>39% Actual</b>

**RM Zoning District Standard = 40% = 48,803 SF**

## **Bloomington Cohousing**

### **Guidelines for Reselling a Unit**

Our objectives for these resale guidelines are:

- To find a buyer who wants to live in cohousing, is aware of BLOOMINGTON COHOUSING's policies and practices, and who wants to be an active participant in the BLOOMINGTON COHOUSING HOMEOWNERS ASSOCIATION (BCHA),
- To clarify the community's expectations of owners who sell their units, and
- To assist the owner in selling their unit.

#### **Official Notification**

1. The unit owner will inform the BLOOMINGTON COHOUSING Board President in writing that the owner intends to sell the unit.
2. The unit owner will communicate their intention to all BCHA residents and give BCHA residents an opportunity to express their interest in purchasing the unit.
3. The Community Team will provide the seller with access to the notification list and will put a notice on the BCHA website. BCHA residents may tell friends who they think are interested in BCHA and cohousing.

#### **The Association's Right of First Refusal (RFR)**

1. BLOOMINGTON COHOUSING or its designee has an exclusive right to purchase the unit for 45 consecutive days after receiving official notification that the unit is for sale. The RFR enables BLOOMINGTON COHOUSING either to purchase the unit or to designate a buyer. It does not give the Association any privileges or rights in terms of setting the purchasing price.
2. Putting the RFR into practice during the 45-day period. The Association's main interest during this period is to help sellers find potential buyers who are interested in cohousing and the BCHA. Under rare circumstances, the Association may want to bid on a unit. In most cases, the Association's interest will be served best by assisting sellers in finding buyers who are interested in cohousing. With regard to the Association's right to designate a buyer, in most cases, the designee would be someone who is already negotiating with the buyer,

#### **Waiving the Right of First Refusal**

DRAFT

Bloomington Cohousing Association April 2, 2014

1. A seller may request a waiver of the Association's Right of First Refusal during the 45-day period. This request must be made in writing to the President of the Board of Directors.

2. The Board may grant the waiver under these conditions:

*(a) The seller is ready to negotiate with a buyer who has attended an orientation and read the governing documents, and*

*(b) The Association has no interest in purchasing the unit.*

### **Sales during the initial 45-day period**

To facilitate unit purchases during the initial 45-day period, these guidelines provide for the following:

1. The seller will notify the Board President of the name and demonstrated interest in BCHA of any person with whom the seller wishes to contract for sale of the unit.

2. Potential buyers must participate in an orientation, dinner(s) and/or BCHA meeting, and should read the Bylaws and community policies, in order to learn about BCHA. The Community Team will conduct orientations for potential buyers. Copies of the BLOOMINGTON COHOUSING governing documents are available for potential buyers. The unit seller will find these in a binder in the BCHA office and on the BCHA website. Purchase documents must include the provision that the buyer agrees in writing to follow all the stipulations outlined in the Bylaws and community policy documents.

3. If BCHA is not buying the unit and is not involved in the actual sale, determining the price or related negotiations will be between the seller and potential buyer.

### **Beyond the Initial 45 Days: Open market sales.**

1. If a sale has not been made within the initial 45-day period, the seller may choose to put the unit on the open market. Potential buyers still are required to learn about BCHA and cohousing attend an orientation, dinner(s) and/or community meeting, and read the governing documents. Purchase documents must include the provision that the buyer agrees in writing to follow all the stipulations outlined in the Bylaws and community policy documents.

2. The seller will inform the Board President in writing of an agreement to sell the unit (with sales price and name of the buyer). At this point, the Association has three days to exercise its right of first refusal by meeting the buyer's price.

Bloomington Cohousing Homeowners Association Bylaws

INDEX TO THE BYLAWS

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ARTICLE 1

Membership

All unit owners of Bloomington Cohousing Homeowners Association (BCHA ) who are 18 years of age or older are eligible to be members. All members may vote for and are eligible to be officers of BCHA. The ownership of an interest in a Unit solely as security for the performance of an obligation does not entitle the owner of such interest to membership in the Association. Non-owning residents, eighteen (18) years of age or older, who sign the Membership Agreement and meet any other criteria which may be agreed upon by the Board or the Membership, are Associate Members. Residents younger than eighteen (18) years of age may become Associate Members by the consensus of the Membership, by signing the Membership Agreement, and by meeting any other criteria which may be agreed upon by the Board or the Membership.

ARTICLE 2

Meetings of Association

Section 2.1 Purpose of Meetings. At least annually, and at such other times as may be necessary, the meeting of the Owners will be held for the purpose of electing the Board of Directors, approving the annual budget, providing for the collection of Community Expenses and assessments, and for such other purposes as may be required by the Declaration of these By-Laws.

Section 2.2 Notification of Meetings. The membership and Board of Directors will be notified not less than 15 days before the date of the annual meeting. Notice will be given by posting the scheduled date, time, and place of the meeting in at least three prominent public locations in the community.

Section 2.3 Who Can Attend. All meetings are open to all members.

Section 2.4. Annual Meeting. The membership will elect a Board of Directors at the annual meeting to be held in the community at a time designated by the President of the Cohousing.

Section 2.5. Regular Meetings. The Cohousing Board of Directors will meet on the second Tuesday of every month.

Section 2.6. Special Meetings. Special meetings of the membership may be called by or at the request of the Chair or any three Directors or by a petition of ten percent (10%) of the registered members. The public notice for these meetings will include the meeting's time, place and purpose. The members may not address any matter which is not stated in the public notice as the purpose of the meeting.

Section 2.7. Quorum for Board Meetings. Fifty-one percent (51%) of members of the Cohousing Board of Directors constitute a quorum for the transaction of business at any meeting of the Board. Unanimous affirmative votes are required for any action taken by the Board.

Section 2.8. Quorum for Regular and Special Meetings. Owners representing fifty-one percent (51%) of all units in the Cohousing constitute a quorum for all regular and special meetings.

Section 2.9. Decision-making. Consensus process is the primary form of decision making. In the event that consensus cannot be reached and voting is required, each Unit is allocated one equal vote in the BCHA. Each Unit Owner is entitled to cast the vote allocated to his unit. Since a Unit Owner may be more than one person, if only one of such persons is present at a meeting of the Association, that person will be entitled to cast the vote allocated to that Unit.

ARTICLE 3

Board of Directors

Section 3.1. Directors. The number of directors will be five (5). Directors will be members of the Cohousing and will act on good faith charge of the members of the Association.

Section 3.2. Term of Office. The term of office for each director will be for two (2) years from the time of his or her election at the annual meeting until his or her successor has been elected and qualified. Two (2) of the members will be elected one year, and three (3) of the members will be elected the next. The first year, two (2) of the members will be designated as serving only one (1) year, to allow for staggered terms. All officers are elected by and from the directors for one year terms.

Section 3.3. Officers. The Board of Directors will elect from among themselves the following officers: President, Vice-President, Secretary and Treasurer. This will be the first order of business of the first meeting of the Board of Directors following the elections of Directors at the annual meeting.

Section 3.3.1. President. The President is the principal executive officer of the Association and will, in general, supervise and control all of the business and affairs of the Association. He/she will preside at all meetings of the Board of Directors. He/she will sign contracts or other instruments which the Board of Directors has authorized to be executed.

Section 3.3.2. Secretary The Secretary will:

1. Keep a journal of proceedings of the Association, record all votes at meetings of the Association, and provide for the electronic recording of meetings of the Association when possible, and
2. Provide for the standardization and maintenance of all forms, books, and records of the Association.

Section 3.3.3. Treasurer The Treasurer will:

1. Manage, deposit, and invest all funds of the Cohousing Association as directed by the Board of Directors,
2. Disburse money for all corporate obligations, and
3. Keep regular books or accounts of all corporate financial transactions, and provide for financial reports or audits as directed by the Board of Directors.

Section 3.4. Removal of Board Officers. An Officer may be removed by at least a two-thirds (2/3) vote of the Units, one vote per unit, and his successor selected, at a meeting of the Association at which a quorum is present. Any officer whose removal has been proposed will be given at least ten (10) days notice of the calling of the meeting and the purpose of the meeting and an opportunity to be heard at the meeting.

Section 3.5 Compensation. An officer will not receive compensation for serving on the Board of Directors, but may be reimbursed for reasonable out-of-pocket expenses incurred in the proper performance of his duties.

Section 3.6 Annual Report of the Board of Directors. The Board of Directors will present at each annual meeting of the Association, and when called for by vote of the Association, a complete statement of the operative and financial condition of the Association.

Section 3.7 Liability of the Board. The Directors and Officers will not be liable to the Association or to the Unit Owners for mistakes of judgment or for negligence not amounting to their own willful misconduct or bad faith or gross negligence. Officers and Directors insurance will be purchased as a common expense.

ARTICLE 4

Contracts, Checks, Deposits and Funds Finances

Section 4.1. Contracts. The Board of Directors, at the direction of the membership, may authorize any officer or officers, agent or agents of the Cohousing Association, in addition to the officers so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Cohousing Association, and such authority may be general or confined to specific instances as authorized by the Board of Directors.

Section 4.2. Checks, Draft Signing Authority. All checks, drafts, or orders for payment of money, notes or other evidence of indebtedness issued in the name of the Association and in such a manner as will be determined from time to time by the Board of Directors, will be signed by the Treasurer and will be countersigned by the President or Vice-President of the Association.

Section 4.3. Deposits. All funds of the Association will be deposited from time to time to the credit of the Cohousing in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 4.4. Gifts. The Board of Directors may accept on behalf of the Association any contribution, gift, bequest, or device for any special purpose for the Association.

Section 4.5. Dues. Dues may or may not be assessed by the Board of Directors, but may not exceed \_\_\_ dollars per member per year.

Section 4.6. Fiscal Year. The fiscal year of the Association will begin on the first day of January and end on the last day of December the following year.

ARTICLE 5

Books and Records

The Association will keep correct and complete records of financial transactions and accounts, and will also keep minutes of the proceedings of its Board of Directors. All books and records of the Association may be inspected by any member, or his/her agent or attorney, for any purpose at any reasonable time.

Article 6

Committees

Section 6.1 Executive Committee. The Officers of the Association will constitute the Executive Committee. The Executive Committee will be authorized to act on behalf of the Board of Directors to make decisions which, due to time constraints, cannot come before the full Board or are referred to them during a Board meeting.

The Membership at the annual meeting, or the Board of Directors at any meeting, may create and instruct committees, as they deem advisable.

Section 6.2 Standing Committees. The following standing committees whose responsibilities include but are not limited to the listed functions will be maintained. Membership on all committees will be open to all residents. The Membership or the Board may, from time to time, add additional standing committees.

*(a) Administration: Administers financial and legal affairs of the community.*

*(b) Facilities/Landscape: Maintains and improves buildings and grounds (physical plant).*

*(c) Membership: Handles issues dealing with quality of life, social aspects of the community, and coordinating meals and other community activities.*

Section 6.3 Ad Hoc Committees. The Standing Committees, Board, and Association are empowered to form subcommittees and Ad Hoc Committees to carry out the work of the Homeowners Association.

Section 6.4 Committee Oversight. The Executive Committee will oversee all Committees and may, at the request of any Member, or Associate Member, intercede in the affairs of the Committee. Such intervention may include helping in conflict resolution or giving instructions to the Committee.

Section 6.5 Committee Reports. All Committees will post minutes electronically and in the Common House so that they are readily available to all residents. Minutes will include but not be limited to a list of decisions made.

Section 6.6 Representative of the Board. A representative of each Standing Committee will sit on the Board of the Homeowners Association.

ARTICLE 7

Common Expenses and Assessments

Section 7.1 Annual Budget. On or before a date not less than 30 days prior to the end of each fiscal year, the Board of Directors will adopt an annual budget for the succeeding fiscal year.

The Annual Budget will contain an estimate of the amount necessary to pay the Common Expenses for the applicable fiscal year in a reasonably itemized form and a statement of the amount of the Common Expenses to be assessed against each Unit. Common Expenses will include the amounts necessary to create and maintain reasonable reserves authorized by the Board of Directors.

The Board of Directors will send to each Unit Owner at least thirty (30) days prior to the commencement of each fiscal year a copy of the Annual Budget for the fiscal year.

Section 7.3 Assessments for Common Expenses and Responsibilities. The total amount of the estimated funds required to pay the Common Expenses set forth in the Annual Budget adopted by the Board of Directors for the fiscal year will be assessed against each unit.

Unless otherwise determined by the Board of Directors, the annual assessment against each Unit for its proportionate share of the Common Expenses will be payable in twelve (12) equal monthly installments, and each installment will be payable in advance on the first day of the month.

The Association also has the authority to assess labor responsibilities to each member household and to exchange labor for monetary or other assessments. The Board of Directors has the authority to establish alternative payment or work arrangements.

Section 7.4 Reserve Fund for Capital Improvements, Replacements and Major Repairs. The Board of Directors will establish and maintain a reasonable reserve for capital improvements, replacement, and major repairs by providing for a reserve in the Annual Budget, segregating such reserve on the books, and allocating and paying monthly to such reserve one-twelfth (1/12) of the total amount budgeted for the current fiscal year.

The portion of the Units' assessments paid into such reserve will be deemed to be nonrefundable contributions to the capital of the Association by the Unit Owners. Such reserve may be expended for the purposes of capital improvements, replacements, and major repairs.

If for any reason, including nonpayment of any Unit's assessment, such reserve is inadequate to defray the cost of a required capital improvement, replacement, or major repair, the Board of Directors may at any time levy a special assessment against the payable into such reserve in a lump sum or in installments as the Board of Directors may determine.

The Board of Directors may establish and maintain reserve funds for other purposes as may in its discretion appear advisable.

Section 7.5 Special Assessments. In addition to any other assessment authorized by these Bylaws, the Board of Directors may levy a special assessment for the purpose of defraying the cost of any unexpected repair or other nonrecurring contingency, or to meet any deficiencies occurring from time to time.

The Board of Directors will give notice to the Unit Owner(s) of any such further assessment by a statement in writing giving the amount, the basis of distribution, and reasons therefore, and such special assessments will become due and payable, unless otherwise specified in the notice, with the next monthly assessment payment which is due no less than ten (10) days after the delivery or mailing of such notice of additional assessment.

