

# CITY OF BLOOMINGTON



MARCH 7, 2011 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
March 7, 2011 @ 5:30 p.m.**

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

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**ROLL CALL**

**MINUTES TO BE APPROVED: Feb. 7, 2011**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**APPROVAL OF CONSENT AGENDA:** No cases on consent agenda

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**PETITIONS:**

**PUD-27-10 IEC, LLC (McDoel Station)  
1140 S. Morton St.**

Preliminary plan amendment to the Thomson PUD to allow mixed-use development on Tract C.

*(Case Manager: Patrick Shay)*

(The petitioner is requesting a 4<sup>th</sup> continuance. This will require Plan Commission action.)

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**PUD-31-10 Car Don & Associates  
2410 E Moores Pike**

PUD preliminary plan amendment to allow construction of a senior living development within the Renwick PUD.

*(Case Manager: Patrick Shay)*

**PUD-02-11 Bloomington Cooperative Plots Eco-Village  
415½ N. Spring St.**

Rezone to Planned Unit Development from Residential Single-Family to allow development of a cooperative housing project.

*(Case Manager: Patrick Shay)*

End of Agenda

*\*\*Next Plan Commission hearing scheduled for April 4, 2011*

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**PETITIONER:** CarDon & Associates, Inc.  
2749 E. Covenanter Dr, Bloomington

**COUNSEL:** Geoffrey Grodner  
511 S. Woodscrest Dr, Bloomington

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**REQUEST:** The petitioner is requesting a preliminary plan amendment to allow a senior living development within the Renwick Planned Unit Development.

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**SITE INFORMATION:**

**Lot Area:** 7.99 Acres  
**Current Zoning:** Planned Unit Development (Renwick PUD)  
**GPP Designation:** Urban Residential (Ramsey Farm Subarea)  
**Existing Land Use:** Vacant (approved for single family residential)  
**Proposed Land Use:** Senior Living Development  
**Surrounding Uses:** **North** – Single Family (Reveres Run, Ridgemedede Hills)  
**South** – Trail & Attached/Detached Single Family (Renwick)  
**East** – Single Family (Smithwood), Multi-family and Mixed-use (Renwick Village Center)  
**West** – Southeast Park and Single Family (Sycamore Knolls, Sycamore Village)

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**REPORT:** The Plan Commission held its first hearing for this petition in December of last year. Since that time, the petitioner has made several changes and clarifications to their proposal. The main changes to the petition are outlined as follows:

1. The petitioner has removed the proposed vehicular entry onto E. Moores Pike.
2. A second street connection onto Renwick Blvd has been added. A single family lot was removed to accommodate this change.
3. The petitioner has provided clarification regarding the anticipated number of employees and truck deliveries to the site (included in your packet).
4. The Independent/Assisted/Skilled Nursing (IASN) building has been modified in footprint to reduce the lineal mass of the building. It has also been relocated further south to increase the distance to Moores Pike. The petitioner is now proposing a maximum of 116 bedrooms where 90 had previously been proposed.
5. The three Manor Homes have been relocated closer to Moores Pike, creating more of a residential street presence as well as a visual buffer between Moores Pike and the IASN building.

6. The petitioner has committed to construct this building to a Bronze Performance Level as defined by the National Green Building Standard.
7. The petitioner has proposed a maximum parking number of 106 parking spaces for the Manor Homes and the IASN building.
8. The conceptual architecture of the proposed structures has been modified and is included in your packet.
9. The petitioner has added a small neighborhood park and trail connection at the southeast corner of the property.
10. The petitioner has committed to begin construction of two of the single family homes along Renwick Blvd. within 90 days of starting construction on the IASN building.
11. Line of sight drawings were created showing the proposed buildings from 3 viewsheds (included in your packet).

A discussion of some of the Preliminary Plan issues can be found later in the report. However, the central decision making issue of this petition revolves around the proposal's overall compliance with the comprehensive plan (Growth Policies Plan) as well as the foundation of the Renwick PUD.

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**GROWTH POLICIES PLAN COMPLIANCE:** Much like in its evaluation of the original Renwick rezoning petition in 2004, the Plan Commission must find that the proposed amendment to allow this senior living community is consistent with the Growth Policies Plan's land use recommendations for this area.

In the original analysis of the Renwick rezoning request in 2004, staff relied heavily on the 'Ramsey Farm Subarea' recommendations contained in page 58 of the GPP to ultimately assess that the Renwick petition did comply with the recommendations of the City's comprehensive plan. After reviewing the petitioner's proposal, the Renwick PUD, the Subarea recommendations, and the Plan as a whole, staff does not find compliance with the amendment.

### **Policy Guidance**

The following are statements from page 58 of the Subarea that pertain to this evaluation:

**Intent Statement** – "The Ramsey Farm [80 acre site that became Renwick] presents an opportunity for high-quality, infill housing accompanied by small-scale commercial uses."

**Land Use Policies (bullet point #1)** – "This Subarea is designated "Urban Residential", which encourages the development of mixed residential housing at urban densities."

**Land Use Policies (bullet point #3)** – "Orientation of uses should place potential nonresidential uses closer to the northeastern portion of the site, limit the scale of nonresidential uses, and provide for a tight design standard for new nonresidential construction in keeping with traditional neighborhood concepts."

Given that the Ramsey Farm Subarea is also identified with an “Urban Residential” land use recommendation, staff has also reviewed the following sections from page 31 of the GPP.

**Intent Statement** – “This category [Urban Residential areas] identifies existing residential areas, with densities generally ranging from 2 units per acre to 15 units per acre. Additionally, this category also includes some large underdeveloped parcels, known as new urban growth areas as well as individual vacant lots and smaller acreages, known as neighborhood conservation areas.”

“When development occurs in new urban growth areas, the goal should be to encourage higher densities, ensure street connectivity, and to protect existing residential fabric. For particularly large parcels such as the Ramsey Farm, zoning incentives to allow for a mixed-use development pattern should be established.”

“Neighborhood conservation areas encompass neighborhoods with established and stable residential environments. The vast majority of these areas are fully developed or expected to be developed in a relatively short timeframe. The fundamental goal for these 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.”

**Land Use** – “Single family residential development is the primary land use activity for this category with some additional uses such as places for religious assembly, schools, home occupations, and multifamily housing. For development in new urban growth areas, the GPP recommends:

- Develop sites for predominantly residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns.”

### **Staff Analysis**

Staff finds noncompliance with the Subarea recommendations. The request, while it contains both detached housing and an independent living component, is not strictly a residential development proposal. The only guidance for nonresidential uses in the Renwick PUD is specifically targeted for the northeastern portion of the 80 acres, adjacent to Moores Pike and Sare Road. This non-residential land use allowance was already granted for this area of the PUD back in 2004. Land Use Policies bullet #3 cited above clearly conflicts with the petitioner’s request. The proposed use has a nonresidential component, is not located in the northeastern portion of the site, is not limited in scale due to the larger building proposed for the project, and is not in keeping with traditional neighborhood concepts.

The petitioners have asserted that the proposal is consistent with the larger Renwick concept of mixed use and is essentially a residential proposal. Staff cannot agree with this conclusion. The proposed building on the southern end of the petition site is 3-4 stories in design, contains skilled nursing care and

alzheimer's care services, will have regular ambulance and semi-truck service, and cannot be considered a completely residential proposal. Furthermore, the original approved design for the property featured single family development on smaller lots, a public alley system, and 1-2 story detached home construction over the entire property. This contrasts greatly with the more institutional elements of the petitioner's proposal.

With regard to the Urban Residential designation in the GPP, the petitioners have reasoned that the proposed senior housing development is consistent with this section of the document because mixed uses such as multifamily and nonresidential services are encouraged in this section of the Plan. To make that argument is to discount the multifamily and commercial components that were already approved in 2004. In that original approval, 128 multifamily units and 22,000 square feet of office/retail space were allowed within the PUD. Staff asserts that this decision completely fulfilled the higher density/mixed use recommendation in the GPP. In summary, when the Ramsey Farm property was zoned to create the Renwick development, the 80 acres evolved from a "new urban growth area" to "neighborhood conservation." As the 80 acres has built out, the 8 acre parcel in question has become part of a newly established neighborhood and faces a much greater burden for its future development to be consistent with a neighborhood conservation designation.

Another assertion made by the petitioners is that because assisted living facilities and nursing/convalescent homes are allowed in Residential High-Density Multifamily (RH) zoning districts, these uses should also be allowed as part of the mixed residential concept of the Renwick PUD. In response, staff notes that the 8 acre parcel being considered for this amendment was not designated in 2004 for high density multifamily development. The parcel was designated for 43 single family home lots. Specifically, it was a key element of 73 single family home lots in the northern portion of the PUD that were supposed to fulfill a major PUD goal of providing small lot, alley loaded, "neotraditional" style housing. There is no question in staff's mind that the proposed use for this particular 8 acres is not consistent with the Renwick vision because the petitioners would have never laid out what has become the Smithwood neighborhood (30 platted and partially built single family home lots) as an island between a senior housing development and a multifamily/commercial component. Instead, they would have either intermingled the residential uses together or tiered them from lowest density (Smithwood), to higher density (senior housing/multifamily), and finally the commercial core.

It is completely appropriate to compare the impacts of assisted living to multifamily housing. In fact, many of the assisted living facilities in Bloomington (Redbud and Belle Trace to name two) have been approved as a logical option to multifamily zoned property. However, the petitioner's argument discounts the fact that the 8 acres has a 7 year history of lower density zoning. This single family zoning established in the PUD process should be relied on by surrounding residents, in particular those in the similarly zoned Smithwood neighborhood, unless there is clear comprehensive plan guidance to support a partially non-residential development.

Finally, staff notes that while PUDs should be flexible and respond to market concerns, there are options for the petitioner in this case. The most obvious option is to either scale back or, preferably, remove the larger, quasi-institutional building. The goal would be to create a more active senior housing community featuring detached and smaller-scale attached units. Depending on unit mix, some amount of the “manor-home” concept featuring lower-intensity alzheimer’s care may be reasonable as well. If that concept is not reasonable due to the need to provide more skilled care, there are valid options on other properties. The proposed use is allowed in four other zoning districts, with the City clearly on record as supporting senior care facilities as an element of the downtown land use mix.

Based on these arguments, staff concludes that the proposal conflicts with both the GPP and the foundation of the Renwick PUD.

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**PRELIMINARY PLAN ISSUES:** Although staff is not supportive of the project on a policy level, staff notes that if the Plan Commission recommends in favor of the amendment, there are site planning issues that should still be addressed. Some of these items could be addressed at Final Plan stage.

**Parking:** At the first hearing the petitioner had proposed a **minimum** parking standard for the development. If the proposed numbers had been utilized, the current proposal would have required at least 32.5 spaces. Staff has calculated the **maximum** parking that the current proposal would be permitted as 67 parking spaces. However, the petitioner has revised their proposal to include a maximum of 106 parking spaces.

Previous parking proposal – Minimum of 32.5 spaces  
UDO parking requirement – Maximum of 67 parking spaces  
Petitioner’s proposal -- Maximum of 106 parking spaces

Staff is not supportive of a 106 space maximum parking number without further justification. If approved, staff would recommend that the UDO maximum be determined at final plan stage.

**Maximum Bedrooms within IASN Building:** Although the parking samples utilized 82 bedrooms (60 independent/assisted and 22 skilled nursing), the petitioner’s revised commitment letter lists a maximum allowance of 116 bedrooms within the main structure. The previous proposal reviewed in December was for 90 bedrooms. The petitioner is seeking flexibility with final design of the building depending on the number of skilled units versus independent/assisted units. While staff understands the desire to have flexibility, the difference between 82 bedrooms and 116 bedrooms represents a 41% increase. This issue should be further discussed by the Plan Commission if a positive recommendation is considered.

**Development Standards for IASN and Manor Homes:** As stated at the first hearing, the petitioner has not proposed development standards for the non-

single family uses on this property. The petitioner's commitment #2 reads "Except as otherwise noted in this amendment, the architectural and site standards approved in the Renwick PUD shall apply. The Renwick PUD did not reference this use or any non-residential use on the 8 acre site and therefore did not have any standards. Without further clarification, staff recommends that Institutional (IN) zoning district standards be utilized if this petition is approved.

**Signage:** As with the site development standards, specific sign standards were not provided for this property. Sample pictures were shown for reference, but no dimensional standards were proposed. If this case is approved, staff would recommend that the sign package be approved at the final plan stage.

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**BLOOMINGTON BICYCLE AND PEDESTRIAN SAFETY COMMISSION:** The Bloomington Bicycle and Pedestrian Safety Commission (BBPSC) reviewed the conceptual site plan for the Renwick Planned Unit Development Amendment proposal and made no specific recommendations. They did note a desire to provide bicycle parking specifically designed for recumbent bikes.

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**BLOOMINGTON ENVIRONMENTAL COMMISSION:** The Bloomington Environmental Commission (EC) reviewed the conceptual site plan for the Renwick Planned Unit Development Amendment proposal and made the following recommendations:

1. A ten (10) foot construction setback be established adjacent to the outer edge of the Karst Conservancy Easement.

*Staff Response:* Staff agrees with this recommendation if this proposal is approved.

2. A prohibition of any pesticides, herbicides, or fertilizers be established for the Karst Conservancy Easement.

*Staff's Response:* Although staff understands the desire for this recommendation, this is not a code requirement. If the Plan Commission/Common Council determines this to be a necessary requirement, the requested rezoning would allow a condition of approval to be added.

3. Plant all available space with native trees, shrubs, and forbs upon completion of construction.

*Staff's Response:* Staff understands the desire for this request. Staff would recommend that the UDO standards for landscaping apply to this site if approved, with the exception of an enhanced and thick vegetated buffer along E. Moores Pike.

4. Submit the Green Building Standard Project Checklist to the Planning Department prior to construction.

*Staff's Response:* If approved, staff is in full agreement with this recommendation.

5. Eliminate the single family house that stands alone on the south side of the proposed street, and connect the gazebo park to the pond area for an enhanced vegetated amenity.

*Staff's Response:* This home is in an area that was already approved for single family home construction. Staff does not agree that the loss of another home along Renwick Blvd. is desirable.

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**NEIGHBORHOOD INPUT:** There was significant public input at the first hearing. Many of the neighbors in the Renwick development, most specifically those within the Smithwood homes, expressed strong opposition to the loss of the single family home component originally planned for this property. Staff has received additional letters of opposition since the first hearing. These letters have been included in your packet.

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**CONCLUSIONS:** As previously stated, staff finds this request not to be in compliance with the GPP and inconsistent with the approved Renwick PUD concept. Therefore, staff is recommending denial of this petition. Furthermore, staff is in agreement with the concerns raised by several neighbors that the significant loss within the only true neotraditionally designed portion of the PUD would negatively alter the character of the PUD and more specifically negatively impact the Smithwood residents by removing such a large portion of their expected neighborhood.

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**RECOMMENDATION:** Staff recommends forwarding this petition to the Common Council with a negative recommendation.

# MEMORANDUM

**Date:** February 25, 2011  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-31-10, Renwick Senior-Citizen Living District, Ramsey Farm PUD amendment

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This memorandum contains the Environmental Commission's (EC) recommendations regarding a Preliminary Plan amendment to the Ramsey Farm Planned Unit Development (PUD). The EC does not object to the change of use requested considering the green building commitment and larger pervious surface area, but would like to underscore some issues for further discussion.

## 1.) SINKHOLE:

The EC recommends the developer and the Planning Department staff carefully evaluate the Karst Conservancy Easement (KCE) during the Site Plan phase. The EC recommends that the developer ensures that stormwater entering the sinkhole is not substantially reduced or increased over pre-development conditions, the verbiage on the KCE educational sign is approved by staff, and that a maintenance plan is approved for the native vegetation that was committed to in the Petitioner's Statement.

The UDO now requires a structure setback from the outer boundary of the KCE, which was not a code requirement at the time this PUD was created. The setback is meant to protect the KCE from damage during construction and future maintenance. Such a setback is needed in this case due to the close proximity of the buildings and road to the KCE. There is no realistic way that a building or a road can be constructed with its edge right at the KCE boundary without encroaching into the KCE. The EC recommends a ten (10) foot construction setback from the edge of the KCE.

The EC also recommends the UDO requirement that no pesticides, herbicides, or fertilizers be allowed within the KCE. Because the petitioner has committed to planting native vegetation within the KCE, this should not be an inconvenience to the grounds keepers. Native plants do not require chemical fertilizers or pesticides and are water efficient once established. Furthermore, natives provide food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city and adding to our quality of life.

## 2.) VEGETATION:

The proposed plan depicts removal of significantly more vegetation than will be replanted, which does not align with the City's tree crown coverage increase goals as described in the Growth Policies Plan, Part 1: Policy Essence; Nurture Environmental Integrity; Policy 2: Protect Trees and Greenspace from Development Impacts. The EC recommends that the petitioner plant all available spaces with native vegetation upon completion of construction.

The greenspace quantity that was required to be protected for the PUD was established at the time the PUD was created, and resulted in most of the vegetation along Moores Pike being removed. Because the proposed land use is not commercial, which may need signage, a vegetated buffer between a busy road and the residents would be welcomed by both people and the environment. People traversing Moores Pike and residents living north of Moores Pike will benefit from having a vegetated area that could soften the viewshed of the proposed three story building on the top of a hill, and the Renwick residents would benefit from a noise and site buffer from the busy roadway.

**3.) GREEN BUILDING:**

The EC applauds the petitioner for committing to develop the site and build all buildings to the standards in the National Green Building Standard, Bronze Performance Level. The EC recommends that the petitioner submit its Project Checklist to the Planning Department prior to construction.

**4.) RECYCLING:**

The EC recommends the petitioner commit to providing recycling facilities on the site. Adequate space needs to be planned for at the site design stage in order to facilitate a successful recycling program. Recycling pick-up service is readily available in Bloomington if space is planned in advance at the site. The EC feels that recycling is an important contributor to Bloomington’s environmental quality and sustainability, and is a fundamental habit that everyone should practice for the many benefits in energy and resource conservation it provides.

**5.) SITE DESIGN:**

The EC believes that the single house planned for the south side of the new street is not necessary and should be eliminated from the plan. The small area with a gazebo, referred to as a “park”, is a nice feature, but entirely too small. Connecting the pond to the small “park” would enhance both the visual aesthetic and the vegetation connectivity on the site, and help provide the pervious surface percentage required.

**EC Recommendations:**

1. A ten (10) foot construction setback be established adjacent to the outer edge of the Karst Conservancy Easement.
2. A prohibition of any pesticides, herbicides, or fertilizers be established for the Karst Conservancy Easement.
3. Plant all available space with native trees, shrubs, and forbs upon completion of construction.
4. Submit the Green Building Standard Project Checklist to the Planning Department prior to construction.
5. Eliminate the single family house that stands alone on the south side of the proposed street, and connect the gazebo park to the pond area for an enhanced vegetated amenity.

## MEMORANDUM

**TO:** MEMBERS OF THE PLAN COMMISSION

**FROM:** VINCE CARISTO/BICYCLE AND PEDESTRIAN COORDINATOR  
*Planning Dept. liaison to the Bloomington Bicycle and Pedestrian Safety Commission*

**RE:** RENWICK PLANNED UNIT DEVELOPMENT AMENDMENT

**DATE:** March 2, 2011

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The Bloomington Bicycle and Pedestrian Safety Commission (BBPSC) reviewed the updated conceptual site plan for the Renwick Planned Unit Development Amendment proposal at its regular meeting on February 21, 2011. The BBPSC was pleased to find all previous recommendations addressed in the updated plan. Below are some additional comments:

### **Bike Parking**

It was noted that recumbent style bicycles, which are larger in size than normal bicycles, may be prevalent among the older residents of this planned development. Accommodating this type of bicycle could require a special type of rack or an additional buffer around conventional racks. Thus, future site plans that detail required bicycle parking elements should be sensitive to the type of racks included and their location on the site.

### **RECOMMENDATIONS**

There are no further recommendations at this time, as all previous recommendations of this Commission have been addressed.

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**PETITIONER:** CarDon & Associates, Inc.  
2749 E. Covenanter Dr, Bloomington

**COUNSEL:** Geoffrey Grodner  
511 S. Woodscrest Dr, Bloomington

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**REQUEST:** The petitioner is requesting a preliminary plan amendment to allow a senior living development within the Renwick Planned Unit Development.

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**SITE INFORMATION:**

**Lot Area:** 7.99 Acres  
**Current Zoning:** Planned Unit Development (Renwick PUD)  
**GPP Designation:** Urban Residential (Ramsey Farm Subarea)  
**Existing Land Use:** Vacant (approved for single family residential)  
**Proposed Land Use:** Senior Living Development  
**Surrounding Uses:** **North** – Single Family (Reveres Run, Ridgemedede Hills)  
**South** – Trail & Attached/Detached Single Family (Renwick)  
**East** – Single Family (Smithwood), Multi-family and Mixed-use (Renwick Village Center)  
**West** – Southeast Park and Single Family (Sycamore Knolls, Sycamore Village)

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**REPORT:** This property is part of the Renwick Planned Unit Development (PUD) that received approval in 2004. The PUD was broken into several development areas. The southern 2/3 of the property, located south of an existing creek, was approved and has been developed with attached and detached single family subdivisions. A large private park was also included with that portion of the site. The northern 1/3 of the property included several development types. A mixed-use Village Center was approved and has been constructed near the intersection of S. Sare Road and E. Cathcart Street. The Village Center is surrounded by apartment structures with additional townhomes to be constructed. Two tiers of small lot single family homes are planned and partially completed along the east side of S. Renwick Boulevard north of the Creek. The remaining portion of the site, nearly 8 acres to the west of Renwick Blvd, received final plan approval for 43 single family homes.

Single family is currently the only approved use for this 8 acre tract. The petitioner is seeking an amendment to the permitted use list to include the following uses:

- Nursing/Convalescent Home, including physical therapy
- Day Care Home, Adult

- Group home/Residential Senior Care Home
- Single Family Residential (already permitted)

These uses are being proposed to allow for a Senior Living Development. The petitioner has proposed a mixture of senior housing types that would complement their existing senior development, Belle Trace, located on E. 10<sup>th</sup> Street. The proposed preliminary plan includes the following components:

- **Senior Cottages** – These are proposed as either attached or detached single family homes of one or two stories. Due to the target market, one story is most likely. Although a specific maximum number of cottages has not been committed to with this submittal, the petitioner has shown 12 of the cottage lots on the preliminary plan. It is anticipated that these would be 2 bedroom units. Prior to a final hearing, the petitioner should designate a maximum number of cottage units.
- **Manor Homes** – This is a relatively new senior housing concept that includes more of a home setting for mostly early onset Alzheimer’s patients. There is a common kitchen, dining, and living spaces for the tenants with 10-12 individual bedrooms. These structures are anticipated to be staffed full time by 1-3 employees.
- **Assisted Living/Apartment building** – The last housing type that is being included is a single 3-story plus walkout lower level building that could include a mixture of independent living, assisted living, skilled nursing and memory care. This building would house approximately 90 bedrooms in 70 units. The petitioner’s statement references a maximum of 140 bedrooms. Staff has clarified with the petitioner that this number is incorrect and it will be revised prior to any future meetings.

This request also requires an amendment to the approved access to the property. The current preliminary plan shows two public streets accessing this property from Renwick Blvd. After significant discussion during the rezoning process for Renwick, no direct access to E. Moores Pike was allowed. With the proposed change to the use of the property, the petitioner is no longer proposing a public street system through the development. Rather, they are showing a single access point off Renwick Blvd. with internal private drives. They have also proposed an amendment to allow a new drive cut directly accessing Moores Pike. The proposed drive would directly align with S. Valley Forge Road.

In addition to the new drive cut onto Moores Pike, the proposed layout would also necessitate at least one new shared drive accessing two of the cottage lots. With the approved final plan, the majority of the homes along Renwick Blvd were going to be accessed from rear alleys and none of the homes were permitted to directly access Renwick Blvd.

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**PRELIMINARY PLAN ISSUES:**

**Development Standards:**

*Height/Setbacks/Impervious Surface Coverage:* A specific base zoning district standard has not been proposed by the petitioner for development of the manor

homes and assisted living/apartment building. Staff recommends that the Institutional (IN) or Residential High-Density (RH) standards be utilized for height, setbacks and impervious surface coverage standards with the opportunity for the petitioner to specifically state proposed deviations from these standards.

The petitioner has proposed a partial list of development standards for the cottage lots. Most of the listed standards are taken directly from the single family lot standards for Renwick. Staff would recommend that these lots utilize the approved lot standards for similarly sized lots within Renwick to avoid potential confusion/conflicts.

*Parking:* The petitioner has proposed the following minimum parking standards for the three proposed housing types:

- Cottages – 1 space per bedroom
- Manor Homes - .3 spaces per bedroom
- Assisted Living/Apartments - .25 per bedroom

Staff has recommended that the petitioner revise these parking standards to reflect a maximum number of permitted parking spaces for the manor homes and assisted living/apartment building. Staff anticipates that these will be revised prior to the next hearing.

*Density:* This use does not have a traditional density calculation. The proposed cottage homes exceed the minimum lot area of this part of Renwick. Nursing/Convalescent uses do not have a “density” associated with them. Under the UDO, these types of developments are regulated through impervious surface, parking, setbacks, landscaping, etc.

To provide a comparison to the Plan Commission, the 43 originally approved single family homes in the Renwick PUD would have approximately 129 bedrooms at 3 bedrooms per unit. If there were 12 two-bedroom cottages, 3 twelve-bedroom manor homes and 90 bedrooms within the larger building; the development would have approximately 150 total bedrooms. A direct comparison of these two bedroom counts does not accurately reflect the differences in impact. These uses have different peak traffic patterns, scale/massing, noise and trash issues associated with them.

*Traffic:* The petitioner submitted a traffic study with this amendment request. Staff has concerns with portions of the analysis and the petitioners are working toward a revised study. Although there are concerns with the study itself, staff has looked at the trip generation data for both the approved single family use and the proposed senior housing uses and has found a lack of significant differences. The proposed use will have a very similar number of average daily trips and these trips will most likely be spread more evenly throughout the day. Staff encourages the Plan Commission to give staff any additional concerns and questions regarding traffic issues.

*Ingress/Egress:* The petitioner's amendment proposal includes two amendment requests to allow for additional street cuts. Currently, staff does not support either of these requests. Individual street cuts were not permitted on this portion of Rewick Blvd. in order to create a more inviting streetscape. However, staff would note that there are several individual drive cuts on lots south of the creek.

The petitioner has analyzed this section of Moores Pike to determine if a new cut onto Moores Pike could meet AASHTO standards for sight distances. Their analysis determined that a full access cut would not meet AASHTO safety standards. However, they have determined that a right-in/right-out would meet AASHTO standards at this location. Although emergency services might be slightly better served with the additional cut, staff does not find the proposed change in use to alter any basic factors used in the original process to determine appropriate access. Therefore, staff is not currently in favor of this additional access point. Furthermore, access at this point was a point of contention with neighbors located north of this project during the PUD process.

*Street Frontage:* In addition to the proposed change to the access of the single family lots, the proposed lack of internal public streets would leave one of the cottage lots without public street frontage as required by subdivision standards. This may cause difficulty with future public services to these lots as well as street address issues.

**Utilities:** Overall utilities for this proposal will not be significantly affected. The overall service plan, including pond locations, remains mostly unchanged. There is a small section of required off-site sanitary sewer work that is not currently completed. This work has been scheduled by the owner and should be completed prior to any approvals.

**Signage:** No signage proposal has been submitted. The petitioner's statement only references signage similar to the Village Center. Staff recommends that prior to a final hearing, specific sign standards be submitted.

**Architecture:** The petitioner has submitted conceptual architectural renderings of the three building types within the development. These have been included in your packet. Staff has received concerns regarding the level of detail and commitment associated with conceptual renderings. Furthermore, the petitioner's statement references that the architectural standards of the approved PUD will apply.

Additional concerns have also been raised regarding the potential mass of the larger assisted living/apartment building. Finalized architecture is rarely required with this type of approval. The preliminary plan stage normally addresses building massing, and specific standards (materials, height, styles, etc...) More specific architecture is often reviewed by the Plan Commission with final plan approvals. If the Plan Commission has specific architectural concerns, additional architectural requirements/standards can be requested.

Staff does recommend that the petitioner be required to submit a series of sight line drawings from several surrounding locations, to be determined by staff, to

accurately depict the massing of the building and visual impacts from adjacent streets and properties.

**Trail Interaction:** Staff has received several comments regarding potential trail connections from this site. The current final plan (for single family lots) does not accommodate a direct trail access point. Staff discussed this issue with the petitioner who has agreed to place a connection with future plans for this site.

**Buffering Along Moores Pike:** With the current proposal that shows parking adjacent to Moores Pike, staff recommends an enhanced vegetative buffer from Moores Pike. Staff would like further guidance from the Plan Commission on the desired Moores Pike streetscape. One option would be a building forward design of smaller structures facing Moores Pike (this could be cottage homes or manor homes). Another option is an enlarged vegetative buffer, or a combination of both could also be an option.

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**GROWTH POLICIES PLAN COMPLIANCE:** The original rezoning petition specifically outlined compliance with the Growth Policies Plan (GPP) for this PUD. Staff finds no change to the overall GPP compliance as a result of the proposal to add a senior housing component to the approved list of uses. Staff finds that the inclusion of senior housing only furthers the desire to have mixed housing types and foster the retirement population within Bloomington. Staff would like input from the Plan Commission as to whether the loss of the single family homes in this area creates a significant and negative change to the intent of the PUD to create significant owner-occupied single family housing component north of the creek.

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**BLOOMINGTON BICYCLE AND PEDESTRIAN SAFETY COMMISSION:** The Bloomington Bicycle and Pedestrian Safety Commission (BBPSC) reviewed the conceptual site plan for the Renwick Planned Unit Development Amendment proposal and made the following recommendations:

- 1) Connection to multiuse path – One or two eight foot wide connector paths need to be included to provide convenient access to and from the multiuse trail and the Renwick neighborhood.

*Staff Comments:* Staff is in agreement with this recommendation. The petitioner has expressed a willingness to create at least one connection to the adjacent trail. This will be addressed prior to a second hearing.

- 2) Sidewalks – A well connected, buffered from vehicular traffic, and easily accessible sidewalk network must be included. This network includes connections to Renwick Boulevard, Moores Pike, parking areas, and all residential buildings. Routes should be accessible to residents of Renwick, staff, and visitors alike regardless of ones physical abilities, means, and trip purpose.

*Staff Comments:* This is a conceptual plan. UDO requirements will require these sidewalk connections to be made with any future final plans.

- 3) Parking Areas – Parking areas should not be adjacent to public streets (Moores Pike) and dominate the site planning designs. The use of building forward design principles with on-street parking, nearby shared parking opportunities, and reduced parking requirements result in desired site designs that improve safety for pedestrians.

*Staff Comments:* Staff agrees with this recommendation and has already requested the petitioner to explore revised site layouts that include buildings along Moores Pike to help buffer both the larger building and future parking areas.

- 4) Moores Pike Access – The proposed private drive access with right-in/right-out design is not preferred. Rather, a public street access from Moores Pike at Valley Forge Road is the preferred design option because it will improve connectivity and provide safe and efficient access to all users. If no vehicular access is provided, then a sidewalk connection from Moores Pike to the internal drive/sidewalk network must be provided at this location.

*Staff Comments:* Staff is not in support of the new drive cut and recommends that it be removed from the plan. If this drive is removed, a connection to the Moores Pike sidewalk will be required as it was with the approved final plan for the single family subdivision.

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**BLOOMINGTON ENVIRONMENTAL COMMISSION:** The Bloomington Environmental Commission (EC) reviewed the conceptual site plan for the Renwick Planned Unit Development Amendment proposal and made the following recommendations:

- 1.) Sinkhole - The EC recommends the developer and the Planning Department staff carefully evaluate the Karst Conservancy Easement (KCE) during the Site Plan phase. The EC recommends that the developer ensures that stormwater entering the sinkhole is not substantially reduced or increased over pre-development conditions, the verbiage on the KCE educational sign is approved by staff, and that a maintenance plan is approved for the native vegetation committed to in the Petitioner's Statement.

*Staff Comments:* Staff is in agreement with these recommendations. These issues will be more specifically addressed at the final plan stage.

- 2.) Vegetation: The EC believes that a new right-in, right-out drive on Moores Pike is not necessary, and this space should instead be lined with trees and other vegetation.

*Staff Comments:* Staff agrees with the removal of the proposed drive cut and is seeking Plan Commission input regarding the desired streetscape

for Moores Pike, with either lower structures facing the street or the addition of vegetation.

---

**STAFF GUIDANCE TO PETITIONER:** With this proposal, staff made several recommendations to the petitioner to explore/consider with future revisions to this proposal. These recommendations are as follows:

- 1.) Add at least one tier of Smithwood style homes along the west side of Renwick Blvd. to be excluded from the senior housing development. This recommendation attempts to extend the Smithwood Development further to the west to be more in line with what was intended and anticipated by many of the residents in the Renwick PUD.
- 2.) Remove the proposed drive cut onto Moores Pike.
- 3.) Relocate the larger assisted living/apartment building closer to the southern property line. Also reduce the amount of paved parking behind the building. This would achieve a reduced mass from Moores Pike due to increased distance and a lower finished floor elevation of the building. It would also create a more desirable viewshed from the client rooms into the woods rather than parking lots. The last part of this recommendation is based upon comments received from Plan Commissioners with previous senior housing petitions.
- 4.) Relocate either the cottage homes or manor homes to Moores Pike to create a more residential streetscape. These structures would also further visually buffer the larger building to the south. This recommendation could be in place of or in addition to additional vegetative buffering in this area.
- 5.) Consider additional green building initiatives for the proposed structures.
- 6.) Alter parking standards for the manor homes and assisted living/apartment building to be maximums rather than minimums.
- 7.) Ensure building designs facing public streets be building fronts and not rear elevations. The petitioner has already worked with staff to alter the cottage homes to: include front porches (not screened) toward Renwick Blvd, remove any sliding doors and replace with "front" doors, and alter internal floor plans to have these front doors open to common living space and not kitchens.

Other Recommendations for petitioner:

- 1.) Submittal of several sight line perspective drawings from adjacent streets and properties to determine visual impacts and massing of the proposed assisted living/apartment building.
- 2.) Show trail/sidewalk connections with any future revisions.
- 3.) Establish a base zoning district standard for the non-single family portion of the request.

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**QUESTIONS FOR PLAN COMMISSION/GUIDANCE FOR SECOND HEARING:** Staff would like specific guidance during the first hearing regarding the following items.

1. **Use** – Is the proposed use appropriate for this area?

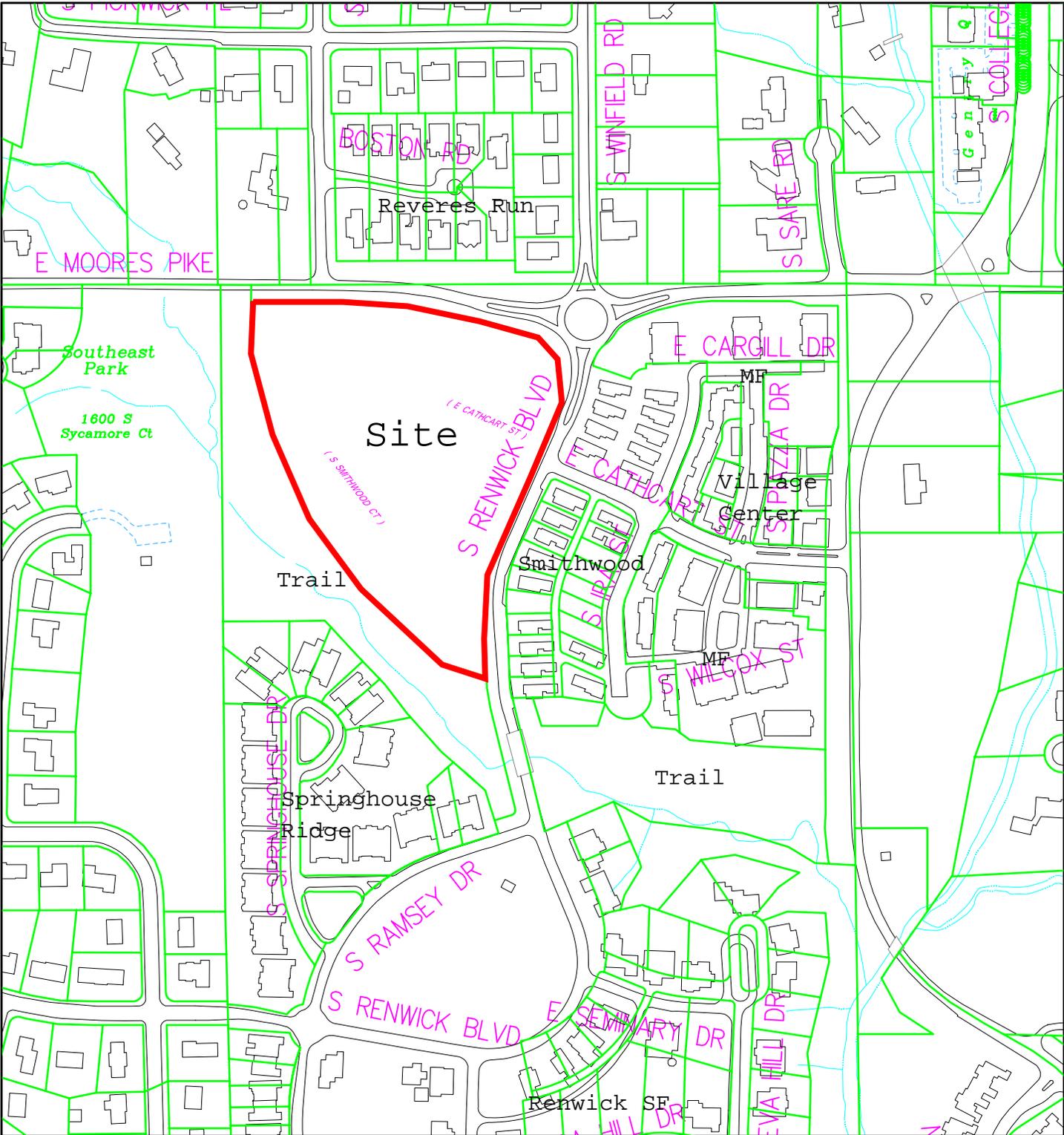
2. **Moores Pike Street Cut** – Should an additional access to Moores Pike be permitted?
3. **Renwick Blvd Street Cut(s)** – Should a drive cut for individual homes be permitted along Renwick Blvd?
4. **Street Standards** – Should there be any internal public streets within this development?
5. **Building Locations** – Does the Plan Commission agree with Staff recommendations regarding a revised site layout or have alternative site layout direction?
6. **Smithwood Extension** – Should there be additional single family homes required along Renwick Blvd. not utilized specifically for senior housing?
7. **Architecture** – What is the appropriate level of architectural details necessary for the preliminary plan amendment?
8. **Traffic** – Are there any specific concerns regarding traffic associated with this amendment request?
9. **Green Building** – Should any specific green building commitments be required with this amendment request?

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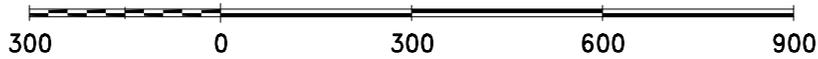
**PRELIMINARY CONCLUSIONS:** Staff finds that the issue at hand is less about the compatibility of a senior housing development with the surrounding area, but rather in the loss of the currently approved single family homes. More specifically, does the loss of the approved homes significantly and negatively impact the intent of the PUD and the use and value of the surrounding single family homes, especially the Smithwood homes to the east? Staff finds that many of the site planning issues such as building location, layout, street access and architecture can be adequately addressed through the PUD amendment process. Staff requests the Plan Commission give specific guidance on the appropriateness of a loss of single family homes at this location.