All Unit Owners will be obligated to pay the adjusted monthly amount or, if the special assessment is not payable in installments, the amount of such assessment. The fund resulting from such special assessment will be segregated on the books of the Association and expended solely for the purposes for which it was assessed, except that the Board of Directors may dispose of any unused funds as it sees fit.

Section 7.6 Accounts. The Reserve Fund for Capital Improvements, Replacements and Major Repairs will be maintained in a separate, insured, interest bearing account and said fund will not be co-mingled with any other fund or funds.

Section 7.7 Effect of Failure to Adopt an Annual Budget. The failure or delay of the Board of Directors to adopt the Annual Budget for any fiscal year will not constitute a waiver or release in any manner of a Unit Owner's obligation to pay his allocable share of the Common Expenses as herein provided, and in the absence of an Annual Budget or adjusted Annual Budget, each Unit Owner will continue to pay (with or without notice) a monthly assessment at the rate established for the preceding fiscal year until an assessment is made under a current annual Budget or adjusted Annual Budget and notice thereof has been sent to the Unit Owner.

Section 7.8 Liability of Unit Owners. Every agreement made by the Board of Directors on behalf of the Unit Owners will provide, to the extent possible, that the members of the Board of Directors are acting only as agents for the Association, and that no Unit Owner will have any personal liability thereunder (except as a Unit Owner).

Section 7.9 Liability for Common Expenses. A Unit Owner will be personally liable for all lawful assessments, or installments thereof, levied against his Association Unit which become due while he is the owner of a Unit; and this liability of the Unit Owner is in addition to the

Association’s statutory lien on the Association Unit for such assessments. No Unit Owner may exempt himself from liability with respect to the Common Expenses by waiver of the enjoyment of the right to use any of the Common Elements or by abandonment of his Unit or otherwise.

A selling Unit Owner will not be liable for the payment of any part of the Common Expenses assessed against his Unit subsequent to a sale, transfer or other conveyance by him of such Unit.

The purchaser of a Unit will be jointly and severally liable with the selling Unit Owner for all unpaid assessments against the Unit up to the time of the conveyance without prejudice to the purchaser’s right to recover from the selling Unit Owner the amounts paid by the purchaser thereof; provided, however, that any such purchaser will be entitled to a statement from the appropriate Officer of the Association, setting forth the amount of the unpaid assessments against the Unit and such purchaser will not be liable for, nor will the Unit conveyed be subject to a lien for any unpaid assessments in excess of the amount therein set forth; and provided, further, that if the First Mortgagee of record or other purchaser of a Unit obtains title to the Unit as a result of foreclosure or deed (or assignment) in lieu of foreclosure of a first mortgage, such purchaser, its successors and assigns will not be liable for, and such Unit will not be subject to, a lien for the payment of Common Expenses assessed prior to the acquisition of title to such Unit by such purchaser pursuant to a foreclosure sale, conveyance, or assignment.

Section 7.10 Collection of Assessments, Late Fees, Interest, and Responsibilities. The Board of Directors will take prompt action to collect any assessments (or installments), including but not limited to financial or labor, for Common Expenses and responsibilities which remain unpaid or incomplete for more than fifteen (15) days after the due date. The Board of Directors may charge and a Unit Owner will be obligated to pay a late fee for any Association assessment (or installment) not paid by the Unit Owner on the due date.

In addition to any late fee authorized by the Board of Directors, in the event of a default by any Unit Owner in the payment of any Association assessment (or installment) on the due date which continues for a period in excess of ten (10) days, such Owner will be obligated to pay interest on the amounts due (including any late fee) at the rate of ten percent (10%) per annum or the maximum legal rate chargeable in the state of Indiana to natural persons with respect to first mortgage loans on such amounts due (whichever is lower) from the due date thereof. Any late fee or interest payable by a Unit Owner will be deemed to be a special Association assessment allocable to his Unit.

Section 7.11 Statement of Unpaid Assessments.

Upon written request to the President of the Association by a Unit Owner or purchaser of a Unit or a First Mortgagee, the Board of Directors or a duly designated agent will furnish (within the time period prescribed by the Act) a recordable statement setting forth the amount of unpaid assessments levied against such Unit.

The Board of Directors may impose a reasonable fee for each statement of unpaid assessments requested, and payment of the fee will be a prerequisite to the issuance of the statement.

ARTICLE 8

Maintenance and Repair

Section 8.1 By the Association. The Association, acting through the Board of Directors, will be responsible for the maintenance, repair and replacement of the following:

*(a) The Common Elements, whether located inside or outside of the Units, including, but not limited to, upkeep of the grounds, parking areas, Common House, and all furnishings and fixtures included therein.*

*(b) All portions of the Units which contribute to the support of the Building, excluding, however, the entrance doors and windows of a Unit and the interior surfaces of all walls, floors, and ceilings.*

*(c) Incidental damage caused to a Unit by work done by the Association.*

Assessment and liability for the cost of the maintenance, repair, and replacement of the Common Elements will not relieve a Unit Owner of liability for damage to the Common Elements caused by the Unit Owner’s negligence, misuse, or intentional torts.

Section 8.2 By the Unit Owner. Except for the portions of his Unit required to be maintained, repaired, or replaced by the Association, each Unit Owner will be responsible for and will bear the cost of the maintenance and repair of his Unit, including but not limited to the following: interior walls; interior surface of ceilings, walls, and floor; interior surface of the entrance doors and windows (excluding the hinges and counterweights; lighting fixtures; kitchen and bathroom fixtures, appliances, and equipment; the Unit’s individual air handling and water heating equipment, and water and sewage pipes located within the boundaries of the Unit and serving only that Unit; and Limited Common Elements assigned to the Unit, except that repairs to the common parking area will be the responsibility of the Association.

Each Unit Owner will keep the interior of his Unit and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition, and will do all redecorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit. In addition, each Unit Owner will be responsible for and will bear the cost of maintenance and repair of each Limited Common Element assigned to his Unit, except that repairs to the common parking area will be the responsibility of the Association.

Finally, each Unit Owner will be responsible for all damage to any and all other Units or to the Common Elements resulting from his failure to make any of the repairs required to be made by him by this Section. Each Unit Owner will promptly report to the Board of Directors or the managing Agent any defects or need for repairs for which the Association is responsible.

Section 8.3 Manner of Repair and Replacement. All repairs and replacements will be of first class quality and as nearly as practicable similar to the character of the construction or installation that existed immediately prior to the occasion that necessitated the repairs or replacements.

Repairs and replacements may be done with contemporary building materials and equipment. They must be done in a manner which will not adversely alter the value of the Association or disturb the design unity of the units.

Section 8.4 Public Areas. Anything contained in these Bylaws to the contrary notwithstanding, the public areas of the Association and any areas exposed to public view (including portions of a Unit) will be kept in good appearance by the Association or the Unit Owner, as the case may be, and will be maintained in a first class condition, in conformity with the dignity and character of the Association, and in a manner which does not adversely alter the value of the Association.

Section 8.5 Capital Improvements, Alterations, Additions, Major Repairs And Nonrecurring Contingencies. The Board of Directors may approve a special assessment for the purpose of paying for capital improvements, alterations, additions, major repairs, or nonrecurring contingencies, costing in excess of one-thousand dollars (\$1,000) during any period of twelve (12) consecutive months, only upon the approval of all Unit Owners.

Upon approval, the Board of Directors will proceed with such additions, alterations, or improvements and will assess all Unit Owners for the cost thereof as a Common Expense.

Notwithstanding the foregoing, if, in the opinion of the Directors with not less than seventy-five percent (75%) of the votes, such additions, alterations, or improvements are exclusively or substantially exclusively for the benefit of the Unit Owner or Unit Owners requesting the same,

such requesting Unit Owner or Unit Owners will be assessed, in such proportion as they jointly approve, if more than one Unit Owner, or, if they are unable to agree thereon, in such proportions as may be determined by the Board of Directors.

Section 8.6. Structural Additions, Alterations or Improvements by Unit Owners. No Unit Owner will make any structural addition, structural alteration, or structural improvement in or to his Unit or any change which might affect the Common Elements (including without limitation the electrical, telephone and data lines, computer lines, coaxial cable, CATV-E cable, and plumbing systems which constitute part of the Common Elements) or paint or alter the exterior of the Building, including the exterior of a Unit's entrance doors and any surface of a window pane, without the prior written consent of the Board of Directors.

The Board of Directors will be obligated to answer any written request by a Unit Owner for approval of a proposed structural addition, structural alteration, structural improvement, or painting to such Unit Owner's Unit within forty-five (45) days after such request is made, and its failure to do so within the stipulated time will constitute a consent of the Board of Directors to the proposed addition, alteration, structural improvement, or painting.

The Board of Directors may condition its consent upon such terms and conditions as it deems to be desirable or necessary to protect the Association and its use and enjoyment. Any application to any governmental authority for a permit to make an addition, alteration, or improvement to any Unit will be executed by the Board of Directors only, without, however, incurring any liability on the part of the Board of Directors to any contractor or materials on account of such addition, alteration, or improvement, or to any person having any claim or injury to a person or damage to property arising therefrom.

Section 8.7. Right of Access. Each Unit Owner grants a right of access to his Unit to the Board of Directors, and to any other person authorized by the Board of Directors for the purpose of making inspections or correcting any condition originating in his Unit and threatening another Unit or a Common element, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Unit Owner. In case of an emergency, such right of entry will be immediate whether or not the Unit Owner is present at the time.

Section 8.8 Limitation of Liability. The Association will not be liable for any failure of water supply or other services to be obtained by the Association or paid for as a Common Expense or for injury or damage to person or property caused by the elements or resulting from electricity, water, snow or ice which may leak or flow from any portion of the Common Elements or from any wire, pipe, drain, conduit, appliance or equipment.

The Association will not be liable to any Unit Owner or other person for loss or damage, by theft or otherwise, of articles which may be stored upon any of the Common Elements. No diminution or abatement of Common Expense assessments will be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements to the Common Elements, or to any Unit, or from any action taken by the Association to comply with any law or ordinance, or with the order or directive of any municipal or other governmental authority, or for the dispossession of the Unit Owner by reason of fire or other casualty, except to the extent covered by insurance.

ARTICLE 9

COMMUNITY RULES

The Board of Directors is authorized to promulgate, amend, and enforce Community Rules concerning the operation and use of the Association; but the Community Rules will not be contrary to or inconsistent with these Bylaws. A copy of the Community Rules (and any amendment) will be furnished by the Board of Directors to each Unit Owner at the time the Community Rules (or any amendment) become effective.

The Association will protect and honor the privacy of all residents and take action when the legitimate rights and interests of residents are violated or threatened.

ARTICLE 10

RESTRICTIONS ON USE OF UNITS

Section 10.1 Enforcement of Community Rules. The Board will have authority to make and enforce Community Rules regarding any posting of advertisements or posters, the ownership of pets, playing of loud music and other noise that disturbs one’s neighbors, other nuisances, etc. The Declarant and its agents have the right to post and utilize advertisements, signs, and posters in selling the Units.

Section 10.2 Use of Units. Units will be used only as private residences except for such other uses as are specified in the Community Rules and are consistent with the generally residential character of the community.

Section 10.3 Noise. Unit Owners, residents, and lessees will exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, televisions, and amplifiers that may disturb other Unit Owners.

Section 10.4 Nuisances. No nuisance or use or practice which is a source of annoyance to, or a health or safety hazard for, the Association residents or which interferes with the peaceful possession or proper use of the Association by its residents will be allowed in the Association.

No one, including but not limited to Unit Owners, lessees, renters, residents, guests, representatives of the Management Agent, contractors, workers, employees, or members of the public may, under any circumstances, smoke in the Common Elements of the Association.

Section 10.5 Visible Exterior Wiring or Equipment. No Unit Owner, resident, or lessee will install wiring for electrical or telephone installation, television antennae, or other equipment, which protrudes through the walls or the roof of the Building or is otherwise visible on the exterior of the Building except as authorized by the Board of Directors.

Section 10.6 Storage in Common Areas. A Unit Owner will not place or cause to be placed in the public alleyways, or other Common Elements any furniture, trash, packages, or objects of any kind. The public walkways and alleyways will be used solely for normal transit. Bicycles will be placed only in those areas designated by the Board.

Section 10.7 Insurance Rating. No activity will be done or maintained in any Unit or upon any Common Elements which will increase the rate of insurance on any Unit or the Common Elements or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors.

Section 10.8 Lawful Use. In the use of the Units and the Common Elements of the Association, Unit Owners will obey and abide by all valid laws, ordinances and zoning, and other governmental regulations affecting the same, and all applicable Community Rules adopted by the Board of Directors. Any illegal drug use or manufacture of illegal drugs is strictly prohibited.

Section 10.9 Use of Common Elements. The Common Elements will be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the units.

Section 10.10 Renting or Leasing a Unit. A Unit Owner must advise the Board of his intentions to rent or lease his unit, and annually thereafter. Three (3) months before a unit has been rented or leased for a three (3) year period. The Board will respond to the Unit Owner in writing and will not unreasonable withhold permission to extend the rental period. The Board’s

regulatory authority over its members extends to any lessees, tenants, renters, or guests of the Members. No Association unit within the project will be rented or leased for transient or hotel purposes.

Any owner of any Unit who will rent or lease such Unit will promptly forward a copy thereof to the Board of Directors.

All leases will be in writing and tenants will be subject in all respects to the provisions of the Declaration and these Bylaws and to such Community Rules relating to the use of the common elements as the Board of Directors may from time to time promulgate and any failure to comply will be a default under the lease.

No lessee will sublet any Unit without the express, written permission of the Board.

#### ARTICLE 11

##### INSURANCE, DESTRUCTION, RESTORATION, CONDEMNATION AND DISTRIBUTION.

Section 11.1 Authority. The Board of Directors will obtain and maintain casualty and liability insurance under such terms and for such amounts as will be deemed necessary by the Board of Directors. The insurance premiums paid by the Board will be charged as items of Common Expense. The name of the insured under each required policy will be stated as the Association for the use and benefit of the individual Unit Owners.