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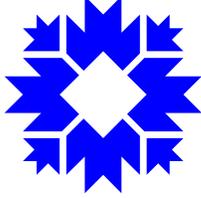
**RECOMMENDATION:** Staff recommends forwarding this petition to a second hearing.



By: shapp  
6 Nov 10



City of Bloomington  
Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.

January 28, 2011

Plan Commission  
City of Bloomington  
Showers Plaza  
401 North Morton Street  
Bloomington, IN 47404

RE: CarDon / Summerfield Trace at Renwick

Dear Commission Member,

Since our December 13, 2010 meeting with you, we have continued to refine our proposal for a senior living neighborhood located within the community of Renwick. We have had additional meetings with neighbors, Plan Commission members, and staff. All comments have been thoughtfully considered and much appreciated. This information packet reflects that feedback and recommendations.

We believe strongly in this project and the concept of fully integrating seniors into traditional communities like Renwick. Our neighborhood, Summerfield Trace at Renwick, presents a tremendous opportunity for both Renwick and Bloomington. Rather than build on the edge of a city, where older adults are separated from their neighbors and friends, we've proposed including them into a mixed use neighborhood with people of all ages. This promotes participation in neighborhood activities, walking the trails, access to shops and services in the Renwick Village Center, taking their grandchildren to Cathcart Park, and interactions with neighbors and their children as they walk and bike through our neighborhood.

We hope the neighbors will take advantage of the new benefits Summerfield Trace at Renwick will provide. As an example, we incorporated a neighborhood park with a pedestrian and bike friendly path connecting to the Jackson Creek trail. This was just one of the recommendations from our neighbors. In addition, we hope the neighbors will utilize the community spaces that we will have in our building. These will be open to them for use by groups and clubs to which they belong. Add to that, there will be the benefits of providing additional security, beauty, and sense of community that older adults would bring to the neighborhood.

Renwick is the right place for this project. The City recognized the need to bring together singles, families, and seniors with the approval of the original planned unit development (PUD). The Growth Policies Plan recommends that this subarea be developed with an urban density residential plan. Our project is by the City's definition, a high density residential use (R5). We believe that not only is this the right place to incorporate seniors into a vibrant neighborhood, it meets the intent of both the Growth Policies Plan and Renwick PUD. This project also provides a positive economic impact for Bloomington and Monroe County through job creation and job growth.

This is a new way of thinking—one that will put Bloomington at the forefront of integrating senior living within a traditional neighborhood design. We ask for your support to implement this progressive vision for our seniors today and for the benefit of future generations tomorrow. *Let's make Bloomington a good place to grow old.*

Sincerely,

*Dan Moore*

Dan Moore  
Owner / Partner  
CarDon & Associates

2749 E. Covenanter Drive, Bloomington, IN 47401  
t 812-332-2265 . f 812-334-0853  
www.cardon.us

January 24, 2011

Plan Commission  
City of Bloomington  
Showers Plaza  
400 N. Morton St  
Bloomington, IN 47408

Ref: CarDon-Renwick Project

Dear Commission Member:

Since our meeting with you on December 13, 2010, we have continued to work on our proposal for a senior living neighborhood in Renwick. We have had additional meetings with the neighbors, Plan Commission members, and staff. All of the comments have been considered and much appreciated. The enclosures with this letter incorporate most of the recommendations.

We believe strongly in this project and the concept of incorporating seniors into the community and vibrant neighborhoods like Renwick. Our seniors are living much more active lives both physically and mentally. They desire to remain active members of the community and be amongst others of all ages.

Our neighborhood presents a tremendous opportunity for both Renwick and a progressive city like Bloomington. Rather than build a new facility on the edge of a city, where they are separated from their neighbors and friends, we propose incorporating them into the heart of Bloomington in a mixed use neighborhood with people of all ages. We expect them to participate in neighborhood activities, walk the trails, use the shops and restaurants in the Village Center, take their grandchildren to Cathcart Park, and interact with their neighbors' children as they walk and bike through our neighborhood.

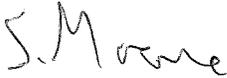
We also hope the neighbors will take advantage of the opportunities we provide. As just one example, we incorporated a neighborhood park with a pedestrian and bike friendly path that connects to the Jackson Creek trail. This was just one of the recommendations from our neighbors that we believe will make Renwick a better place to live. In addition, we hope the

neighbors will take advantage of the community spaces that we will have in our building. We envision them using the space for Renwick meetings or groups and clubs to which they might belong.

Renwick is the right place for this opportunity. The City recognized the need to bring together singles, families and seniors with the approval of the original planned unit development (PUD). The Growth Policies Plan recommends that this subarea be developed with an urban density residential plan. Our project is by the City's definition a high density residential use (R5). We strongly believe that not only is this site the right place to incorporate seniors into a vibrant neighborhood, it meets the intent of both the Growth Policies Plan and Renwick PUD.

This is a new way of thinking for development of senior neighborhoods; one that will put Bloomington at the forefront of providing opportunities for its senior community. We continue to ask for your support to implement this vision for our seniors and future generations that will have the opportunity to know and interact with people of all ages.

Sincerely,

A handwritten signature in black ink that reads "S. Moore". The signature is written in a cursive, slightly slanted style.

Stephen G. Moore  
CEO

Enclosures as stated.



# Summerfield T<sup>at</sup> RENWICK Trace

---

February 18, 2011

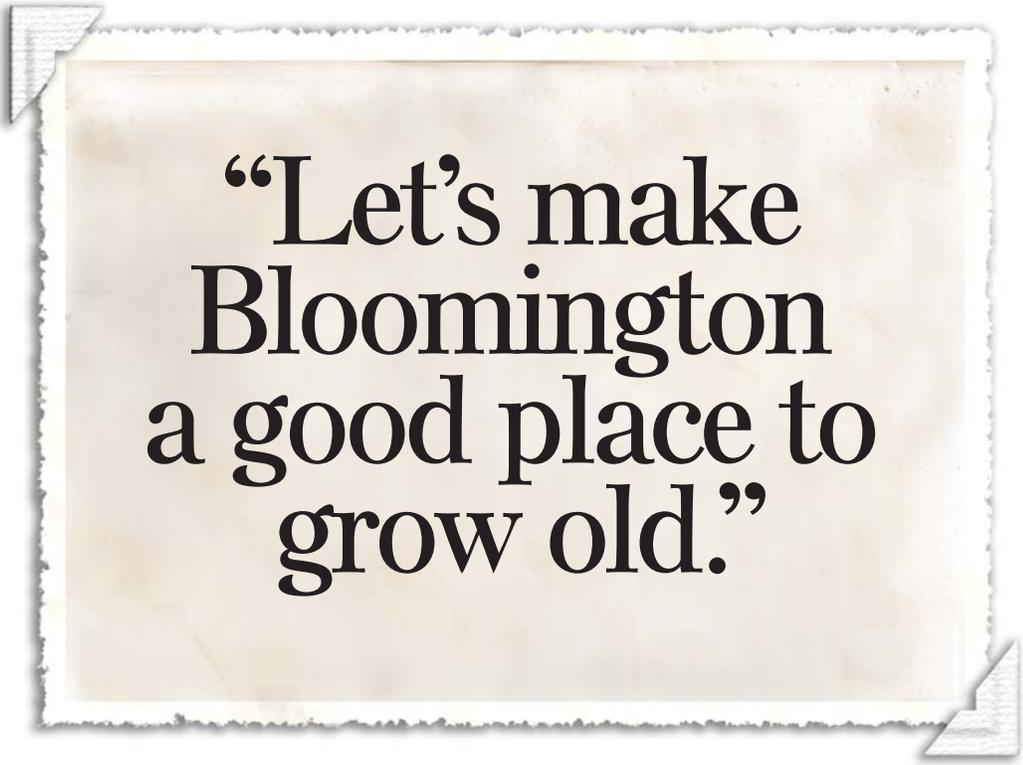
CARDON <sup>™</sup>  
& ASSOCIATES INC.

inspired living and compassionate care



# Contents

Proposal Overview.....	2
Benefits.....	5
Neighborhood Outreach .....	5
Adherence to Growth Policies Plan Memo .....	6
Critical Subareas.....	8
CarDon Renwick Commitments.....	10
Permitted Uses .....	11
Renwick Community Site Map .....	12
Summerfield Trace Site Plan .....	13
Summerfield Trace Pedestrian Access Plan .....	14
Summerfield Trace Site Cross Section Study Location.....	15
Summerfield Trace Site Cross Sections.....	16
Summerfield Trace Architectural Renderings.....	17
<i>Additional Information</i>	
Summerfield Trace Facility Employee Counts.....	27
Truck and Delivery Traffic.....	28
Parking Plan and Counts .....	29
Impervious Surface Comparison.....	30
<i>Attachments</i>	
Single Family Home Standards ( <i>Attachment A</i> )	
Sample Signage ( <i>Attachment B</i> )	
Sustainable Building Commitment ( <i>Attachment C</i> )	
CarDon & Associates Informational Brochure	



“Let’s make  
Bloomington  
a good place to  
grow old.”

### **Summerfield Trace at Renwick. The Right Environment.**

CarDon & Associates, a local Bloomington company with over thirty years of experience in creating exceptional lifestyles for seniors and their families, recognized a lack of opportunities for seniors to find housing options featuring close proximity to services and businesses in Bloomington and within a regular neighborhood not isolated on the edge of town. CarDon’s philosophy of fostering a sense of community and creating environments that promote independence, activity, engagement, friendship, and continued growth provided the vision to propose and develop a senior neighborhood to be located within the community of Renwick.

### **What Makes Summerfield Trace Different?**

This is a progressive project that fully integrates senior living within a traditional neighborhood community. As a part of Renwick, the homes and buildings in the senior neighborhood are designed with the same architectural standards featured throughout the community. Neighborhood streets, sidewalks, and parks are interconnected and open. This is a neighborhood that has been specifically designed for neighborliness.

### **Summerfield Trace Proposal**

The proposal is an amendment to the Renwick PUD approved by the City of Bloomington Plan Commission and Council in 2004. The amendment is to allow additional residential uses: Nursing/Convalescent Home, Day Care Home(adult), and Group Home/Residential Senior Care Home within the northwest eight acres of Renwick.

As an amendment, the City's Growth Policies Plan is the guiding document to review this proposal.

**The City of Bloomington Growth Policies Plan: Part 3: Ramsey Farm Subarea states:**

*"This Subarea is designated "Urban Residential", which encourages the development of mixed residential housing at urban densities."*

**The proposal is also consistent with The Renwick Concept which reads:**

*"Renwick will feature a mix of housing types including detached single-family homes, paired homes, brownstones, mansion homes, and a Village Center..."*

*"The mix of housing types will provide for a diverse, eclectic neighborhood including young professionals, families with young children, move-up families with teenagers, and retirees...all living together within walking distance of each other."*

The Renwick Master Plan was inspired by The Village of West Clay to be a leader in Smart Growth/New Urban Development in Bloomington. Both Renwick and The Village of West Clay were designed by Weaver/Sherman Design Group. They continue their guidance in Renwick as the Town Architect and have also been chosen by CarDon as the land planner for Summerfield Trace at Renwick.

## **Summerfield Trace at Renwick Housing Options and Connectivity**

The Senior neighborhood fills a need that is not represented in the existing neighborhoods in Renwick. Adding a Senior neighborhood provides a key component in Renwick's diversity of housing options. The Senior neighborhood includes a choice of housing options, including detached single family homes, Manor homes which provide greater care in a residential setting, and the Independent/Assisted Living facility, which provides a flexibility of care ranging from assisted living to skilled nursing.

Key components of the proposal include neighborhood integration. The plans for Renwick Boulevard, as you enter Renwick, have always been to have the streets lined by single family homes featuring front porches and walkable streetscapes with garages in the rear. To that end, Summerfield Trace at Renwick stays true to that commitment and features single family homes with garages to the rear along Renwick Boulevard. The Manor homes are one story and will be located adjacent to Moores Pike with architecture now providing a pleasant streetscape within the neighborhood and from Moores Pike. The Independent/Assisted Living building is now located towards the interior of the neighborhood. With input from near neighbors, this building while three stories high, takes advantage of the site topography to help mitigate the vertical scale.

Summerfield Trace at Renwick enhances pedestrian connectivity within the Renwick community through sidewalks and trails that connect and incorporate the Senior neighborhood with other neighborhoods in Renwick as well as Southeast Park. Interior sidewalks in the senior living neighborhood will connect with the Renwick community sidewalk along Renwick Boulevard and Moores Pike welcoming all to stroll through and interact with residents. The Summerfield Trace at Renwick neighborhood also encourages and welcomes other Renwick neighbors to use the conference and meeting rooms in the Independent/Assisted building.

## **Benefits to Senior Residents and their Families**

- Allows families to live close to grandparents
- Allows single older adults to be close to families
- Promotes opportunities for independent social and intergenerational interactions
- Walkable streetscapes provide an environment that encourages walking and interaction
- Grandparents can take their grandchildren to Cathcart Park
- Provides a variety of options for seniors to live in place directly within a traditional neighborhood
- Near to Renwick Village Center and southeast businesses, restaurants, and services

## **Benefits to the Surrounding Neighborhoods in Renwick**

- Older residents add to the security of neighborhoods (they're always there)
- Older residents add to the beauty of the neighborhood (they take care of property)
- Older residents add to the sense of community (desire to interact, take care of neighbors, voice of history)
- Incorporates another neighborhood park and enhances pedestrian connectivity
- Creates an additional bike / pedestrian path connecting to the Jackson Creek Trail
- Provides community spaces and facilities for use by residents
- Provides opportunities for intergenerational interaction and engagement
- This project creates a "lifespan" community for all ages

## **Benefits and Opportunities for the Citizens and City of Bloomington**

- Positive economic impact on Bloomington / Monroe County
- Job creation (construction trades, senior services, service businesses)
- Job growth (permanent employment jobs projected to increase by at least 45)
- No additional burdens on Monroe County's schools
- Enhances Bloomington's reputation as a creative leader in living and lifestyle choices
- Bloomington can demonstrate the design principle of "Old people everywhere" by Christopher Alexander

## **Neighborhood Outreach**

Communication with the adjacent and surrounding Neighborhoods has always been important in Renwick. Input from interested parties makes for a better project. The following is an overview.

---

November 16, 2010	CarDon and Renwick Neighbors ( <i>Notification to all Current Residents</i> )
November 17, 2010	CarDon and Potentially affected persons to the north of Moores Pike ( <i>Notification to all required by Code.</i> )
November 18, 2010	CarDon and Sycamore Knolls. ( <i>Invitation by Sycamore Knolls to Annual HOA Meeting.</i> )
November 30, 2010	Ramsey Land Development Roxanne Brendel ( <i>Smithwood Resident</i> )
December 1, 2010	Ramsey Land Development Cecilia Knapp ( <i>Smithwood Resident</i> )
December 6, 2010	Ramsey Land Development John & Maggie Marton ( <i>Smithwood Resident</i> )
December 12, 2010	Ramsey Land Development Edwin Macatangay ( <i>Smithwood Resident</i> )
January 6, 2011	Neighborhood work session with Smithwood Residents.
January 12, 2011	CarDon Meeting with Renwick Neighbors ( <i>Entire neighborhood notified</i> )

As a result of these neighborhood outreach meetings, modifications to the plan include:

- Elimination of the right-in right-out intersection on Moores Pike.
- Reconfiguration of buildings to allow building forward design along Moores Pike.
- Addition of “Renwick-type community elements” with the addition of pocket park and connection with the Renwick / Bloomington Parks and Rec trail system in the southeast corner.
- Illustration of pedestrian accommodation to show integration with the overall Renwick Community. Reaffirming the idea of connectivity of neighborhoods.
- Independent/Assisted Living building has been redesigned to reduce its overall length and has been moved to a location more internal to the site and is buffered by the Manor and Single Family homes.
- Added a new street intersection on Renwick Blvd. and removed a Single Family home.

## **The Future of our Community**

Older adults continue to have an increasingly important role and contribution to a community. By the year 2035, the population of people aged 65+ living in Monroe County will increase by 63%\*. As we, our parents, and our grandparents grow older, the need for housing choices designed for seniors will increase.

Summerfield Trace at Renwick project provides an opportunity for families to live close to grandparents, singles close to families, and fosters a vision of Renwick as a community addressing the needs of community members throughout their lives. This project is an opportunity to create a new standard for growing old in Bloomington and how we incorporate older adults into our city’s neighborhoods.

\* SOURCE: Indiana University Kelly School of Business Stats Indiana

**MEMORANDUM**

To: City of Bloomington Plan Commission

From: Geoffrey M. Grodner  
Attorney for CarDon & Associates, Inc.

Date: February 7, 2011

Re: Summerfield Trace at Renwick: Adherence to Growth Policies Plan

---

During the initial Plan Commission hearing on the petition from CarDon & Associates, Inc. for amendment of the Outline Plan for Renwick, a question was raised whether the proposed development complies with the Growth Policies Plan (“GPP”).

The GPP specifically addressed Ramsey Farm as a Critical Subarea. (GPP, Part 3.) The land use policy for the Ramsey Farm Subarea set forth in the GPP is as follows:

This Subarea is designated as “Urban Residential”, which encourages the development of mixed residential housing at urban densities.

One of the seven guiding principles of the GPP is Compact Urban Form. The land use policy for the Ramsey Farm Subarea is consistent with that principle. The GPP provides that, in order to achieve Compact Urban Form, strategies are needed to increase housing densities within the planning jurisdiction.

The Unified Development Ordinance (“UDO”) does not use the term “Urban Residential”. There are several zoning “Districts” or classifications in the UDO within the general definition of “District, Residential”, including “Residential high-density multifamily (RH)”. (UDO, Section 20.11.20.) Section 20.02.170 of the UDO states, in relevant part, that the intent of the RH District is to:

“[A]llow high-density residential development to ensure an adequate mix of housing types throughout the community....”

Encourage proposals that further the growth policies plan goal of ... mixed uses". (UDO, Section 20.02.170.)

The RH District intent as set forth in the UDO is consistent with the stated intent of the Urban Residential designation of Ramsey Farm in the GPP and development of mixed residential housing at urban densities.

Permitted uses in the RH District include "assisted living facility" and "nursing convalescent home". (UDO, Section 20.02.180.) The UDO defines "assisted living facility" and "nursing/convalescent home" as follows:

"Assisted living facility" means a facility combining housing, supportive services, personalized assistance, and health care, designed to respond to the individual needs of those who need help with activities of daily living, such as dressing, grooming and bathing, diet, financial management, evacuation of a residence in the event of an emergency, or medication prescribed for self-administration, but do not require hospitalization. An "assisted living facility" does not contain equipment for surgical care or for treatment of disease or injury. The term "assisted living facility" does not include "nursing/convalescent home."

"Nursing/convalescent home" means an establishment for the long term, residential care of the aged or infirm, or a place of rest for those suffering bodily disorders. Such home does not contain equipment for surgical care or for the treatment of injury. The term includes "rest home". (UDO, Section 20.11.20.)

The UDO, therefore, designates both assisted living facilities and nursing/convalescent homes as higher density residential uses. That designation controls the characterization or classification of those uses as proposed by CarDon & Associates, Inc.

The Summerfield Trace at Renwick proposal provides for mixed residential housing, including single family homes, independent living apartments and assisted living facilities and a nursing/convalescent home component, consistent with the definitions of those uses in the UDO. All the housing options within Summerfield Trace are intended for occupancy by long term residents. The nursing home/convalescent home component will contain not more than 22 beds and is intended to allow Summerfield Trace residents to continue to reside within the community as they or their family member require more care than is available in the independent living and assisted living residences. All the housing options within Summerfield Trace are residential under the UDO and are consistent with the GPP designation of Ramsey Farm as Urban Residential.

Gmg/10268-01/GPP & UDO Memo.020711

**MALLOR | GRODNER LLP**

*Bloomington / 511 Woodcrest Drive / Bloomington, Indiana 47401 / p 812.332.5000 / f 812.961.6161 / www.lawmg.net  
Indianapolis / 101 West Ohio Street / Suite 1540 / Indianapolis, Indiana 46204-1998 / p 317.453.2000 / f 317.631.1314*



## PART 3: Critical Subareas

### Ramsey Farm Subarea

#### Intent

This site is located south of Moores Pike, west of Sare Road, and east and north of the Sycamore Knolls neighborhood. The site is split by the floodway for the West Branch of Jackson Creek. The Ramsey Farm presents an opportunity for high-quality, infill housing accompanied by small-scale commercial uses.

#### Land Use Policies

- *This Subarea is designated "Urban Residential", which encourages the development of mixed residential housing at urban densities.*
- *The expansion of Southeast Park on the northwest portion of the site is highly recommended. The use of conservation easements and greenways should also be used to preserve the West Branch of Jackson Creek's floodplain and environmentally sensitive areas on this site.*
- *Orientation of uses should place potential nonresidential uses closer to the northeastern portion of the site, limit the scale of nonresidential uses, and provide for a tight design standard for new nonresidential construction in keeping with traditional neighborhood concepts.*

#### Urban Services

- *A pathway facility along the floodway in the middle of the site is recommended as an additional cross connection from Sare Road to Southeast Park and as an additional linkage to a planned path facility in the Jackson Creek floodway.*
- *Because development of this Subarea could add significant residential units to the southeast side of Bloomington, coordination with the Monroe County Community School Corporation is necessary to insure the availability of adequate school facilities.*
- *Stormwater drainage issues are a significant concern given past downstream flooding problems along the West Branch of Jackson Creek. Development of this Subarea should incorporate very stringent stormwater detention standards.*
- *The City's Long Range Transportation Plan recommends improvements to both Moores Pike and Sare Road within the next 20 years. Sare Road improvements near the Moores Pike intersection are scheduled to occur within two years.*

#### Site Design

- *In order to assure integrated site design, this Subarea should be developed under a master development plan.*
- *Road connections to Queens Way and Rock Creek Drive should be a required design element of Subarea development.*
- *Access to Moores Pike is a critical site design issue due to sight distance constraints, especially at coordinated points across from Valley Forge Drive and Winfield Road.*
- *Design at stubbed street locations should feature a narrower street profile, on-street parking and calming measures (such as neck-downs) to discourage cut-through traffic.*
- *Preservation of natural features on site is strongly encouraged. This includes stream buffer protection in the interior of the site, tree preservation at the south end of the Subarea, and steep slope protection on the east side of the site.*
- *The character of the site along Moores Pike is enhanced by an existing tree row of ornamental tree species; these trees should be preserved during site development.*



# PART 3: Critical Subareas



**MAP LEGEND**

- Urban Residential
- Park
- Preserve Stream Corridor
- Existing Roadway
- New Roadway
- Creek
- Alternative Transportation Path

**Ramsey Farm Subarea**  
Prepared by: Ground Rules, Inc.



## CarDon Renwick Commitments

This project will feature a mix of independent single family homes, manor homes for seniors featuring on average 10-12 bedrooms with a common kitchen, living and activity rooms, and one building with independent and assisted living apartments, memory care and convalescent and rehabilitative services.

The following are commitments and representations regarding the project:

1. Site plan shown is conceptual in nature; adjustments will be made when final building design is determined. Building exterior elevations are conceptual in nature to describe design character, adjustments will be made to final building elevations maintaining the general character presented.
2. Except as otherwise noted in this amendment, the architectural and site standards approved in the Renwick PUD shall apply.
3. The single family homes shall meet the standards as shown in Attachment A.
4. Manor Homes shall allow for on average ten to twelve adults to live in one building plus support areas.
5. The building containing convalescent, rehabilitative, independent and assisted living shall not be defined by square foot but by internal use. The building shall be 3 stories over a basement with maximum height not to exceed fifty (50) feet and one hundred sixteen (116) bedrooms maximum.
6. Signage standards shall be similar in concept as shown in Attachment B.
7. The single family homes will have at least one garage and one driveway parking space. The maximum parking for the building containing convalescent, rehabilitative, independent and assisted living and Manor Homes will be one hundred and six (106) spaces.
8. Score the equivalent of a Bronze Performance Level in accordance with the National Green Building Standard (ICC 700-2008) as described in Attachment C.
9. If none have been built, begin construction of two single family homes along Renwick Boulevard no later than ninety (90) days after construction begins on the building containing convalescent, rehabilitative, independent and assisted living.

## **Summerfield Trace at Renwick**

### **Permitted Uses:**

Nursing / Convalescent Home including Physical Therapy

Day Care Home, Adult

Group home / Residential Senior Care Home

Single Family Residential

# Summerfield at RENWICK Trace



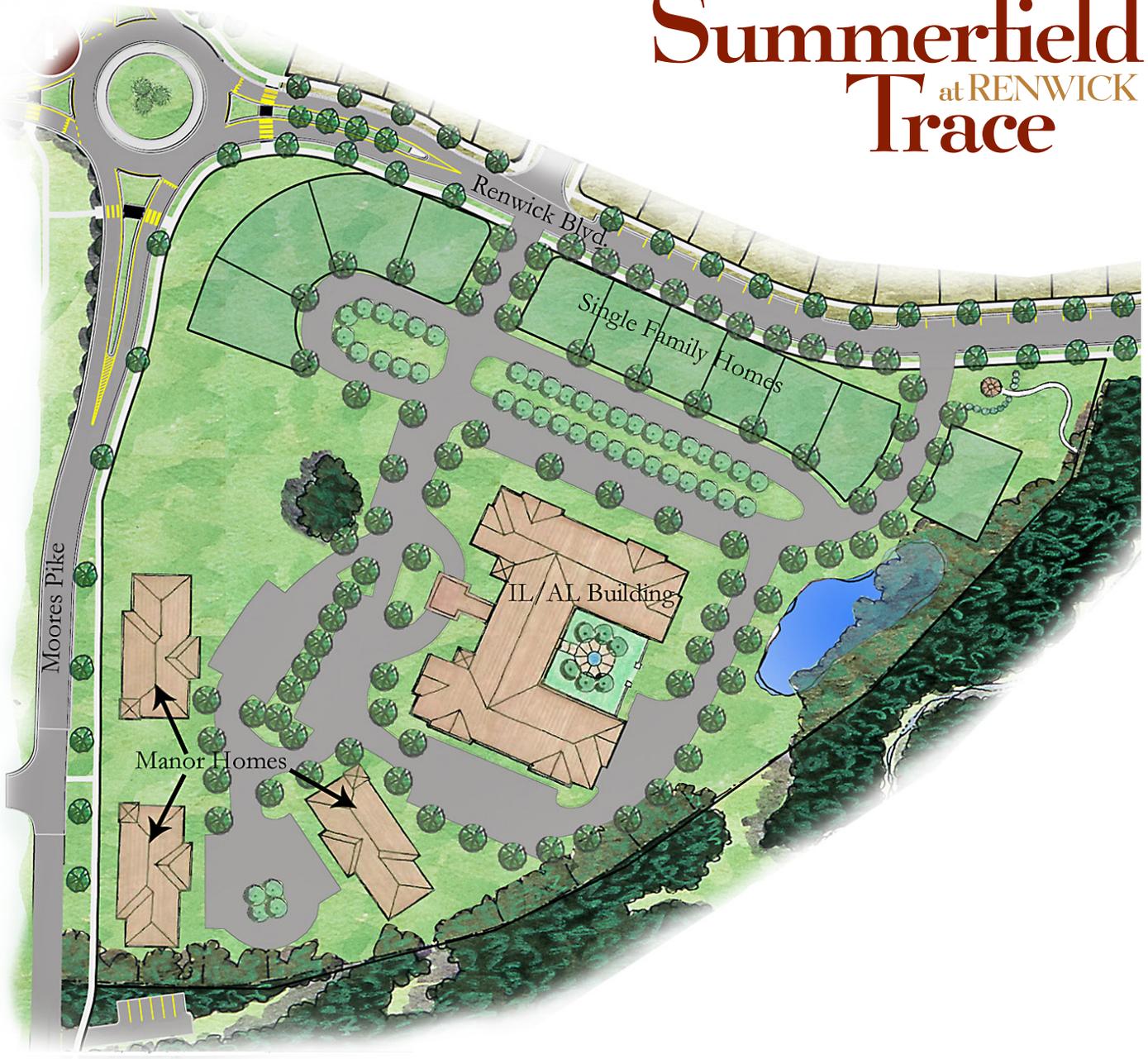
## RENWICK COMMUNITY MAP

### COMMUNITY FEATURES

- 1 Renwick Round-a-bout
- 2 Renwick Preserve
- 3 Southeast Park
- 4 Southeast Park Trail
- 5 Historic Wellhouse
- 6 Hopewell Bridge
- 7 Community Pavilion
- 8 Cathcart Park
- 9 Andy Upper Tots Park
- 10 Cameron Row Gardens
- 11 Nora Fountain
- 12 Respite Greens
- 13 Wilcox Green
- 14 Melville Park

Conceptual site plan. Subject to change without notice.

# Summerfield at RENWICK Trace

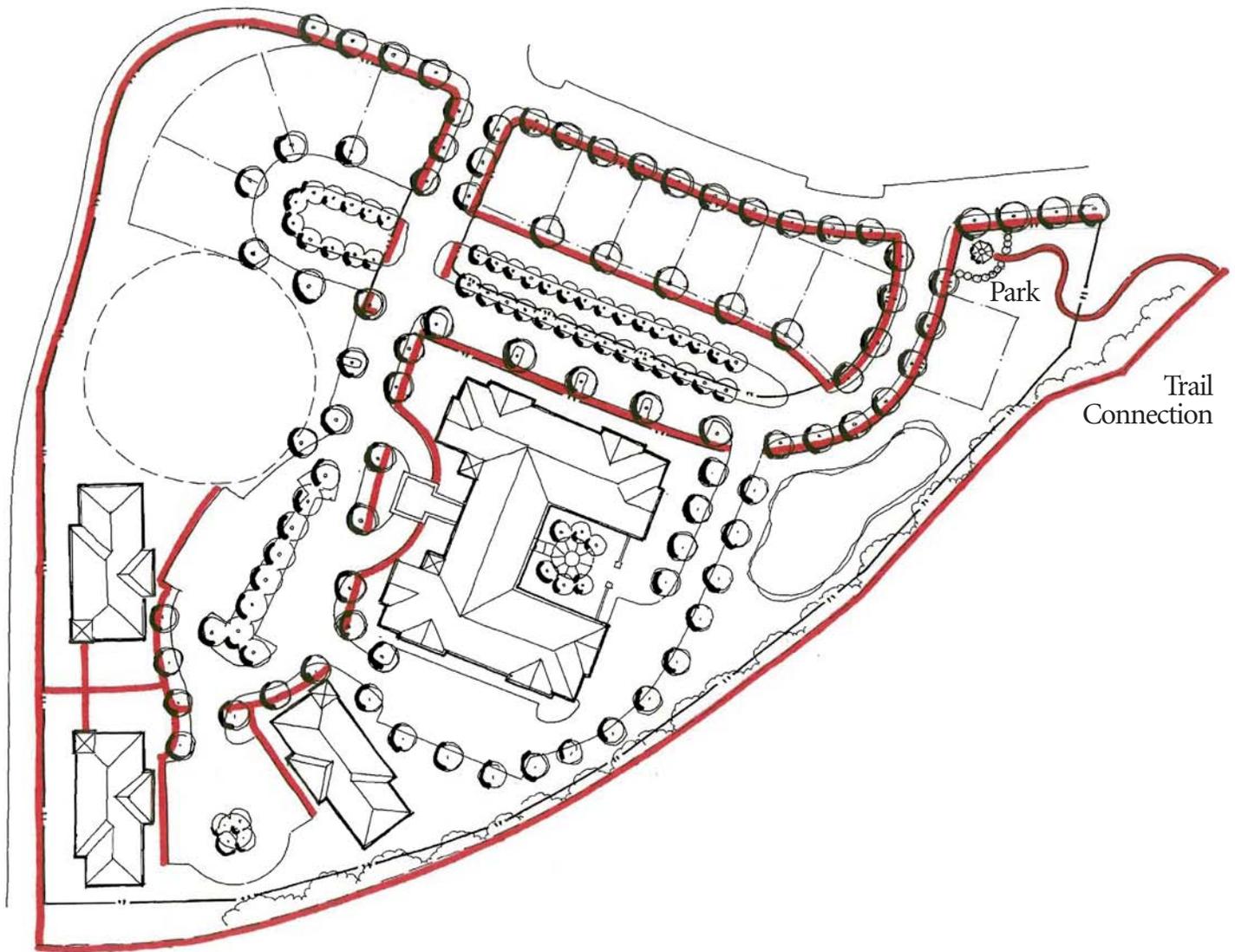


## Conceptual Site Plan

CARDON   
& ASSOCIATES INC.

inspired living and compassionate care

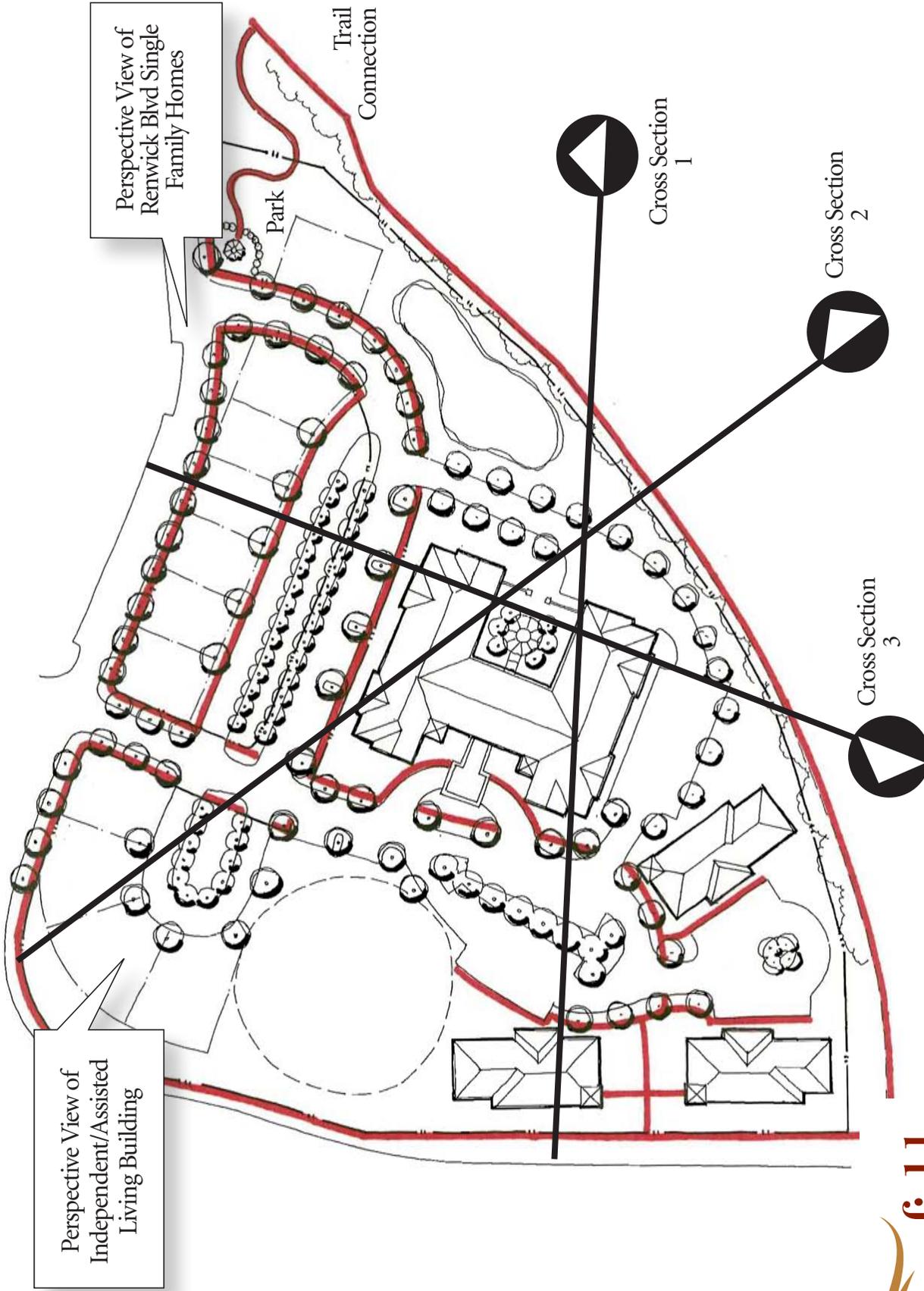
# Summerfield at RENWICK Trace



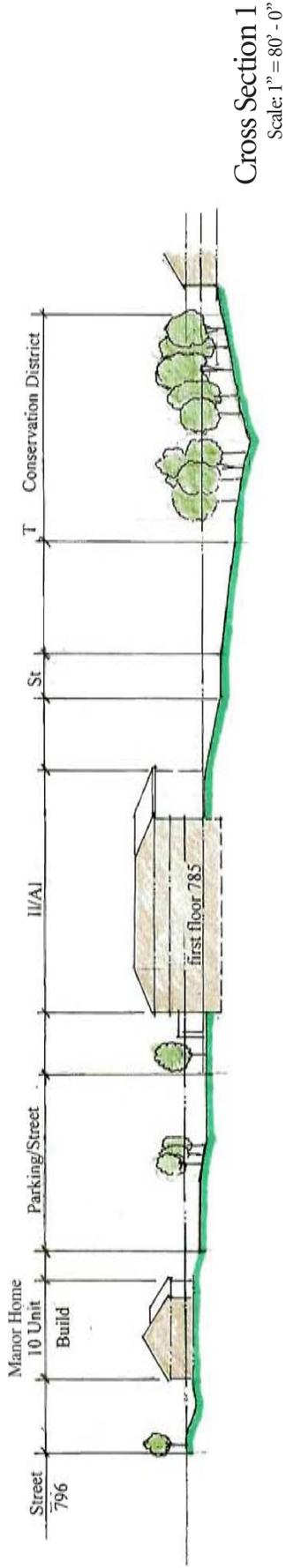
## Pedestrian Access Plan

CARDON   
& ASSOCIATES INC.