##### Section 11.2 Coverage.

The Association will be insured, to the extent available, against casualty or physical damage in a minimum amount equal to the maximum insurable replacement value, i.e. one-hundred percent (100%) of replacement costs based upon the value of replacing the Building and all improvements of the Association utilizing contemporary building materials and technology thereof (exclusive of excavations and foundations) as determined annually by the Board of Directors with assistance of the insurance company affording such coverage.

The policy will cover all the improvements of the Association except those made by a Unit Owner at his expense and will contain a "Association replacement cost" endorsement. Such coverage will afford protection against:

*(a) loss or damage by fire, vandalism, malicious mischief, windstorm, and other hazards covered by the standard extended coverage endorsement together with coverage for Common Expenses*

*with respect to Association units during any period of repair or reconstruction and such other risks as will customarily be covered with respect to projects similar in construction, location, and use as the Directors in their sound discretion may deem advisable.*

*Such coverage will insure the Building (including all of the Units and the bathroom, laundry and kitchen equipment, fixtures and cabinets, and electrical fixtures, together with all air conditioning, heating, and other equipment, but not including furniture, furnishings, or other personal property supplied or installed by Unit Owners) and other Association Property including all personal property included in the Common Elements.*

*(b) The Association will be insured against liability for personal injury and property damage in such amounts and such forms as will be required by the Board, which, however, in no event will be less than one-million dollars (\$1,000,000) with respect to any occurrence. All liability insurance will contain cross-liability endorsements to cover liabilities of the Association as a group, the Board, and each individual Unit Owner, or a "severability of interest" endorsement which will preclude the insurer from denying the claim of a Unit Owner because of negligent acts of the Association or other Unit Owners.*

*The deductible, if any, on any policy of insurance purchased by the Board of Directors will be paid by the Association and will not exceed one-thousand dollars (\$1,000) on any policy.*

Section 11.3 Covenants for Benefit of Mortgagees. Proceeds of insurance policies received by the Insurance Trustee will be distributed to or for the benefit of the Unit Owner entitled thereto, after first paying or making provision for the payment of the expenses of the Insurance Trustee, in the following manner:

*(a) Proceeds are to be paid first to repair or restore damage or destruction, as elsewhere provided herein. After defraying the cost of the repair or restoration, all remaining proceeds will be payable jointly to the Unit Owners and First Mortgagees, if any entitled thereto. This covenant is for the benefit of any First Mortgagee and may be enforced by such mortgagee.*

*(b) If it is determined in the manner elsewhere provided herein that the damage for which the proceeds are paid will not be reconstructed or repaired, then and in that event, the Association will be deemed to be owned in common by the Unit Owners and will be subject to an action for partition upon the suit of any Unit Owner or mortgagee in which event the net proceeds of sale together with the net proceeds of any insurance will be distributed pro rata to the Unit Owners, after first paying off, out of the share of each Unit Owner, the extent sufficient for that purpose,*

*all liens, including mortgage liens, on the Unit of such Unit Owner. This is a covenant for the benefit of any mortgagee and may be enforced by such mortgagee.*

ARTICLE 12

Amendment to Bylaws

The bylaws may be amended by an affirmative vote of two-thirds of the members voting at an annual meeting. The text of the proposed amendment must be included in the public notice announcing the time, date and place of the annual meeting.

ARTICLE 13

Adoption of Bylaws

This is to certify that the above bylaws were adopted by the Board of Directors at a meeting on the day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

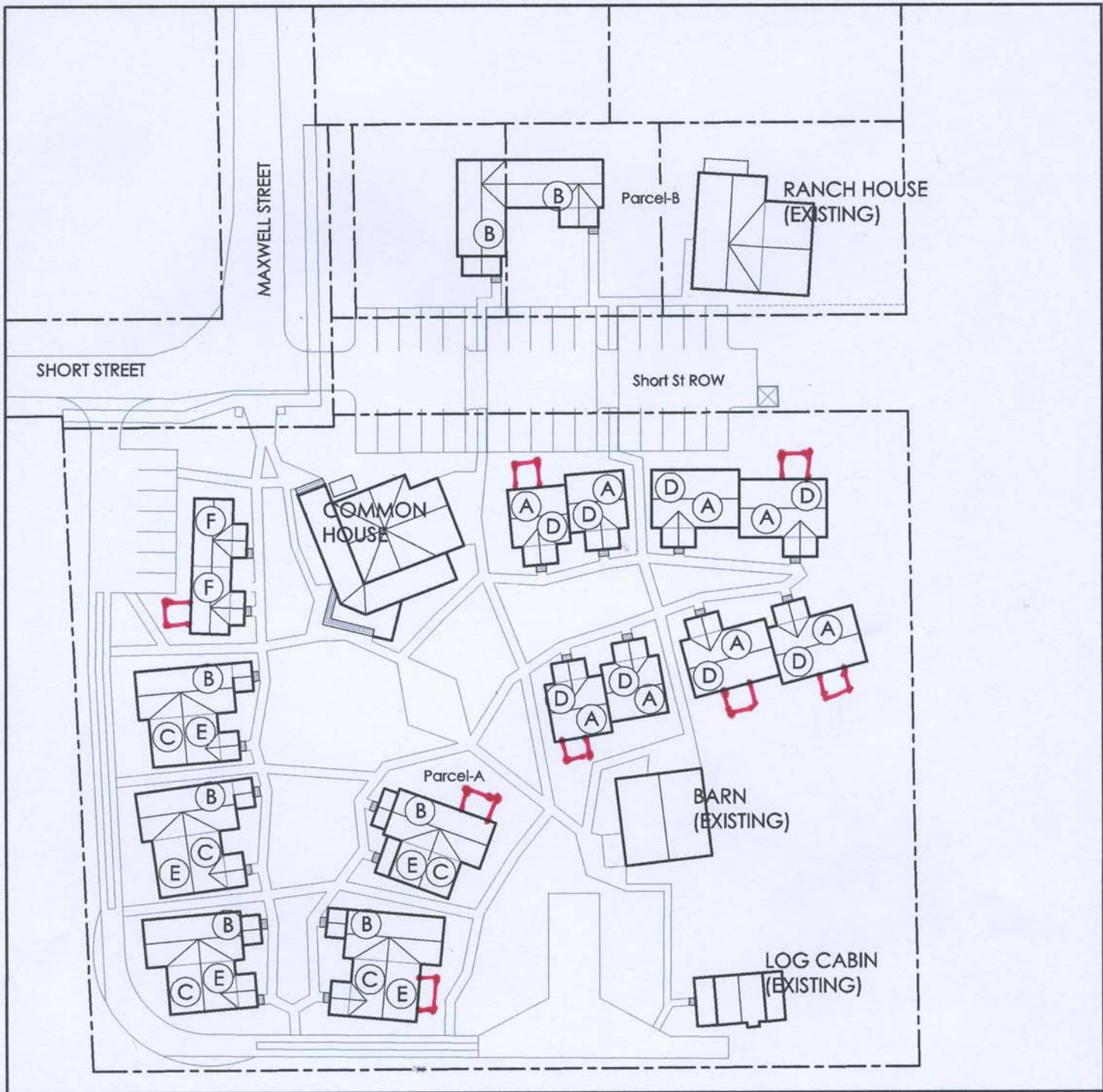


**PROPOSED SITE PLAN**  
 SCALE: 1" = 60'-0"  
 DATE: 1-27-14



BLOOMINGTON CO-HOUSING DEVELOPMENT

PUD-03-2014  
 PUD Preliminary Plan



**(B) LOCATIONS FOR ROOM ADDITIONS**  
**\* 12'x12' FOOTPRINT @ 144 SF ea.**

ARCHITECTURAL STANDARDS  
 HOUSE TYPES A-F

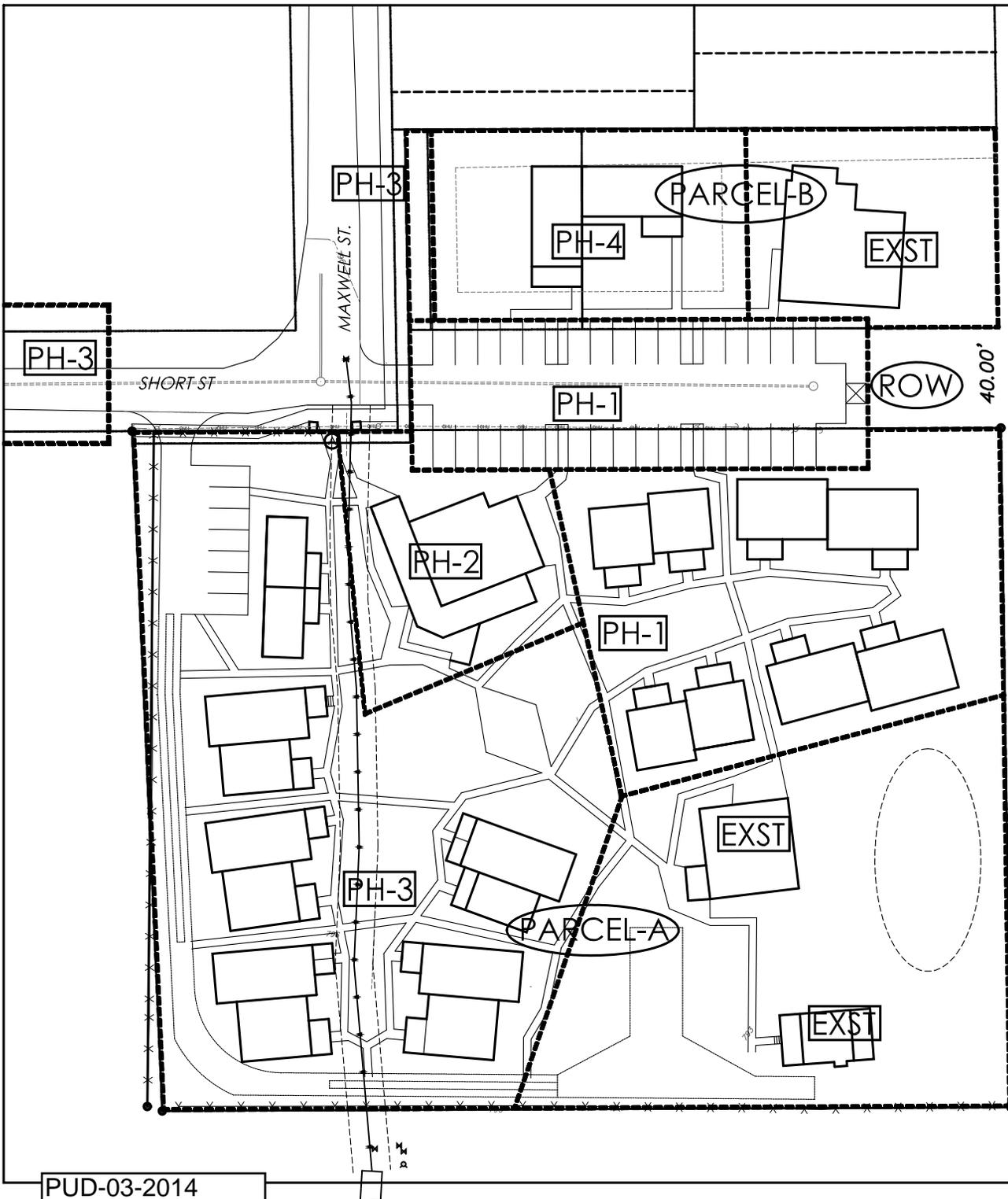


Scale: 1" = 60'-0"

<p>Project:                  BLOOMINGTON CO-HOUSING,                  PUD DISTRICT ORDINANCE                  PUD-03-2014                  PUD Preliminary Plan                  Alternative house additions</p>	<p>Sheet Title:                  HOUSE TYPES -                  SITE PLAN</p>	<p>Date:                  03-24-2014                  Page No.:                  10-3</p>
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PUD PHASING KEY

- EXST - EXISTING RESIDENCE TO REMAIN  
EXISTING BARN TO REMAIN  
EXISTING LOG CABIN TO REMAIN
- PHASE 1 - OVERALL INFRASTRUCTURE FOR PARCEL-A  
(8) HOUSES  
(30) PARKING SPACES
- PHASE 2 - COMMON HOUSE
- PHASE 3 - SHORT STREET CONNECTION IMPROVEMENTS  
(12) HOUSES  
(7) PARKING SPACES  
SHORT and MAXWELL ROW IMPROVEMENTS
- PHASE 4 - PARCEL-B INFRASTRUCTURE  
(2) HOUSES  
GARDEN