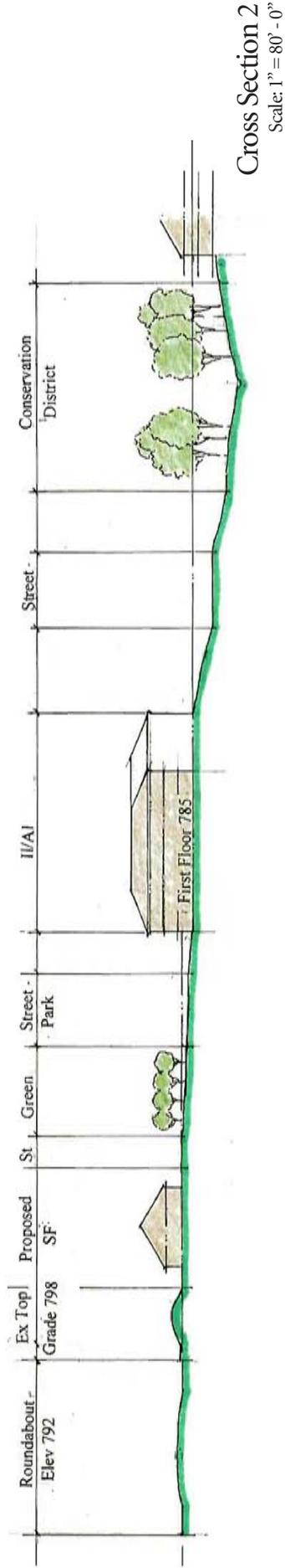
inspired living and compassionate care



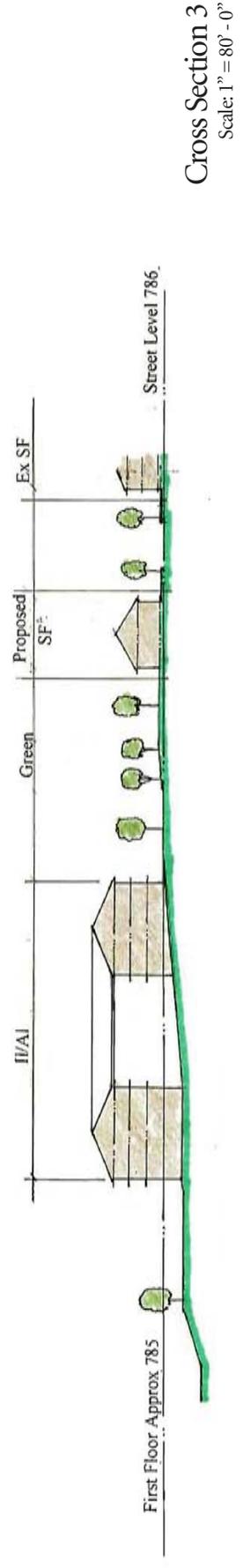
Site Cross Section and Perspective View Study Locations



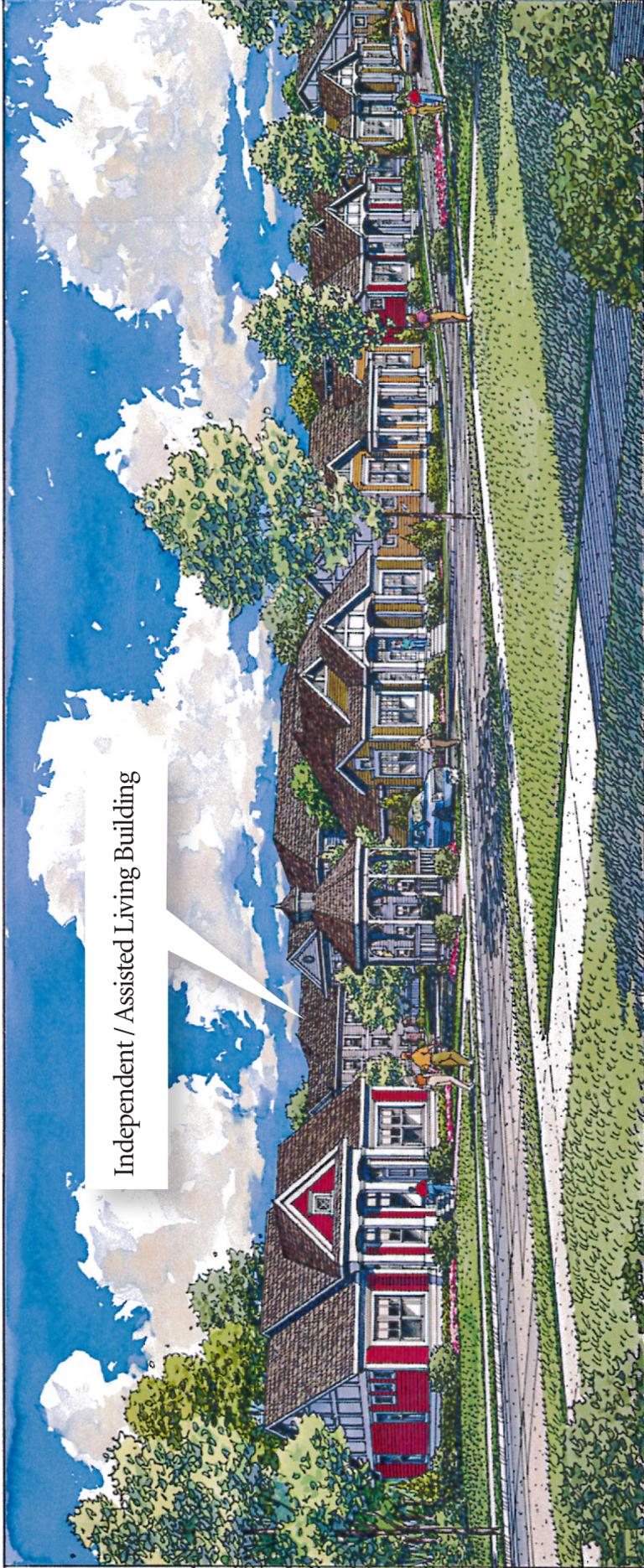
Cross Section 1  
Scale: 1" = 80' - 0"



Cross Section 2  
Scale: 1" = 80' - 0"

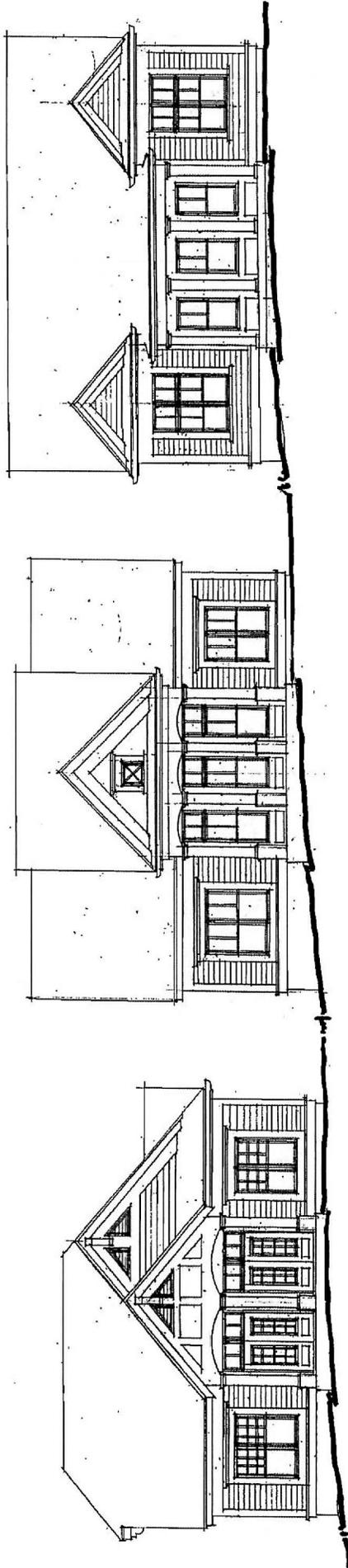


Cross Section 3  
Scale: 1" = 80' - 0"

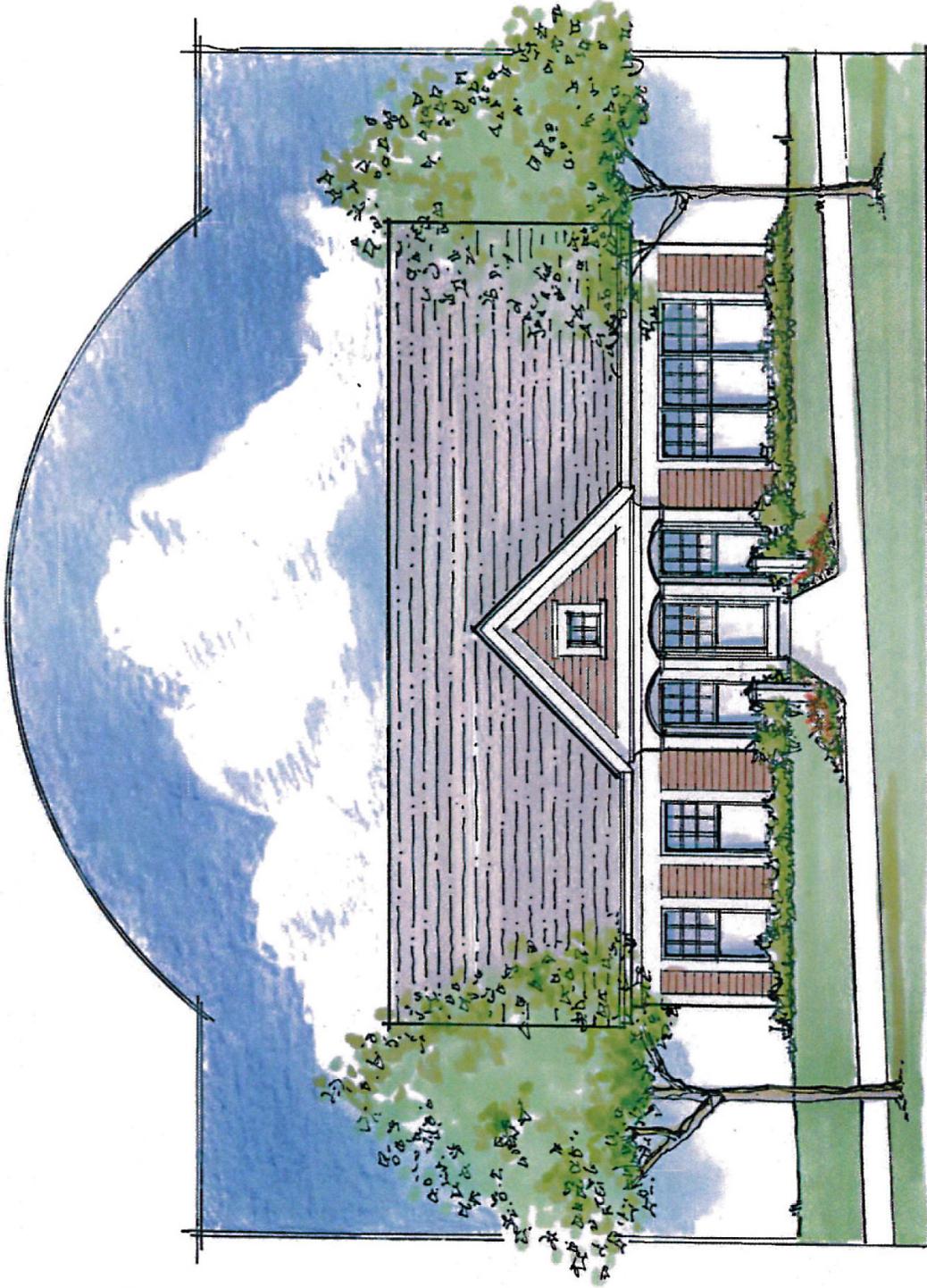


Independent / Assisted Living Building

View from Street Level

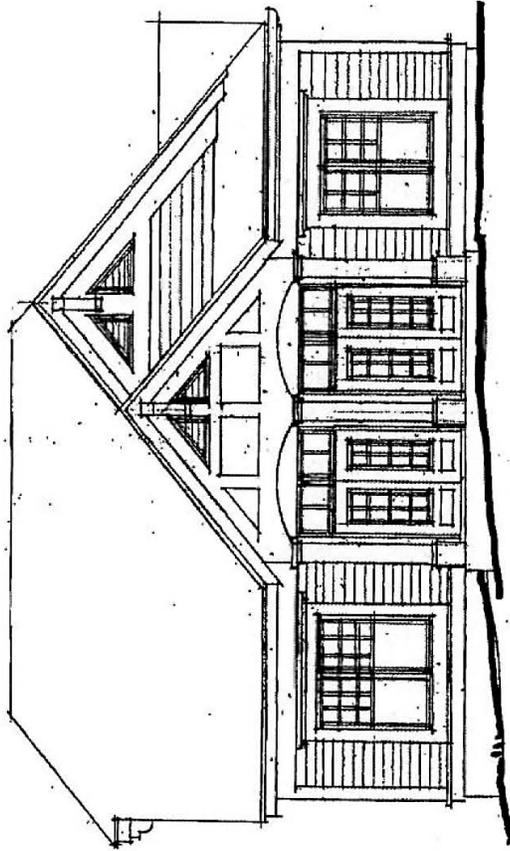


Renwick Boulevard Street Scene

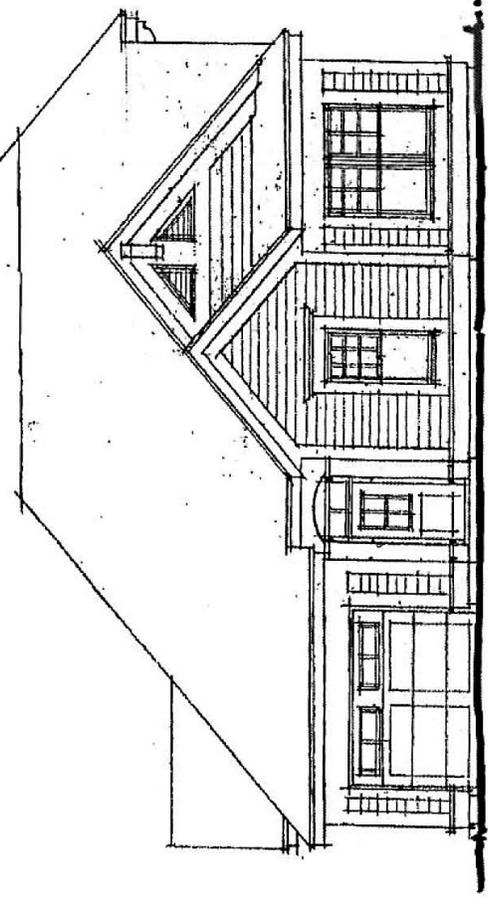


**Summerfield**  
at RENWICK  
**Trace**

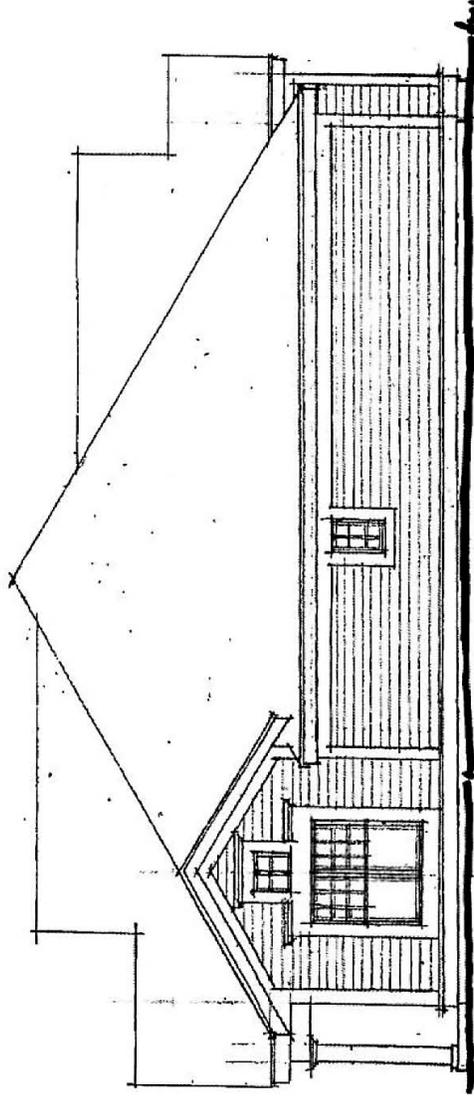
Single Family Renwick Boulevard Elevation



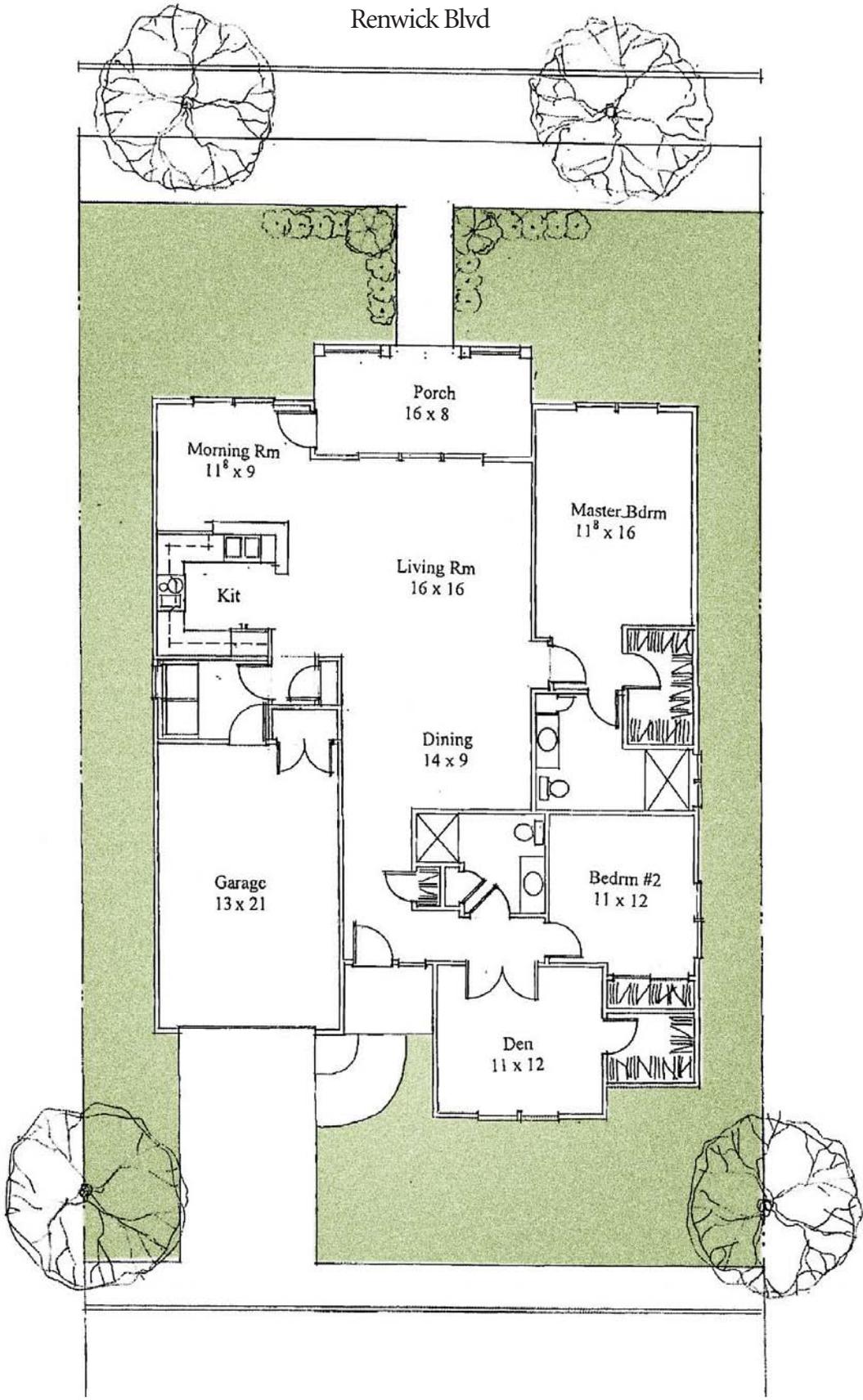
Renwick Boulevard Elevation



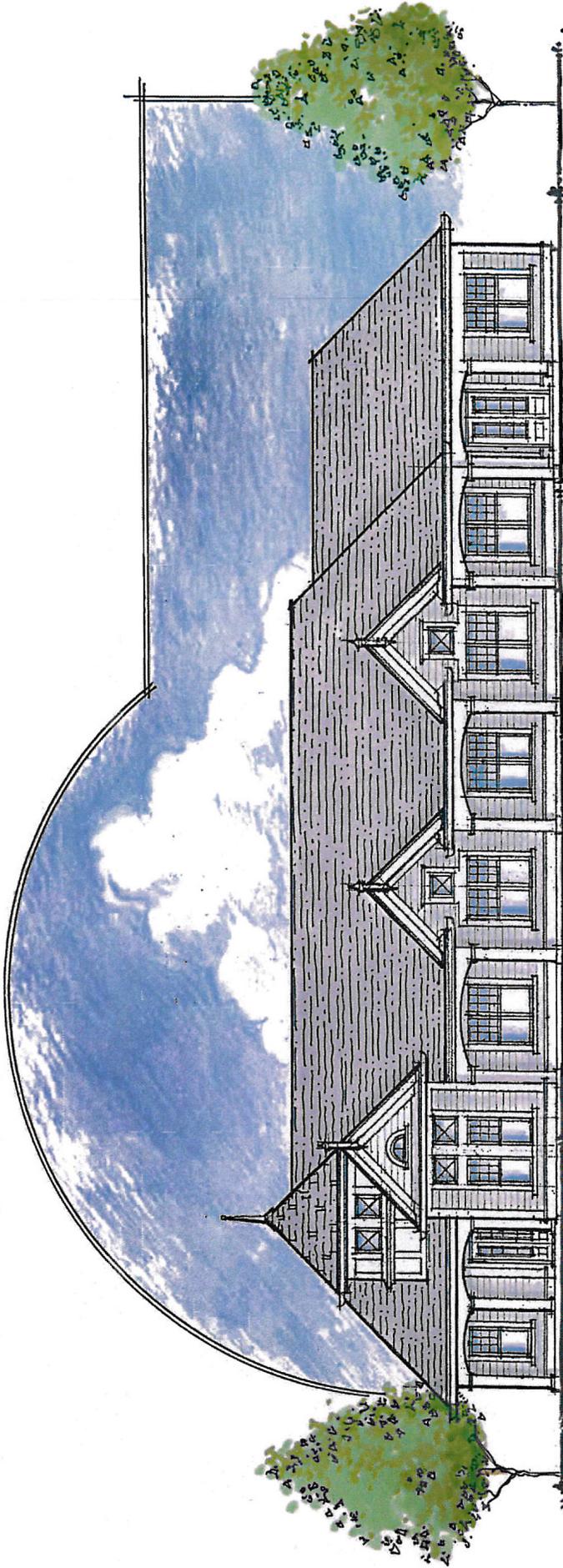
Typical Green Elevation



Typical Side Elevation

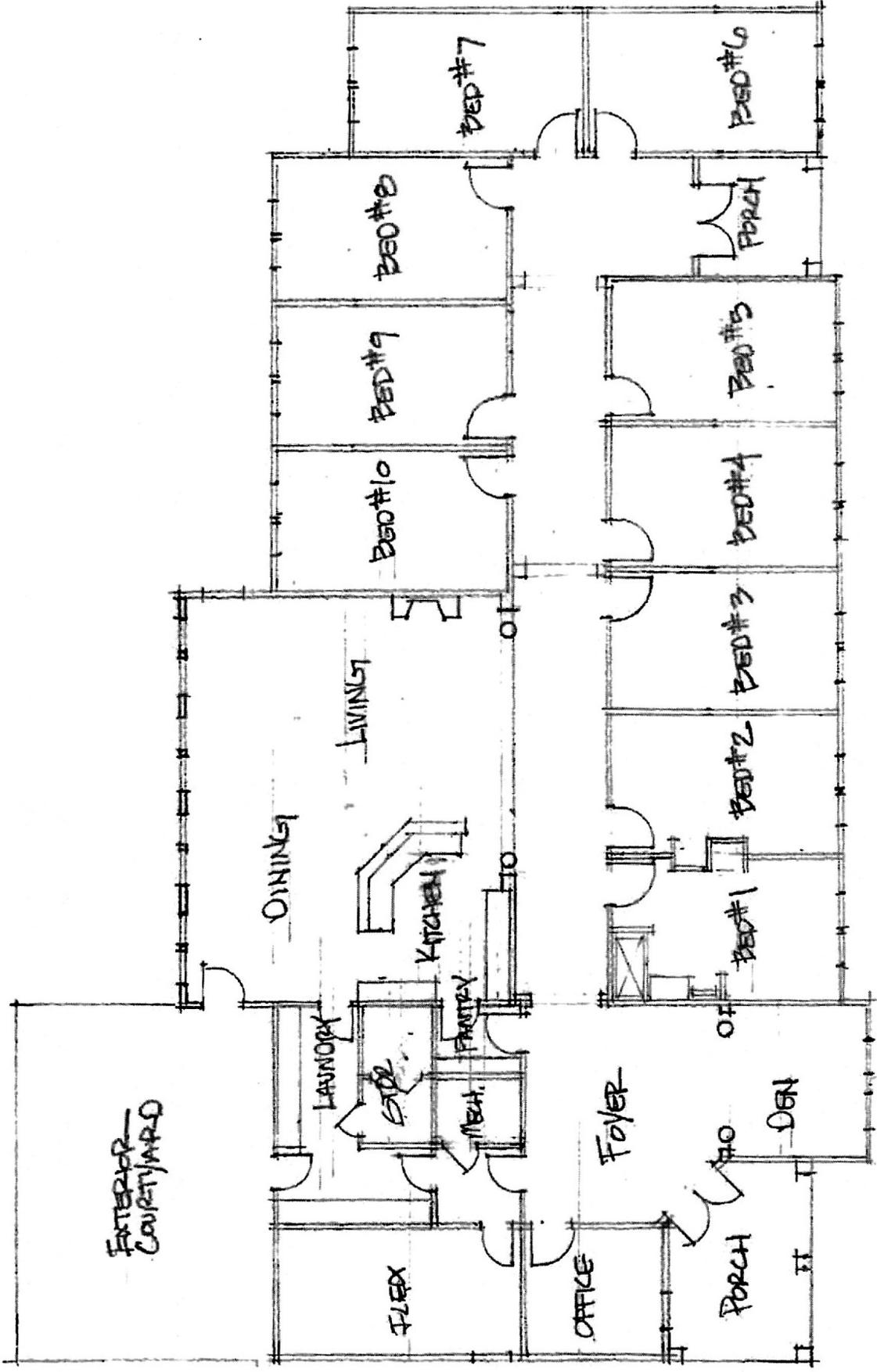


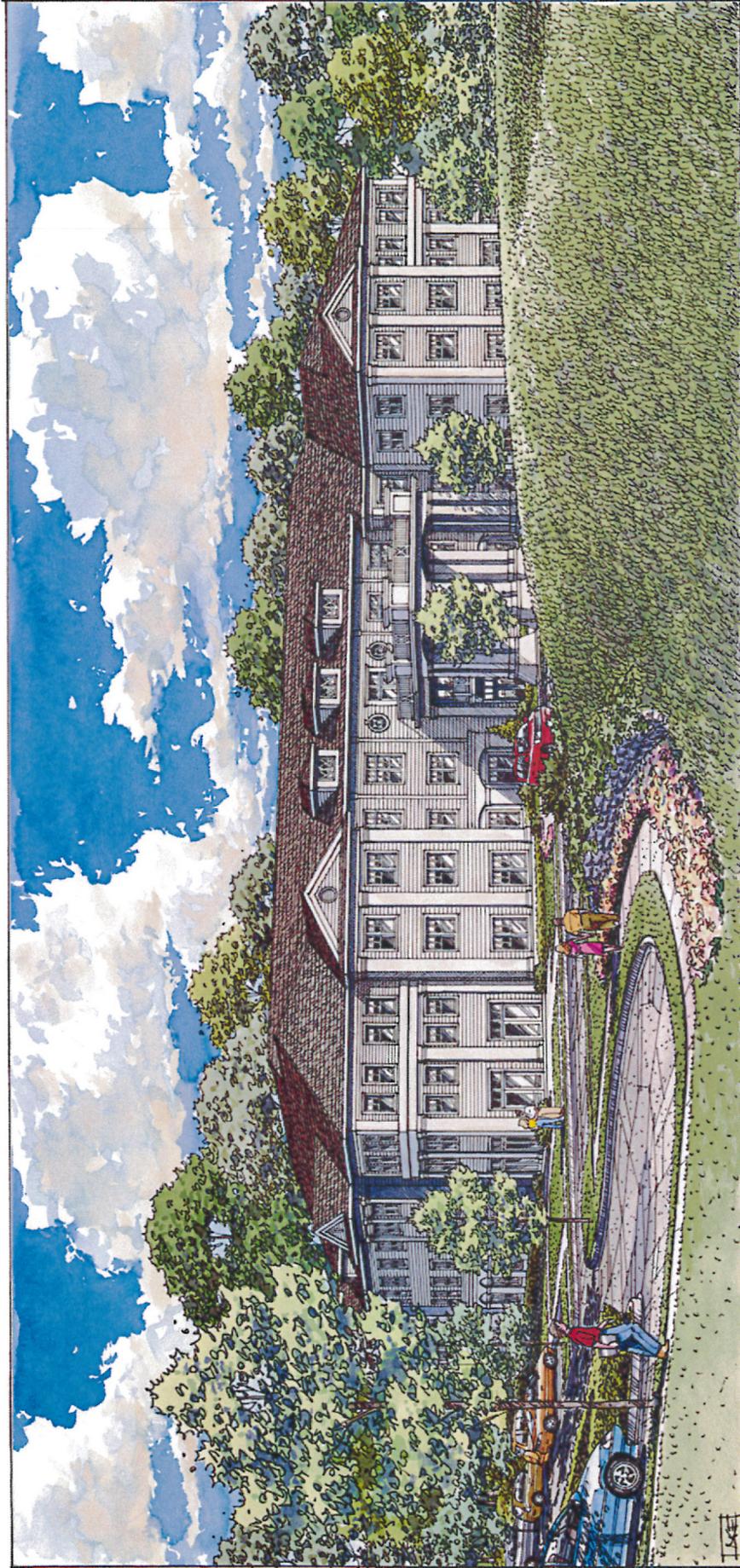
Typical Single Family Floor Plan



Manor Home Front Elevation

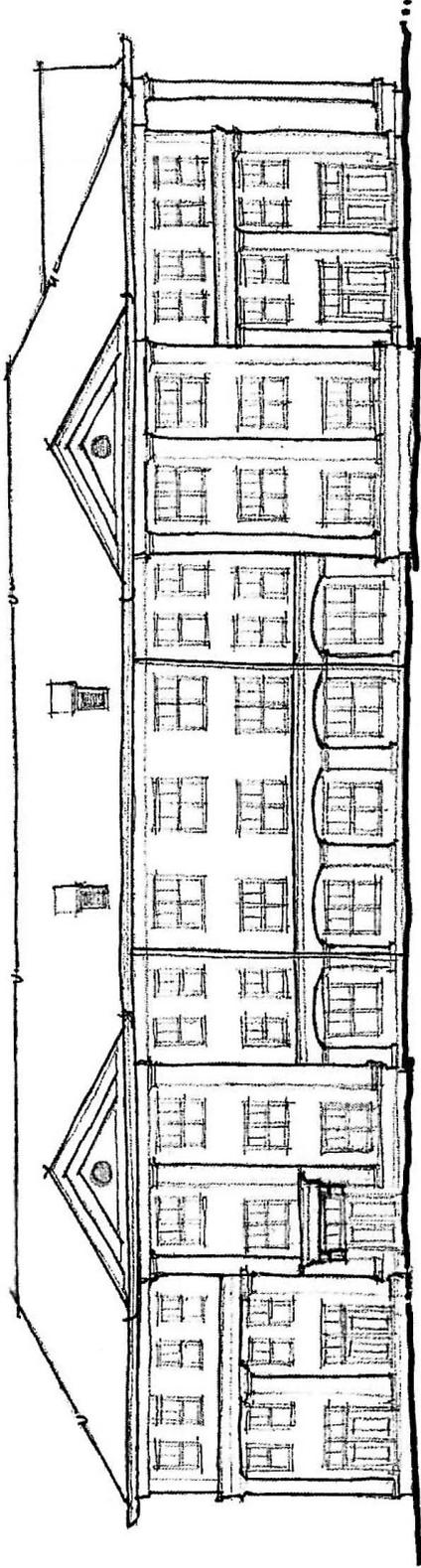
Summerfield  
at RENWICK  
Trace



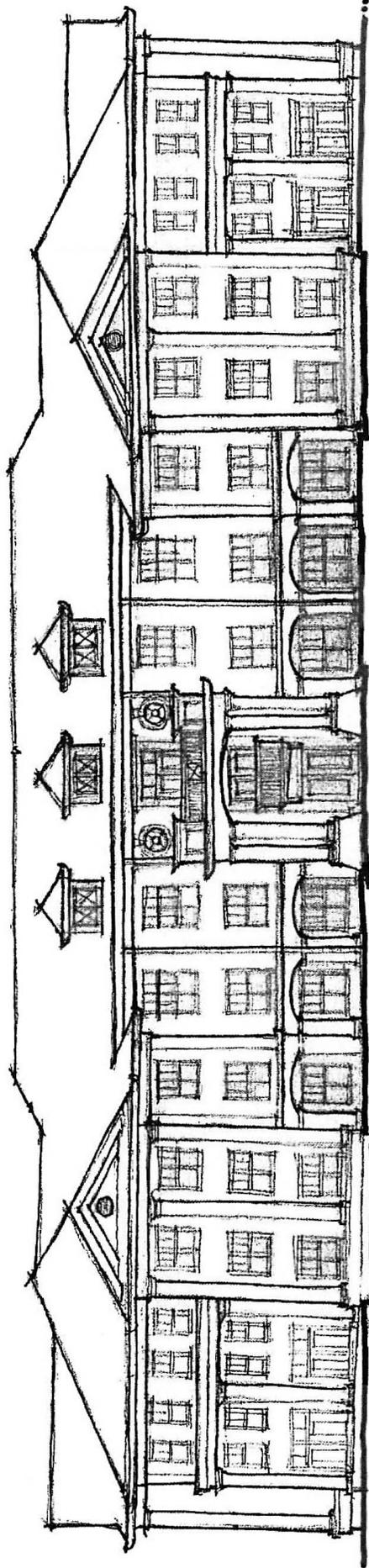


# Summerfield at RENWICK Trace

Independent / Assisted Living Building



Side Elevation



Front Elevation



## **Additional Information**

	AL (39 beds)		SNF (27 Beds)															
	Nurse	C.N.A.	Nurse	C.N.A.	Administrator	Maint.	Dining	Social Service Activities	Business Office	Reception	Transport	Physical Therapy	Total					
<b>Brookside</b>																		
Shift																		
1st	1	1	2	3	1	1	4	2	1	1	0.5		17.5					
2nd	1	0.5	2	3									6.5					
3rd	1		1	2									4					

	IL/AL (48 units, 60 beds)		SNF (22 Beds)															
	Nurse	C.N.A.	Nurse	C.N.A.	Administrator	Maint.	Dining	Social Service Activities	Marketing Business Office	Reception	Transport	Physical Therapy	Total					
<b>Renwick</b>																		
Shift																		
1st	1	1	2	3	1	1	6	2	3	1	1	2	24					
2nd	1	1	2	3									7					
3rd	1		1	2									4					
Manor Homes (3 total)																		
Shift																		
1st	3												6					
2nd													3					
3rd													3					
Cottages (11 homes)																		
	No dedicated staff																	
	Total = 47																	



Employee Counts

**Brookside**

Delivery Type	Vehicle Type	Frequency
Food	Semi	2 X Week
Oxygen	Box	Weekly
Garbage	Typical	2 X Week
Ambulance	Typical	1-2 per Week
Supplies	Box	2 per Week
FedEx	Step Van	Daily

**Harbour Manor**

Delivery Type	Vehicle Type	Frequency
Food	Semi	1 X Week
Oxygen	24' Box	Weekly
Garbage	Typical	6 X Week
Ambulance	Typical	1-2 X Week
Supplies	32' Box	Weekly
FedEx	Step Van	Daily
FedEx	Step Van	Daily

**Bell Trace**

Delivery Type	Vehicle Type	Frequency
Food	53' Semi	1-2 per Week
Oxygen	24' Box	Weekly
Garbage	Typical	6 X Week
Ambulance	Typical	1-2 X Week
Supplies	32' Box	Weekly
FedEx	Step Van	Daily

**Renwick Anticipated Truck Traffic**

Delivery Type	Vehicle Type	Frequency
Food	Semi	1-2 X Week
Oxygen	Box	Weekly
Garbage	Typical	2 X Week
Ambulance	Typical	1-2 per Week
Supplies	Box	1 per Week
FedEx/UPS	Step Van	Daily
Individual Deliveries	Small or Box Vans	Daily



<b>Bloomington Standard</b>	
SNF =	1 space per staff member, 1 space per four residents
IL/AL =	1 space per staff member, 1 space per three residents
<b>Renwick SNF</b>	<p>30 daytime staff - max SNF shift employment anticipated at full occupancy (22 SNF &amp; service, and 8 others)</p> <p>22 SNF units x .25 = 5.5 (rounded to 6 parking spaces)</p> <p><b>Total parking space required to support the SNF and related services = 36</b></p>
<b>Renwick IL/AL Bldg.</b>	<p>48 units (12 two bedrooms (12 x 2 = 24), 36 one bedroom (36 x 1 = 36), total max residents = 60)</p> <p>60 residents x .33 = 19.8 (rounded to 20 parking spaces)</p> <p><b>Total parking space required to support the IL/AL facility = 20</b></p>
<b>Renwick Manor Houses</b>	<p>3 manor houses x 2 daytime staff per house = 6</p> <p>3 manor houses x 12 residents = 36</p> <p>36 residents x .33 = 11.8 (rounded to 12)</p> <p><b>Total parking space required to support the Manor Houses = 18</b></p>
	<b>Total Parking Spaces for our proposed use required by Bloomington = 74</b>
	<b>CarDon plan to meet anticipated needs comfortably = 106</b>



## Impervious Surface Comparison

	43 Lot Single Family	Senior Neighborhood
Area in Lots (SF)	172,716	44,482
Area in Buildings (SF)	-	46,665
Area in Roads (SF)	53,048	82,324
Total impervious (SF)	225,764	173,471
Total impervious (Acres)	5.18	3.98
"%" Impervious (7.99 ac. Total)	65%	50%

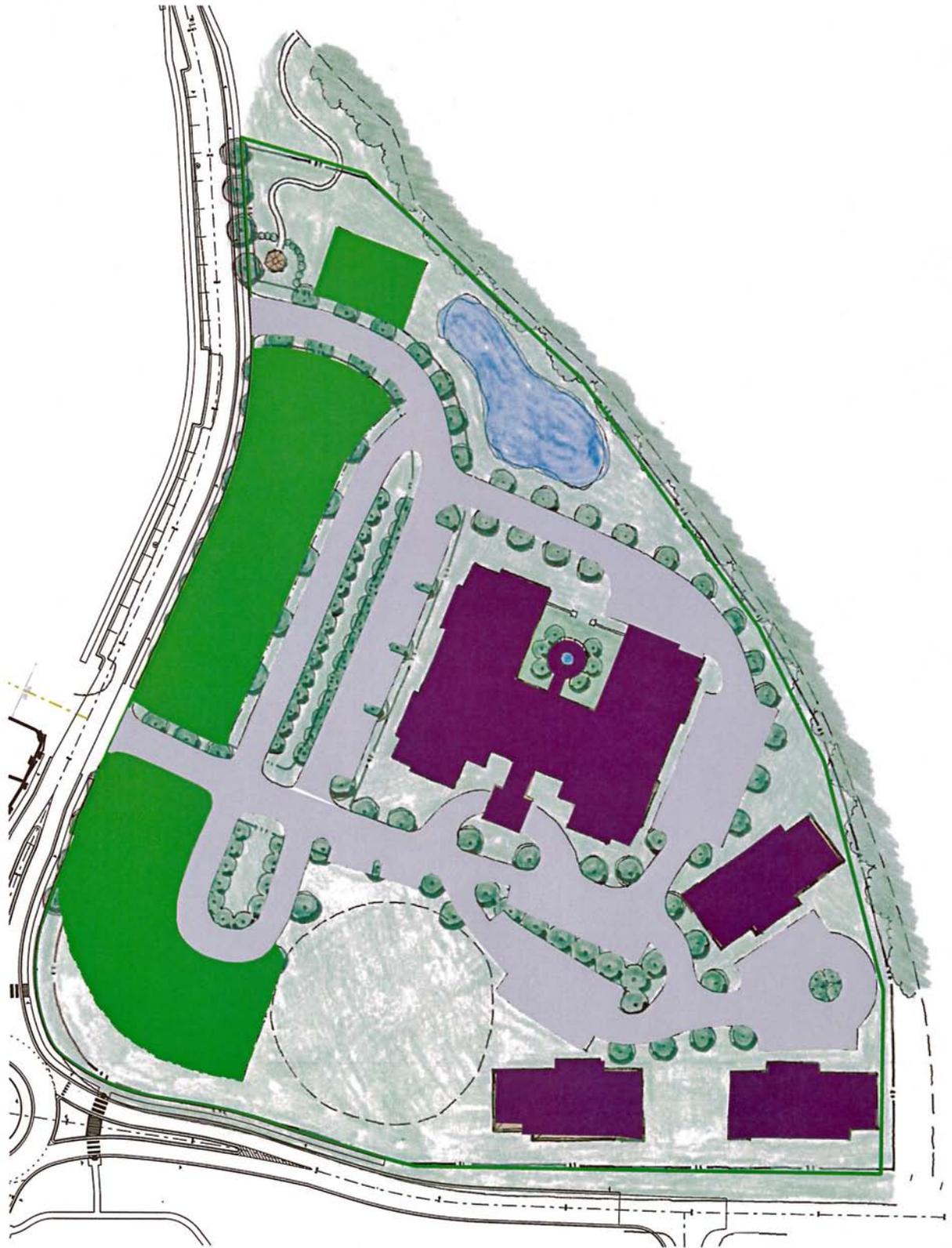
**Note:**

Impervious area for 43 Lot Single Family lots was calculated using the maximum building coverage of 80% for alley loaded lots and 70% for lots against the creek. Impervious area for the Senior Neighborhood was calculated assuming 80% lot coverage.

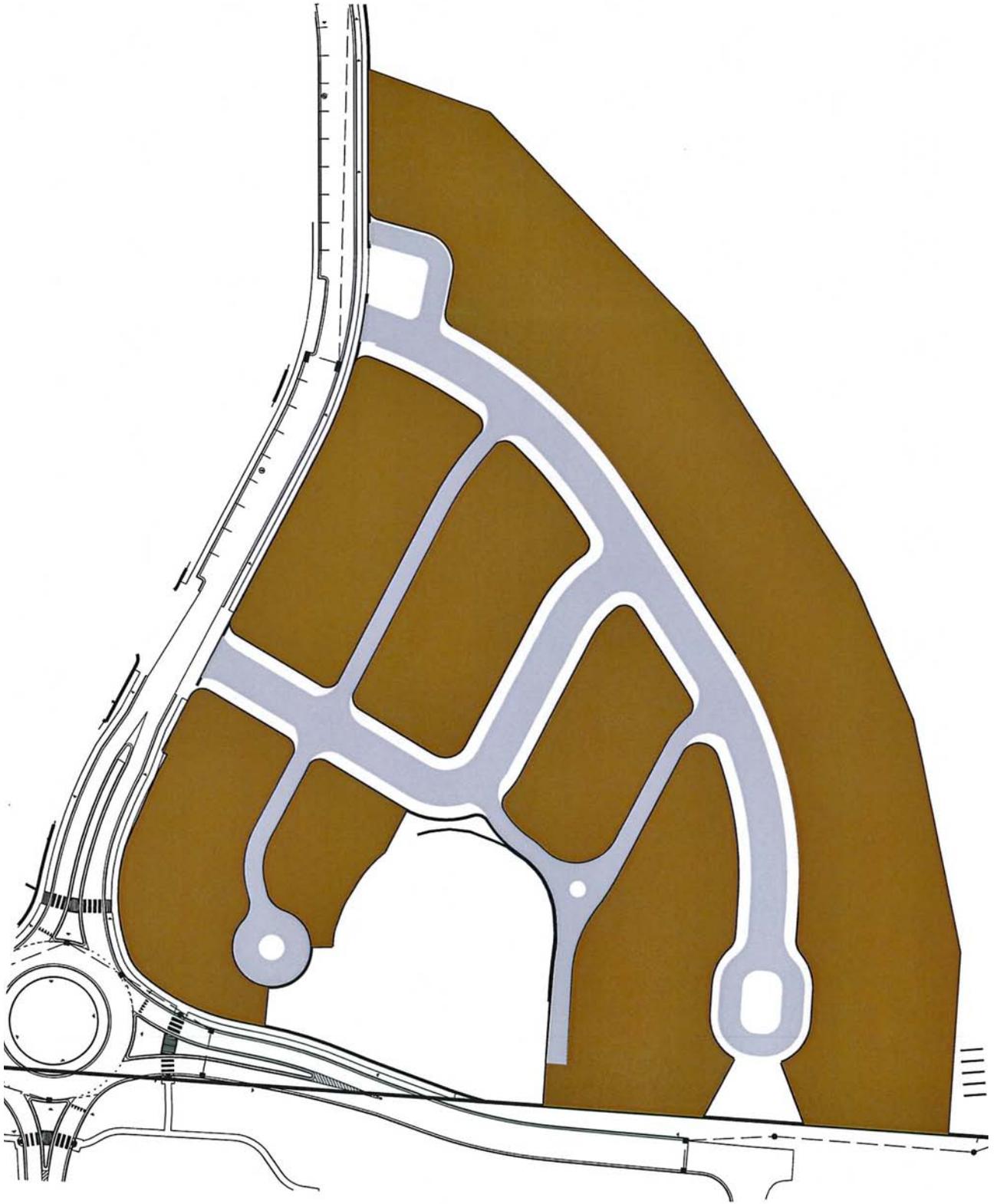
Sidewalks were left out of each category.

## Impervious Surface Comparison

---



## Impervious Surfaces



## Impervious Surfaces

---



## **Attachments**

# Attachment A

## Single Family Home Standards

### RENWICK BOULEVARD FRONTAGE:

- YARD TO BE RAISED 8” MIN. ABOVE
- SIDEWALK TO CONNECT DIRECTLY TO PUBLIC WALKWAY
- FOUNDATION LANDSCAPE: LANDSCAPING TO BE WITHIN 8’-0” OF BUILDING. FLOWERING TREES, SHRUBS AND FLOWERS ARE PERMITTED
- A FENCE IS ALLOWED AT THE FRONT PROPERTY LINE. FENCE TO BE WOOD PICKET WITH DECORATIVE NEWELL POSTS, ORNAMENTAL IRON, OR MASONRY WALL.
- STREET TREES WILL BE PROVIDED IN TREE LAWNS

### ALLOWABLE BUILDING AREA

- MAX. COVERAGE TO BE 75% OF LOT AREA

### GARAGE:

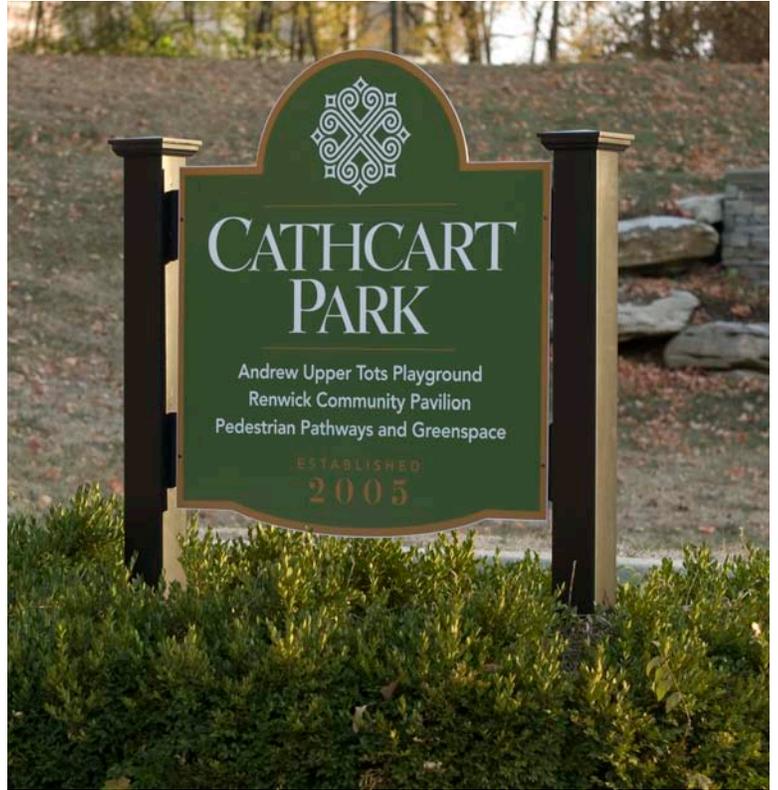
- GARAGE TO BE 1 OR 2 CAR ATTACHED
- LIVING SPACE IS ALLOWED ABOVE GARAGE
- GARAGE TO KEEP SAME ROOF PITCH, MATERIALS AND PROPORTIONS ESTABLISHED BY HOUSE STYLE

### ELEVATIONS:

- ELEVATIONS TO BE SIMILAR IN DESIGN CHARACTER, SCALE AND DETAIL TO ILLUSTRATIONS PROVIDED. FINAL DESIGN TO BE APPROVED BY PLAN COMMISSION AT LATER DATE.

### MIN. HOUSE SQUARE FOOTAGE:

- 1,200 SQ.FT. MIN.



Attachment B / Sample Signage

# Attachment C

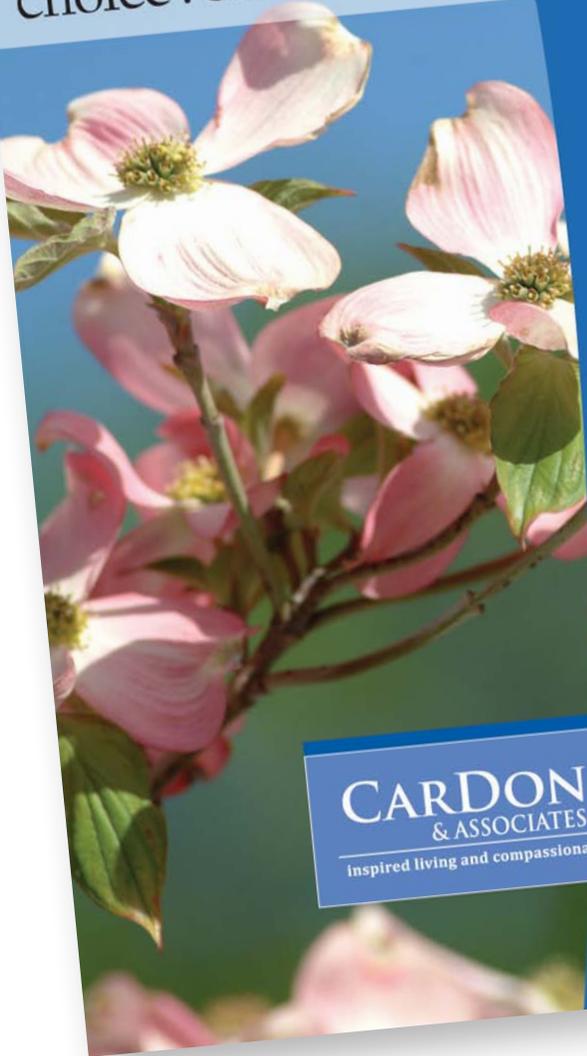
## Sustainable Building Commitment

CarDon & Associates, Inc. is committed to the concepts of environmental protection and sustainable buildings. We believe that the standards for single family and multi-unit buildings provided in the National Green Building Standard (ICC 700-2008) as developed by the International Code Council and National Association of Homebuilders and approved by the American National Standards Institute are the most appropriate for our project.

We will develop the site and build all buildings to the standards in the National Green Building Standard Bronze Performance Level. Examples of the standards and associated scoring are included in this attachment.

JUST WHAT YOU'RE LOOKING FOR

choice . service . care



**CARDON**   
& ASSOCIATES INC.  
inspired living and compassionate care



Quality LIFESTYLE  
SERVICE and CARE  
addressing PERSONALIZED needs.

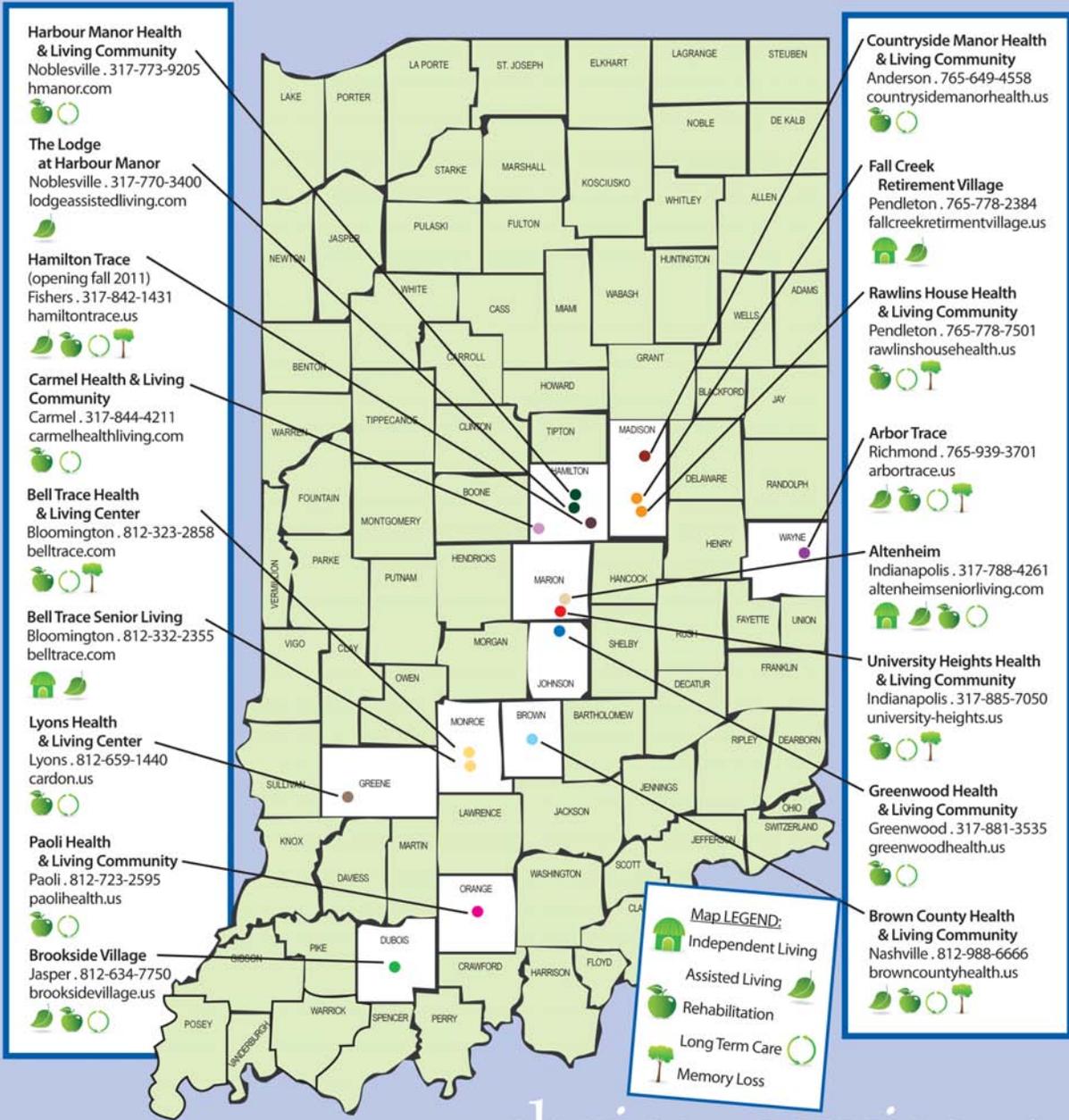
CarDon senior living communities and Health & Living Centers provide a full range of lifestyle and care options from independent living, assisted living and full-service continuing care retirement communities to rehabilitation, long-term care and memory support services.

### Integrity Founded in Expertise and Experience

Established in 1977 and based in Bloomington, IN, CarDon & Associates has more than 30 years of experience in creating exceptional senior lifestyles. Expertise in management and an unparalleled family approach to inspired senior living and compassionate caregiving is evident throughout our senior living communities and Health & Living Centers stretching across south-central Indiana.

Inspired living is awaiting you.

www.cardon.us



choice . service . care



## INDEPENDENT LIVING

At CarDon communities offering independent living, residents enjoy spacious, comfortable apartments and cottage homes, a complete maintenance-free lifestyle and endless opportunities for participating in the activities and experiences that are most important to them. From restaurant-style dining and fitness programs to game rooms, lounge areas and beautifully landscaped grounds to explore, the choices are practically endless, and each day is full of possibilities. We also offer a variety of residency plans for maximum flexibility and value.

### Independent Living Services include:

- Restaurant-style dining
- Housekeeping and flat linen service
- All utilities included (except telephone)
- Scheduled transportation for shopping, special events, medical appointments and more
- Access to social, cultural and educational programs and activities
- 24-hour emergency response system
- Interior and exterior maintenance

### Communities that provide Independent Living are...

Altenheim, Bell Trace Senior Living and Fall Creek

## ASSISTED LIVING

When a little extra help is needed, the assisted living services at CarDon communities provide older adults the independence they desire and the support they deserve. Our private residences offer the comforts of home while providing a social atmosphere filled with specialized activities and events, trips into the surrounding community and restaurant-style dining.

### Assisted Living Services include:

- Social atmosphere focused on continued independence
- Medication management
- Restaurant-style dining and nutritional services
- Beauty/barber services
- Activity programming for residents and their families
- Housekeeping, maintenance and transportation services
- 24-hour staffing
- Individual emergency response systems
- Social and support services
- Dental and podiatry services arranged
- Bathing and grooming services

### Communities that provide Assisted Living are...

Altenheim, Arbor Trace, Bell Trace Senior Living, Brookside Village, Brown County, Fall Creek, Hamilton Trace (opening fall 2011) and The Lodge





## REHABILITATION

For those recovering from illness or a surgical or complex medical procedure, the rehabilitative treatment process at all CarDon Health & Living Centers is designed to maximize capabilities and foster the return to an optimal level of function.

Our Specialized Therapeutic and Rehabilitative Services (STARS) program, available at many of our Health & Living Centers, is a dedicated program focused on inpatient and outpatient short-term rehabilitation. STARS gives special attention to a home evaluation in order to coordinate resources for the patient to experience a safe transition home.

### Rehabilitation Services include:

- Physical and occupational therapies
- Speech and language pathology
- VitalStim for swallowing impairments
- Respiratory therapy
- Intravenous therapy
- Anodyne Therapy
- Accelerated Care Plus (ACP)
- Post-acute rehabilitative care
- Home transition
- Inpatient and outpatient rehabilitation
- A variety of private and semi-private suites available
- Medicare-approved
- Most insurances accepted, along with private pay

### Communities that provide Rehabilitation are...

Altenheim, Arbor Trace, Bell Trace, Brookside Village, Brown County, Carmel, Countryside Manor, Greenwood, Hamilton Trace (opening fall 2011), Harbour Manor, Lyons, Paoli, Rawlins House and University Heights

## LONG TERM CARE

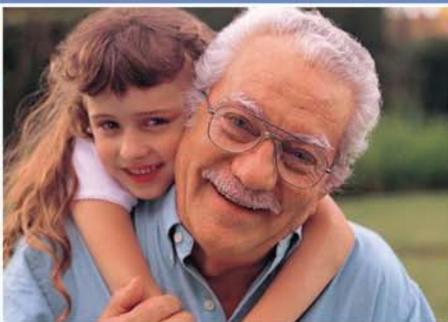
CarDon offers comprehensive skilled nursing care for those needing long-term professional care, with a continued focus on bringing residents to their fullest potential to maximize their quality of life.

### Long-Term Care and Skilled Nursing Services include:

- Rehabilitation of complex medical conditions
- Personalized Care Plan in which the patient and the family are directly involved in the plan of care provided
- Home transition including community re-integration and home evaluations to ensure a successful and safe return home
- Ongoing advice and counsel for resident and family
- Long-term, short-term and respite care
- Hospice care for the terminally ill, emphasizing quality of life to bring family comfort and individualized end of life care
- Dining and nutritional services
- Dental and podiatry services arranged
- Activity programming
- Social and support services including assistance with insurance matters
- Medicare-approved (most CarDon communities also take Medicaid)
- Most insurances accepted, along with private pay

### Communities that provide Long Term Care are...

Altenheim, Arbor Trace, Bell Trace, Brookside Village, Brown County, Carmel, Countryside Manor, Greenwood, Hamilton Trace (opening fall 2011), Harbour Manor, Lyons, Paoli, Rawlins House and University Heights



## LONG TERM CARE

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Altenheim, Arbor Trace, Bell Trace, Brookside Village, Brown County, Carmel, Countryside Manor, Greenwood, Hamilton Trace (opening fall 2011), Harbour Manor, Lyons, Paoli, Rawlins House and University Heights

## MEMORY CARE

Memory care services at CarDon Health & Living Communities celebrate the spirit and individual abilities of each resident through activity-based programming. Compassionate caregivers are specially trained and skilled in all services offered within this distinctive care discipline. Safety and stability in the living environment are of utmost importance. Activities are tailored to the most active and memorable period of the individual patient's life. Offering semi-private and some private rooms with individual bathrooms, enclosed courtyards and wheelchair accessibility, our memory care services are designed with greatest respect for the comfort, enjoyment, safety and security of each resident.

### Memory Care Services include:

- Specialized care at beginning, intermediate and advanced stages
- Special memory aids to assist with life's daily tasks
- Licensed dietician and nutritional support
- Skilled nursing and rehabilitative care available
- Dental and podiatry services arranged
- Individualized activity programming
- Social and support services including assistance with insurance matters
- Medicare-approved (most CarDon communities also take Medicaid)
- Most insurances accepted, along with private pay

### Communities that provide Memory Care are...

Arbor Trace, Bell Trace, Brown County, Hamilton Trace (opening fall 2011), Rawlins House and University Heights

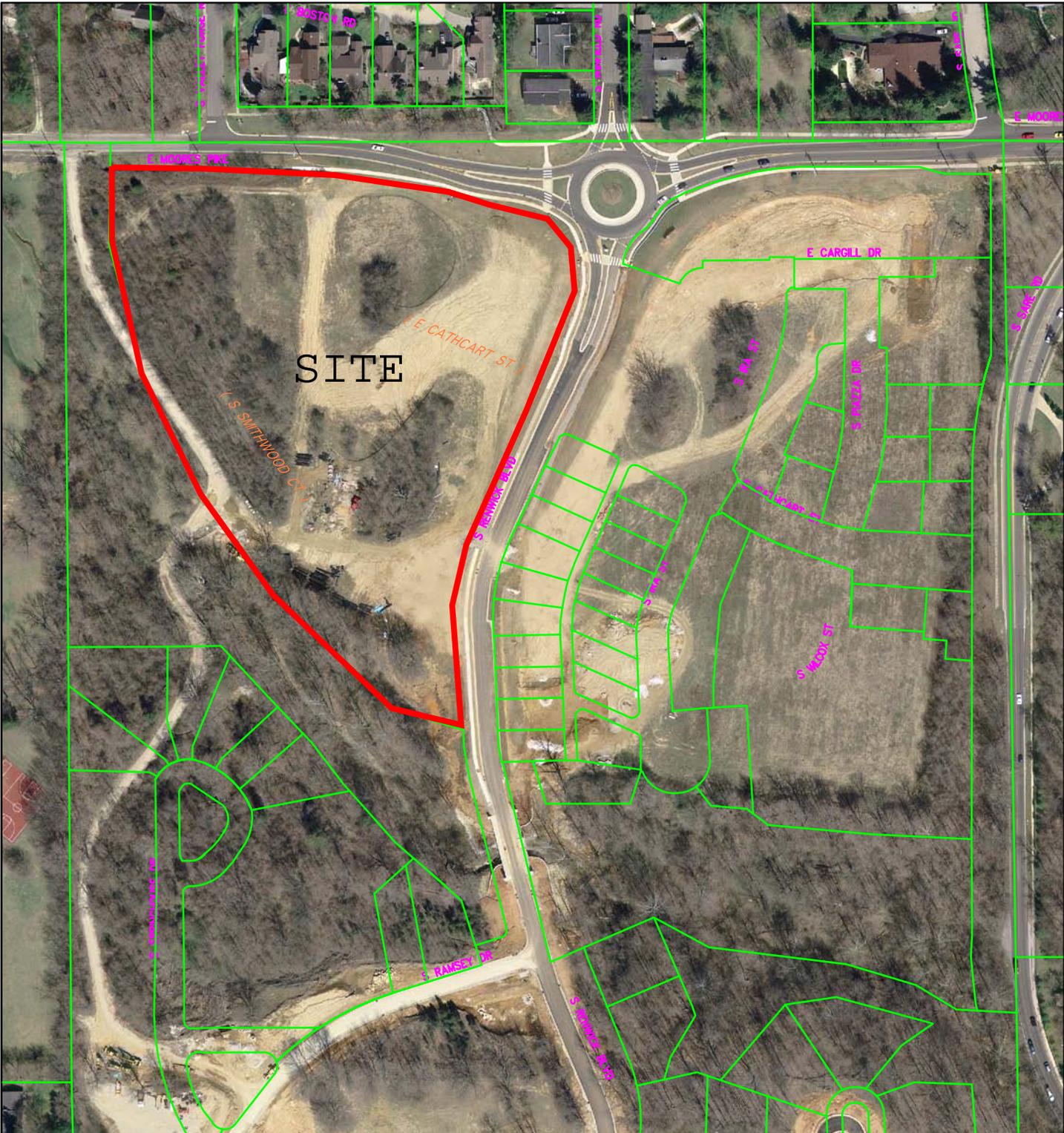


  
**RENWICK**

Illustrative Site Plan

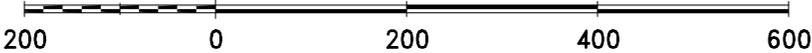


Original Preliminary Plan 65

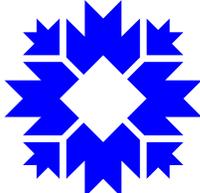


PUD-31-10 CarDon & Associates  
 2410 E. Moores Pike  
 Aerial Photo

By: shapp  
 6 Nov 10



City of Bloomington  
 Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

January 31, 2011

City of Bloomington Plan Commission  
City Hall  
Bloomington, Indiana

Dear Members of the Plan Commission:

We write this letter in opposition to CarDon's proposal to amend the Renwick PUD. We roundly oppose this amendment due to its irretrievable damage to the proposed and expected Renwick development and, in particular, the Smithwood neighborhood. Although arguments can be made for the petitioner's contribution to the good of the community, only the development of single-family homes contribute to the good of the immediate neighborhood and the community as a whole, than single-family homes on that parcel. No matter how this issue is framed by the petitioner and the developer, this amendment is a radical departure from the original PUD, and is in no way, a simple site relocation of an approved use of the land.

We choose to build our house and invest in the Smithwood neighborhood based on the promise and expectation of its full development. The Renwick plan offered the modern urban planning (i.e. walking access to parks and commercial space) that we desired for our young family. We were attracted to the de-emphasis of autos and the emphasis on sidewalk living. We still feel strongly in the potential of the neighborhood and the viability of the commercial space in the Northeast corner of Renwick. However, the proposed amendment would eliminate two-thirds of the neighborhood and destroy the potential vitality of the community.

The current Growth Policy Plan (GPP) provides very tight standards for the original PUD, this suggests that, had this amendment been included in the original PUD, the project would not have been approved. The question is not whether the amendment is an appropriate use of the land. The fundamental question is whether or not the amendment reflects the **best** use for the land. The GPP directs us to the conclusion that the amendment is clearly not the **best** use of the land and is short of the maximum community benefit of the parcel.

While the petitioner has the possibility of other parcels in the city that would be more appropriate for a project of this nature, this parcel reflects the only option we have for our neighborhood, the neighborhood in which we invested, the neighborhood of which we expected, the neighborhood we anxiously await and defend.

Sincerely,

Mindy and Barry King  
1642 S. Ira St.  
Bloomington, IN 47401



Patrick Shay <shayp@bloomington.in.gov>

---

## Renwick PUD

---

John Marton <johnmarton@gmail.com>

Mon, Jan 31, 2011 at 3:31 PM

To: shayp@bloomington.in.gov

Dear Mr. Shay,

I am writing to you again to further express my opposition to the proposed changes to the Renwick PUD. After hearing multiple sales pitches from both W/S Homes and CarDon, it has become even more apparent that more commercial space inside of Renwick would not be an appropriate change. Not only would the Smithwood residents become further isolated within the expanding commercial space, but Renwick would lose the feel of a Traditional Neighborhood Development, which was integral in originally developing the Ramsey Farm land. Both the City of Bloomington and W/S Homes have a responsibility to the residents of Renwick to follow through on what was sold to us: a walkable neighborhood of single-family homes, not commercial space surrounding a small island of isolated homes. I feel that W/S has more of a responsibility to follow through, as they continue to sell houses using the sales pitch of expanding Smithwood to the northwest portion of the property, which is the site of the proposed CarDon property.

I thank you again for taking the time to hear my concerns, as well as the concerns of my neighbors. I urge Staff, the Plan Commission, and the City Council to see that the proposed change to the Renwick PUD goes against not only what was sold to us, but what Bloomington itself represents.

Regards,  
John Marton  
1625 South Renwick Blvd  
Bloomington, IN 47401

812-369-4104

---

Patrick Shay, AICP  
Development Review Manager  
Planning Department  
City of Bloomington  
401 N. Morton St., Suite 160  
Bloomington, IN 47402

RE: Proposed Amendment of the Renwick Planned Unit Development  
February 7, 2011 Hearing

Dear Mr. Shay,

This letter is to express our opposition to the proposed amendment of the Renwick PUD. We have many concerns and provide the following:

1. An amendment would permit a dramatic and irreversible change to the original PUD. The approved urban single family neighborhood homes would be replaced with commercial development.
2. If the amendment is approved, will the developer seek variances? The senior living campus CarDon & Associates proposes is portrayed with conceptual drawings and illustrations. This is a proposed, for-profit, senior living community that will be designed and built based upon market-driven business decisions. An amendment to the PUD would “open the door” for additional changes to the CarDon conceptual plan. What is proposed today may not be the final product (how many variances were approved for the Renwick Village Center and increased number of apartment buildings?).
3. Approval of the amendment sets a precedent for Bloomington; PUDs are not binding and can be amended based upon market-driven projects. In good faith and research, we made the life decision to invest and build our Smithwood home in the Renwick Planned Unit Development. It is our understanding the PUD was approved based on the TND concept and Smart Growth Policy . We fail to understand how incorporating additional multi-story commercial buildings complies with Smart Growth.
4. The CarDon project would have an adverse affect on the safety of pedestrians and schoolchildren due to the increase of commercial traffic forced to use the only entrance and exit of the proposed “campus” from our main neighborhood street, Renwick Blvd.
5. The fifteen existing and four future Smithwood single family homes would be engulfed by commercial development and multi-family housing, effectively abandoning the Traditional Neighborhood Development philosophy based on principals of Smart Growth. Our current “island” of single family homes (15 now in Smithwood) would surely, in time, become a less than desirable neighborhood; Certainly not the desirable Traditional Neighborhood Development originally approved by the City of Bloomington.

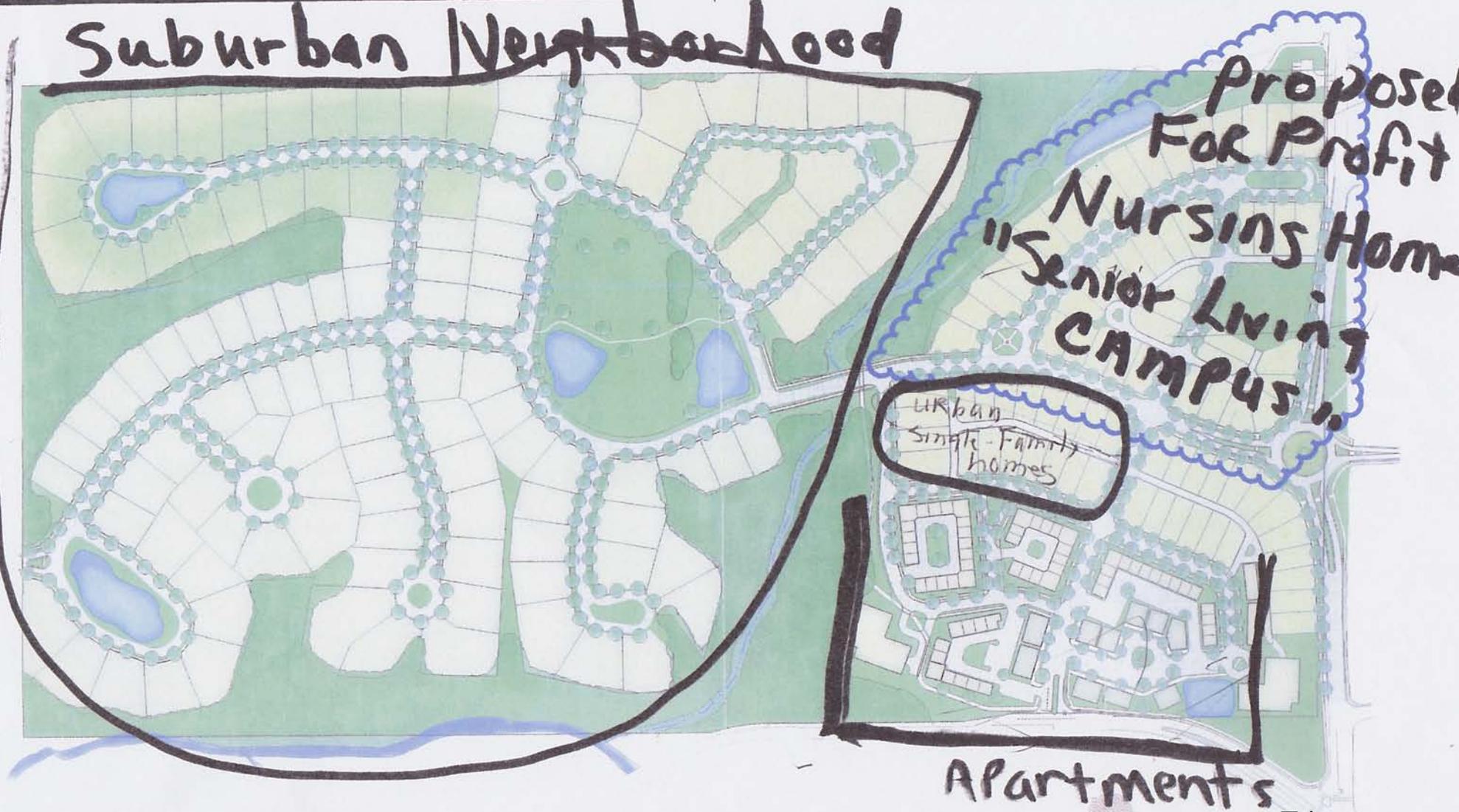
We are respectfully stating that we are opposed to the loss of single family homes, and this opposition to the PUD amendment before the Planning Commission must not be clouded by false assumptions. Senior citizens are currently part of our neighborhood. We have the expectation of responsible smart growth. The Planned Unit Development was a promise, an assurance, from the City of Bloomington, that the TND would be supported and developed accordingly.

We are submitting with this letter an illustrative site plan from our perspective. We thank you for the opportunity to express our concerns and opposition to the proposed amendment.

Sincerely,

David & Diana Pumo  
1648 S. Ira Street  
Bloomington, IN 47401

# Suburban Neighborhood



John Robert Russell  
2405 E. Boston Road  
Bloomington, IN 47401-6155  
812-333-7120 / jrhruss@sbcglobal.net  
January 23, 2011

Jack Baker, President,  
City of Bloomington Plan Commission  
401 N Morton St  
Ste 160  
Bloomington IN 47404

RE: Proposed Preliminary Plan Amendment  
Renwick Senior Living Center by CarDon & Associates

Dear President Baker and fellow Commissioners

Following my attendance at the December 13, 2010, Plan Commission hearing, during which a proposed Preliminary Plan Amendment to the Renwick PUD Master Plan for a Senior Living Center, was presented, and at subsequent meetings with CarDon & Associates representatives and adjoining neighborhood residents, and after my review of current documents submitted to the Planning Department by CarDon & Associates, for presentation at the Plan Commission hearing on February 7, 2011, I continue to believe the introduction of the Senior Living Center will cause irreparable harm to the Renwick PUD Master Plan. In addition, the proposed Center will have a serious negative negative impact on Smithwood residents, whose purchase of their homes, at Renwick, was based on published documents indicating they would be living in a growing neighborhood of Single Family homes. Adjoining neighborhood residents, also, believed the Renwick PUD Master Plan was based on irrefutable principles found in the Growth Policies Plan, the Ramsey Farm Subarea Study, and the City PUD Ordinance, as approved by the Plan Commission and City Council.

Several critical points, must not be overlooked, which support my position:

1. The Renwick PUD Master Plan was approved, with only a slight deviation, based on the proposed guidelines included in the **Growth Policies Plan (GPP)** and the **Ramsey Farm Subarea Study**;
2. Specific paragraphs in **Section 20.04.010** of the **City PUD Ordinance**:
  - 2.1 (a) **Implement the guiding principles and land use policies of the Growth Policies Plan; specifically reflect the policies of the Growth Policies Plan specific to the neighborhood in which the Planned Unit Development is to be located;**
  - 2.2 (b) **Buffer land uses proposed for the PUD so as to minimize any adverse impact which the new development may have on surrounding properties; additionally provide buffers and transitions of density within the PUD itself to distinguish between different land use areas;**
  - 2.3 (e) **Promote architecture that is compatible with the surroundings;**
  - 2.4 (f) **.....provide suitable design responses to the specific environmental constraints of the site and surrounding area;**
  - 2.5 (g) **Provide a public benefit that would not occur without deviation from the standards of the Unified Development Ordinance.**

John Robert Russell Letter  
RE: Renwick Senior Living Center  
January 23, 2011  
Page 2.

3. To elaborate further:

- 3.1 **Transitions of Density** - The principle of **Transitions of Density**, noted above, was clearly defined by the Renwick Developer and Planning Staff, at various hearings, and approved by the Plan Commission and City Council. The Plan for the north portion of Renwick (north of the creek) proposed dense Commercial/Apartment Residential at the northeast corner of the site (See Subarea Study) and along Sare Road, then (**moving east to west**) limited dense Apartments, then less dense row Townhouses, then Single Family Residences, occupying nearly half the portion of the site, east of Renwick Blvd., and the entire 7.9 acres triangular site, west of Renwick Blvd, where 43 Single Family homes were proposed;
- 3.2 **Specifically reflect the policies of the Growth Policies Plan specific to the neighborhood in which the Planned Unit Development is to be located. / Provide suitable design responses to the specific environmental constraints of the site and surrounding area.** Need I write more? The facts are self-evident.
- 3.3 **Undermine the original Renwick PUD Master Plan.** Considerable emphasis was made by the Developer, and supported by the Plan Commission, about the economic importance that readily-available clientele, within walking distance...generated by residents living at Renwick and adjoining neighborhoods...would have on the various commercial and office ventures anticipated in the so-called "Village." Thus, to eliminate 43 Single Family residences would negate the original Renwick PUD Master Plan and undermine the fundamental purpose for its approval, in the first place. It would be counter to the highly touted claim of "Smart Growth," by Developer Wininger-Stolberg. What would be so "smart" about sending 43 Single Family home sites to the suburbs and counter to the recommended concept of urban infill.
- 3.4 **Community Benefit.** The original PUD was promoted as a "Community Benefit" and raising the standard of the southeast section of Bloomington to a "higher level."

In sum, while I...and residents in our area...do not object to a Senior Living Center, in principle, and commend CarDon & Associates for the fine services they provide our community, the proposal of the Senior Living Center at Renwick is ill-advised and ignore the fundamental principles upon which the Renwick PUD Master Plan was approved. Additionally, the CarDon Master Plan far exceeds the carrying capacity of the site limitations, in all respects: scale of buildings, number of occupants and staff, impact on the environment, type of traffic generated, and negative visual impacts, within and outside Renwick.

Thank you for your every consideration to reject the proposed amendment.

Very truly yours,

*John Russell*

John Robert Russell

February 15, 2011

City of Bloomington Plan Commission  
Showers Plaza  
401 N. Morton St.  
Bloomington, IN 47402

Dear Members of the Plan Commission,

Those of us in the Smithwood neighborhood of Renwick purchased a home in a novel type of development for Bloomington – a Traditional Neighborhood Development (TND). Along with those who have purchased homes in Bloomington's other TND projects, such as South Dunn Street, we are pioneers who have taken a significant financial risk because we believe in a larger principle: that in-fill development with human-scale neighborhoods will be essential to an ongoing policy of sustainable urban growth for the City of Bloomington.