PROPOSED PHASING PLAN

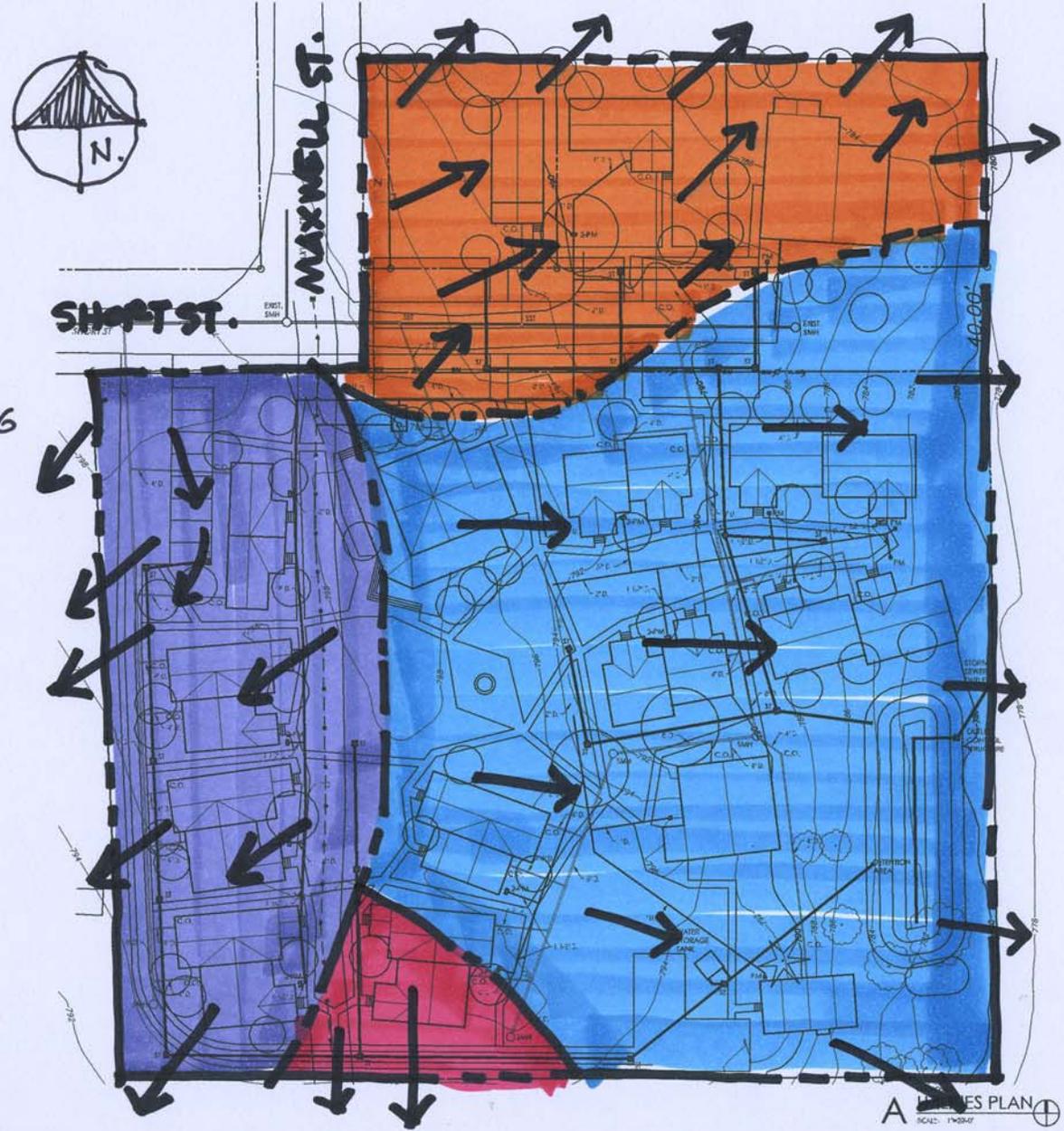
SCALE: 1" = 60'-0"

DATE: 1-27-14



# WATERSHED DIAGRAM EXISTING

-  WATERSHED-2, EXISTING SURFACE DRAINAGE
-  WATERSHED-3, EXISTING SURFACE DRAINAGE
-  WATERSHED-4, EXISTING SURFACE DRAINAGE
-  WATERSHED-5, EXISTING SURFACE DRAINAGE



mca  
 MARK CORRETT ARCHITECTS  
 101 EAST BIRCHWOOD AVE., SUITE 100  
 BLOOMINGTON, IN 47403  
 P: 317.333.5344 • FAX: 317.333.5345 • EMAIL: mcorrett@mcaweb.com

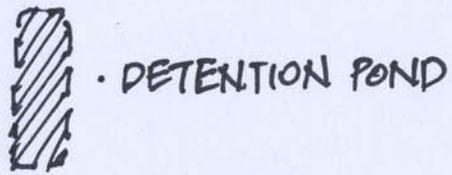
DATE: 08/20/15  
 REVISIONS:

PROPOSED  
 BLOOMINGTON COHOUSING PROJECT  
 SOUTH MAXWELL STREET  
 BLOOMINGTON, INDIANA

PROJECT NO.: 22 248  
 DATE: 08/20/15  
 DRAWN BY: MJC  
 CHECKED BY: MJC

URBIS PLAN  
 C.104

PUD-03-2014  
 NEW: Existing drainage patterns



**WATERSHED DIAGRAM  
PROPOSED**

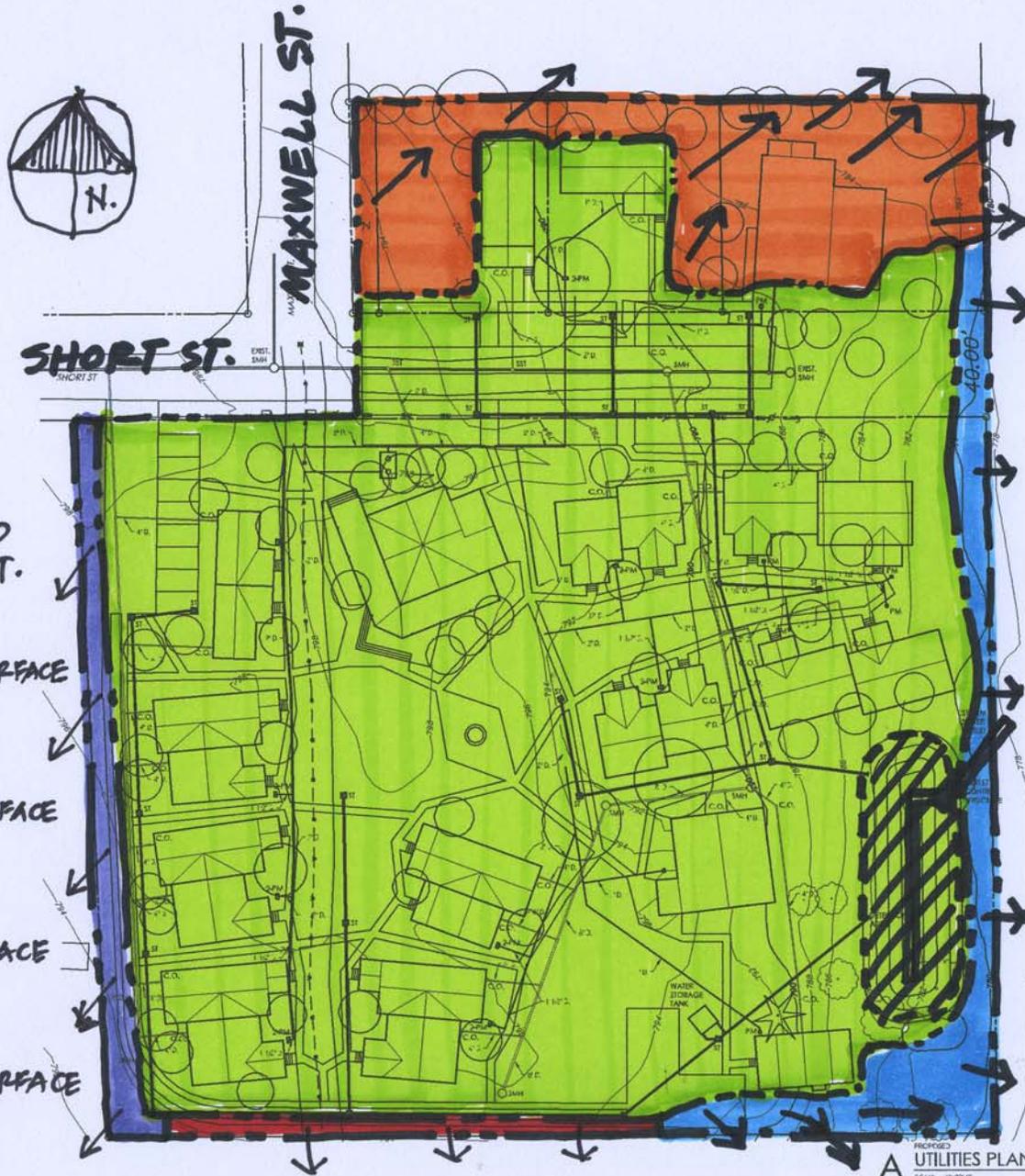
**WATERSHED-1, CONTROLLED BY SITE STORMWATER MGT.**

**WATERSHED-2, EXISTING SURFACE DRAINAGE TO NORTHEAST.**

**WATERSHED-3, EXISTING SURFACE DRAINAGE TO EAST/S.EAST.**

**WATERSHED-4, EXISTING SURFACE DRAINAGE TO SOUTH.**

**WATERSHED-5, EXISTING SURFACE DRAINAGE TO SOUTHWEST.**



PROPOSED  
UTILITIES PLAN  
SCALE: 1"=20'-0"

<p>MARC CORNSETT ARCHITECTS 16 EAST BERRYWOOD AVE. #108 P.O. BOX 23344 BLM, INDIANA 46102</p>	
CHIEF	
REVIEW	
<p>PROPOSED <b>BLOOMINGTON COHOUSING PROJECT</b> SOUTH MAXWELL STREET BLOOMINGTON INDIANA</p>	
PROJECT NO.:	27-248
DATE:	08/05/15
DRAWN BY:	
CHECKED BY:	MVC
UTILITY PLAN	
<p><b>C.104</b></p>	

PUD-03-2014  
NEW: Future drainage patterns



HOUSE DETAILS KEY

NEW HOUSE FOOTPRINTS 450 - 950 SF	NEW HOUSE SQUARE FEET 450 - 1500 SF

PROJECT TOTALS

PARCEL-A	NEW DWELLING UNITS - UP TO (20) NEW COMMON HOUSE with GUEST DWELLING APARTMENT - (1) EXISTING BARN - (1) EXISTING LOG CABIN DWELLING UNIT - (1)
PARCEL-B	NEW DWELLING UNITS - UP TO (2) EXISTING DWELLING UNIT - (1)
DWELLING UNITS - UP TO (25) TOTAL	

LEGEND / KEY

- ① ROW ENCROACHMENT, PARKING DRIVE AND SPACES
- ② PUBLIC SIDEWALK AND TREEPLOT
- ③ ADDITIONAL ROW - 5' ALONG SHORT ST & MAXWELL ST
- Ⓐ MAIN ENTRY TO SITE
- Ⓑ COMMON HOUSE, PROPOSED
- Ⓒ LOG CABIN GUEST HOUSE, EXISTING
- Ⓓ INDIVIDUAL DWELLING, PROPOSED
- Ⓔ SMALL CAR PARKING, PROPOSED (7) SPACES
- Ⓕ MAIN COURTYARD, PROPOSED
- Ⓖ EMERGENCY ACCESS LANE & TURNAROUND, PROPOSED
- Ⓗ STORMWATER MANAGEMENT SITE AREA, PROPOSED
- Ⓙ COMMON GARDENING AREA, PROPOSED
- Ⓚ EXISTING DWELLING TO BE REMODELED
- Ⓝ NEIGHBORHOOD GARDEN AREA, PROPOSED
- Ⓟ MAIN PARKING AREA, PROPOSED (30) SPACES
- Ⓠ BARN, EXISTING
- Ⓡ COURTYARD
- Ⓢ DUMPSTER ENCLOSURE
- Ⓣ BIKE PARKING
- Ⓤ MAILBOXES

SITE PLAN

SCALE: 1" = 50'-0" DATE: 1-27-2014



BLOOMINGTON CO-HOUSING DEVELOPMENT





**BLOOMINGTON COHOUSING – Maxwell Street  
PUD District Ordinance**

**Architectural Standards:**

**Foundations (exposed)**

Materials- Poured Concrete, Standard CMU or Split-faced CMU (concrete block), Brick, Limestone  
Finishes- Painted, Sealed, Natural

**Walls**

Materials- Fiber Reinforced Cement Siding, Wood Siding, Composite Siding, Corrugated Metal, Steel  
Patterns- Horizontal Lapped, Vertical Board and Batten, Smooth Panels, Shingle  
Finishes- Painted, Stained, Sealed, Natural

**Exterior Trim**

Types- Base Horizontal, Bandboards, Corner, Window and Door Jambs, Heads and Window Sills/Stools,  
Column and Beam Wraps, Soffits, Fascias, Exposed Rafter Tails, Porch Railings  
Materials- Fiber Reinforced Cement, Wood, Composite, Treated Wood  
Finishes- Painted, Stained, Sealed, Natural

**Porch and Deck Floors**

Materials- Wood, Composite, Treated Wood,  
Patterns- Tongue and Groove(T & G) or Butted Joints  
Finishes- Painted, Stained, Sealed, Natural

**Windows**

Types- Double Hung, Casement, Awning, Fixed, Skylights (see roof accessories)  
Materials- Aluminum or Vinyl Clad Wood, Solid Vinyl or PVC  
Miscellaneous- Double Hung and Casement windows shall have a vertical orientation

**Doors**

Types- Front Door-Single Panel, Hinged, 3-0 max. width  
Patio Doors-Single or Multi-panel, Sliding or Swinging French Doors  
Materials- Wood, Fiberglass, Metal Clad wood  
Accessories Screen Doors allowed

**Roofs**

Types- Main Roof: Gable, Cross-gable, Hipped  
Room Appendage/Addition Roof: Gable, Cross-gable, Hipped, Shed  
Dormer Roof: Gable, Hipped, Shed  
Porch Roof: Gable, Hipped, Shed  
Materials- Asphalt Shingles, Standing Seam Metal, Corrugated Metal, Single-Ply Membrane  
(Translucent Polycarbonate panels on porch roof only)  
Patterns- Standard or Architectural (shingles); V-groove or Corrugated (metal);  
Finishes- Painted, Pre-finished, Natural

**Architectural Standards:****continued**

Roof Slopes-	Main Roof: 3.5/12 min., 12/12 max. Room Appendage/Addition: 3.5/12 min., 7/12 max. Dormer Roof: 3.5/12 min., 7/12 max. Porch Roof: 3/12 min., 7/12 max. (flat roof permitted when porch has balcony /deck above with railing system)
Overhangs-	Main Roof: Rake- 12" min., Eave- 16" min. Room Appendage/Addition Roof: Rake: 8" min., Eave- 12" min. Dormer Roof: Rake- 4" min., Eave- 8" min. Porch Roof: Rake- 8" min., Eave- 8" min.
Accessories-	Skylights Chimneys; exposed metal flues, masonry clad, wood clad