We felt secure in taking this risk because of the Renwick PUD – a document in which the developer and the city articulated a clear plan for realizing these goals. I don't believe that the Renwick PUD ought to be torn up and tossed aside simply because the developers are dissatisfied with their return on investment. If this property were in the cornfields, the petition before the City might be a zoning issue. But this isn't a matter of rezoning an "undeveloped" tract of land. An approved PUD already governs this land. The PUD is an explicit agreement between the developer and the city. From the perspective of a citizen, the PUD is also a social contract between the City of Bloomington and its citizens. As citizens, we made life-altering decisions based upon the plans laid out in the PUD. What would it mean if local government allows this agreement to be dismantled because a developer sees a new financial opportunity?

Public investments in a community should be wise and enduring. Decisions made at a specific moment in a city's history leave a legacy of buildings, parks, and streetscapes that survive for generations. Urban planning, therefore, looks toward a distant horizon. The Growth Policy Plan, in establishing a timeline that extends to 2025, has acknowledged that wise urban planning must take the long view.

Real estate developers operate by necessity in a shorter time frame; they make decisions based on uncertain economic conditions and fleeting opportunities. In a growing economy, they speak of long-term visions and happily reap the rewards. When the market takes a downturn, they claim hardship and look for ways to hedge their bets. I don't blame them -- it makes sense. But it doesn't guarantee the sort of enduring commitment encapsulated in the PUD.

This is where local government enters the picture. Someone must look beyond the immediate present, to remind us of the commitments that we've made and the legacy that we leave for future generations. Seen from the long view, then, the Renwick PUD is as appropriate today as it was in 2004 -- a wise plan for creating a livable community under a policy of sustainable urban growth. The housing market will eventually rebound. As Bloomington attracts new residents in hi-tech professions, a Traditional Neighborhood Development such as Smithwood is likely to be extremely appealing. Should today's market forces and the fortunes of a single developer determine the legacy that we leave behind in this location?

From our perspective as Smithwood residents, the greatest irony is that we may seem to be standing in the way of a new senior-living community. In fact, I have resisted the proposed amendment precisely because I believe so strongly that Bloomington needs more neighborhoods where older residents may age in place. In the past few weeks, Senators Vi Simpson and Vaneta Becker have introduced Senate Bill 23: Communities for a Lifetime. This bill would support the creation of a commission to study how Indiana can use proven methods to create livable communities for older adults -- and Hoosiers in general -- and to develop a process by which

cities can achieve the special designation, "A Community for a Lifetime." I believe that the Smithwood neighborhood can serve as a model as Bloomington works toward achieving this designation.

Bloomington resident Dr. Phillip Stafford, Director of the Center on Aging and Community at Indiana University, is an expert on aging and public policy, as well as a tireless advocate on behalf of older adults. His proposals for creating livable communities for active aging have influenced the Senate Bill. I purchased my home in this particular place at this particular time because I hoped to play a role in creating what Dr. Stafford describe as a "good place ... a place that holds people together through their common participation in its qualities." I agree with Wendell Berry, whose words Dr. Stafford quotes: "A human community, then, if it is to last, must exert a kind of centripetal force, holding local soil and local memory in place." Our goal as residents of the Smithwood neighborhood is simple, and Dr. Stafford has stated it elegantly: "Our work is about creating good places to grow up and grow old."

In articulating a plan for a Traditional Neighborhood Development within the city, the Renwick PUD is actually quite a remarkable civic achievement, a design for urban development that embodies the principles of Smart Urban Growth, as articulated in the City of Bloomington's 2002 Growth Policy Plan. In short, as the developers themselves claim in their promotional literature, this development is designed to be "the antithesis of sprawl." The environmental and social costs of urban sprawl have been widely noted: the expense of extending infrastructure and services over greater distances, the loss of open space and the effect on water quality, traffic congestion and emissions caused by a transit system that relies largely on automobiles, and so on. As a model of urban growth, "sprawl" is unsustainable over the long term.

With its compact, human scale and its proximity to other neighborhoods, a retail center, public transportation, and parks, Smithwood can be a neighborhood where people age in place in the best possible sense: in a neighborhood where we sit on front porches, walk easily to visit neighbors, and look out for one another.

But we're faced with an extraordinary challenge: The proposed amendment to the Renwick PUD is not simply a request to add a senior-living community to Renwick. It is more importantly a proposal to eliminate 43 homes that were approved for this neighborhood in the existing PUD -- 43 homes that represent two-thirds of the entire neighborhood.

First, consider this loss from the perspective of Smart Urban Growth: To turn this land into a private campus is to eliminate 43 homes that will be built near the center of the city, instead of at its sprawling fringe. As the Bloomington population grows, the city inevitably will need those 43 homes. The homes will be built somewhere, if not here, and it isn't likely to be closer to the city center. An approval of this amendment may turn out to be a vote in favor of sprawl.

Second, consider this loss in terms of the actual Traditional Neighborhood Development taking shape north of the bridge on Renwick Blvd.: Were these 43 homes to be eliminated, the few already in existence would end up marooned between two commercial complexes. By any measure, it is impossible to argue that two rows of houses in two short blocks constitute a neighborhood -- particularly if those houses are sandwiched between apartment buildings on one side and a commercial-institutional campus on the other. How can we create a vital neighborhood -- a place to grow up and grow old -- if the residents on both sides of us (whose population will overwhelm our own) live here temporarily, replaced over and over again by a stream of temporary residents?

The developer's website and promotional literature make clear that our neighborhood is the Traditional Neighborhood Development in Renwick. A TND is designed to counter the excesses and environmental costs of sprawl, but it is also intended to foster enlivening and long-lasting relationships among neighbors, making a TND ideally suited for aging in place. What happens if a new neighborhood isn't allowed to take hold here? It's simple, really: Traditional

Neighborhood Development – along with its accompanying social benefits -- can't succeed unless it creates actual neighborhoods.

Any developer can selectively appropriate elements of the TND style -- simply build a few quaint, tightly packed houses with porches in front and garages behind. But that doesn't make a neighborhood. Ironically, many TNDs in other cities are located "in the cornfields," where they do little to solve the problems of urban sprawl. As bedroom communities, they function more as residential fashion statements than as models of sustainable urban growth. The Smithwood neighborhood in Renwick is both a TND and an answer to sprawl.

At this point I can do no better than refer to Dr. Stafford's ideas for promoting active aging -- particularly those expressed in the 2010 Guidebook created for the workshop, Aging in Place: Creating Livable Communities for Older Hoosiers. We moved to this neighborhood -- many of us invested our life savings -- because we believed in the goal of building a neighborhood based in what Dr. Stafford describes as "life on the front porch" -- an old-fashioned idea for a new century. We are determined to create a neighborhood in which all people -- from the youngest to the oldest -- participate in the physical and social act of "keeping up the neighborhood." We hope that this will be a place where elders feel secure in staying put in their own homes, in part because they have long memories of neighborliness.

Of course, we would like to create a neighborhood where children can play safely with other children, but it is just as important for us that our children come to know their elder neighbors. Dr. Stafford says it best: "What a gift we give to kids when we provide them the opportunity to encounter an interesting elder. This can be, at a minimum, educational and, at a maximum, a truly life changing relationship."

How are these sorts of livable communities going to exist in the 21<sup>st</sup> century if we don't plant the seeds today? We are in the early days of creating this neighborhood. This is not yet a place capable of weaving together "local soil and local memory." It will take years to create such a place. Yet it's as the proverb says: the best time to plant a tree was thirty years ago; the second best is today. The Renwick PUD assured us that we would have the time to build and, in doing so, to make a place fixed by experience, filled by memories. The question now facing us is plain: Will the Bloomington community have the patience and conviction to see this neighborhood fulfill its promise to become a "good place?"

Governed by the existing PUD the land still has the potential to become a neighborhood of family homes. If it becomes a privately owned campus, that possibility will be lost forever. This decision is irreversible. An actual neighborhood can grow in this location; the seeds have already been sown. But it cannot be relocated or transplanted elsewhere. Both the city and the residents have invested in this neighborhood, which is the best hope for creating a new urban neighborhood in a city where in-fill residential development is a challenge. It would be a shame to let this investment go down the drain.

I have the utmost respect for the people at CarDon, who have created wonderful senior-living facilities elsewhere. But even the folks at CarDon have acknowledged -- in meetings with Smithwood residents -- that their senior-living community will be a relatively self-sufficient campus in which most needs of its residents will be met on-campus. Residents will be encouraged to explore the surrounding area, but the mansion house will be the center of gravity for their lives -- the place for meals and for socializing. This makes sense: CarDon's business is to provide a rich array of services in a setting that is comfortable and safe for its residents. But people who live in a campus are not easily integrated into surrounding neighborhoods; they are drawn inward by the very structure and function of the campus. And it makes no difference whether the residents of a campus are older adults or young adults. As the example of the university demonstrates, it is a never-ending challenge to integrate residents of a campus into a surrounding community.

I also recognize that senior-living communities have a place in smart growth developments. A worthy example would be the Stratford senior-living community in the Village of WestClay, near Carmel, Indiana. But our situation cannot honestly be compared with theirs. At roughly 8 acres, the campus in WestClay is the same size as that proposed in Bloomington. But the WestClay development as a whole is more than 6 times larger than Renwick (686 acres v. 80 acres). In other words, the Stratford campus accounts for 1% of WestClay, while the proposed campus in Bloomington would account for 10% of Renwick as a whole -- and 33% of the land north of the bridge on Renwick Ave. A senior-living campus here would be out of proportion with the rest of the neighborhood; in essence, the campus would become the neighborhood. Smithwood would be an afterthought.

In this location, I believe, it's a matter of choice: a senior-living community or a living neighborhood for generations to come? Bloomington may be able to support a new senior-living community, but is it essential that it be in this location? Is this the only place where it can succeed? Will the jobs associated with this business be lost if the business is located elsewhere? Or could it be just as successful in another location?

Inspired by Dr. Stafford's guidebook, I have a suggestion for looking at this situation from a different perspective. Instead of simply acceding to a plan for a commercial senior-living community at this location, the guidebook brings to mind a different approach: "an honest, participatory exploration of community values might lead a group of citizens to imagine alternatives" to costly senior-living communities. I welcome the opportunity to participate in open discussions that explore alternatives to a self-contained, service-rich senior campus at this location. Thus far, my neighbors and I have been asked only to comment on a proposal that was a foregone conclusion before we ever entered the picture.

The need for affordable housing is a critical challenge in creating livable communities for older adults. As the guidebook states, "a significant percentage of older adult homeowners nationally and in Indiana experience housing cost burdens above the recommended levels." Might this be a unique opportunity to advocate for the many innovative home and neighborhood designs described in the guidebook? Could we follow Dr. Stafford's advice and explore the "multiple public policy and program opportunities to enable older homeowners and renters to stay put in their homes?" Could this be a promising location to build housing for lower-income elders in an actual neighborhood near the center of the city? It isn't difficult to imagine how the infill elder cottages described in the Guidebook could be integrated into the 43 homes currently planned for this site (not on the fringe of a campus, as in the CarDon proposal, but integrated completely into the neighborhood).

Perhaps the developer would work with the city to consider how this location could be used to answer the need for imaginative, affordable housing options for people who prefer to age in a home of their own, in a real neighborhood, nourished by enduring friendships and memories of a lifetime. This would represent the strongest possible commitment to transforming vacant land into a neighborhood for a lifetime.

Thank you very much for your time and attention. I look forward to your responses and to your valuable insights at the next Plan Commission meeting in which the proposal will be discussed.

Sincerely,



Christopher Anderson  
1606 S Ira St  
Bloomington, IN 47401

# DESIGN GUIDELINES

## FOR A LIFESPAN COMMUNITY

### *What is an “elder-friendly community?”*

It carries many labels: an elder-friendly community, a senior-ready community, a livable community for older adults, a lifespan community, a community for all ages, community for a lifetime.

They come down to one common goal — creating a good place to grow up and grow old.

This little booklet offers a set of “design principles” to help achieve that goal, with a focus on older adults — their strengths as well as their needs.

The principles are not meant to exhaust all the possibilities. A creative community of people will likely think of many more.

This list is built upon findings from the participatory research project called “Evergreen”, conducted in Bloomington, Indiana from 1995-98. (See back page.)

These principles apply across the range of experiences in which older adults find themselves— from the micro-

environment of the patient in a nursing home bed to the macro-environment of the neighborhood, the town, the city.

We encourage their use by anyone who may be in a position to influence the character of the environment — city officials, planners, designers, developers, health practitioners, merchants, housing activists and, of course, older adults, who can use these as a standard by which proposed environments can be evaluated.

### **Five Design Principles:**

- NEIGHBORLINESS
- AN ENVIRONMENT FOR GROWTH, LEARNING AND AUTONOMY
- A POSITIVE IMAGE OF THE ENVIRONMENT
- DIVERSE HOUSING OPTIONS
- A COMMUNITY FOR ALL AGES



### ***Principle One: Neighborliness***

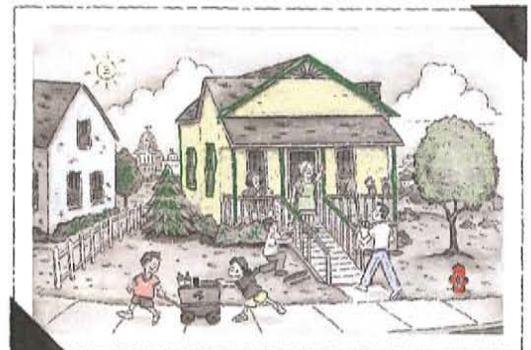
The neighborhood is a critically important concept for understanding the quality of older adult environments.

While neighborhoods often have fairly specific identified boundaries, it seems that people are the most important feature of a healthy neighborhood. Neighborly relations exist mid-way between intimacy and strangeness— at the fulcrum of the public and private life. Friendly, but not intrusive, neighbors are often the object of one’s giving, and

one may be the subject of others’ concern. Neighbors share pride in the neighborhood and belong to an identified commons. Some, but not all values are shared. One basic, shared value, however, is that neighbors help “keep the neighborhood up” so that it is an attractive place to live.

Neighbors are not family, nor even necessarily close friends. Friendships may, however, emerge from the field of neighborly relations. Neighbors are there when you need them,

but one doesn’t want to lean on them continuously. Neighbors do not substitute for family or intimate friends but, nevertheless, are extremely important to one’s sense of security and belongingness in a community.





*“While I still imagine my family at the center, I also imagine, beyond our dump house and shaggy yard, circle upon circle of neighborhood and city and region.*

*... We need a larger vision of a good home, a vision that includes thriving schools and libraries, locally-owned stores, farmer’s markets, worthy public officials, decent jobs at a livable wage, adequate housing for every citizen, friendly streets, abundant parks, clean water, breathable air, topsoil, trees, fireflies, and butterflies, foxes, and deer...”*

— Scott Russell Sanders, from the preface to the *Evergreen Writing Project Journal, Experiencing Place, 1996.*

## Design Responses: Neighborliness

### Promote opportunities for social interaction:

**Social interaction is abetted by the creation of foils for conversation—elements in the environment that bring people together around a common interest or focus.**

Adults often meet and interact around the activity of watching children or pets. Unusual architectural or landscape elements can also become common grist for conversation—fountains, gargoyles, topiary, flowers, signs, kiosks, pigeons.

**The home itself can be a launching pad for interaction with others if properly distanced from public spaces.**

Put porches and balconies within comfortable talking distance of others. Provide adequate interior space for entertaining one or two neighbors. Place certain “out of house” activities within talking distance of neighbors, yet away from “outsiders”, e.g. garbage cans, laundry lines, flower boxes, postal boxes.

**The built environment can facilitate neighborly interaction in simple and relatively passive, inexpensive ways.**

Orient housing to the street or a small number of front doors to each other. Place benches face to face or at right angles to facilitate interaction. Always provide benches in front of interesting neighborhood gathering places such as pocket parks, bus stops, small stores, churches, schools, library, post office, restaurants, newsstands. Place permanent chess tables/seats in places frequented by children, teens and older adults.

## Design Responses

**The “Known environment” promotes engagement rather than withdrawal.**

Seeing your neighbors come and go daily promotes a sense of security. Transience of residents can retard the development of neighborly relations. Provide windows which allow for passive surveillance of the proximate environment. Provide mechanisms for enabling new residents of the neighbor-

hood to be introduced—welcoming committees, block parties, newsletters, work parties, pot lucks, memorial collections, tour guides. Develop policies to promote the vitality of neighborhood associations.

Create a neighborhood scrapbook to keep in a public place for newcomers to gain a sense of history.

**Support neighborhood use of common and public facilities.**

Encourage neighborhood groups to use churches, synagogues, parks, libraries, community centers, municipal facilities, restaurants, etc. for meeting space. Create events which bring people together in public spaces: pet parades, Halloween parties, card parties, picnics, garden parties.

## Design Responses

**Provide sufficient privacy to enable people NOT to interact when this is also desirable.**

**Provide adequate shielding from public spaces to enable a degree of personal and familial privacy.**

Include sufficient sound-proofing insulation in common walls. Build foyer space with

lobbies and in apartments to enable a controlled transition into private spaces. Install peep-holes in front doors.

Include small informal lounges for semi-private gatherings in addition to larger lobbies and common rooms. Install landings on stairways to enable early scanning of public spaces prior to entry (after Victor Regnier).





## *Principle Two: An environment for growth, learning, autonomy*

Most older people are prepared to deal with diminished capacity as long as they can personally manage that process independently and with dignity. These challenges call for new learning and certain elements of acceptance. People want to manage as best they can. Old age can be a period of psychological, spiritual, and social growth in spite of physical decline.

The environment should challenge people to stay as healthy and as strong as possible.

while making available adequate supports in areas of limitation. Supports should not become stigmata, however. The best form of “managing” implies an ability to meet one’s needs through direct bodily access to services, or when such is not possible, being the recipient of services brought into the home.

**The environment should provide natural inducements to physical and mental exercise.**

**Draw people outdoors to work and play.**

The environment should be both beautiful and interesting. It should have changing elements so that each new day, week, or season brings about something new to explore. Public works of art and recreation are essential. Quality of air and sound are critical elements of the external environment and should be enhanced. The environment should be stimulating in its use of color and texture.

### *More Design responses*

**The environment should encourage daily walking excursions.**

Small refrigerators and neighborhood markets induce regular trips to the grocery for fresh foods. Friendly clerks who expect your return create social obligations to visit. Use of “general delivery” and post office boxes encourage daily trips to the post office. Cheaper newsstand prices

encourage non-delivery of newspapers and magazines.

**The environment should be totally accessible while still being challenging.**

Sidewalks to critical destinations especially should be smooth and barrier-free. Lighting should be keyed to critical corners and low to the sidewalk. Stores should be small and friendly. Entryways should

be barrier-free with doors which are not too heavy. Traffic must be calmed on critical pedestrian pathways (to grocery, church, library, retail). There must be well-planned perches to rest; ideally every block should have an elder-friendly/toddler-friendly bench (with back and side-supports). Pedestrians must dominate over cars and bicycles along critical pathways used by older adults and young children.

**Basic services should be within walking distance (ideally, within three blocks at most).**

Top priorities are grocery, pharmacy, church/synagogue, bank, general merchandise, restaurants, doctor, post office, cleaners, movies, and public restrooms.

More seniors would use bicycles and tricycles if paths were made available.

**The environment should provide clear but non-stigmatizing choices between independent and prosthetic elements.**

Put stairs within sight of elevators. Develop pre-adaptive environments—design for later ease of transition to access modifications (ramps, hand-rails, etc.).

Promote universal design, which aids those with disabilities as well as those without, in non-stigmatizing fashion.

**Access to services should vary with changing health status.**

Design services to promote ease of use during episodes of illness. Make services client-directed rather than “case-managed” by experts.

Pre-design environments to enable adaptations during periods of illness (emergency response systems, “Plug-in” medical services such as telemedicine, accessible doorways, tv-telephone cable access, etc.)

*“I can just walk across the street (to the community center) ... I have a choice.*

*When I get to the steps, if I feel I am too tired, I may walk around and... take the elevator.”*

*— Evergreen  
Ethnography  
Participant*



## Principle Three: A positive image of the environment

*My home? ... It's "my wife, my kitchen with big bay window, history with children at home, the smell of cut grass."*

— Harmony School Interviewing Project

Old people and young are able to articulate a clear image of neighborhood through verbal and visual expression. These images may have both positive and negative elements—an environment can be described from both directions. In a healthy community, that image should be largely positive, as it indeed is for most people whom we have met through the research.

"Image" is used in the broadest sense, to refer not only to one's picture of the natural and built environment, but also to one's personal place within that scheme. The clarity

of that picture is important, and depends significantly on the degree to which a person can explore and know his/her

environment. The known environment is much more comfortable and secure.



### Design responses

**The natural environment should be beautiful enough to instill pride, joy, and peace among residents**

It should include water, birds, butterflies, bugs, pets, and other natural elements in a flourishing circle which brings together persons of all ages.

Flora can evoke memories of a valued past (peonies, lilies, lilacs, etc.). Trees should have

### Design responses

**Create an environment in which every individual is part of the circle.**

Link people through reciprocal patterns of giving and receiving of services, food and kindnesses.

Promote the development of cooperatives. Identify and celebrate talents and contributions of all ages. Appreciate the "characters" in the commu-

character and be climbable. Pocket parks are preferable to wide green expanses. Avoid visual uniformity and promote diversity in the environment. Evoke wildness as well as stewardship of a tamed environment. Create an environment which uses sound to promote well being.

**Facilitate way-finding in the interior and exterior environment.**

nity. Develop expectations for members of the commons. Facilitate voluntarism and mentoring.

**Make food a central and pre-eminent feature of the environment.**

Develop policies that encourage and support gardening. Support small, distinctive and affordable restaurants. Support food events of all kinds.

Provide sensory cues leading to significant destinations—sound patterns, pennants, visual access to steeples, public symbols, kiosks, signage, linear parks, green walkways, corner features such as sculpture and benches.

Orient newcomers to the environment with maps, tours, historical markers. Use children and elders as tourguides, historians and interpreters.

Encourage food stands in parks and on corners.

Provide mud-pie kitchens for children. Support coffee shops and penny candy stores. Develop kitchen classrooms for children, adults and old people.

Celebrate ethnic cooking. Support the continued development of farmers' markets and regional food culture.



## Principle Four: Diverse housing options

The older adult population of many towns and cities includes many persons who have lived over thirty years in one location as well as recent retirees moving in from elsewhere.

While the large majority of older adults want to “age in place”, the specific housing type preferences are diverse. Some see yard work as necessary to their well being; others see it as a burden. Some see lots of space as essential; others seek to “downsize”.

While public policy should support the development of a diversity of housing types and options, the character and

quality of those options should follow some general themes.

### Promote senior housing in downtown areas.

There is a significant level of interest, a potential market, for downtown housing options. This housing should be within walking distance of basic retail services, church/synagogue, library and community centers for art, learning and recreation.

Residents of such housing anticipate being full-fledged members of the ongoing life of the community and do not want to be “stuck off” in a segregated senior housing com-

plex on the edge of town, away from the vital center of the community.

### Provide housing which has some essential supportive elements to enable aging in place.

Service package might include easy access to meals or a meals program on site; access to public transportation or an escort service on site; optional house-keeping and access to affordable personal care services; all amenities on one level, especially laundry-living areas. Elevator for any facility above one story. Pre-adapted for accessibility—wired for emergency response, wide doorways,

### Design responses

#### Provide housing options which are affordable to persons with low and moderate incomes.

Affordability is improved through access to public services such as transit, Title III meals, public arts and performances, municipal services, etc.

Promote affordability through provision of common spaces which allow for smaller square

footage per apartment in congregate senior housing.

Coordinate planning with municipalities to enable access to public funds for housing, including Low Income Housing Tax Credits, tax abatement, HOME, CDBG, Federal Home Loan Banking programs, etc.

Promote adaptive use of historic properties to enable access to historic preservation

tax credits. Utilize energy-saving tactics to reduce individual energy bills.

Provide third party counseling for seniors considering reverse equity mortgages.

Make sure your community CDBG and HOME funds include support for home repair and home modification.

### Design responses

#### Promote mixed-use, mixed income congregate housing.

Mixed income housing permits development of options for moderate/low income due to potential for greater development returns at high end. Mixed-use, commercial and retail on first level and housing above, enables inclusion of supportive services and work opportunities for residents.

#### Explore intergenerational housing options .

Consider design forms in which older adults occupy ground level apartments and new families occupy second level. Explore support for gerontology student intern apartments in senior housing.

#### Promote development of non-traditional housing options for seniors.

Establish policies and programs to support development of group homes, shared housing, co-housing, housemate matchmaking, and accessory apartment. Flexible zoning can incentivize new forms of housing and in fill development options.

*“There are all kinds of ways of being diminished but ...life can teach us how to approach the end of our lives.*

*And how can I do that*

*unless you take elder*

*people and shuffle them in*

*like a deck of cards, with*

*people of all ages. Not*

*put them off in a corner*

*and call it the elder*

*place...”*

— Milton Figen,  
Evergreen Project  
Collaborator



## Principle Five: A community for all ages

We have been struck time and again by the desire of older adults to remain in touch with people of all ages. While many common interests cement relations among the community of older adults, and places such as senior centers are valued as centers of such interest, there is a clear expression of desire to remain involved with the total community.

Watching and hearing small children play, interacting with college students, even enjoying the sometimes wild styles of teens, are all values expressed by older adults in various ways.

We also acknowledge the real concerns older adults have

about losing their special opportunities to interact with peers and some fears expressed about dangers to the body in walking near roller skaters or boisterous young toddlers.

Hence, the community's approach to the promotion of intergenerational relationships must not be based on some facile philosophy that forces young and old together, but, rather, upon a cautious and realistic appraisal of the true common interests which can join young and old in a common bond. College towns have the potential to develop a truly unique form of retirement community—one which is intergenerational and in

which old people and young interact in an egalitarian and mutually beneficial way.



“Old people everywhere.”

— Christopher Alexander, et al.,  
*A Pattern Language*

### Design responses

**Sustain retirees in downtown neighborhoods and make the downtown attractive to further development of senior housing options.**

Do not encourage the standard development of seniors-only communities outside of the city's core neighborhoods. Rather, seek opportunities to develop senior housing in close proximity to public tran-

sit, retail services, health services, and traditional age-integrated neighborhoods.

**Remove obstacles to the spontaneous interaction of older and younger persons in the community.**

While specific programming for intergenerational interactions is worthwhile, the simple non-structured opportunities

for interaction are preferable. Create age-integrated spaces such as parks which offer amenities for all ages, from lawn bowls, to basketball, to tot lots.

Place senior housing options in close proximity to playgrounds, schools and day care centers. Build shared-site day care options for both frail elders and young children.

### Design responses

**Promote development of intergenerational activities and programs throughout the community.**

Promote senior volunteer activities that enrich the lives of children and vice versa. Seek to fulfill the common recreational and cultural interests of young and old, such as tradi-

tional musics, food, arts, and hobbies. Seek to join young and old together around common political interests such as environment, age discrimination, peace, and cross-cultural understanding.

Create a serious community conversation around the idea of the senior center vs. the

community center for all ages.

If seniors are willing to expand the population served by their centers, are school systems and other public institutions prepared for the trade-off... prepared to become more elder-friendly places that bring together people across the lifespan?



*“Every human community, if it is to last, must exert a kind of centripetal force, holding local soil and local memory in place.”*

—Wendell Berry

For more information about the AdvantAge Initiative:

Mia Oberlink, Visiting Nurse Service of New York

107 East 70th Street  
New York, N.Y. 10021  
Phone: 212-609-1537

mia.oberlink@vnsny.org  
www.advantageinitiative.org

## The AdvantAge Initiative

In 1999, several philanthropic foundations came together to fund a project to be titled: **Benchmarks for an Elder-Friendly Community**, to be developed by the Center for Home Care Policy and Research at the Visiting Nurse Service of New York.

In the early days of the project, ten pilot communities around the US developed leadership to engage a range of stakeholders, conduct a standardized, randomized scientific survey developed especially for the project, and set action goals to create more elder-

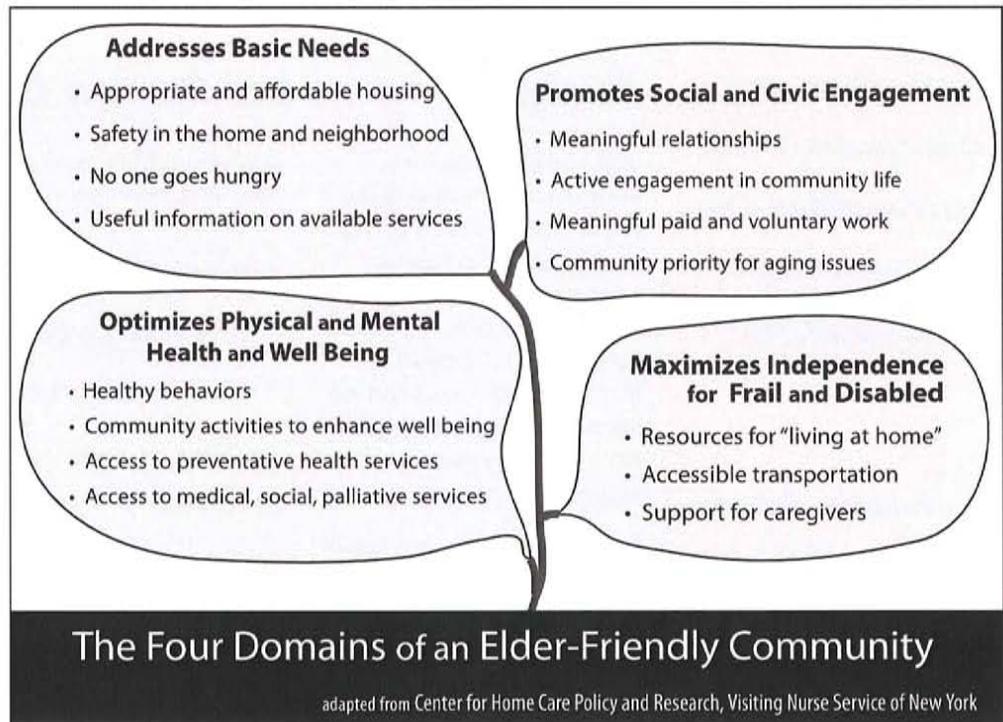
friendly communities.

The Benchmarks survey has subsequently been conducted in more than 25 communities nationwide and, in 2004, in a national sample, providing communities with invaluable guideposts they can utilize to understand how older adults are faring, set community priorities for action and put aging issues on the public agenda.

Research and innovations emerging from the Evergreen Project and the AdvantAge Initiative have helped spur

national conversations about the quality of environments for older adults.

Research conducted with AdvantAge Initiative communities has demonstrated the value of collaborative leadership, the usefulness of a data-driven approach to community planning, and the importance of gathering and engaging the broadest range of stakeholders, far beyond the typical aging network: public officials, educators, young people, planners, public safety officers, foundation funders, United Ways, and many others.



**In 2008 the entire state of Indiana conducted the AdvantAge survey, contacting 5,000 randomly selected older persons to gauge the needs and contributions of older Hoosiers in their communities. Now, towns and cities throughout the state are utilizing the data and other engagement methods to plan for a future in which nearly 1 of 5 persons will be older.**

# DESIGN GUIDELINES

For a Lifespan Community

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INDIANA UNIVERSITY

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*“Participation provides a collaborative process by which community inhabitants reach common goals, engage in collective decisions, and create places, and these places, in turn, serve as material expressions of their collective efforts.”*

— Feldman, Roberta  
M. & Westphal, Lynne  
M. 2000.

*Sustaining human settlement: A challenge for the new millennium.*

*Great Britain: Urban International Press.*

Visit the new website at  
[www.agingindiana.org](http://www.agingindiana.org)

And the blog too!

Phil's Adventures  
in Elderburbia

BLOG



## Background on the Design Guidelines

These design guidelines emerged from the Evergreen Project (1995-1998), a participatory research program funded by the Retirement Research Foundation, with additional financial support of Bloomington Hospital and numerous collaborating organizations providing members to the Research Team.

Participatory research is based upon an appreciation for the “inside” knowledge held by those typically on the receiving end of so-called good works by experts.

Participation methods included a range of approaches, from a comprehensive, randomized household survey to multiple focus groups, ethnographic fieldwork, creative writing groups, other arts projects, and neighborhood charrettes.

Suggested readings on sense of place and participatory research:

By Wendell Berry

- *The Memory of Old Jack*
- *Another Turn of the Crank*
- *What are People For?*

By Tony Hiss

- *The Experience of Place*

By Gary Snyder

- *The Practice of the Wild*

By Yi-Fu Tuan

- *Space and Place: The Perspective of Experience*

By David Seamon and R. Mugerauer

- *Dwelling, Place and Environment*

By Gaston Bachelard

- *The Poetics of Space*

By Michael Jackson

- *At Home in the World*

By Scott Russell Sanders

- *Staying Put*

By William Least Heat-Moon

- *PrairieErth*

By Philip B. Stafford

- *Gray Areas*
- *Elderburbia*

By Luke Eric Lassiter

- *The Chicago Guide to Collaborative Ethnography*
- *The Other Side of Middletown*

# SITE PLAN CHECKLIST FOR SPECIALIZED ADULT HOUSING

This checklist is most appropriate for housing for relatively independent older people who are well enough to move around the site or neighborhood on their own. The location of residential care facilities or nursing homes should be suitable for residents to walk or be wheeled, accompanied by others.

These criteria are based on the best research, practice, and professional judgment that could be located at this time, but there are gaps and disagreements in the literature in a number of areas. Many of them are more appropriate as guidelines to highlight areas of concern than as standards or regulations. The checklist is meant to be used in conjunction with the local development code as well as applicable Americans with Disabilities Act Accessibility Guidelines (ADAAGs). Title III of ADA requires owners of all commercial facilities or public accommodations to make "reasonable modifications" to their premises to assure access by all disabled individuals. Many modifications that are made for the disabled population also improve the ability of older people to use and enjoy services as well.



This checklist was developed by Debra Howe, Ph.D., Chair of the Department of Community and Regional Planning, Center for Sustainable Communities, Ambler Campus, Temple University. It originally appeared in a monograph published for the American Planning Association, entitled Planning for an Aging Society, (with N.J. Chapman, S. Baggett) 1994, APA, Planning Advisory Service.

## SURROUNDING NEIGHBORHOOD

### *Proximity to Neighborhood Services*

Are neighborhood services easily accessible on foot or by bus from the proposed site? Essential services are marked with an asterisk (\*).

**Yes**   **No**

- \_\_\_\_\_ \*bus stop (2 block max. preferred)
- \_\_\_\_\_ \*grocery store (3 block max. preferred)
- \_\_\_\_\_ \*bank
- \_\_\_\_\_ medical emergency service
- \_\_\_\_\_ residential care facility, nursing home
- \_\_\_\_\_ hospital
- \_\_\_\_\_ dentist
- \_\_\_\_\_ \*pharmacy

- \_\_\_\_\_ retail shops
- \_\_\_\_\_ barber/beauty shop
- \_\_\_\_\_ post office
- \_\_\_\_\_ \*senior center
- \_\_\_\_\_ \*churches
- \_\_\_\_\_ library
- \_\_\_\_\_ park
- \_\_\_\_\_ community center/swimming pool
- \_\_\_\_\_ cinema
- \_\_\_\_\_ restaurant/coffee shop
- \_\_\_\_\_ college or adult education facility
- \_\_\_\_\_ neighborhood delivery service within 15 minute radius



**SURROUNDING NEIGHBORHOOD, cont.**

**Neighborhood Characteristics**

Yes   No

- \_\_\_\_\_ \_\_\_\_\_ Is the surrounding neighborhood safe, based on the rate of personal larceny (purse snatching)?
- \_\_\_\_\_ \_\_\_\_\_ Is the surrounding neighborhood perceived to be free from problems of crime, blighted conditions, or undesirable elements?
- \_\_\_\_\_ \_\_\_\_\_ If not, are there programs in place that address these conditions?
- \_\_\_\_\_ \_\_\_\_\_ Is the neighborhood social environment one where neighbors watch activity and would notice strangers?
- \_\_\_\_\_ \_\_\_\_\_ Is the zoning of the adjacent neighborhood compatible with mixed use?
- \_\_\_\_\_ \_\_\_\_\_ Is the character of the adjacent neighborhood compatible with proposed use (e.g., density level, design)?
- \_\_\_\_\_ \_\_\_\_\_ Is the surrounding area free from noise generators, such as industrial uses?

**Site/Neighborhood Relationship**

Yes   No

- \_\_\_\_\_ \_\_\_\_\_ Is the site designed to encourage interaction and participation with the community?
- \_\_\_\_\_ \_\_\_\_\_ Does the site entrance provide a graceful transition to the street?
- \_\_\_\_\_ \_\_\_\_\_ Is the site and building entry easily identified?
- \_\_\_\_\_ \_\_\_\_\_ Does the site evoke a feeling of neighborhood spirit through the sharing of common facilities and spaces?
- \_\_\_\_\_ \_\_\_\_\_ Are facilities intended for neighborhood use located in such a way that outsiders are not forced to walk through the site to get to them?

**ACCESSIBILITY**

**Automobile**

Yes   No

- \_\_\_\_\_ \_\_\_\_\_ is the site convenient to a freeway or an arterial street network?
- \_\_\_\_\_ \_\_\_\_\_ Does the site entry/exit allow safe access and egress to the street?

**Parking**

Is the site's parking area:

Yes   No

- \_\_\_\_\_ \_\_\_\_\_ close to the entry?
- \_\_\_\_\_ \_\_\_\_\_ well-lighted?
- \_\_\_\_\_ \_\_\_\_\_ equipped with adequate curb cuts/ramps?
- \_\_\_\_\_ \_\_\_\_\_ Is there a safe wheelchair route that avoids movement behind parked cars?
- \_\_\_\_\_ \_\_\_\_\_ Are vehicle and pedestrian movement clearly separated and marked?
- \_\_\_\_\_ \_\_\_\_\_ Is there access and turning area for fire trucks or emergency vehicles?
- \_\_\_\_\_ \_\_\_\_\_ Is a covered, convenient drop-off zone located out of the traffic flow?
- \_\_\_\_\_ \_\_\_\_\_ Are there an appropriate number of parking spaces for residents and guests with disabilities?
- \_\_\_\_\_ \_\_\_\_\_ Are the parking spaces large enough to accommodate wheelchair access?
- \_\_\_\_\_ \_\_\_\_\_ Is the slope of the site's parking area five percent or less?

**Public Transit**

Yes   No

- \_\_\_\_\_ \_\_\_\_\_ Is there a bus stop within two blocks?
- \_\_\_\_\_ \_\_\_\_\_ Does it provide shelter from the weather?
- \_\_\_\_\_ \_\_\_\_\_ Is seating provided?
- \_\_\_\_\_ \_\_\_\_\_ Is a special transportation program for older adults available to the site?
- \_\_\_\_\_ \_\_\_\_\_ Is the bus route served by a bus with a lift?
- \_\_\_\_\_ \_\_\_\_\_ Is the bus service frequent (at least hourly) during the off-peak hours?
- \_\_\_\_\_ \_\_\_\_\_ Is bus service available on weekends as well as weekdays?
- \_\_\_\_\_ \_\_\_\_\_ If not a main feeder line, does the bus line connect easily to downtown routes, to major shopping and service areas, to hospitals?



## **Pedestrian**

### **Yes No**

- Is there a pathway unobstructed by protruding signs, lights, or barriers, connecting all elements of the site (e.g., parking, bus stops, housing, community center, open space)?
- If the site grade is greater than five percent, are ramps provided?
- Are pathways non-slip and non-glare with good drainage?
- Are curb ramps provided at each intersection?
- Are there safe, direct, and convenient pedestrian routes to neighborhood services?
- Are there pedestrian street crossings to neighborhood services?
- Are there auditory crossing signals to aid the visually impaired?
- Are pedestrian routes and stairs well-lit?
- Is building shading of pathways minimized to reduce the chance of icy paths?

## **Lighting**

### **Yes No**

- Are sidewalks and entrances well-lit?
- Is lighting increased at path intersections, rest areas, bus stops, and grade changes?
- On walkways and in parking areas are lights spaced on a 1:4 or 1:5 ratio of height of lamp to distance between lamps to reduce glare or hotspots?
- Is ground-level lighting used for pathways as a way to increase visibility of paths and steps?

## **OPEN SPACE**

### **Defensible Space**

#### **Yes No**

- Are there symbolic barriers (e.g., low hedges and fences) to define spaces and provide transitions from public to private space?

Does the site promote visual surveillance of entry, outdoor areas, parking, and pathways by residents and staff?

Are outdoor spaces broken into small, intimate spaces, clearly defined and differentiated from each other?

Are outdoor spaces defined to "belong" to a cluster or to individual units rather than being large undefined spaces?

## **Wayfinding**

### **Yes No**

- Is there one major pathway to connect housing units with on-and off-site activities?
- Are units or clusters designed so residents and visitors can easily orient themselves?
- Are there distinctive natural and built landmarks to identify different areas of the site?
- Is there adequate signage or color coding for site orientation?

## **Landscaping**

### **Yes No**

- Is the landscaping designed to limit the possibility of loitering (e.g., low-growing, high branching, or widely spaced)?
- Does it include raised flower beds for resident gardening?

## **Passive and Active Recreation**

### **Yes No**

- Is there a variety of outdoor areas to provide options (e.g., sunny or shady spots, quiet or active)?
- Are there resting spots such as benches or low retaining walls situated near a walkway?
- Is level wheelchair space provided near active and passive outdoor space?
- If the facility will house mentally impaired older persons, has allowance been made for secure outdoor recreation?
- Are fixed benches placed at right angles to facilitate conversation?



## RECOMMENDED STANDARDS

### **Parking**

Standard parking stalls should be a minimum of nine feet wide; handicapped stalls should be 14 feet wide to allow nine feet for parking and five feet for loading. Angled parking at 30, 45, or 60 degrees is easier to use than straight-in parking.

Recommended parking allowances vary depending on the level of care of the facility.

For relatively independent living facilities, one-half parking space per unit is adequate for urban sites; three-quarters of a parking space per unit for urban-suburban sites; and one parking space per unit for small town/rural sites.

As little as one space per 10 units may be adequate for institutional care facilities where less resident parking, but more staff parking, is required.

### **Walkways**

Minimum width of 48 inches; non-slip and non-glare surface; no gratings in walk; continuous common surface without abrupt changes in level or interruption of steps. Suitable surface material includes concrete, asphalt, mortared level brick, or tile.

### **Street Crossings**

Sidewalk extensions with parking bays decrease the distance to be crossed; walk-through islands at least four feet wide at the median of wide streets; longer "walk" signals timed for 215 feet per minute.

### **Ramps**

Required for grades more than five percent; gradient not to exceed 1:12; dual handrail system at 26 inches and 32 inches and extending one foot beyond each end; level resting areas at regular intervals of no more than 30 feet; if no wall, two-inch-high curb on both sides of ramp.

### **Slopes**

Limit slope of site to an average of five percent. Both ramps and stairs must be provided when grade changes exceed five percent. Major on-site routes should be limited to a five percent slope, building entries 2.5 percent with no steps, and other pedestrian routes to an average of six percent or 10 percent for a maximum of 75 feet.

### **Stairs**

Non-slip and non-glare surface; stair runs should have no more than 10 risers between landings and no fewer than three risers (short stairs may not be noticed by visually impaired); handrails at 32 inches extending one foot beyond top and bottom; stair nosings of no more than one-half inch in contrast color; contrast in color or texture between grades or between level grade and top and bottom steps.

### **Curb Cuts/Ramps**

Paired flared curb ramps offset to allow defined curb at corner; non-slip surface; gradient maximum of 1:12; raised marking to alert visually impaired.

### **Signage**

Lettering styles and graphic symbols should be bold and simple such as Helvetica or Futura typeface; contrasting colors with light images on dark backgrounds are preferred, as well as raised lettering or Braille. Signs should not protrude into the pathways of the visually impaired.

### **Benches**

Benches should have backrests and armrests to facilitate getting up. The leading edge of the armrest should extend to the leading edge of the seat and provide a firm, rounded gripping surface. Soft material is preferable to hard materials and materials that conduct heat and cold. Benches should be placed often enough to provide resting places along frequently used pathways.

**Reformatted, with permission, for the Center on Aging & Community  
Philip B. Stafford, Ph.D., Director**

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*Available in alternative formats upon request.*

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**PETITIONER:**        **Bloomington Cooperative Plots Eco-Village  
Daniel Weddle  
1710 W. 8<sup>th</sup> Street, Bloomington**

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**REQUEST:** The petitioners are requesting Preliminary Plan and District Ordinance approval to rezone a 2.23 acre property from Residential Single Family (RS) to Planned Unit Development (PUD) to allow the construction of a cooperative housing project. Also requested is a waiver of the 5 acre minimum PUD requirement.

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**SITE INFORMATION:**

<b>Lot Area:</b>	2.23 acres
<b>Current Zoning:</b>	Residential Single Family
<b>Proposed Zoning:</b>	Planned Unit Development
<b>GPP Designation:</b>	Urban Residential
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Cooperative Housing
<b>Surrounding Uses:</b>	North – Salvage Yard South – Single Family East – Single Family West – Cemetery

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**REPORT:** The petitioners have been searching for a property within Bloomington to develop a cooperative housing arrangement. The petitioners sought a property within walking/biking distance of downtown with a rural nature that would allow for urban agricultural uses as well as multiple housing units. Their goal is to create a cooperative housing model with equity opportunities for those who join in the cooperative.

The petitioners met with staff multiple times regarding several properties. In these discussions, staff indicated that the proposed cooperative housing use did not fit within any of the permitted land use categories listed under the Unified Development Ordinance (UDO). Due to the unique nature of the request, staff encouraged the petitioners to identify a useable property and request a Planned Unit Development (PUD) to create a zoning approval that would adequately address the use and peripheral development standards associated with this type of housing arrangement.

The petitioners have purchased a 2.23 acre parcel within the Waterman Neighborhood. The property, zoned Residential Single Family (RS), is located west of the dead end of N. Spring Street. It is bordered on the north by a rail line and salvage yard (JB Salvage), on the west by Valhalla Memory Gardens cemetery and to the south and east by existing single family homes. Although

the property only has a small 35-foot frontage on Spring St, it opens to a larger open field area with existing trees on the perimeter.

Now that a property has been identified, the petitioners have developed a plan for the property and have requested that the property be rezoned to PUD to allow for a variety of uses and structures designed to achieve a more sustainable housing model.

The proposal includes several non-traditional development options that create several conflicts with the regulations of the UDO. The petitioners' proposed PUD Preliminary Plan and District Ordinance attempt to address these conflicts. In this report, staff has outlined the main points of the proposed Preliminary Plan and District Ordinance as well as potential land use impact issues that should be considered by the Plan Commission.

The property is proposed to be split into five major areas (see attached site plans); the village (sleeping cabins), the community house, the orchard, the ponds and the gardens.

*The Village:* The village is proposed to be located in the northwest corner of the property. The petitioners have proposed to construct a low wall to better delineate the village homes from the remainder of the site. This area is more open and provides the best opportunity for passive solar design to be utilized. These homes, described as sleeping cabins, are proposed to be constructed with a variety of building materials. The petitioners are also proposing these homes to potentially be constructed with or without kitchen and bath facilities and with or without public and private utilities. The specific numerical standards are as follows:

- Maximum # of cabins – 25
- Maximum # of bedrooms – 70
- Maximum Occupancy – 35 unrelated adults
- Maximum Footprint – 400 square feet
- Maximum Height – 40 feet

*Community House:* The community house would most likely be placed at the northeast corner of the property adjacent to the railroad track. The community house would be the central hub with a large commercial kitchen used for shared meals, common bath facilities, individual bedrooms, common activity space, and educational/meeting space. This building would have an approximate footprint of 110' x 20' with multiple stories.

- Maximum Bedrooms – 30
- Maximum Occupancy – 40 unrelated adults

*The Orchard:* the petitioners are proposing to plant a diverse orchard within the southern area of the property. This may require the removal of some of the smaller existing trees in this area. The orchard area has also been proposed to allow grazing of the desired animals on the property.

*The Gardens:* The central portion of the site would be reserved for urban agriculture with a large diversity of plantings. The eastern portion of the site north of the proposed entry drive has been identified for use as a community garden.

*The Ponds:* The petitioners' proposal also includes the addition of one retention and two detention ponds in the center of the site. These ponds would utilize the existing flow of a swale through the property. The ponds would serve many functions including recreation, water quality improvement, irrigation, and water to serve some showers.

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

*Density:* This type of development does not equate to conventional density evaluation. However, for comparison, a more conventional single family subdivision could have approximately 10 lots. If all of these homes were 3BR, there would be a total of 30 bedrooms and a maximum total occupancy of 30 unrelated adults. The petitioners' proposal would allow for up to 100 bedrooms and 75 unrelated adults. Staff has received concerns regarding the proposed intensity from the Environmental Commission, the Bloomington Bicycle and Pedestrian Safety Commission and two neighbors. One alternative to approving the full number of structures and bedrooms, would be to reduce the number of initially allowed structures/bedrooms and require a larger expansion to be requested in the future when the impacts of the development could more effectively be determined. **Plan Commission guidance is requested for this issue.**

*Phasing:* The petitioners' proposed Preliminary Plan and District Ordinance outline the general timeline for this development.

- Phase 1: 2-3 sleeping cabins constructed with at least one having kitchen and bath facilities to be used by the other sleeping cabins.
- Phase 2: Carport structure and 3-5 additional sleeping cabins
- Phase 3: Community Building and 3-5 additional sleeping cabins
- Phase 4: 3-5 additional sleeping cabins

*Parking/Emergency Drive:* The petitioners are required to place a 20-foot fire access lane within the site to accommodate a fire truck. The petitioners have worked with the Bloomington Fire Department to create a compliant drive that will allow for adequate fire protection for the new residences.

In order to reduce the amount of impervious surface on the site, the petitioners have proposed to utilize a pervious paver system that would allow for herbs and plants to be grown on the emergency drive. These plants could be driven over in the case of an emergency. The drive also provides access to a proposed carport structure near the Spring Street entrance. Although supportive of this concept, staff has the following questions to be addressed prior to a second hearing:

1. Will the herbs create a barrier to meeting ADA standards between Spring St. and the community building? Normally, this would not be a development issue, but the petitioners propose to have some general public usage of the property.
2. The proposal calls for 5 cars and 1 truck in a “car share”. There is only a 450 square foot carport and no parking spaces. A conventionally built carport of this size typically only allows for 2 vehicles to park. A revised plan should address how this issue will be handled.
3. The petition states that an area for overflow parking would be set aside. Staff recommends that this area be shown on any future plans.
4. What surface is the overflow parking anticipated to be, as parking on typical grass is not permitted?

The petitioners are proposing to prohibit individual auto ownership. The car share will be the only car ownership for occupants on the site. Staff concurs with this approach. However, the petitioners are also proposing additional accessory uses and educational uses that would typically generate extra vehicle trips. In response, the petitioners have proposed to shuttle visitors from off-site locations for larger classes and events. However, no provision has been made for more routine overflow parking which could occur. This issue is amplified because Spring Street is a dead-end street with no dedicated on-street parking.

*Utilities:* The petitioners have met with the Utilities Department to determine the necessary public utility improvements to serve this property and the proposed use.

- Water – The petitioners will be upgrading existing water service within Spring St. to a 6” line, and connecting to that line with a new 2” line. If the petitioners utilize collected rain water or pond water with this project, the two water systems shall not be permitted to be connected to avoid any potential cross contamination.
- Sanitary Sewer – The site naturally flows to the east. The sanitary sewer will follow the natural contour of the site and connect to an existing 8” line located in Spring St.
- Stormwater – The petitioners have proposed a series of retention and detention ponds on the site to serve several functions. These ponds will not only create recreational opportunities, they will be utilized for irrigation and other water needs. They will also serve a stormwater function improving runoff rate and water quality. The petitioners are working with the Utilities Department to ensure the feasibility of this stormwater design.

*Composting Toilets/Humanure:* – Although the petitioners have indicated that composting toilets would not be utilized with early phases of the development, they have included a request to allow composting toilets and use of humanure for fertilization at a point where there are enough people to adequately support the desired composting system. With the availability of sanitary sewer at this location and unknowns associated with composting toilets, staff would like input from the

Plan commission regarding this issue. **Plan Commission guidance is requested for this issue.**

*Ownership Structure:* The petitioners intend to allow for individual ownership of the village homes. They plan to incorporate a home owners association. The most likely scenario would be that these homes will either be sold as condos with land leases or as zero-lot-line homes. This should be determined prior to the second hearing.

*Sleeping Cabins:* The Monroe County Building Department is determining how the building code would address several issues with these structures including the potential lack of kitchen and bath facilities. For these structures, the petitioners are proposing a wide range of non-traditional building materials such as rammed earth, slip straw, straw bail, post and beam, sandbag, cob, and cordwood. They have also indicated that the roofs, most likely flat or green roofs, would be used to collect rainwater in tanks to be used for drinking water. Staff would like guidance on whether any architectural restrictions are desired for this project. **Plan Commission guidance is requested for this issue.**

*Accessory Uses:* The petitioners have proposed that several accessory uses such as home occupations and a holistic health center also be allowed with this request. Staff finds that these uses should be further detailed to determine their appropriateness. Although some trips would occur by non-vehicular means, these uses would likely encourage additional traffic into and through the adjacent neighborhood as well as create additional parking stress. **Plan Commission guidance is requested as to whether these home businesses should be pre-approved or come for review at a later time.**

As previously stated, the petitioners are proposing a maximum occupancy of 35 unrelated adults for all the structures combined. Furthermore, they have proposed that individual structures not be limited to the normal City restriction of 3 unrelated adults per dwelling. Staff recommends that a maximum of 3 unrelated adults be required for each individual structure. **Plan Commission guidance is requested for this issue.**

*Alternative Energy Sources:* The petitioners have proposed alternative energy sources such as solar panels, geothermal systems, heat pumps, and windmills. The UDO does not prohibit these types of systems and they could be utilized on this site.

*Animals:* The petitioners have proposed that a maximum of 50 chickens (hens) and fowl be allowed on the site. The number comes from the estimation that 10 single family homes could be created on this parcel. If all 10 homes had an allowable accessory chicken flock of 5 hens, a total of 50 could be theoretically permitted. They have proposed, as is the case with the accessory chicken flock regulations contained in the City's Animal Control Ordinance (Title 7), that adjacent owner permission would have to be granted to place the hens/fowl. However, the request of 50 fowl still greatly exceeds the limits in the ordinance. Staff will work with City Legal to determine how this conflict with Title 7 should be

addressed prior to the second hearing. The petitioners have also proposed to have 2-3 goats (or 100lbs maximum). As with chickens, the petitioners are proposing to require neighborhood permission. **Plan Commission guidance is requested for this issue since goats are not allowed to be raised within an RS zoning district.**

*Auxiliary Buildings:* In addition to the community building and the sleeping cabins, the petitioners have submitted a list of allowable accessory structures. Although staff has no concerns with the majority of these structures, there is concern with the potential aggregation if a large number of these structures were placed. The submitted site plan leaves very little area for additional structures, especially larger structures such as a barn (not restricted by the proposed PUD), a 500 square foot music building and a 1000 square foot greenhouse. Staff requests that the petitioners locate potential areas for these structures in the Preliminary Plan. The petitioners have proposed several other smaller accessory structures such as a food stand, tool shed, workshops, bike shed, carport, gazebo, etc... Staff recommends creating a maximum number and square footage of accessory structures that can be constructed at this site. **Plan Commission guidance is requested for this issue.**

*Seasonal Worker/Student Camping:* The petitioners have included the option of having seasonal workers and on-site camping. The campers would utilize approximately six, 64 square foot wooden tent platforms or space inside the community building. Staff has concerns with allowing short-term occupancy within tent structures. There have already been concerns raised with the number of occupants proposed for this property. **Plan Commission guidance is requested for this issue, with staff recommending the deletion of this allowance.**

*Cottage Industries/Eco-Tourism:* The petitioners have proposed several “cottage industry” allowances (animal processing, metal and woodworking, biodiesel and pyrolysis). Although these are small in scale, staff has concerns with introducing and allowing multiple small non-residential uses on this property. The petitioners have also proposed other potential uses including bed and breakfast, youth hostel and other enterprises. “Other enterprises” is too broad of a term of use and should be refined prior to a second hearing. Staff finds that these non-residential uses may be more appropriate with a later phase of development. **Plan Commission guidance is requested for this issue.**

*Education:* The petitioners have included several education components in their proposal. These include workshops (gardening, permaculture, domestic skills), “Free Skool”, home schooling, and summer camps. Although staff has similar concerns with the summer camps as the seasonal workers, staff supports the other education components of the petitioners’ request.

*Setbacks/Development Standards:* The petitioners have proposed reduced setbacks, but have not specified what setbacks are being proposed. Staff will work with the petitioners prior to the second hearing to develop specific setbacks and other development standards (impervious surface coverage, signage, etc...)

*Pedestrian Accommodations:* The petitioners are proposing to replace the small sidewalk required along Spring Street with a 10-foot limestone chip path from Spring Street around the perimeter of the site to the railroad track. Since the railroad right-of-way could be converted or augmented with a future trail use, staff supports this request.

*Fences:* The petitioners have requested permission to construct a 10-foot fence around their gardens to help combat vegetation loss due to deer. The City does not allow fences above 8 feet. Within front yards, the height allowance is reduced to 4 feet in height. **Plan Commission guidance is requested for this issue, although staff supports taller fencing due to the proposed agricultural use.**

*Invasive Species Removal:* The petitioners are proposing to systematically remove the invasive species on the site to be replaced with native plants.

*Membership:* The petitioners have outlined their membership process within the PUD Preliminary Plan and District Ordinance documents. The process has been designed to allow for ample time for prospective members to be evaluated for compatibility with the group.

*Environmental Testing:* Due to the adjacent property use of a salvage yard and the natural slope of the property that directs stormwater runoff from the salvage yard across this site, there were initial concerns regarding soil and water quality and their potential for contaminants. The petitioners commissioned an environmental firm to conduct a Phase 2 environmental assessment and testing. The results of the testing indicated normal contaminant levels that would not restrict planting and residential occupancy of this property.

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**GROWTH POLICIES PLAN ANALYSIS:** As an infill development centered on diversity and sustainability, the petitioners' project takes a significant step toward achieving a majority of the Guiding Principles of the Growth Policies Plan. More specifically the proposed use of the property will help to achieve the following principles:

*Compact Urban Form:* The proposal is seeking an approval that would allow for an increased density of occupants on the property. As an infill development on a difficult site, this project will help to achieve more compact usage of the urbanized area without further taxing public services.

*Nurture Environmental Integrity:* The focus of this Eco-Village project is to create an integrated community with a focus on sustainability. It is the petitioners' stated goal to create as close to a closed loop system as possible. With this project, they propose to increase water quality, grow local foods, create an orchard, car share, meal share, seek alternative energy sources, and utilize reduced footprints all in an attempt to reduce their carbon footprint.

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*Leverage Public Capital:* Again, as an infill project, this project serves to meet the goal of better utilizing existing public facilities without creating new undue burdens on the City's infrastructure.

*Mitigate Traffic:* The petitioners' desire to limit car ownership and seek to utilize bicycle and pedestrian transportation as the main mode of travel facilitates this guiding principle.

The *Conserve Community Character* principle is not as easy to evaluate for compliance. The project certainly enhances the Bloomington culture of diversity and innovation. This is an inherent part of Bloomington's identity. At the same time, careful consideration must be paid in reviewing the details of the proposal to ensure that the policy of *Protect and Enhance Neighborhoods* (Policy 1) is not compromised due to the intensity of the project. This principle can create some inconsistency with the goal of Compact Urban Form. Compact Urban Form is a desirable goal, but should not be achieved at the expense of existing neighborhoods stability.

*Urban Residential:* The subject property lies within the Urban Residential designation of the GPP. The GPP states that single family homes are the primary land use activity for this area and gives the following guidance for land use decisions for this area:

- Develop sites for predominantly residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use pattern

Furthermore, the proposed project will also create a unique opportunity for other City goals such as affordable housing and fostering urban agriculture/local food production.

---

**ENVIRONMENTAL COMMISSION MEMO:** The EC has discussed this petition and believes the sustainable nature of the design and living philosophy of this proposal is commendable and beneficial. The EC does however have some concerns with the proposal and made the following recommendations:

1. The petitioner should develop a plan for vegetated buffers around the perimeter of the site, and a plan for protecting existing trees.
2. The petitioner should develop a more detailed plan for surface-water quality.
3. The petitioner should reduce residential density significantly.
4. The petitioner should submit to the planning department letters from both the US Army Corps of Engineers and the Indiana Department of Environmental Management stating they do not need permits to complete the planned work in the ravine.

---

**BLOOMINGTON BICYCLE AND PEDESTRIAN SAFETY COMMISSION**

**MEMO:** The BBPSC reviewed this proposal and offered the following comments. No specific recommendations were made at this time.

1. The site's proximity to the planned extension of the B-Line Trail was noted. An internal connection to the corridor should be considered if a multiuse trail is developed. Due to steep slopes at the end of N. Spring St, public access to the trail would be more easily achieved on N. Hay St, which is two blocks east.
2. Due to the property's unusually narrow street connection (front property line is approximately 25 feet wide), the lack of any existing sidewalks along N. Spring St., and it's location at the end of a dead-end street, public sidewalks do not seem critical in this case.
3. The Commission was very skeptical about the density and intensity of the proposal. They like reduced parking, but the number of spaces was unrealistic. One result could be an incredibly high number of bicyclists and pedestrians originating from this site.

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**NEIGHBORHOOD INPUT:** Staff has received a few phone calls regarding the proposal. Two of these calls expressed some concerns for the project. One of the neighbors located along Spring St. composed a letter regarding the project. A copy of the letter has been included in your packet.

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**INITIAL CONCLUSIONS:** Staff finds the overall concept to be a desirable land use that can be compatible with the goals and policies of the GPP. Furthermore, staff finds the proposed site to be a compatible site for the proposed use. It is close enough to the center of the city to allow for alternative modes of transportation while minimizing any potentially negative impacts to adjacent properties, as it is bordered on two sides by a salvage yard and a cemetery as well as existing vegetation along its property lines.

The main question that must be discussed and determined when evaluating compliance with the GPP is whether the intensity of the proposal as currently submitted has a potentially negative impact to the surrounding neighborhood. Staff finds that a cooperative housing project with diverse interests and a strong focus on local food, affordable housing, and sustainability is very supportable. However, without a true local comparable project, the impact of such a development is difficult to determine. Staff would also note that impacts associated with transportation, parking, and service delivery may be aggravated because Spring Street is a substandard local street without connectivity.

The Plan Commission should consider the possibility of approving a reduced initial development footprint with this rezoning request, while still allowing for future development to be intensified once impacts can be better judged based on real activity that will be occurring on this property.

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**RECOMMENDATION:** Staff recommends forwarding this petition to the required second hearing.

# MEMORANDUM

**Date:** February 25, 2011  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-02-11, Bloomington Cooperative Plots Eco-Village and Community House

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This memorandum contains the Environmental Commission's (EC) recommendations regarding a change of zoning from residential to Planned Unit Development (PUD). The petition contains many variances from the rules of the Unified Development Ordinance to plan an atypical, high-density communal village. The EC believes the sustainable nature of the design and living philosophy is commendable and beneficial for future paradigm shifts in how we live. The EC does have some concerns to underscore for further discussion.

## 1.) LANDSCAPE PLAN:

The EC realizes that a request for a zoning designation change is not typically the time to require a landscape plan. However, a closer look at how the landscape and buffers will be laid out seems necessary in this case. There is concern that the built-out village may not be compatible with the look and feel of an urban neighborhood. The EC recommends the petitioner develop a more detailed plan for buffers around the perimeter of the site and preservation of existing trees.

## 2.) WATER QUALITY:

With the future density of residents using composting toilets, swimming & bathing in the center pond, keeping flocks of animals, and maintaining compost bins for gardening, the EC is concerned about the quality of surface water runoff. The site is almost entirely sloping toward Spring Street and the EC believes there needs to be better explanation of water quality practices planned.

## 3.) SITE DENSITY DESIGN:

The EC believes that 75 unrelated adults plus children planned for this site is beyond its carrying capacity. The site is large enough for residential density this high with traditional building design, or large enough for fewer people to be self-sustaining in addition to commercial ventures, but not both. It seems unlikely that close to one hundred people could live on 2.2 acres and raise livestock, garden, manage commercial businesses, and practice permaculture successfully. The EC recommends the density of people be lowered significantly at this time, and in the future if it is proven that the site could maintain more people, the petitioner can request an amendment allowing more residents.

## 4.) VERIFICATION OF STATE & FEDERAL PERMITS:

The EC recommends that the petitioner contact the Indiana Department of Environmental Management and the US Army Corps of Engineers to ensure a permit to build a dam across the ravine is not needed.

These agencies should either provide a letter stating a permit is not required from them, or require a permit from the petitioner.

**EC Recommendations:**

1. The petitioner should develop a plan for vegetated buffers around the perimeter of the site, and a plan for protecting existing trees.
2. The petitioner should develop a more detailed plan for surface-water quality.
3. The petitioner should reduce residential density significantly.
4. The petitioner should submit to the planning department letters from both the US Army Corps of Engineers and the IN department of Environmental Management stating they do not need permits to complete the planned work in the ravine.

## MEMORANDUM

**TO:** MEMBERS OF THE PLAN COMMISSION

**FROM:** VINCE CARISTO/BICYCLE AND PEDESTRIAN COORDINATOR  
*Planning Dept. liaison to the Bloomington Bicycle and Pedestrian Safety Commission*

**RE:** BLOOMINGTON COOPERATIVE PUD – NORTH SPRING STREET

**DATE:** March 2, 2011

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The Bloomington Bicycle and Pedestrian Safety Commission (BBPSC) reviewed the conceptual plan for the Bloomington Cooperative Planned Unit Development proposal at its regular meeting on February 21, 2011. The following comments summarize their discussion:

- The site's proximity to the planned extension of the B-Line Trail was noted. An internal connection to the corridor should be considered if a multiuse trail is developed. Due to steep slopes at the end of N. Spring St, public access to the trail would be more easily achieved on N. Hay St, which is two blocks east.
- Due to the property's unusually narrow street connection (front property line is approximately 25 feet wide), the lack of any existing sidewalks along N. Spring St., and its location at the end of a dead-end street, public sidewalks do not seem critical in this case.
- The Commission was very skeptical about the density and intensity of the proposal. They like reduced parking, but the number of spaces was unrealistic. One result could be an incredibly high number of bicyclists and pedestrians originating from this site.

### RECOMMENDATIONS

There are no specific recommendations at this time.



# Bloomington Cooperative Plots Eco-Village and Community House

Permaculture Urban Demonstration (PUD) Proposal Draft



Bloomington Cooperative Plots Eco-Village

415 ½ Spring Street

Bloomington, IN 47404

btowncooperativeplots@gmail.com

February 20th, 2011

Dear City of Bloomington:

Bloomington Cooperative Plots (BCP) is entering the PUD process to define eco-village and cooperative housing zoning in Bloomington. We have purchased 2.23 acres in the northwest of Bloomington with the intention of creating a bicycle centric community that consists of a cooperative structure and various smaller structures. BCP is an intentional community of individuals and families who dedicate their unique talents, gifts, and aspirations toward a common vision of creativity, community, sustainability, education, and economic freedom. We will promote sustainable living and community by eating, living, gardening, creating, learning, and teaching together within our community and the greater Bloomington community.

In order to achieve our vision and goals, we will combine concepts of permaculture, organic agriculture, ecological restoration, alternative energies, alternative transportation methods, community building, and natural construction. This combination of ideals and practices will allow BCP to minimize the eco-village's carbon foot print while maximizing the productivity of the land. Community is our primary need and the heart of who we are. By providing meal sharing options, community space for public events, and educational opportunities, BCP will enhance the interconnectivity of the community as a whole while educating the public on sustainable practices.

Bloomington Cooperative Plots would like the opportunity to make their vision of community and sustainability-based eco-village a reality on the Spring Street property. With the support of the City of Bloomington we shall live and work together to create an environmentally-friendly community for all. Bloomington Cooperative Plots would be glad to provide any additional information needed. Thank you so much for your time and consideration.

Sincerely,

Bloomington Cooperative Plots

## Contents of this Proposal:

Bloomington Cooperative Plots Eco-village.....	4
Permaculture Urban Demonstration.....	4- 5
Conversation with the City of Bloomington.....	5
Current Zoning for 415 ½ Spring Street.....	5
Timelines.....	5-6
Requested Uses.....	7 - 12
Our Concessions.....	12 -14
Our Reasoning.....	14-16
Common Red Flags.....	16-18
Peak Oil Task Force Report & County Comprehensive Plan.....	19-20
Cooperative Housing Precedence.....	21
Spring Street Physical Location.....	22
Permaculture Urban Demonstration (PUD) Maps.....	23-53
Glossary.....	54-55
Appendix.....	56-152

## **Bloomington Cooperative Plots Eco-Village**

Bloomington Cooperative Plots (BCP) is a bicycle centric community housing project that will be developed on a 2.23 acre lot near the corner of 8<sup>th</sup> and Spring Streets in Bloomington, IN, 415 ½ North Spring Street. Founded in June of 2009, we hope to start Phase 1 construction in July or August of 2011. This proposal consists of living structures of various sizes serviced by one central living structure which houses a commercial kitchen and bathing facilities. The small structures, which we call sleeping cabins, may or may not have their own kitchens and bathrooms.

**Website:** [BtownCooperativePlots.dwiel.net](http://BtownCooperativePlots.dwiel.net)

**Email:** [BtownCooperativePlots@gmail.com](mailto:BtownCooperativePlots@gmail.com)

## **Permaculture Urban Demonstration**

What is Permaculture? As defined by the founder Bill Mollison “Permaculture is a design system for creating sustainable human environments.” To Daniel Weddle, one of the BCP founders, “Permaculture is a systems design approach that utilizes observation and refinement to push human systems toward the efficiency of close loop natural systems.”

What is Permaculture Urban Demonstration? It is a play off of the acronym PUD, which stands for Planned Unit Development. Our PUD proposal approaches development from a much wider perspective than a traditional PUD proposal, thus we feel it is appropriate to call it by a more encompassing name.

There is an inherent clash between the formalized PUD process and building a village, a clash that lies in the definition of home. In a typical subdivision the developer assumes the responsibility of building the “homes” or establishes rules that limit the possibility of what future “homes” can be, while also subdividing the property. This regimented “homes” approach allows the developer to explicitly say what the future homes will look like and how they will lie on the land. BCP is approaching the problem much more organically as we cannot explicitly know how future villagers will want to construct their homes. Although we are putting into place certain restrictions, we are also focused on using the PUD process in a more creative and encompassing way.

The inherent clash gives us more justification to use Permaculture, which provides a scientific grounding for planning the property based on natural flows. Flows refer to sources of energy or disturbances such as sun, wind, water, or noise pollution. By sketching a flows map it is possible to section off the property into best uses. The intention of this proposal not only details placement of individual structures, sidewalks, cul-de-sacs, and trees, but also details how the village can become a harmonious piece within its natural systems.

In short, our Permaculture Urban Demonstration is the formalization of zones that lead to the optimal possibility of a sustainable community while promoting organic development so that future villagers have the framework and legal backing to establish their homes.

## **Conversation with the City of Bloomington**

Eco-Village and Cooperative Housing zoning is not in the city zoning portfolio and it could use such zoning as it provides a viable, sustainable, high density housing solution. We hope our PUD proposal and the subsequent success of our project will serve as a basis for establishing an Eco-Village and Cooperative Housing Zoning ordinance.

## **Current Zoning for 415 ½ Spring Street**

The property is zoned 4.5 Single Family Residential, which means the 2.23 acres could be subdivided into roughly 10 building lots. Such capacity would likely lead to a typical subdivision or trailer park, both development strategies that would require great changes to the existing green space due to roadway infrastructure. Beyond the loss of green space the property is located at a dead end and the topography is ravenous, both things favor a community that has a low automobile impact.

## **Timelines**

### ***Building***

Phase 1, 2011:

- Founders Sleeping Cabins
  - Two to Three Sleeping Cabins
- Communal Kitchen and Bathroom Facilities
  - Contained in a Founders Sleeping Cabin

Phase 2, 2012:

- Carport for Car Share
- Three to Five Sleeping Cabins
  - Cabins Built by Members who Membershopped in Fall 2011

Phase 3, 2013:

- Community House (see Community House in Appendix)
  - Commercial Kitchen (see Commercial Kitchen in Appendix)
  - Bathing Facility
  - Bedrooms
- Three to Five Sleeping Cabins
  - Cabins Built by Members who Membershopped in Fall of 2012

Phase 4, 2014

- Three to Five Sleeping Cabins
  - Cabins Built by Members who Membershopped in Fall of 2013

## ***Infrastructure***

Phase 1, 2011:

- Emergency Greenway (see Emergency Greenway in Appendix)
- Run Utilities
  - Electricity (Possibly from Duke energy, though off grid solar is an option)
  - Sewer
  - Water

## ***Agricultural***

Phase 1, 2011

- Inoculate Soil to Build Fertility (Bacteria and Fungus Inoculate)
- Dig Ponds
- Build Raised Beds
- Sow Ladino (white) Clover as a Nitrogen Fixing Cover Crop
- Establish Ponds on the Southwest Side of the Property to Provide Irrigation
- Establish a Flock of Chickens
- Set Up Honey Bee Hive
- Start Composting System
- Map Out Orchard
- Plan Perennial Food Forest

Phase 2, 2012

- Inoculate Soil to Build Fertility (Bacteria and Fungus Inoculate)
- Establish Orchard
- Establish Perennial Food Forest

## ***Ecological Restoration***

Phase 1, 2011

- Clear Land of Invasive Plants
  - Black berry, multi-floral rose, uwanamus, bush honey-suckle, etc....
- Reestablish Natives (i.e.
  - Ginseng, blood root, spice bush, paw paw, etc...
- Establish Riparian Zone on the North Side of the Property
- Establish Marshland on the Southwest Side of the Property

## **Requested Uses**

### *Alternative Energy Production (see Alternative Energy Production in Appendix)*

We wish to use many types of alternative energy production as a means to become a net zero community, which means we produce as much energy as we use in a given year. Most of the techniques we implement on the property will be widely known; however, we may approach the city with innovative or experimental energy generation projects.

### *Animals (see Animals in Appendix)*

We will raise chickens and hope to raise many other fowl and goats. If we were to subdivide the property it would be possible for us to raise a flock of 40 chickens, 4 chickens multiplied by 10 lots. Although we feel subdividing is not necessary we would like to request the right to raise 50 fowl (including but not limited to ducks, chickens and guinea fowl) in addition to 2 goats.

### *Cadre of Auxiliary Buildings (Building List in Appendix)*

Given our diverse interests in and desire to be a demonstration site for urban agriculture, Permaculture, and meditation we will require many auxiliary buildings totaling roughly 7,5000 square feet.

### *Camping in the City for Seasonal Workers and Students*

Our total population at any one time will be a summation of the full time inhabitants and the seasonal workers. We hope to establish a live-in learning facility for individuals who are interested in programs such as Willing Workers On Organic Farms (WWOOF), a program where individuals trade labor for education, food, and shelter. In order to house these individuals we hope to get permission to set up tent platforms. Tent platforms are permanent structures which a pup or other style tent can be set upon.

### *Certified Commercial Kitchen (see Certified Commercial Kitchen in Appendix)*

Given the inherent need for scale and our desire to be an agricultural producer we are planning to undertake the extra steps necessary to build a large, communally-shared kitchen, certified by the Indiana State Department of Health.

### *Commercial Spaces in Houses (see Home Based Business in Appendix)*

One of the founders of the community is a massage therapist and would like to have a room in home dedicated to practice. We welcome one's desire for home-based business, but such business must be by appointment only in order to meet the low traffic needs of this proposal.

### *Community Garden*

As part of our desire to work with the neighborhood we are going to set a community garden on the east side of the property. This garden infrastructure will also provide a strong second use of the property should the village for some reason cease to exist.

### *Cottage Industry*

On site we plan to have wood and metal working tools that would allow small cottage industries.

### *Eco-Tourism*

We may wish to establish a bed and breakfast, a youth hostel, and/or other enterprises that provide eco-tourism enterprises that do not draw large amounts of car traffic to the property.

### *Educational Offerings*

There are many threads of educational opportunities offered by this project, a number of which are defined below:

### *Political*

This project will serve as a political precedent for other such projects. In preparation of this proposal the founders have spent 18 months and thousands of hours. Once approved the proposal will be provided free of charge as a PDF for other inspiring eco-villages.

### *Demonstration Site*

The entire property will become an open source Permaculture demonstration site, which means not only will individuals be able to visit the site, but we will provide free PDFs of the systems that are demonstrated so that they can be replicated with the least amount of overhead.

### *Cross Generational*

The wide range of generations represented in the planned population of the eco-village will provide for the cross generational sharing of information.

### *Free Skool*

We will participate in Bloomington's Free Skool Project by offering space for the public to hold free classes and workshops open to the Bloomington community.

### *Re-skilling Workshops/Community Conventions*

There are many domestic, homesteading skills that have been lost over the past century, which we will demonstrate in our day to day life. Such skills vary from food preservation to the tanning of animal hides. BCP will also host and invite members of the Bloomington community to share their knowledge in such trades.

### *On-Site Home School Cooperative*

The members of the community hope to start a home school cooperative for the homeschooling of their children. Running the school as a cooperative will allow multiple individuals to be involved in building a curriculum and teaching the children. This wide range of teachers will

diversify each student's educational experience, beyond what any one individual could ever hope to achieve alone. The student's education will be further enriched by unique opportunities to learn about permaculture, alternative energies, and other sustainable practices within the community.

#### *Summer Camp*

We may conduct both day- and/or week-long camps for children of all ages. Individuals will learn about sustainable practices they can bring back to their homes and how to build community among their peers by engaging in fun, creative, hands-on learning experiences. Some of the topics may include gardening, composting, cooking, etc.

#### *Emergency Greenway with Pervious Pavers (see Emergency Greenway in Appendix)*

Due to our bicycle centric lifestyle it would be possible for us to live without a road bifurcating the property; however, emergency access is important and we must find an acceptable compromise. Bloomington's fire truck 1 is the largest truck of the fleet, so our drive will be based on its turn radius. The drive is longer than 150 feet so we will be providing a 20 ft wide greenway with a modified hammerhead turn around and hydrant. The hydrant will be located at the front of the entrance of the property and the truck will be within 100 feet of the furthest structure so that the firefighters will be able to reach the back of all structures with their 150 foot long hose.

Because the drive will only be used in the case of an emergency, we would like to install a 80 ton capacity road base beneath pervious pavers that would allow us to grow herbs on top of the roadway. The herbs would be selected for species that do not grow over 3 feet so that in the case of a fire the herbs could be run over by the truck. Shorter herbs will be placed in structures so that firefighters on foot will not be inhibited by them, such herbs include creeping thyme which is shorter than most grasses.

#### *Encroach on 25 Foot Insets*

The North West corner of the property is the best candidate for passive solar home construction. It would greatly benefit our building plans to be able to build all the way to or very close to the property boundary lines in this corner. Though this request would cause us to encroach on the 25 foot inset that is typical of home construction, we feel we can make a very strong case for the encroachment given that the neighbor to the West is a graveyard and the neighbor to the North is a Salvage Yard and Recycling Center beyond a set of railroad tracks.