**Gutters**

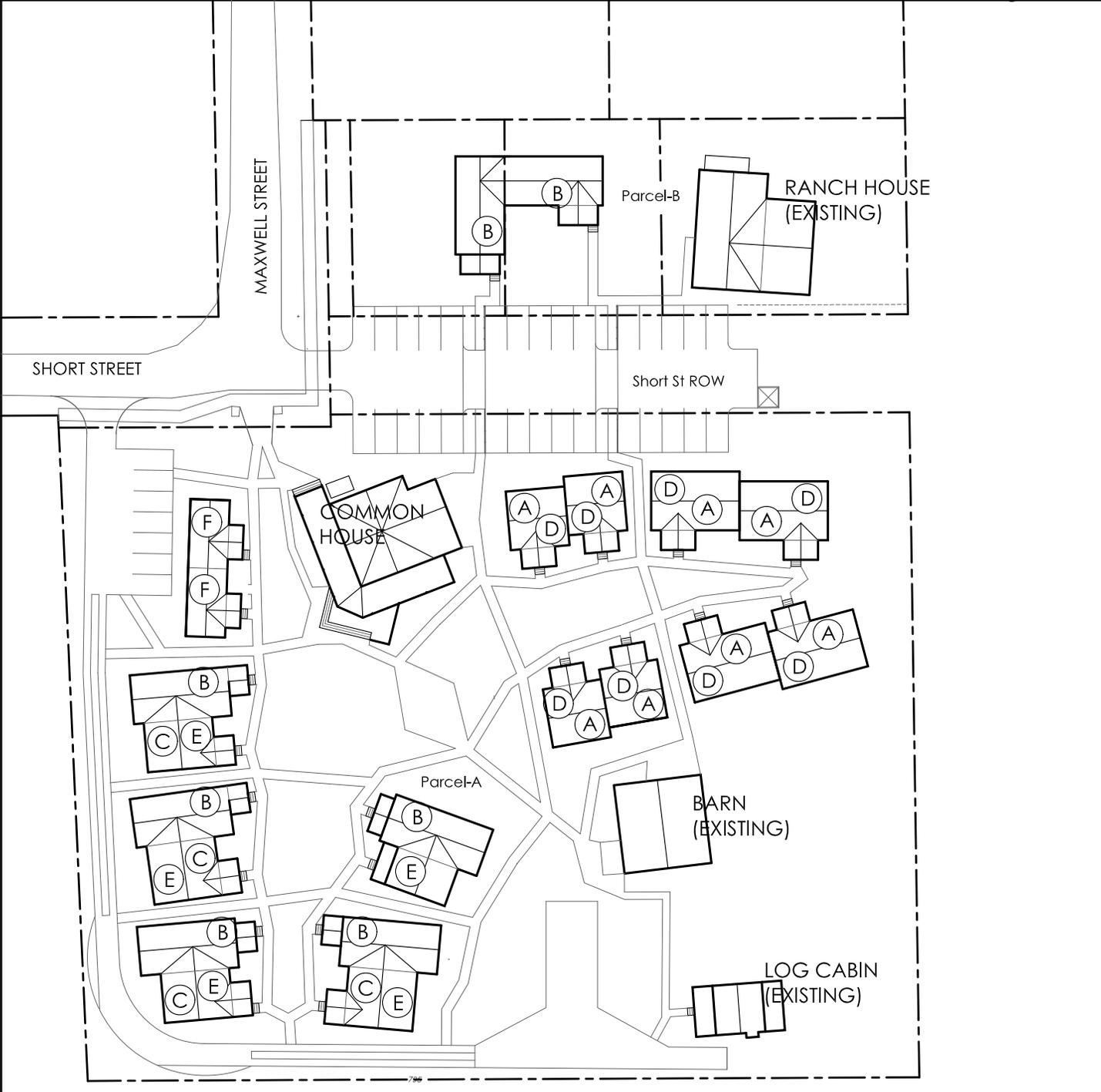
Types-	Ogee, Half-round
Materials-	Aluminum, Steel
Finishes-	Pre-finished, Galvalume

**Downspouts**

Types-	Rectangular, Round
Materials-	Aluminum, Steel
Finishes-	Pre-finished, Galvalume

**Fences**

Materials-	Wood, Composite, Treated Wood, Woven Wire or Chain Link Fence
Patterns-	Lapped, Skip, Decorative
Finishes-	Painted, Stained, Sealed, Natural
Height-	3' tall for opaque, 6' tall for open weave 6' tall fence shall be in rear yard only, Exception- can be in side-yards of last houses on east and south ends of development, min. 4' behind front facades
Specialty-	12-14' tall Deer Fence permitted around common garden area 8' tall Chicken Coop Enclosures permitted with fence roof for full enclosure



ARCHITECTURAL STANDARDS  
HOUSE TYPES A-F



Scale: 1" = 60'-0"

Project:

BLOOMINGTON CO-HOUSING,  
CE

Sheet Title:

HOUSE TYPES -  
SITE PLAN

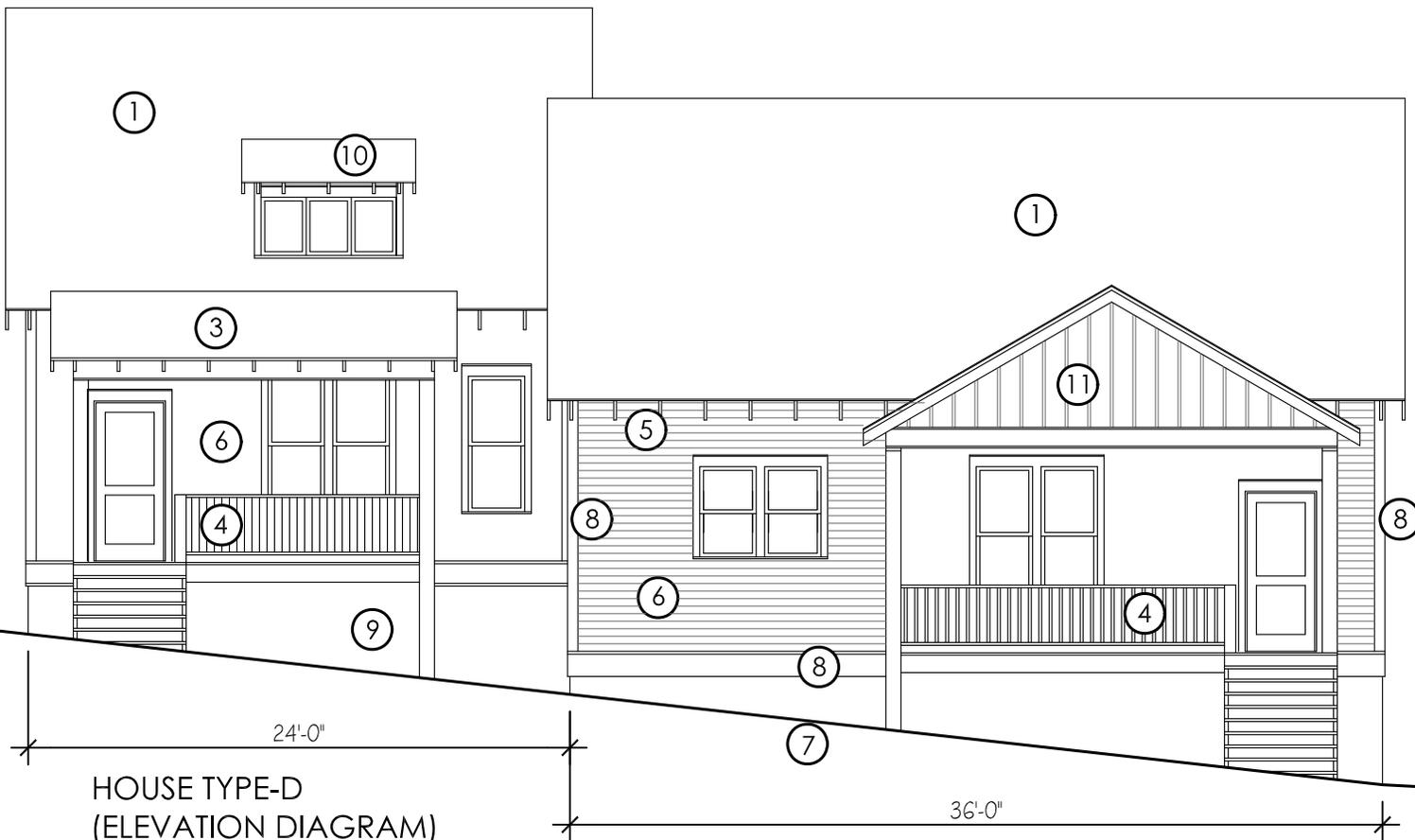
Date:

03-24-2014

Page No.:

18-2

PUD-03-2014  
PUD District Ordinance  
NEW Architectural Standards



HOUSE TYPE-D  
(ELEVATION DIAGRAM)

HOUSE TYPE-A  
(ELEVATION DIAGRAM)

- LEGEND**
- 1 - CROSS GABLE ROOF
  - 2 - GABLE PORCH ROOF
  - 3 - SHED PORCH ROOF
  - 4 - PORCH RAILING SYSTEM
  - 5 - EXPOSED RAFTER TAILS
  - 6 - LAP SIDING
  - 7 - GRADE
  - 8 - TRIM
  - 9 - FOUNDATION, EXPOSED
  - 10 - DORMER, SHED ROOF
  - 11 - GABLE PORCH ROOF

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

**HOUSE TYPES - A & D**

**BLOOMINGTON CO-HOUSING  
ARCHITECTURAL STANDARDS**

PUD-03-2014  
PUD District Ordinance  
NEW: Architectural standards



HOUSE TYPE-C  
(ELEVATION DIAGRAM)

HOUSE TYPE-B  
(ELEVATION DIAGRAM)

**LEGEND**

- 1 - CROSS GABLE ROOF
- 2 - GABLE PORCH ROOF
- 3 - SHED PORCH ROOF
- 4 - PORCH RAILING SYSTEM
- 5 - EXPOSED RAFTER TAILS
- 6 - LAP SIDING
- 7 - GRADE
- 8 - TRIM
- 9 - FOUNDATION, EXPOSED
- 10 - DORMER, HIPPED ROOF
- 11 - GABLE MAIN ROOF

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY. OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

**HOUSE TYPES - B & C**

**BLOOMINGTON CO-HOUSING  
ARCHITECTURAL STANDARDS**



HOUSE TYPE-E  
(ELEVATION DIAGRAM)

HOUSE TYPE-B, w/ Two Story Porch  
(ELEVATION DIAGRAM)

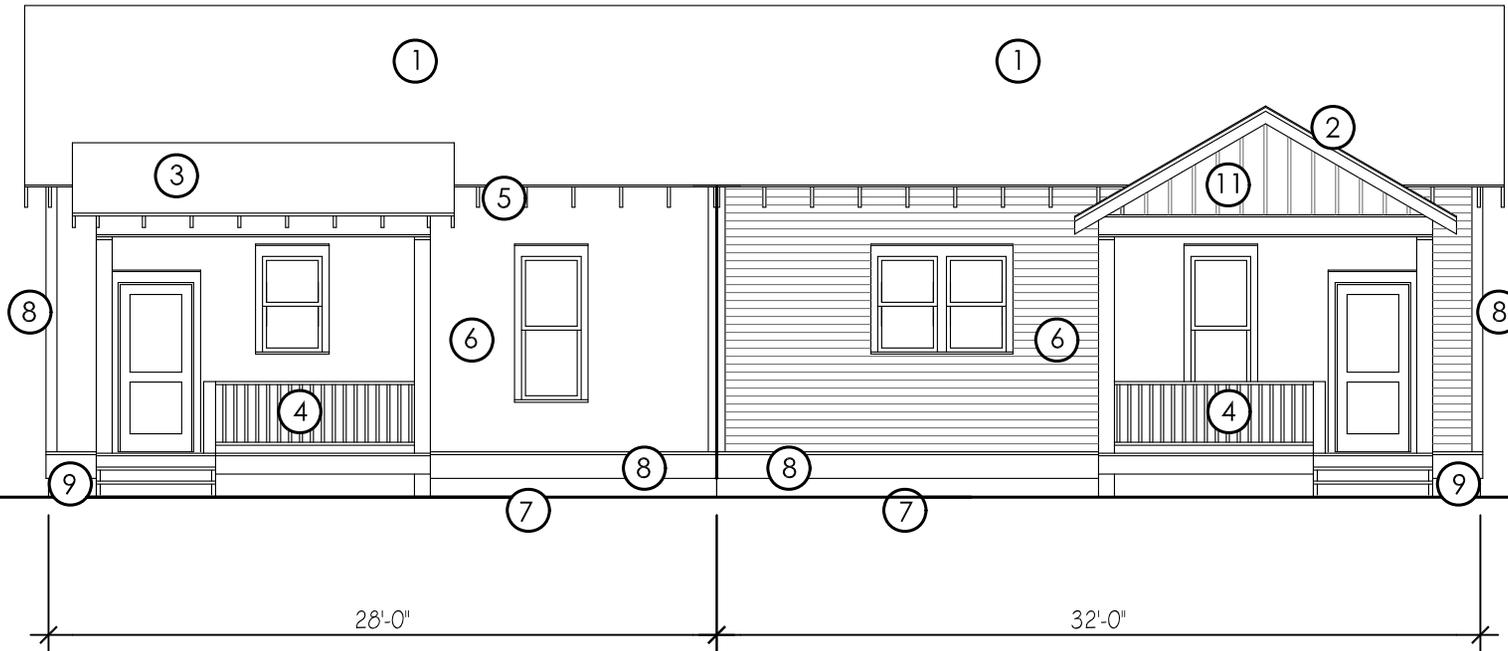
**LEGEND**

- 1 - CROSS GABLE ROOF
- 2 - SHED PORCH ROOF
- 3 - BALCONY PORCH ROOF
- 4 - PORCH RAILING SYSTEM
- 5 - EXPOSED RAFTER TAILS
- 6 - LAP SIDING
- 7 - GRADE
- 8 - TRIM
- 9 - FOUNDATION, EXPOSED
- 10 - DORMER, HIPPED ROOF
- 11 - GABLE MAIN ROOF
- 12 - SHED ROOF DORMER

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY. OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

**HOUSE TYPES - B & E**

**BLOOMINGTON CO-HOUSING  
ARCHITECTURAL STANDARDS**



HOUSE TYPE-F  
(ELEVATION DIAGRAM)

HOUSE TYPE-F  
(ELEVATION DIAGRAM)

**LEGEND**

- 1 - CROSS GABLE ROOF
- 2 - GABLE PORCH ROOF
- 3 - SHED PORCH ROOF
- 4 - PORCH RAILING SYSTEM
- 5 - EXPOSED RAFTER TAILS
- 6 - LAP SIDING
- 7 - GRADE
- 8 - TRIM
- 9 - FOUNDATION, EXPOSED
- 10 - SHED PORCH ROOF, HIPPED ROOF
- 11 - SHED PORCH ROOF, HIPPED ROOF
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- 15 - SHED PORCH ROOF, HIPPED ROOF
- 16 - SHED PORCH ROOF, HIPPED ROOF
- 17 - SHED PORCH ROOF, HIPPED ROOF
- 18 - SHED PORCH ROOF, HIPPED ROOF
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- 90 - SHED PORCH ROOF, HIPPED ROOF
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- 98 - SHED PORCH ROOF, HIPPED ROOF
- 99 - SHED PORCH ROOF, HIPPED ROOF
- 100 - SHED PORCH ROOF, HIPPED ROOF

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

HOUSE TYPE - F, (2) Options

**BLOOMINGTON CO-HOUSING  
ARCHITECTURAL STANDARDS**

PUD-03-2014  
PUD District Ordinance  
NEW: Architectural standards



m c a copyright 2012

PUD-03-2014  
Representative  
Architecture



## Sustainability Commission Statement

With this letter, the Bloomington Sustainability Commission states its strong support of an innovative plan for a housing development proposed by Bloomington Cohousing LLC.