#### *Extending B-Line to Waterman*

A future phase of the B-Line may ultimately pass by our property. Instead of installing a 30' concrete strip of side walk on the front of our property we will provide an access point to the trail supported by a lime chip path off of Spring Street. The path off of Spring Street will first follow

our fire access drive before connecting up to a short stretch of walkway dedicated to the B-Line entrance. Bloomington Cooperative Plots will be responsible for setting up a sufficient walkway to the edge of the property and providing the city an easement for the use of the walkway; however, we will not be responsible for building or maintaining the path beyond the edge of our property. Extending the B-line would reduce the need to ride or walk on Vernal Pike and Adams, two high traffic thoroughfares.

#### *Firepit*

We wish to build a place to have an outdoor firepit.

#### *Free from Utilities (see Alternative Energy Production and Water Systems in Appendix)*

In keeping with the freedom of each individual to build their sleeping cabin as they see fit we wish to have living structures with or without electricity, gas, water or sewer. It is likely many of these individual structures will produce and collect their own electricity and water.

#### *Garden Fencing*

In order to protect our gardens from deer we may build fences to a height of 10 feet.

#### *Interpretations of Use after Rezoning by the PUD Process*

If we should get approval for the rezoning by the PUD process we request that future interpretations of use be examined and ultimately approved or denied by the staff of the City of Bloomington Planning Department.

#### *Meal Sharing*

The primary reason for a commercial kitchen is to produce large community meals for BCP members and individuals of the greater Bloomington community. This would either be structured informally as friends eating together or as a non-profit food coop where members of the village, Waterman neighborhood, and greater Bloomington community pay a monthly fee for the food used to prepare the meals, while also contributing their time by cooking or cleaning.

#### *Natural Building (see Natural Building in the Appendix)*

We will be exploring natural techniques and materials including but not limited to cordwood, straw bale, slip straw, post and beam, living roofs, bermed structures, geodesic domes, and stilt cabins. During the first Phase of construction we will likely use techniques and materials familiar to the county building department.

In keeping with the greenspace and overall functionality of the property, many homes, community spaces, and auxiliary structures will have living or flat roofs on which growing or meeting can take place.

*On-Site Energy Production (see Alternative Energy Production in the Appendix)*

Alternative energy production will occur on the property. Although much of this production will be photovoltaic, wind generation and other types of alternative energy production may be utilized.

*Physical Layout of the Structures*

We want to cluster the housing as opposed to subdividing the lot.

*Population of Inhabitants and Structures*

For clarity we are going to break the population definitions into two parts: the small sleeping cabins of the village and the cooperative house. We specify up to a certain number, as our intent is to grow slowly and stop should we reach a comfortable population point.

Village:

Up to 35 Unrelated Adults

Up to 25 Structures

Up to 70 Bedrooms

Beyond population parameters we want the option to place more than 3 unrelated adults in a structure given that their utility use and noise pollution do not exceed that used by 3 typical unrelated adults.

Cooperative House:

Up to 40 Unrelated Adults

1 Structure

Up to 30 Bedrooms

*Produce Stand and Neighborhood Pantry*

We would like to set up a produce stand and neighborhood bulk foods pantry. The stand would be a for-profit venture selling fresh produce and other goods grown and produced on the property. The neighborhood bulk foods pantry would be a non-profit service set up to buy large amounts of bulk foods in order to get price breaks that would be passed on to members of the neighborhood. The produce stand would be operational from March to November, while the neighborhood pantry would be available year round.

*Signage*

We would like to place a sign at the front of our property on Spring Street and near the entrance to the potential future B-Line with the name of our eco-village. We would also like to put up a sign for Waterman Community Gardens, a community garden project hosted on our land.

### *Sleeping Cabins*

We want to build simple living structures that do not require their own kitchen and bathroom facilities, as such facilities will ultimately be provided by a central structure. Since the early phases of construction do not include the central structure, one of the first homes will provide the facilities. Not being restricted to include all facilities in each sleeping cabin would allow individuals to create a range of structures from simple bedroom-only structures to structures similar to typical housing. This freedom to build a wide range of structures provides for flexibility as the community evolves and changes, be it evolution of principles, aging, or the starting of families.

### *Sub-metered Electricity*

There is the potential that the electric company will want to run power meters for each structure on the property that has electricity. We would prefer to set up a system where we do our own sub-metering for the property. In this scenario, we would have one grid hookup and utility meter for the entire community. We would use our own meters to determine each person's contribution to the community bill.

### **Sub-Standard PUD**

The property is less than 5 acres; thus, we are requesting the right to enter the PUD process despite being a sub-standard size.

### *Village Structures*

A request for an exact number of structures is impossible for us to fulfill as the varying sizes of the structures constructed and the needs of the individuals who ultimately settle on the property add great variability to this number. Despite the variable number of structures, we will not exceed the population limit of 35 unrelated adults or 25 structures as described in the *Population of Inhabitants and Structures* section above. Theoretically, the property could hold many more houses; however, we are restricting our development to the areas of the property that provide winter sun for passive heating of our homes. Structures will be organized shortest to tallest with respect and aspect to the Southern sun.

## **Our Concessions**

The term concession is a relative one, as most of the concessions on this list are not true concessions, but rather byproducts of a more holistic envisioning of future development; however, in a typical PUD proposal they would be bargaining chips.

### *Building Footprint*

To maximize the number of living structures we can fit on the site while minimizing our footprint, individual structures will have a restricted footprint of around 400 square feet. Structures are permitted to have basements or multiple stories so long as they do not encroach on

the solar gain of the surrounding living structures. All structures will be limited to 40 ft in height, as this is the city limit on housing structures and we see no reason to exceed it.

#### *Car Ownership Restriction*

The total number of cars owned by both the community and its members will be restricted 5 or less cooperatively owned cars and 1 truck. See Car Share in Appendix for information on alternatives provided to BCP members.

#### *Historical Agricultural Use Preservation*

Until the early 1970s the property was an active cattle pasture. Although we will not be reintroducing cattle, we will be operating the property as an urban farm with animals, gardens, and orchards.

#### *Local Economy Supporters and Developers*

We will be a hyper local community producing many things for ourselves while also providing services for members of the greater Bloomington community.

#### *Native Habitat Restoration with Forest Sanctuary*

The South East and, to a more limited extent, South West portions of the property are young transitional forests overrun by euonymus and honey suckle. We will be removing the invasive plants in order to reestablish native woodland herbs. The South East corner of the property has a small, awkward piece of land jutting off of it. It is likely we will establish this piece of land as a mini forest sanctuary.

#### *Neighborhood Asset (see Neighborhood Asset in Appendix)*

We are near the center of the Waterman neighborhood and hope to become a community asset.

#### Walking Distance

There are no service nodes, as depicted in the Peak Oil Task Force report, in the Waterman neighborhood. Our property is within walking distance of most of the neighborhood, making us a great potential place to establish service nodes.

#### Consideration of Neighbors

The two neighbors bordering the community to the east have a vista view of the property. We have been planning our community and agricultural practices to preserve their view.

Noise is a high concern for neighbors of any development. Although the place is inherently noisy, given the proximity to the railroad tracks and the recycling center, we are taking precautions to mitigate our contribution to sound. The three most notable actions are the reforestation of the Southside of the property, the planning of social gathering spaces on slopes

that lead away from the neighbors, and the placement of our living structures. The reforestation will provide a vegetation sound buffer for a majority of the neighbors. The social gathering space will be on the south side of the property on a north slope that leads away from the neighbors and toward the train tracks. Our living structures will be in the North West Corner of the property, the longest average distance from the neighbors.

#### Revamp Neighborhood Association

Daniel Weddle, one of our founders, has spoken with Terri Inskip the current HAND contact for the Waterman neighborhood to discuss revamping the neighborhood association.

#### Neighborhood Cleanup and Community Garden Grants

We are setting aside a portion of our property to be a community garden and we are currently writing a grant for it. We are also writing a grant for the clean-up of the neighborhood, given this has not happened for almost a decade and there are many tires and much miscellaneous trash.

#### *No Profit Motive*

The founders are not in this project to make money, rather their aim is to build a place for themselves and their friends to live and create.

#### *Utilities Limits*

We will consume fewer utilities than the average American.

#### *Water Retention and Filtering*

On the South West side of the property we hope to establish a marsh and several ponds for irrigation, water pressure, and leisure. The ponds will reduce our need to draw from the city water system and the marshland will filter the water used on the property.

On the North side of the property there is a watershed from the train tracks and the Salvage Recycling Center. The sources for the water are potential polluters and the water currently fans out across the property. In order to prevent contamination we are going to create a riparian zone to slow down and filter the water before releasing it into an irrigation system that ultimately leads to the city culvert at the East side of the property.

### **Our Reasoning (see Vision and Community Pillars in the Appendix)**

#### *Creativity*

Those of us founding the community are thinkers and artists who wish to work together to minimize the costs of existing. The inherent clash between the formalized PUD process and organic creativity is a major difficulty we face entering a process as rigid as PUD. Therefore

our proposal, though specific in all areas necessary, strives to leave a project space where future creative notions can be fostered.

### *Fluid Interconnected Systems*

Most systems today are terribly disconnected. By implementing Permaculture at every level of our village design we will be able to create fluid interconnected systems with the ultimate goal being to close the loop of the system.

### *Home*

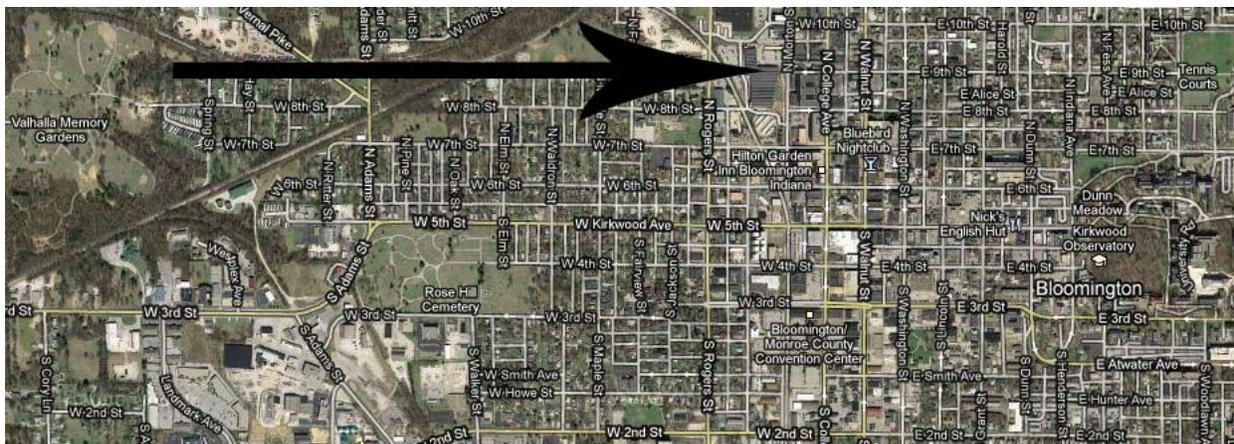
We are friends building our homes and thus the utmost care and attention will be paid to making every aspect of the land home.

### *Need for Villages and Creative Housing Alternatives*

Our project in and of itself will not be sufficient for pushing Bloomington toward becoming a sustainable community. The most important aspect of our project is that it sets a precedent for future housing projects; largely this is why we choose the formal PUD process as it is the most difficult, precedent setting avenue. We hope our precedent will not only serve ground-up eco-villages, as such things will be rare given land constraints, but also clear the way for housing cooperatives and neighborhoods that wish to reestablish their preexisting infrastructure as eco-villages. One of the most important aims of this eco-village is to set precedent for other sustainable endeavors to follow.

### *Proximity for Bike-Centric Culture*

To ensure the bike is a viable transportation option we only considered properties within 15 minutes of downtown that were on reasonably safe bicycle routes. The Spring Street property is 1.3 miles from city hall and the farmer's market or roughly 9 to 15 minutes. The roads along the way (with the exception of small stints on Vernal Pike and Adams) are primarily small residential streets with low traffic.



**Spring Street Proximity to City Hall and the Farmers Market**

### *Sustainability*

Sustainability is a base reason for our decision to live in an eco-village and utilize natural building. Cluster housing and building footprint reduces the overall footprint of the living structures, thus preserving green space for enjoyment, gardens, and life.

## **Common Red Flags**

### *Animals*

We will be going through the formal city process before bringing hens, other fowl, or goats onto the property.

### *Camping in Town (see Seasonal Workers in Appendix)*

We will host work traders and interns during the growing season. These individuals will likely camp on the property. To ensure we have individuals who are truly interested in working and learning on an urban farm we have an application process.

### *Composting Toilets (see Composting Toilets in Appendix)*

Humanure or composting human feces into soil nutrients is incredibly taboo; however, if done correctly it is a good way to build soil fertility. The 2.23 acres owned by BCP is more than sufficient for building and maintaining an area to process humanure. By processing our solid waste on site we reduce the pressure on the city sewer system while also closing another nutrient loop.

The systems that work best for breaking down human waste do not scale well and require a certain amount of input to function correctly. Therefore, in the early years of our project we will have more standard flush toilets. As our population hits equilibrium we will likely invest in an appreciate scale system to handle the affluent of the residents.

### *Fire Access (see Fire Drive in Appendix)*

We met with Tim Clapp the Monroe county fire inspector to get the information on how to design our fire access and are currently looking at the Acceptable Alternative to 120' Hammerhead option for drives over 150' in length. We plan on using pervious pavers with a capacity of 80,000 lbs for the roadway base. The pervious pavers will allow us to grow low herbs which can just be run over in case of emergency.

### *Handicap Accessibility*

The fire drive will be covered in material that provides sufficient handicap Access. The cooperative structure will be handicap accessible; however, the accessibility of the homes of individuals on the property will be at the discretion of those individuals. Special consideration will be given to providing building plots near the fire drive for handicapped individuals who may wish to construct a house in the community. Given the topography of the land there will be

many places that will not be readily accessible to the handicapped; however, it is foreseeable that parts of the domesticated landscape (for example, a 3 foot high raised bed gardens) could be made handicap accessible.

*Interpersonal Problems in Living Cooperatively (See Interpersonal Problems in Appendix)*

In order to minimize problems between members of our community we will be trained in Consensus Decision Making and Non-Violent Communication. In addition to prevention training through communication techniques we also have a mediator trained in Restorative Circles and by the Community Justice and Mediation Center.

*Liability of Private Land Used for Public Good*

A common problem for private landowners using their land for public good is that they become exposed to the threat of being sued by members of the public that receive an injury on the property. We have been asked to provide an entrance to any future developments of the B-Line by the planning department staff. This entrance would require a pathway across our property and, although it would be possible to fence in the pathway, such a fence would split our property. We are excited by the idea of providing a B-Line entrance and more than willing to go through the process to make it work. However, we want to ensure our homes are insulated from liability.

We have recognized private land liability as a concern for other properties in our community as well, such as Ann Krielkamp of Bloomington's Green Acres Neighborhood Association to cooperative with the city to insure her community garden. This type of insurance is a very progressive model; however there exists at least one example of the city of Escundito California insuring private land for public use.

*Money (see Money in Appendix)*

A large portion of the money to fund the eco-village is provided by the founders; however, we have also turned to the Bloomington community for grants and loans. In addition to securing funding sources such as those listed above, we also value new and innovative systems that utilize resources alternative to money in order to shed some of these old paradigms.

*No Cars (see Car Share in Appendix)*

We recognize many individuals view living without a car impossible and that cars can provide valuable services. Therefore, in order to uphold our policy of no car ownership we are developing a car share model for collective, shared use.

*Population Density*

This proposal asks for a very dense population, a goal that fits the visions of both the city's Peak Oil Task Force Report and Monroe County's Comprehensive Plan. We will be a slow growth

community and will stop growing once we feel we have reached a stable population. Although we are asking for high density, we may not fill all the spots allotted to us in this PUD proposal.

*Uncommitted Individuals working on the Project (see Membershopping Process in Appendix)*

In order to prevent half completed structures by individuals who are initially excited by our eco-village project but ultimately wander away, we have a very rigorous application, interview, and a yearlong live-in membershopping process. Membershopping in the community is a very competitive process, as there are few spaces and if things go well we predict strong interest in living in the community. Beyond the membershopping process, the members of the community may make direct invitations to people who they feel are an appropriate fit for the community.

*Unrelated Adults*

We are asking to be able to place more than three unrelated adults into a sleeping cabin. This supports our mission by achieving the higher density goals of our property while constructing fewer houses. Having structures with greater than 3 unrelated adults will not change the total occupancy of the property as outlined in this PUD.

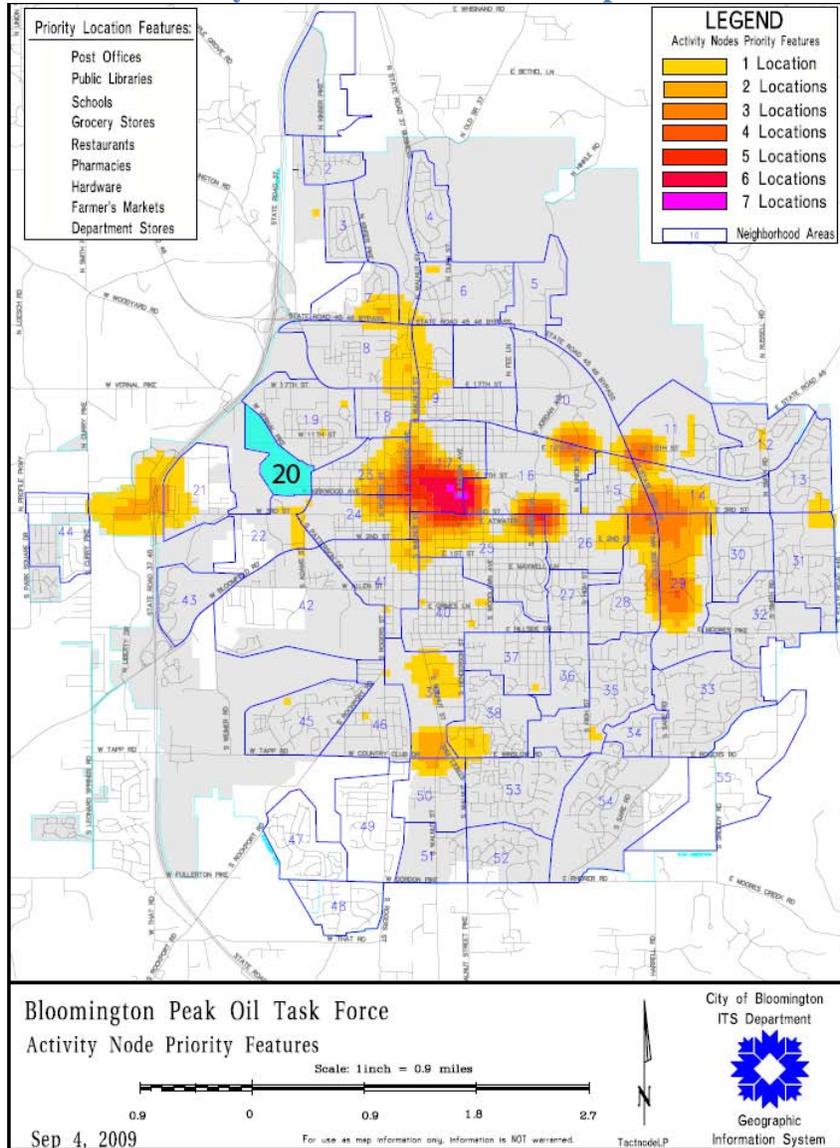
*Utilities Pressure (see Water Line in Appendix)*

Bloomington Cooperative Plots will be upgrading the current 2" line that runs down Spring Street to a 6" line. A 2" line will be tapped off of the 6" line to service the community. The 6" line will end in a hydrant that will be sufficient for the fire protection of the eco-village. The hydrant and 6" line will be the property of and maintained by the city. The 2" line will be the property of and maintained by Bloomington Cooperative Plots.

# Peak Oil Task Force Report & County Comprehensive Plan

## Peak Oil Task Force Report

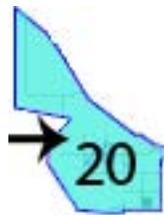
The Spring Street Property is in the Heart of Natural Neighborhood 20 Identified in the City's Peak Oil Task Force Report



**MAP A: Activity Nodes**

Report of the Bloomington Peak Oil Task Force

97



**Spring Street Property Location  
in the Neighborhood**

From the Peak Oil Task Force Report: “The goal (of neighborhood planning) should be to promote small, self-contained neighborhoods with a clearly-defined center providing essential services, ideally no further than a quarter mile from the edge.”

**Neighborhood 20** is devoid of any Priority Location Features (depicted in the map on the previous page) essential to the sustenance of a neighborhood. Fortunately, the Spring Street property is near to the heart of the neighborhood and has the potential to provide many Priority Features, some of which are listed below.

*Market Stand (Farmers Market)*

We are interested in being a neighborhood farmers market with a produce stand that would be accessible throughout the week.

*Neighborhood Garden*

We would have the space to partition off an area for individuals in the neighborhood to have small garden plots. In fact the neighbor to the east had maintained a larger garden for years on a portion of the Spring Street property that crossed his yard. Upon hearing the property was going to be sold he stopped gardening. We hope to encourage him to garden the spot again next year, as it only makes perfect sense to go with the energy that is present.

*Meal Share (Restaurant)*

We hope to establish a neighborhood meal share where individuals take turns cooking for all of the members of the group. Although this will not be a traditional restaurant it will help neighbors cook for one another by providing infrastructure and a model.

*School*

In the future, we hope to hold small, bike in classes in our cooperative house.

***County Comprehensive Plan***

Our ideas align well with the ideas put forth by the Monroe County Comprehensive Plan. We feel the need for dense population close to town is absolutely essential for the development of a Bloomington that has a sustainable tax and energy usage structure. The following three ideas, from page 27 of the Plan, do a wonderful job of encapsulating and illustrating the importance of our proposal.

1. “Encourage development with adequate recreational space to meet the needs of the residents.”
2. “Encourage innovative concepts in housing designs and architecture that demonstrate quality and character and are aesthetically pleasing. Substandard and uninhabitable housing shall be prevented.”
3. “Strive to preserve the rural character and minimize the visual impact of large-scale development. Wherever possible, the maximum amount of natural vegetation on each site should be preserved.”

## **Cooperative Living Precedence**

*Bloomington Cooperative Living, Inc.*

Mission: “Bloomington Cooperative Living fosters an economically, ecologically, and socially sustainable society. The organization is an opportunity for members of the Bloomington, Indiana community to share both the values of cooperation and diversity.”

<http://bloomingtoncoop.org/>

*Bloomington Christian Radical / Catholic Worker*

Mission: “The Bloomington Christian Radical CW is an ecumenical Christian community that tries to live, pray and work both with each other and with the poor we encounter. We try to offer housing, food, clothing and love to people facing homelessness. We perform the works of mercy and non-violently oppose the works of war. We strive to practice the Sermon on the Mount, community living, voluntary poverty, personalism, and care for the environment. We have families and children here, all trying to build community together. We love hosting visitors and prospective volunteers so give us a call.”

<http://www.catholicworker.org/communities/commlistall.cfm#IN>

*NASCO (Bloomington Cooperative Plots is a member of this organization)*

Mission: “The North American Students of Cooperation (NASCO) Family [of associations] organizes and educates affordable group equity co-ops and their members for the purpose of promoting a community oriented cooperative movement.”

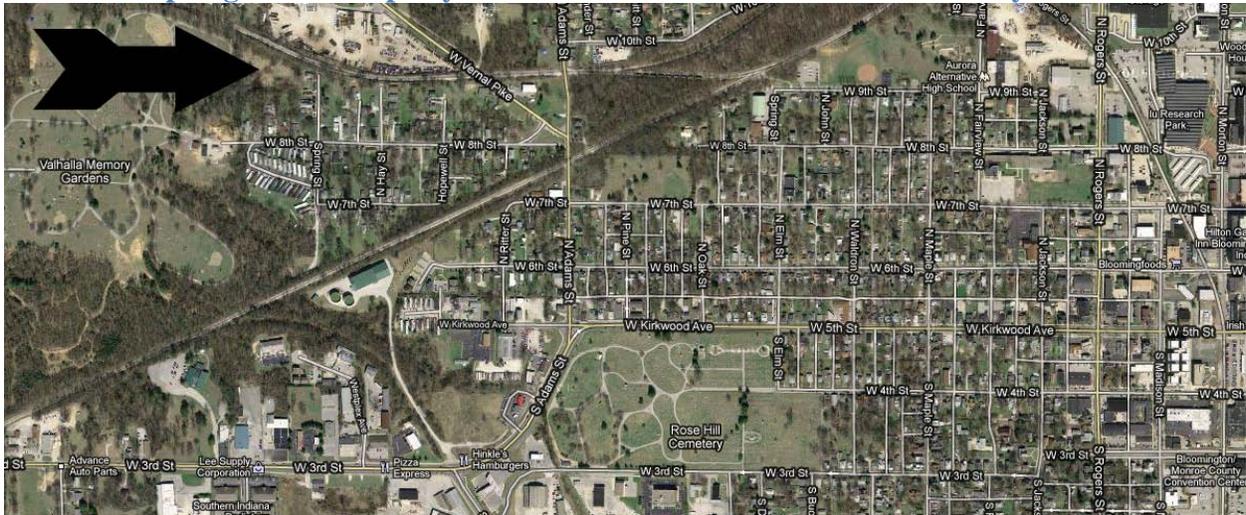
<http://www.nasco.coop/node/17>

# Spring Street Physical Location

## Spring Street Property Relation to City



## Spring Street Property Relation to the Farmers Market and City Hall



## **Permaculture Urban Demonstration (PUD) Maps**

Our PUD maps will include a Permaculture site analysis in addition to the requirements. Each map that follows will have a short description below providing additional information.

### ***Map Index***

#### Compilation of All Maps

##### Physical and Political Features

- Compilation of Physical and Political Features
- Property Boundaries
- Off Set
- Contour
- Transitional Forest
- Streams

##### Living Structures

- Compilation Living Structures
- Village Foot Print
- Potential 20 by 20 Foot Building Lots
- Shadows Cast by Living Structures
- Community House
- Carport
- Privacy Wall

##### Agricultural

- Compilation Agriculture
- Annual Gardens
- Garden Beds on Contour
- Community Gardens
- Orchard
- Animal Grazing
- Food Forest
- Ponds
- Water Storage

##### Utilities

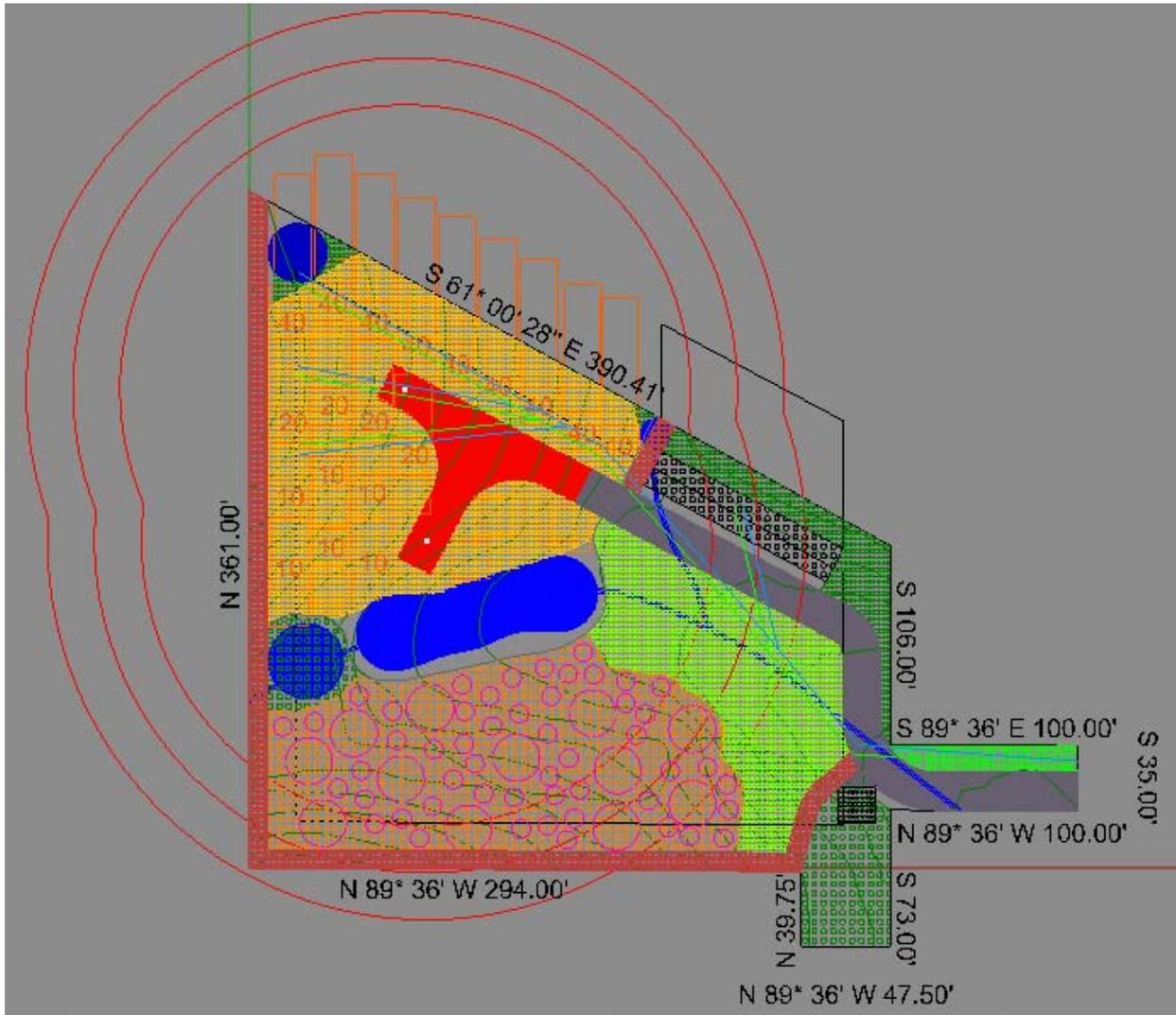
- Compilation Utilities
- Water
- Sewer

##### Mobility

- Compilation Mobility
- Emergency Greenway
- Walking Path

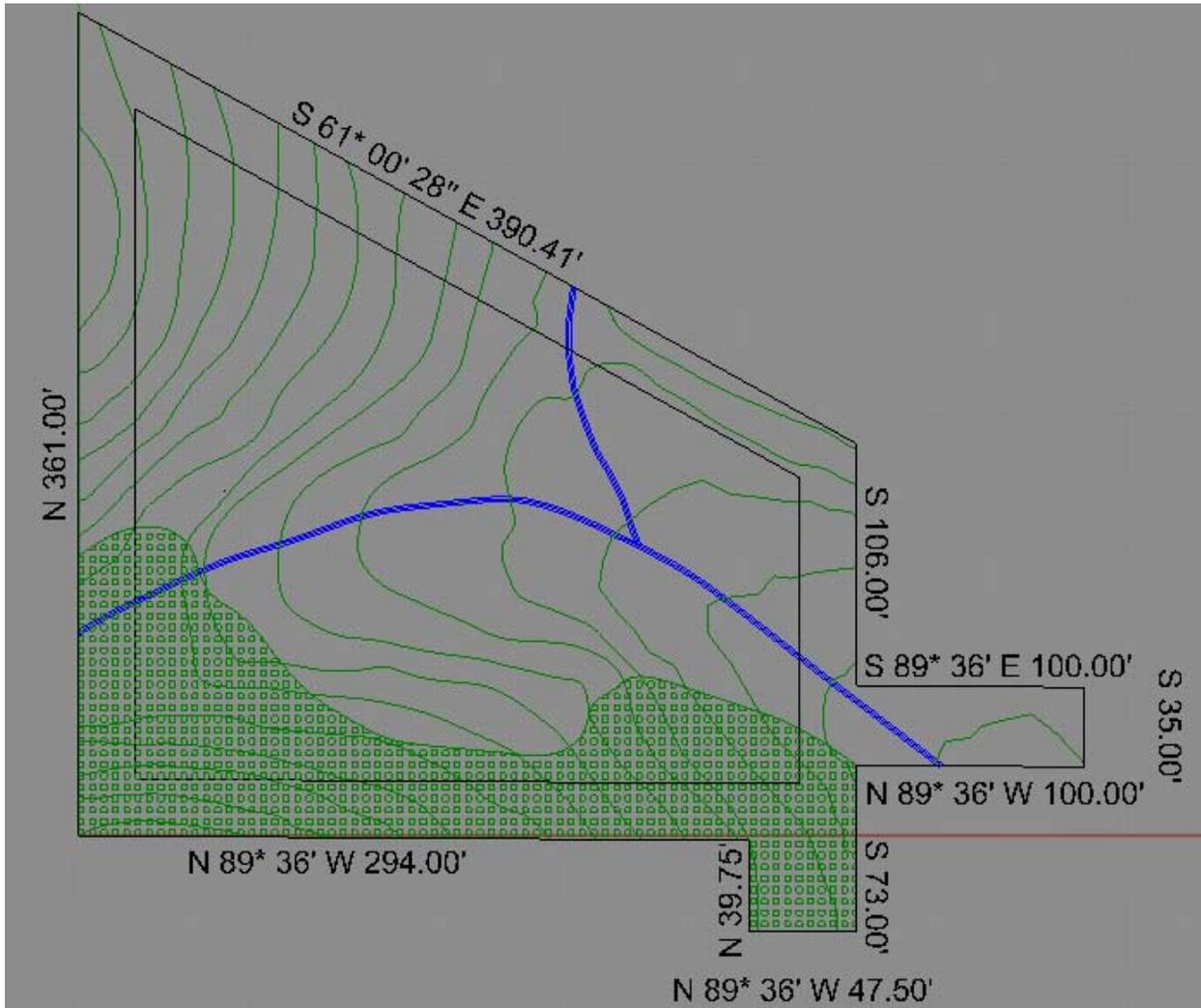
##### Neighbor Vista Views

## Compilation of All Maps

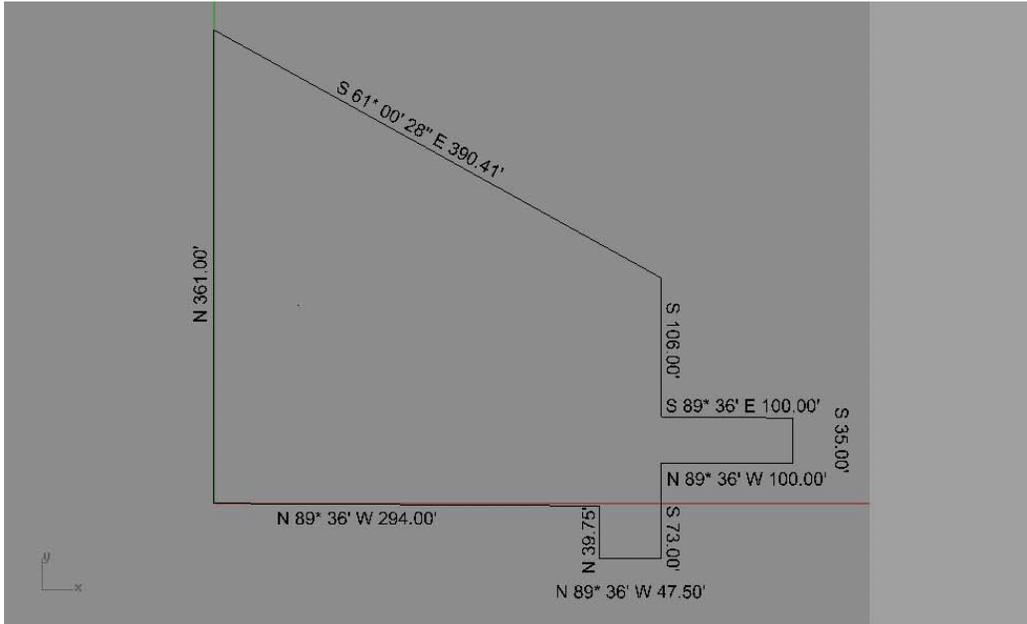


So here it all is in one big jumbled map. In the following maps we will break down this map into the groupings Political and Physical Features, Living Structures, Agriculture, Utilities, Mobility, and Neighbors. These groupings will be further broken down into individual elements with descriptions.