The Sustainability Commission recently heard a presentation of the project by members of Bloomington Cohousing, who explained the Cohousing plan and philosophy, and the benefits to the Bloomington community that this project would bring. (See attachment provided by the cohousing group.)

Cohousing consists of a community that is designed by the future residents, with the guidance of professionals. It is comprised of privately owned homes and extensive shared amenities. In the U.S., there are now 137 Cohousing communities completed or being built, and 77 more in the planning stages. Bloomington Cohousing is proposing a project that integrates many of the goals of Bloomington's Growth Policies Plan (GPP). Chief among these are plans involving the GPP principles of

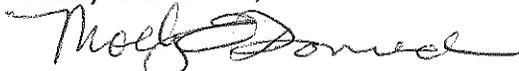
1. Compact urban growth: 24-28 small-scale homes clustered toward the north and west of the 2.5 acre property with parking at the periphery,
2. Nurturing environmental integrity: Saving an area of large trees; prohibiting invasive exotic plants; possibly placing of utility lines underground; controlling stormwater runoff with a retention pond, rain barrels and possible cistern; using pervious pavement surfaces; including passive solar design and possible partial solar energy generation,
3. Mitigating traffic congestion: The site is within two blocks of three public bus stops; internal controls through ride and car sharing and parking at the periphery will decrease car usage,
4. Conserving community character: This includes the compact pedestrian scale of project; built-in affordability aspects; and the duplex housing model.

We understand that the Planning Department wishes to require a two-lane road with sidewalks extending Short Street from Maxwell Street to Highland Avenue. The Cohousing group cannot afford the expense of building a full road here, and we understand that the Montessori School and the YMCA which are located nearby do not want such a road, for safety reasons. We support allowing this project to go forward with a much less costly alley in that location to provide access for fire and other emergency vehicles.

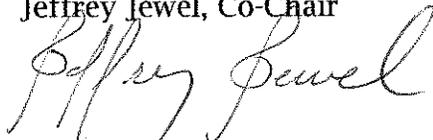
We believe that this project is an idea whose time has come, and recommend that the Plan Commission as well as other city agencies support this plan. Bloomington could be proud to be the home of the first Cohousing community in Indiana.

Respectfully submitted by,

Molly O'Donnell, Co-Chair



Jeffrey Jewel, Co-Chair



## Bloomington Cohousing offers these benefits to the Bloomington Community:

### I. *Environmental Sustainability / "Green" aspects:*

1. Buildings clustered on the property and adjoined by at least two, to preserve more green space.
2. Buildings oriented for maximum solar gain, to minimize use of energy from fossil fuels.
3. Building with recycled and green materials within affordable limits, to minimize environmental impact on natural resources.
4. Residences built on a compact, downsized scale, to minimize use of energy from fossil fuels and minimize environmental impact on natural resources.
5. Shared common buildings (common house, barn and cabin) and amenities (such as laundry facilities, etc.) and tools (such as lawnmower, etc.) to reduce need to replicate these in each residence and to reduce need of these to be bought by each individual or household.
6. Less use of cars, since there will be car-pooling and since many of the resident's needs (for social interaction, entertainment, etc.) will be fulfilled within the community.
7. Project is near bus line.
8. Smart development – urban infill reduces urban sprawl.

### II. *Benefits for Families with Children:*

1. Safer for children since parking is at the periphery.
2. Children have increased opportunities for sociability in a pedestrian community with a common green and shared amenities.
3. Children learn skills by being part of cooking teams for common meals , and from being with many adults with various skills.
4. Children are monitored and given feedback by others besides their parents.
5. Parents may take advantage of common meals which relieve them of daily cooking for their family.
6. Parents have a resource pool for baby sitters and caregivers.

### III. *Natural Affordability:* affordable housing is usually subsidized by other homeowners in the project or by taxes. The Cohousing project is "naturally affordable" because of:

1. Smaller, more compact units
2. Attached units built with optimum insulation will reduce utility costs.
3. Quality construction, using recycled elements when possible, rather than luxury construction.
4. Carpooling and proximity to public transportation and recreational facilities reduce use of / need for cars.
5. Having shared amenities and meals reduces costs of these to individuals.
6. Having some shared meals and recreational needs fulfilled within the community, reduces need for driving to more costly outside venues.

### IV. *Options for the Ageing:*

1. General caring and familiarity of neighbors makes for a safer, healthier community.
2. Pedestrian community offers exercise, sociability, and safety since cars are parked at the periphery.
3. Units can be designed for accessibility.
4. Project is located adjacent to family YMCA with special programs for those 50+ years.
5. Community is a resource pool for caregivers.
6. Elders have opportunities for interaction with others of all age levels.

V. *Benefits to the Larger Community:*

1. Bloomington can boast of having the first Cohousing community in Indiana.
2. Bloomington will draw in people who are familiar with Cohousing from other communities.
3. People living in Cohousing tend to be more active in their larger communities.
4. Common house can be used for meetings and events of the larger community.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 2211 S. High St.**

**CASE #: UV-08-14  
DATE: April 7, 2014**

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**PETITIONER:** Naomi Posner-Horie  
900 S. Ransom Lane, Bloomington

---

**REQUEST:** The petitioner is requesting a use variance to an accessory dwelling unit within a Residential Single Family (RS) zoning district. Use variances require Plan Commission review and recommendation to the Board of Zoning Appeals or Hearing Officer.

---

**SITE DESCRIPTION:** The subject property is located at 900 S. Ransom Lane. The property is zoned Residential Single Family (RS) and has been developed with a single family home. The petitioner is proposing to construct a new attached garage of approximately 680 square feet. The petitioner is also proposing to create a small accessory dwelling of approximately 480 square feet above the garage. The purpose of this unit is to allow a semi-independent living space for their daughter that lives with a disability and requires additional care. The garage would be attached to the main house by a covered area that would provide internal access to the unit above the garage. Staff is recommending that the occupancy of the unit be limited to members of the same family that reside in the main house. Staff finds this to be an appropriate use to allow for familial care in a unique situation.

The petitioner is also seeking a variance from sideyard setback standards and the requirement to install new 5-foot wide sidewalks along both adjacent street frontages. The property is a through lot with public streets on both the eastern and western property lines.

---

**GROWTH POLICIES PLAN:** The Plan Commission must make a recommendation to the BZA/Hearing Officer regarding the appropriateness of the use and its consistency with the Growth Policies Plan (GPP). More specifically, the Plan Commission must review whether or not the proposed use will substantially interfere with the GPP.

The GPP designates this property as "Urban Residential". The fundamental goal of these areas is to "encourage the maintenance of residential desirability and stability." Regarding infill development, the GPP states that it should be "consistent and compatible with preexisting developments." Although the primary land use in this land use category is single family, multi-family housing is appropriate in some areas if designed to be compatible with preexisting developments.

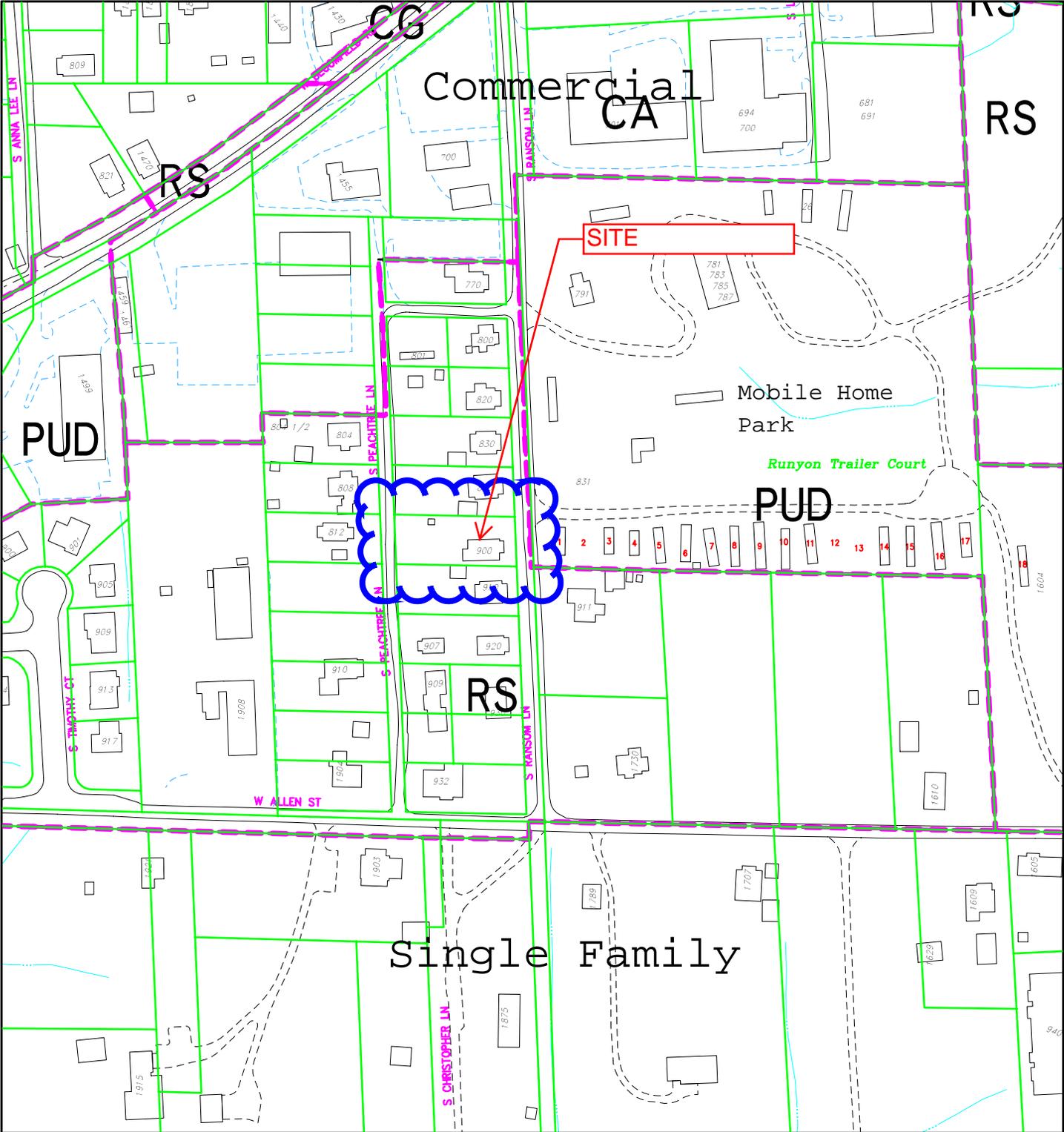
Although this lot is not in a new growth area, staff believes that this slight increase in density is appropriate and compatible with the surrounding area. There are two units on one lot two properties to the south and a mobile home park to the east. Furthermore, the proposed structure will still appear to be a single family home. Staff is recommending that as a condition of the variance, a commitment be recorded on the deed which limits the occupancy of the additional unit to family members.

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**CONCLUSION:** Staff finds that this use will not substantially interfere with the goals of the GPP and that this is an appropriate variance for an accessory dwelling unit to be occupied by an individual family.

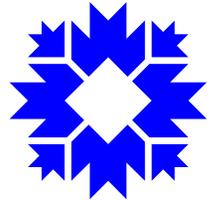
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**RECOMMENDATION:** Based upon the written report, staff recommends forwarding UV-08-14 to the Hearing Officer with a positive recommendation.



UV-08-14 Naomi Posner-Horie  
Location/Zoning Map

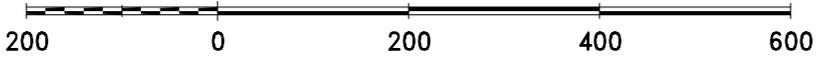
City of Bloomington  
Planning



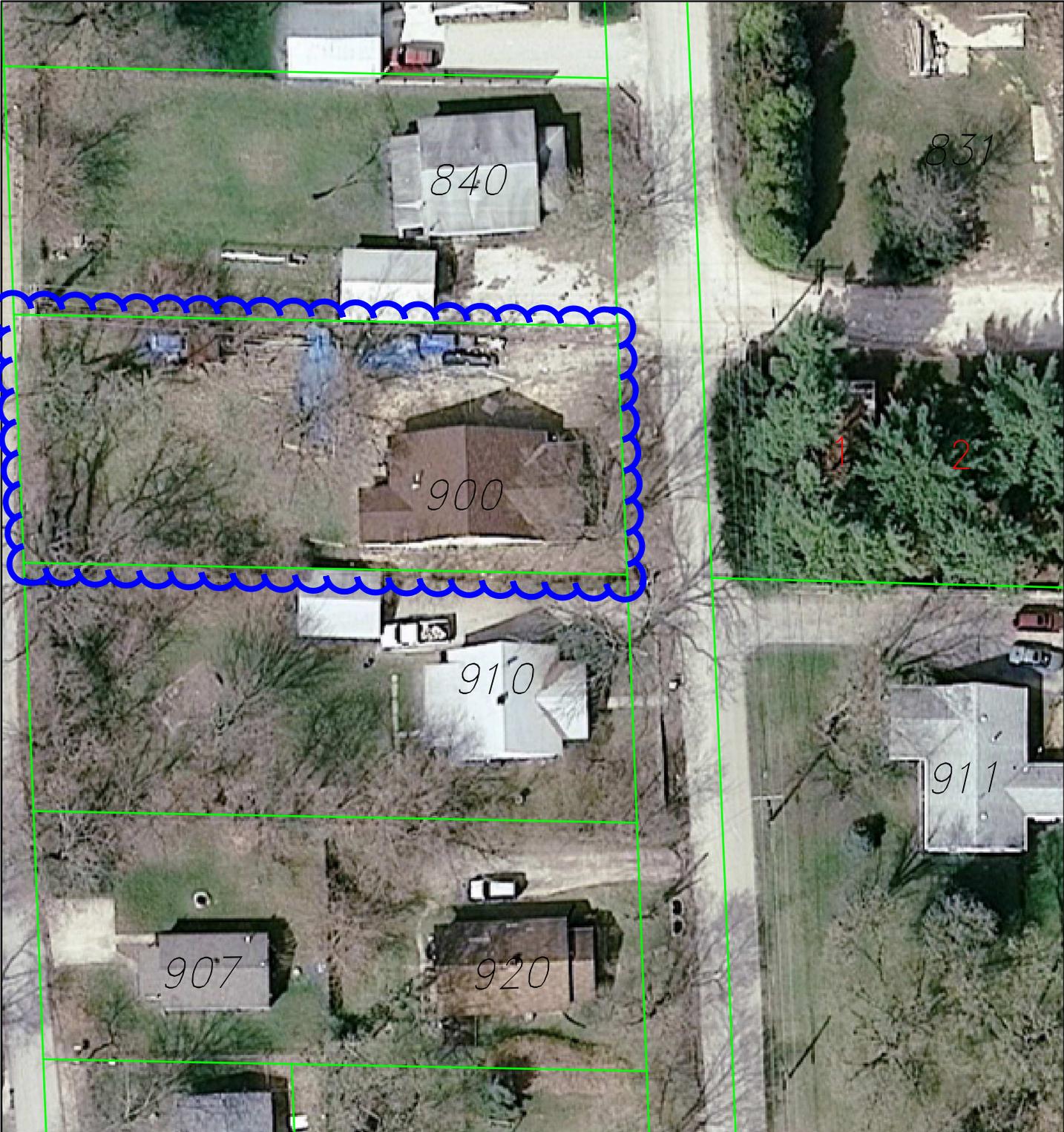
Scale: 1" = 200'



By: shapp  
10 May 13

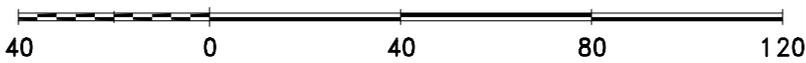


For reference only; map information NOT warranted.

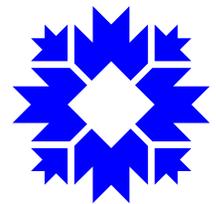


UV-08-14  
Aerial Photo

By: shayp  
10 May 13



City of Bloomington  
Planning



Scale: 1" = 40'

900 S Ransom Lane, Bloomington, IN 47403 812.322.4205 [nyph19@gmail.com](mailto:nyph19@gmail.com)

March 6, 2014

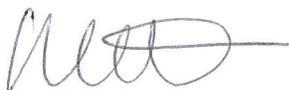
To whom it may concern:

My husband and I would like to build a small apartment for my 18-year old daughter who suffers from a disability and who will – as a result of this disability – need assistance with daily living tasks as she makes her way into adulthood.

Unlike most 18-year olds, my daughter will not be able to move out and live independently. However, it is important that she gradually learns to take care of herself according to her ability and maturity level. For the time being, this entails her being as close to us as possible, but still with an independent dwelling so that we can watch over her.

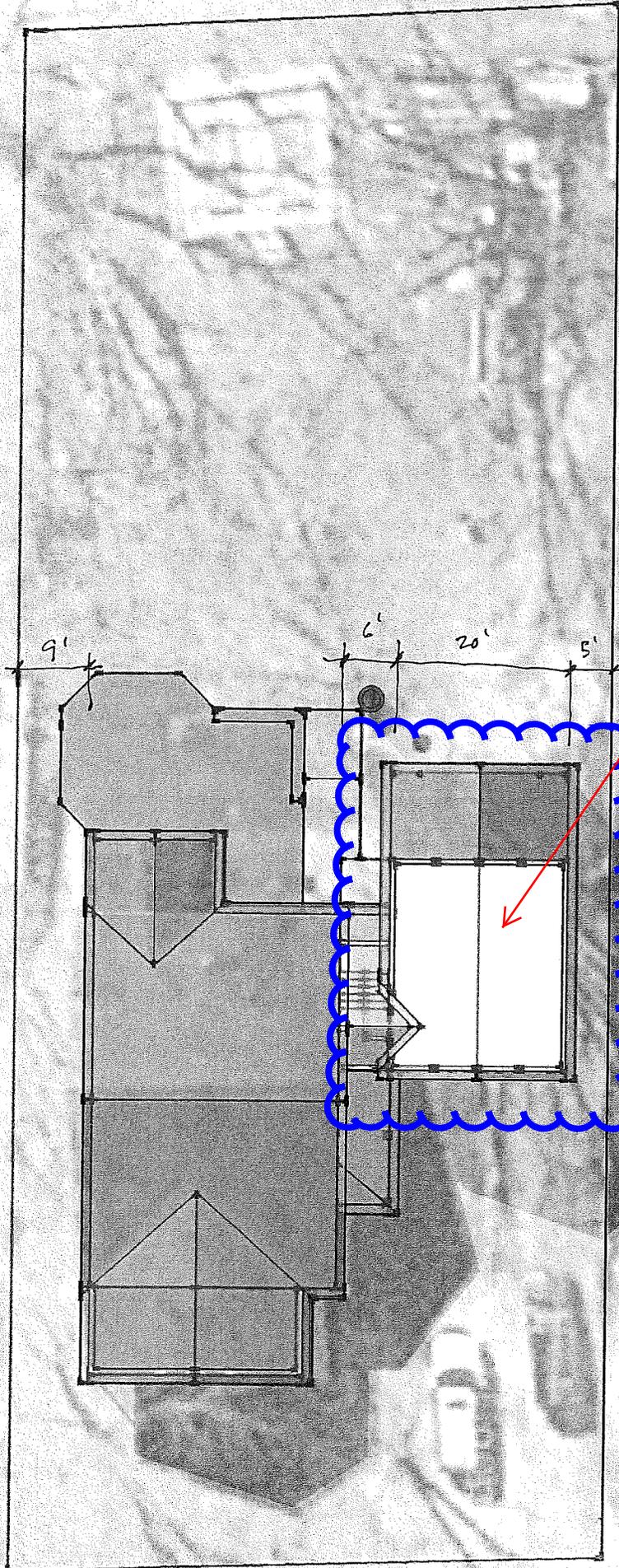
Unfortunately, without a variance, our objective will not be able to be met. Although we appreciate the need for regulations that control multi-family dwellings, it is our hope that the Hearing Board for the Planning Department of the City of Bloomington will look upon our case favorably as an exceptional hardship case and grant us the necessary variance/s to make our daughter's transition into adulthood as smooth as possible.

Sincerely,



Naomi Posner-Horie

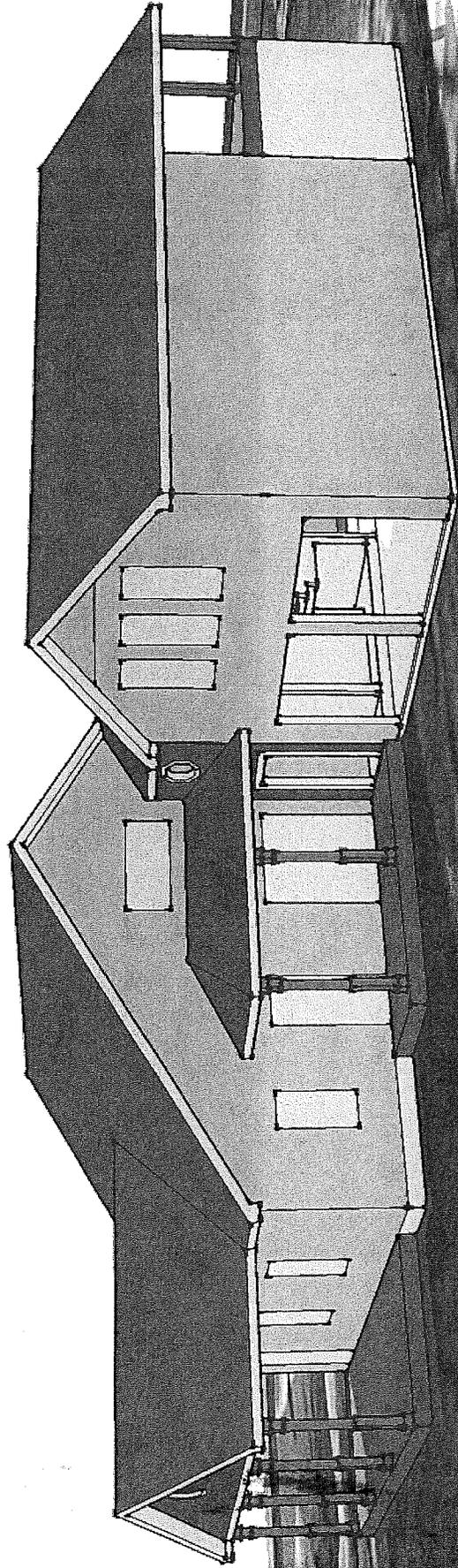
UV-08-14  
Petitioner's Statement



Area of Addition

UV-08-14  
Site Plan

6



UV-08-14  
Rendering

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 445 S. Patterson Drive**

**CASE #: PUD-10-14  
DATE: April 7, 2014**

---

**PETITIONERS: Trinitas Development  
201 Main Street, Suite 1000, Lafayette IN 47901**

---

**REQUEST:** The petitioner is requesting a PUD final plan amendment to allow a ground sign to be replaced with a wall sign within the Patterson Park Planned Unit Development.

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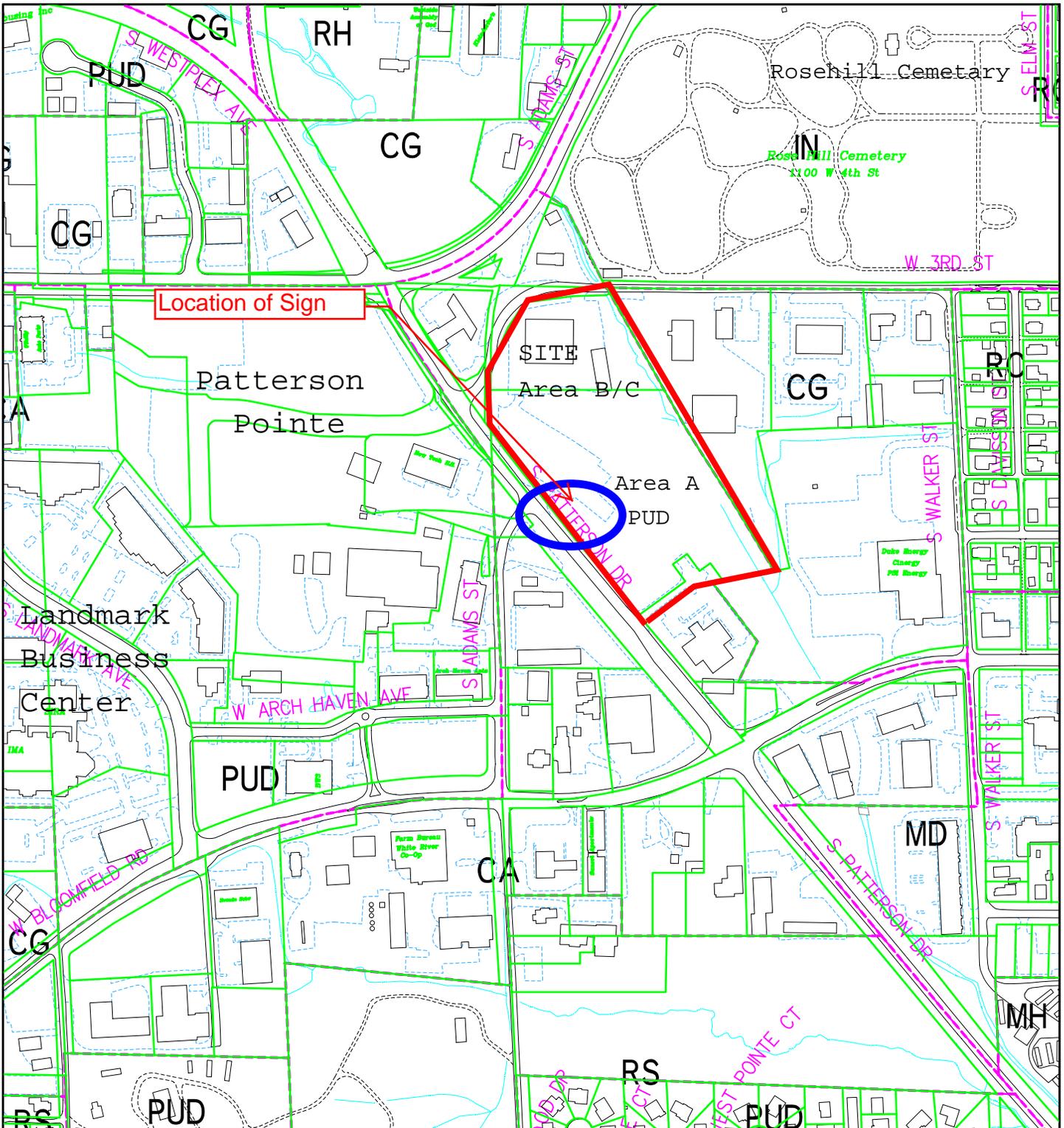
**REPORT:** The petitioners received a rezoning approval of a Planned Unit Development (PUD) District Ordinance and Preliminary Plan from the Common Council in March of 2013 (Case #PUD-39-12, Ordinance #13-06) for an 8.49 acre mixed-use development. With this approval, three development signs were proposed to be placed, one at each of the vehicular entry points. These signs were allowed to be a maximum of 32 square feet in sign area and a maximum of 6 feet in height.

During the approval process, the sidewalk along S. Patterson Drive and a portion of the new internal street were amended to remove an area of green between the proposed structures and the sidewalk. It is in this area that the ground signs were envisioned to be placed. The greenspace was removed to create a more downtown style streetscape with wide sidewalks and tree plots between the building and adjacent on-street parking. With the removal of the greenspace, the most logical place to install the entry sign was also removed. Therefore, the petitioner is proposing to replace the ground mounted sign for a wall sign placed at the top of the Building 2 located at the southeast corner of Patterson Drive and W. Prospect Street. The proposed wall sign is proposed to be 32 square feet, the same size that was previously approved for the ground sign.

---

**RECOMMENDATION:** Staff recommends approval of PUD-10-14 with the following conditions.

1. Only one of the three approved ground signs is permitted to be a wall sign.
2. A sign permit is required prior to any sign installation.

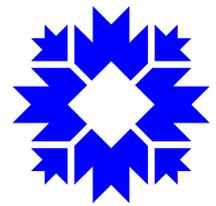


PUD-10-14  
 Trinitas Signage Change  
 Location/Zoning/Land Use Map

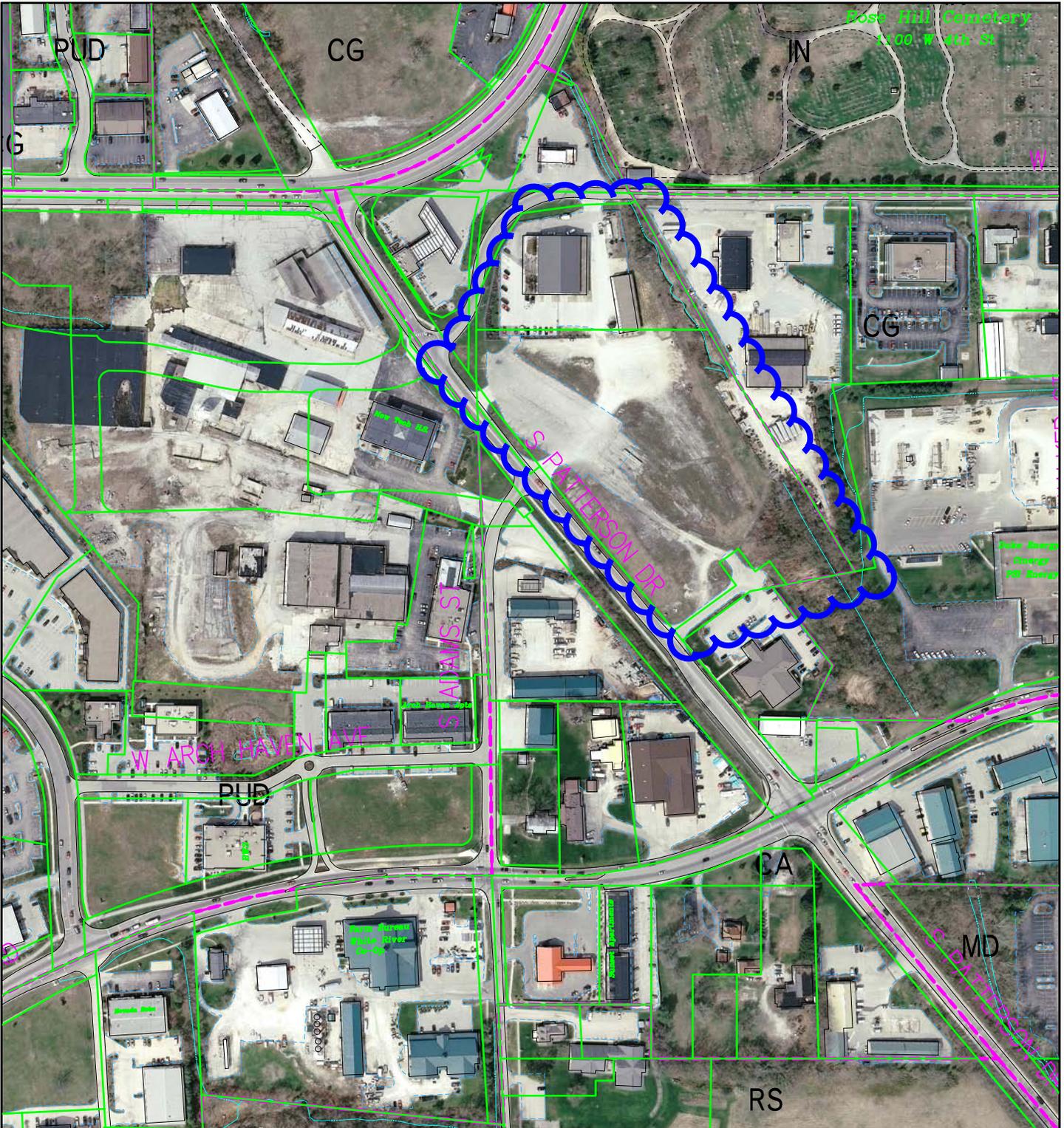
By: shapp  
 3 Aug 12



City of Bloomington  
 Planning

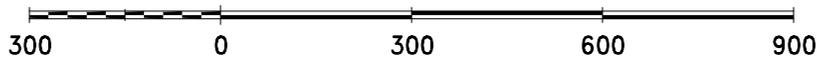


Scale: 1" = 400'

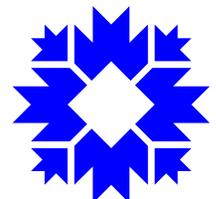


PUD-10-14  
Aerial Photo

By: shapp  
3 Aug 12



City of Bloomington  
Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.

TRINITAS<sup>®</sup>

TRAVIS J. VENCEL,  
VICE PRESIDENT OF DEVELOPMENT  
tvencel@trinitas-ventures.com

201 Main Street  
Lafayette, IN 47901  
phone: (765) 464-2800  
fax: (765) 464-2804

March 11, 2014

City of Bloomington  
Tom Micuda, Director of Planning  
PO Box 100  
Bloomington, IN 47402

Re: Planned Unit Development Patterson Drive  
Patterson Park  
Sign amendment

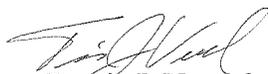
Dear Tom,

Trinitas is submitting the following sign amendment to the Patterson Park PUD. As we have finalized the design and landscaping for the project and the final design for the Patterson Adams intersection has been completed we believe that the design for a sign on the building at the corner is most appropriate. We believe that the final design for the area emphasizes a pedestrian feel and a sign on the building is more appropriate than the alternative (all ready allowed) monument sign at the corner.

We have discussed with the planning staff and we believe that this approval is within the preview of the Plan Commission. We ask that you review this proposed sign and place this amendment to the Patterson Park PUD on the first available meeting of the Plan Commission.

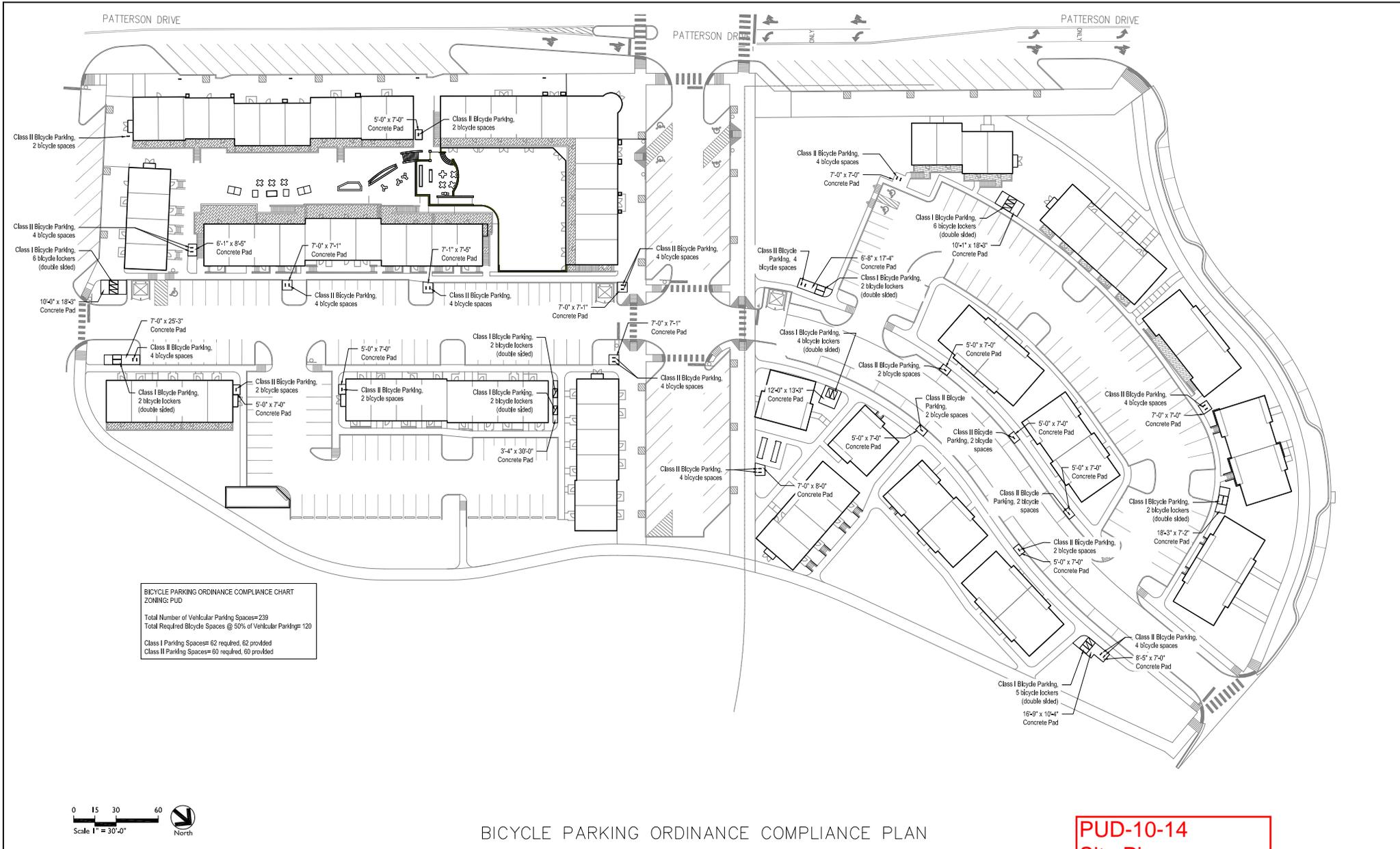
We look forward to working with the City on this project as we move forward through the approval process. We look forward to the feedback from staff and plan commission as work to finalize our submittal.

Sincerely,



Travis J. Vencel

PUD-10-14  
Petitioner's  
Statement



BICYCLE PARKING ORDINANCE COMPLIANCE PLAN

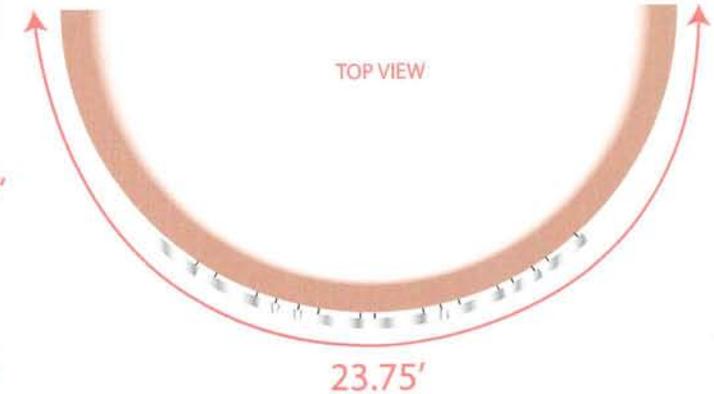
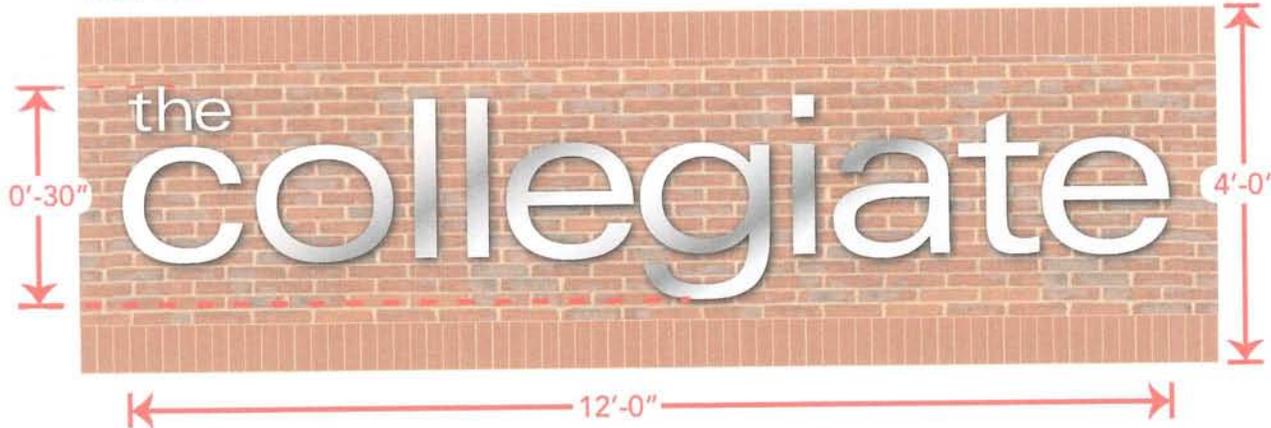
PUD-10-14  
Site Plan



SIDE VIEW



FRONT VIEW



Date: 3/06/2014

Approval: \_\_\_\_\_

PID-10-14  
Proposed  
Sign

Version: 2 Artwork Proof

\* By approving this artwork, customer is also approving all spelling and grammar, therefore relenquishing Eye 4 Group, LLC from any fault for typo's not corrected by customer before production.  
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