## Compilation of Political and Physical Features

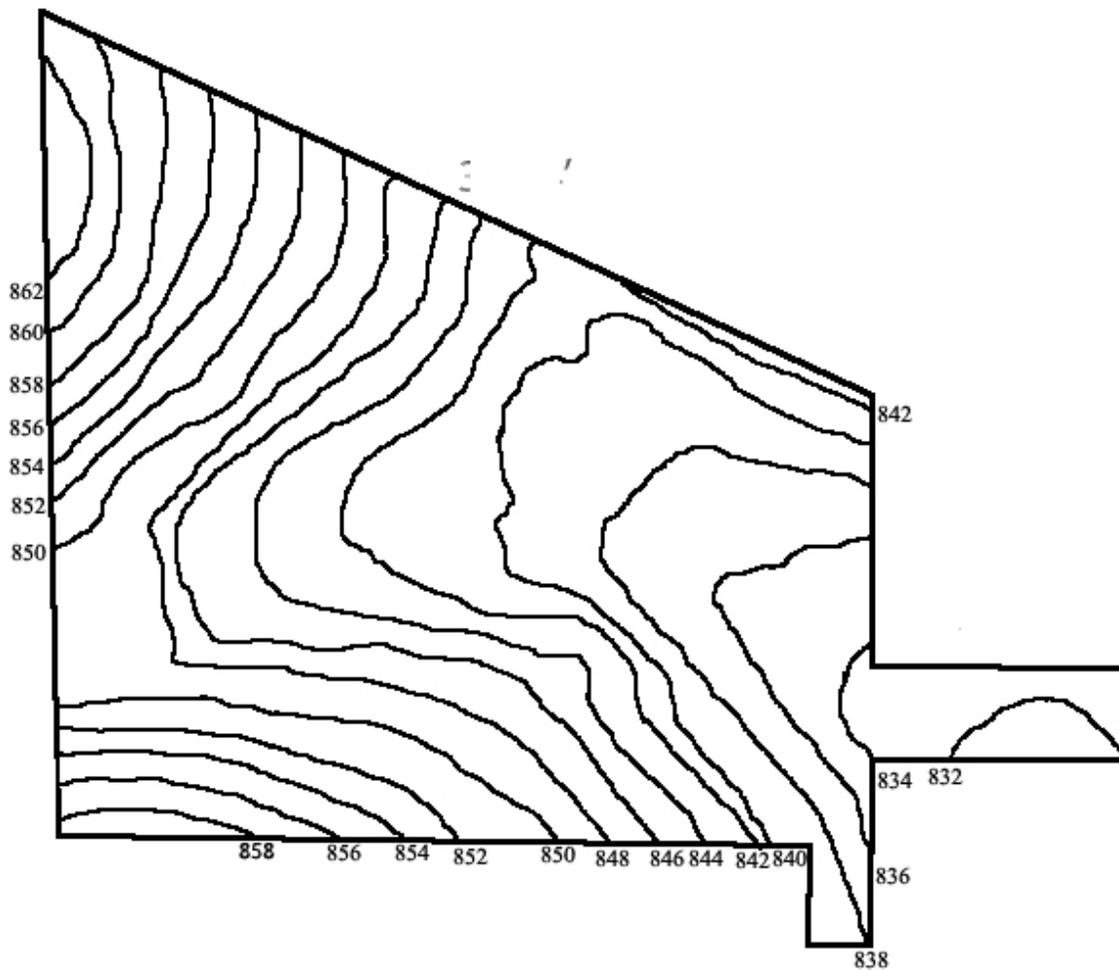
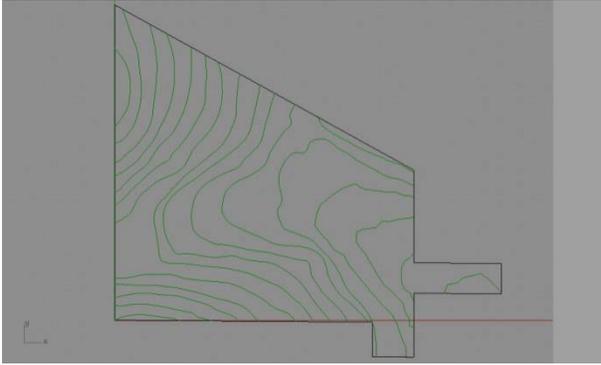


## Property Boundaries



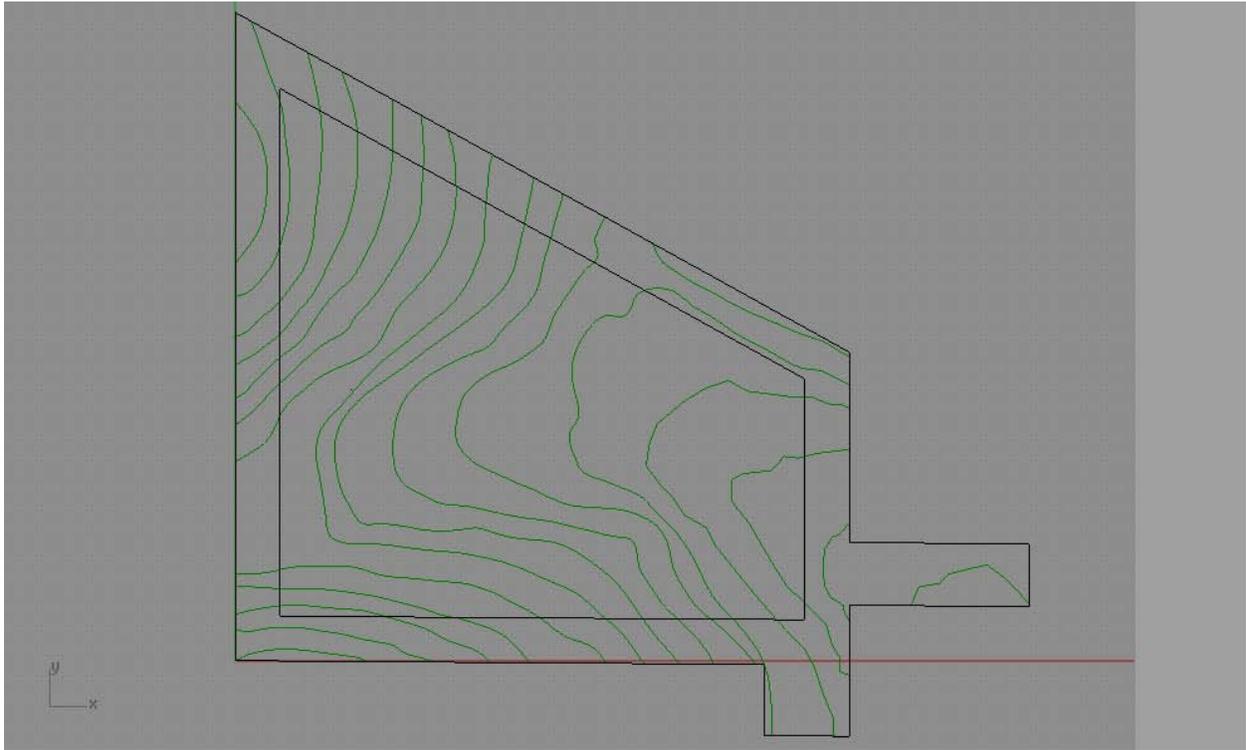
In the top map you will find the property lines defined by the legal description as provide by a surveyor. The bottom map shows the boundaries relative to the surrounding neighbors.

## Topography



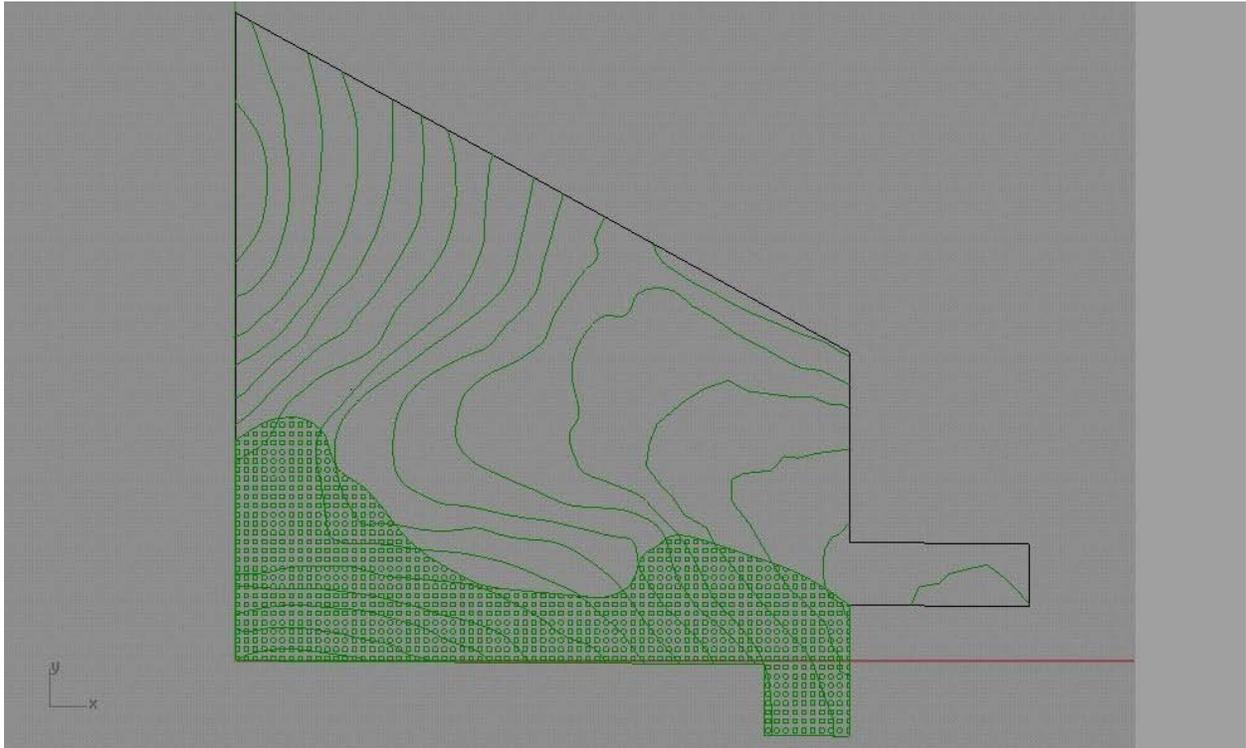
The property is ravenous - the primary reason the property was originally turned down by a trailer park developer. We want to cluster the small sleeping cabins in the top West corner as that is the best location for solar gain and furthest from any potential flooding. We may place the cooperative structure in the top East corner or in the middle of the Southern side as these two places have adequate sun. Locating the cooperative structure in either place would reduce the fishbowl effect living in an eco-village can create, as most visitors to the property will be visiting the cooperative structure.

## Offset



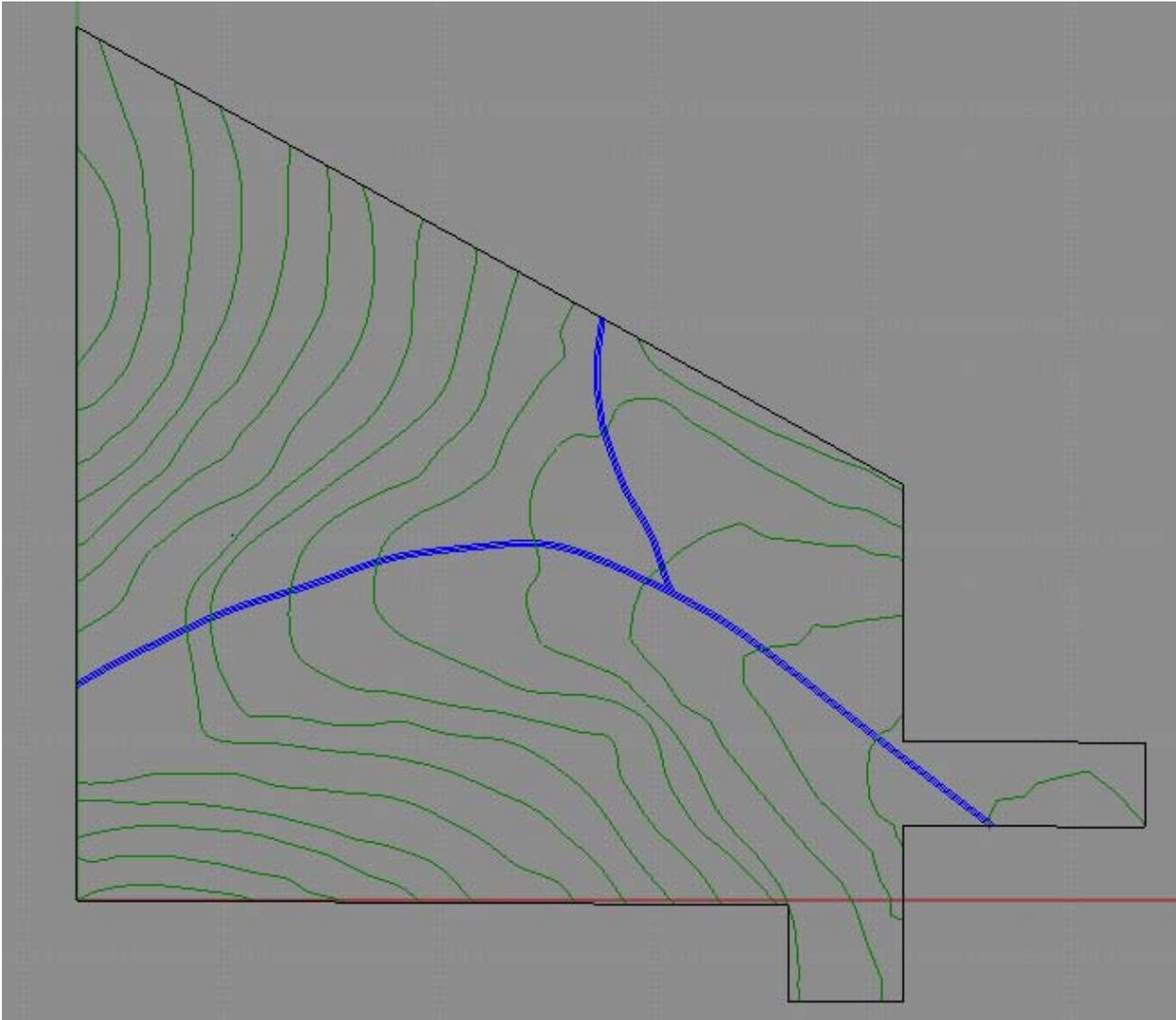
The offset for construction of homes within the city limits is 25' on each border. We are asking permission to encroach on the borders on the North and West sides as these neighbors are a railroad track and graveyard respectively. Encroaching on these offset will provide us a lot more building room in the North West Corner of the property, where the sunlight is most optimal for passive solar houses.

## Transitional Forest



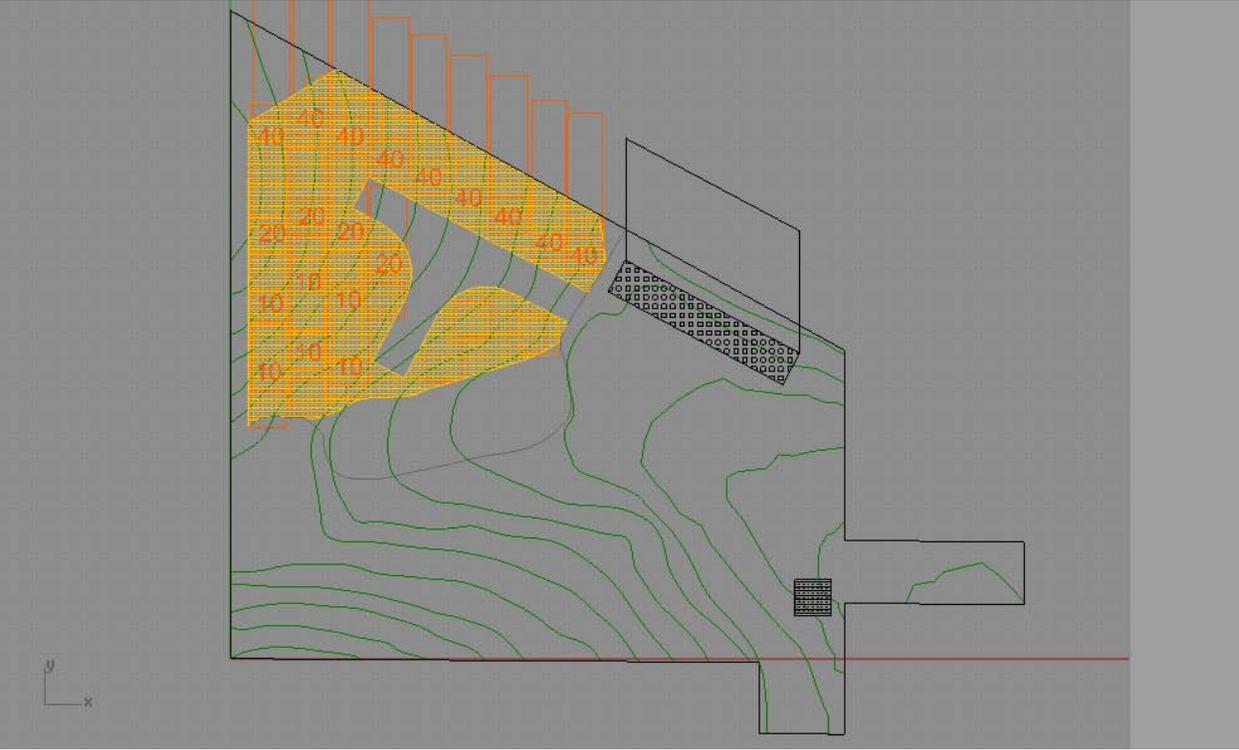
The southern part of the property currently has some high canopy trees, although it is quite obvious it has been logged and is a transitional forest. At this time the forest floor is covered in euonymus and honey suckle. It will take at least a couple of seasons to fight back the euonymus, but once it is gone we will be reintroducing native plants. We are considering establishing a mini forest sanctuary on the South East corner of the property, where the small rectilinear piece sticks out.

## Streams

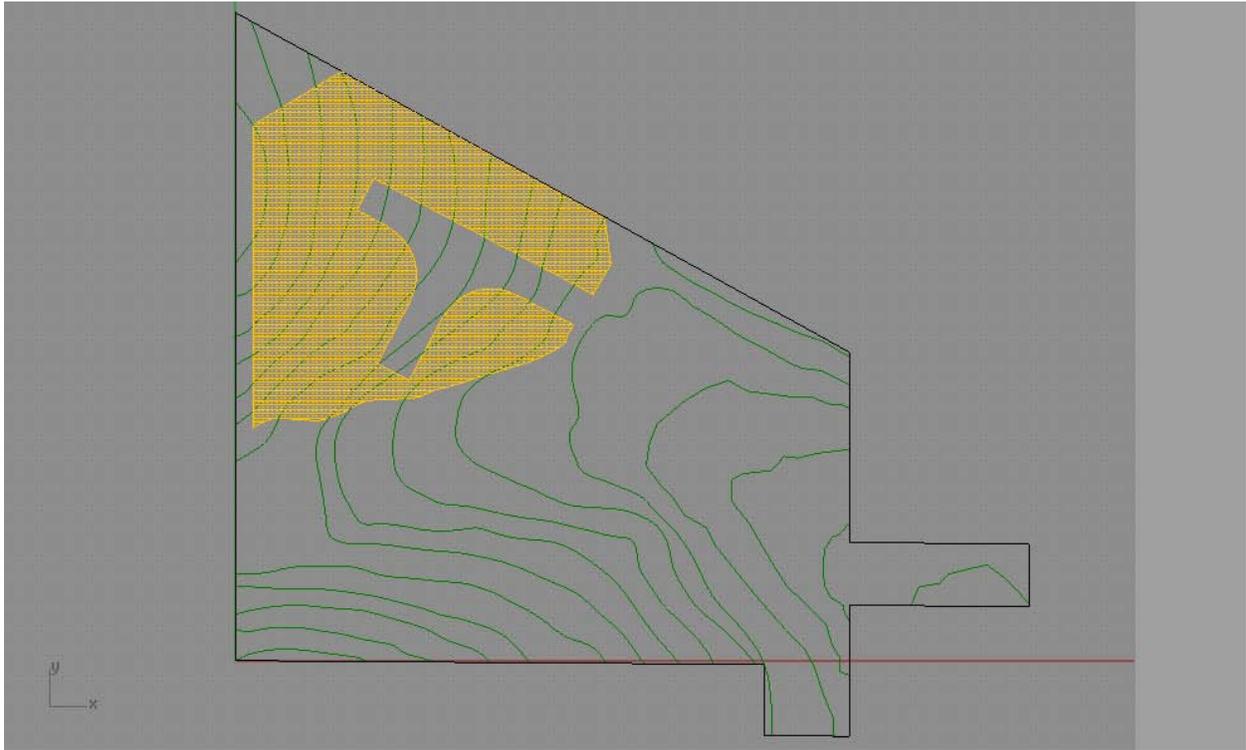


From the West running east there is a waterway that was considered a potential intermittent waterway of the State of Indiana; however, it has been verified by the city that it is not and thus not subject to intermittent stream buffers. The other water way is an artificial shed likely created by the superimposing of the railroad tracks, a subdivision, and JB Salvage.

# Compilation of Living Structures

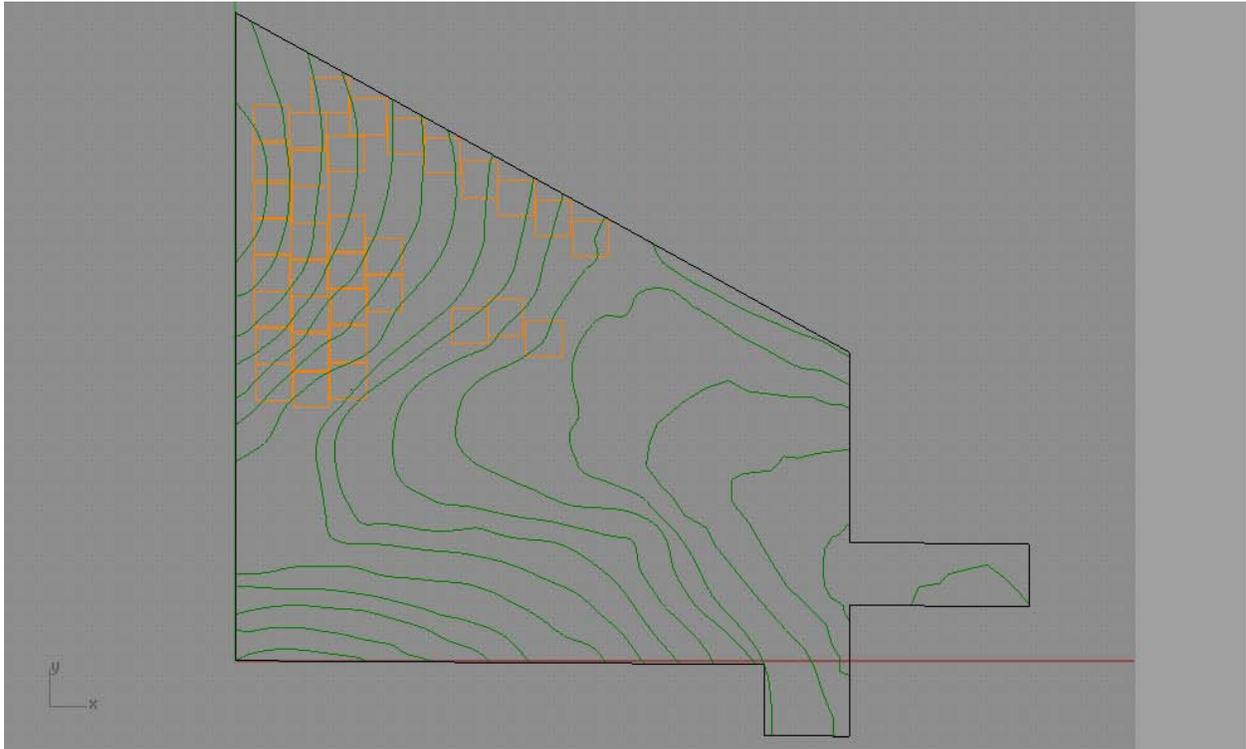


## Village Footprint



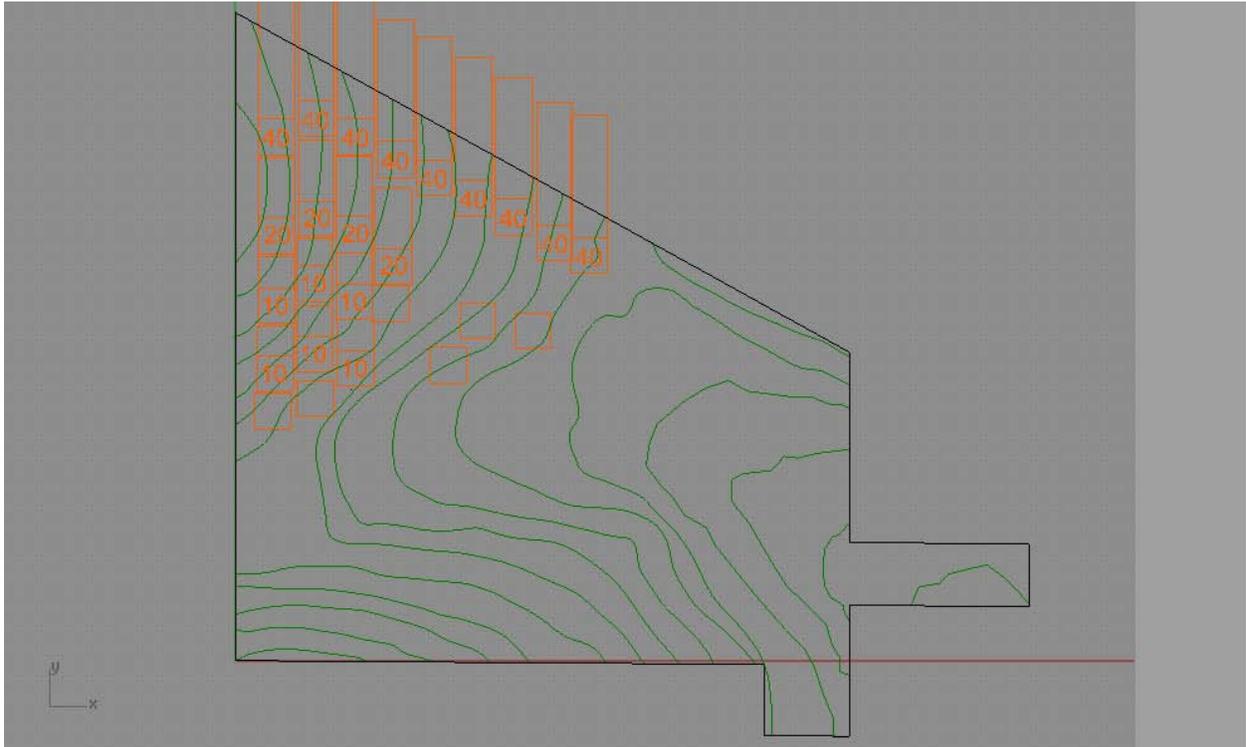
The yellow highlighted area indicates the space that receives enough sun for us to passively heat the sleeping cabins of our eco-village. The siting of the homes was primarily based on available solar gain with secondary considerations given to flooding, view, and privacy.

## Potential 20 by 20 Foot Building Lots



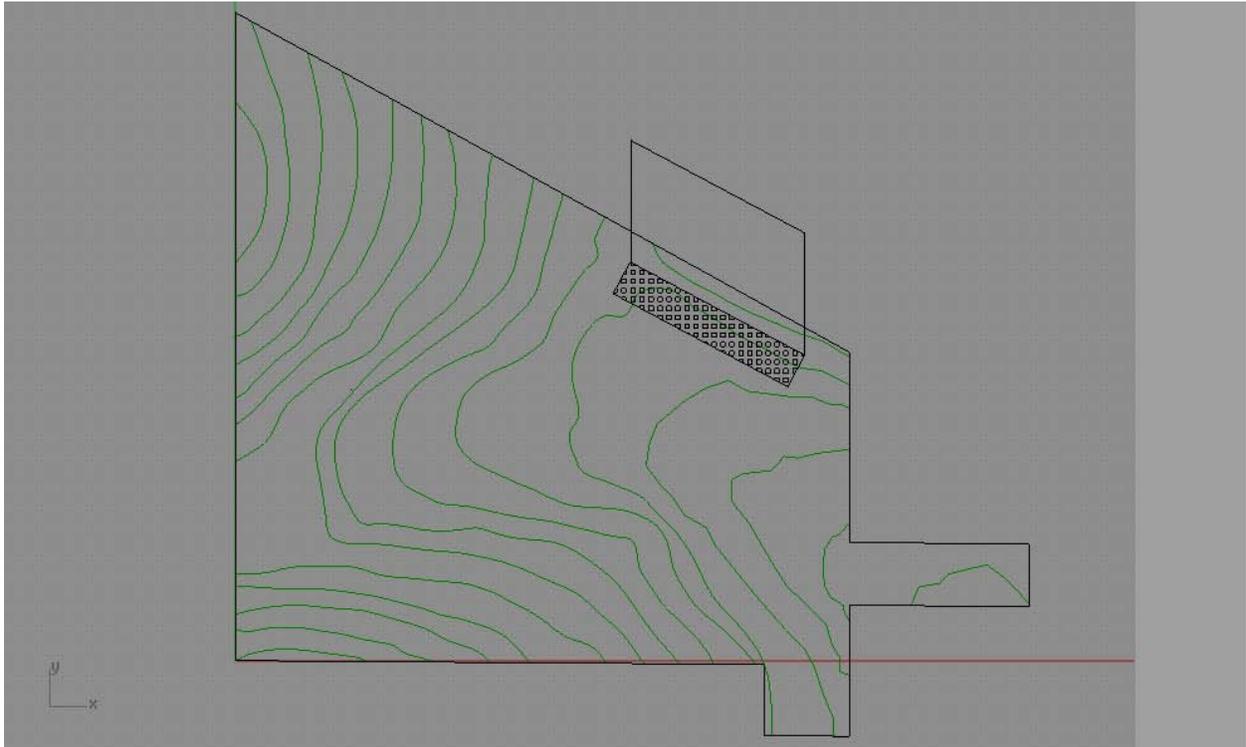
We are restricting the size of each living structure's footprint to 400 square feet. This map shows how many 20 by 20 foot building plots could be staked out on the North West corner of the property, without regard to the sun.

## Shadows Cast by Living Structures



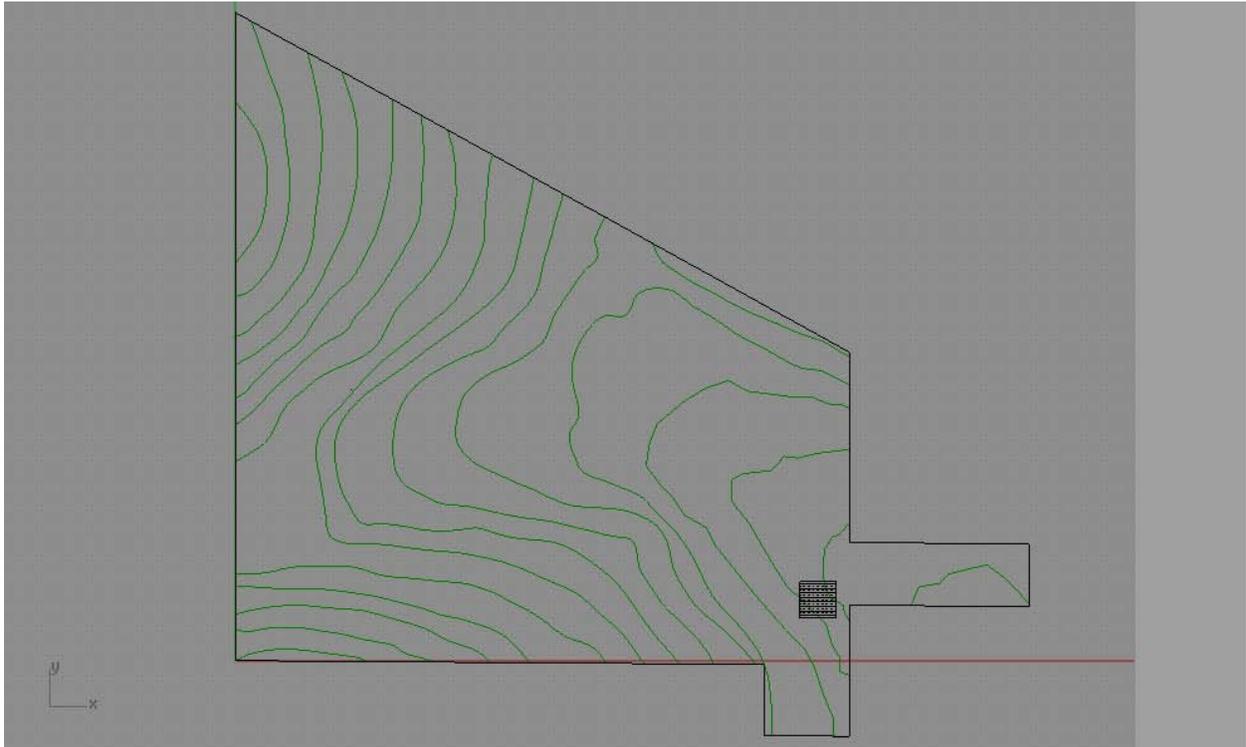
When planning passive solar houses it is necessary to offset the building from one another as the low winter sun casts long shadows. The calculation for this is rather straight forward. You take the height of the structure and multiply by 1.7 to determine the length the shadow that will be cast by any given structure on the winter solstice, the day of the lowest angle sun. In this map we have mapped out 10, 20, and 40 foot tall structures with their shadows cast above them.

## Community House



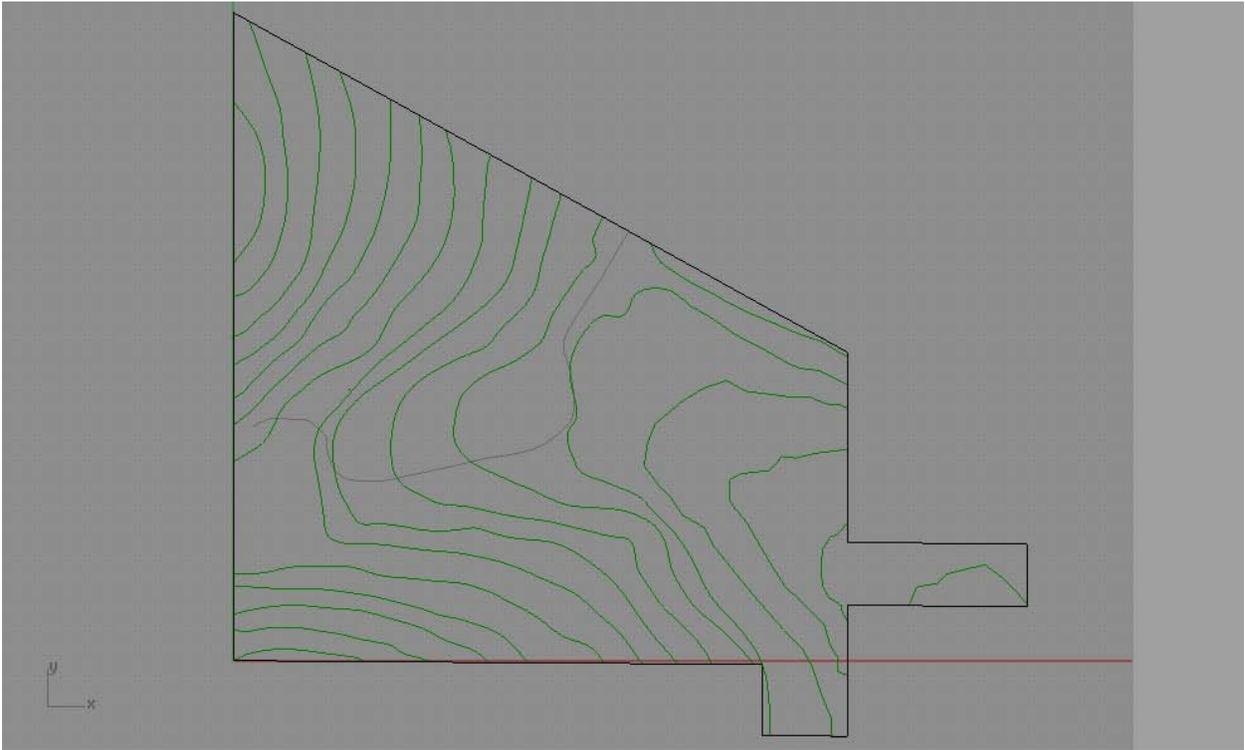
The community house will likely be positioned on the North East of the property as depicted in this map; however, it may be relocated to the South central portion of the property amidst the orchard. In either location the structure will be a long, thin, tall structure in order to maximize solar gain.

## Carport



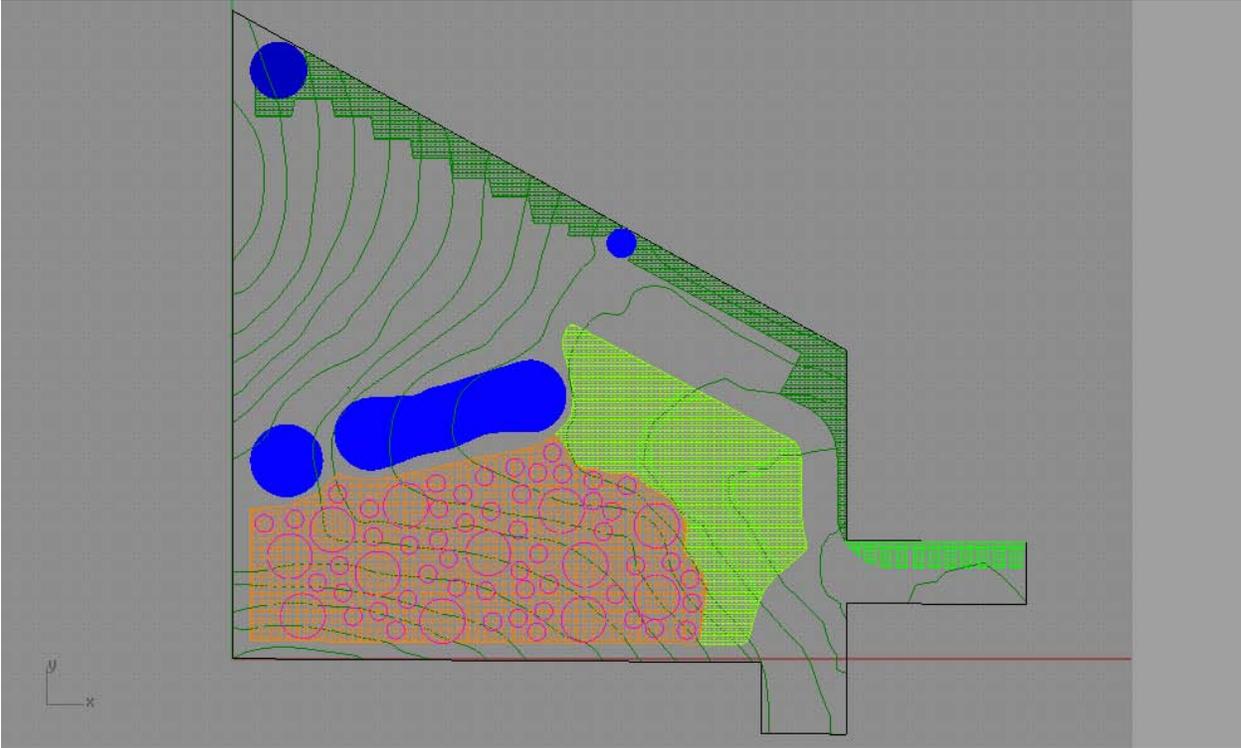
Though not a living structure we decided to include the car port in the living structures. There is not sufficient room to put a car port on the front entrance of the property, as it would encroach on the offset from the neighbor's property.

## Wall

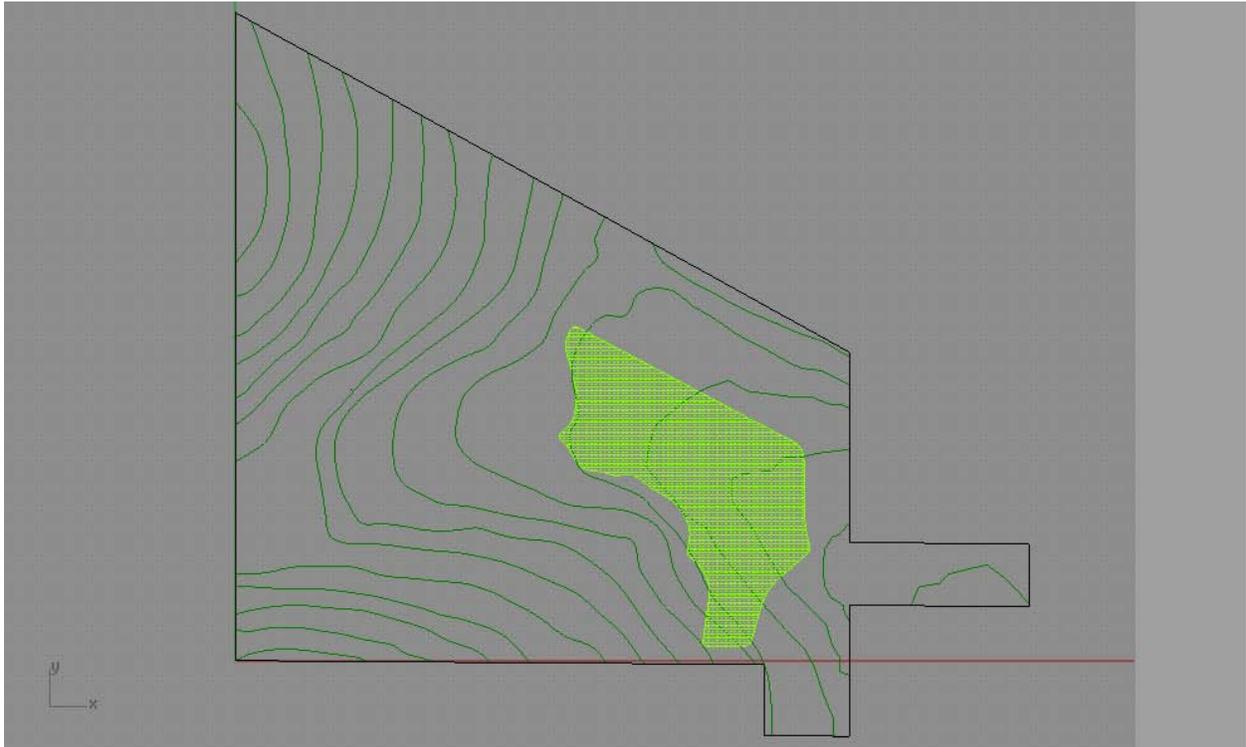


To provide a sense of physiological privacy we may build a low 2 to 3 foot high wall separating the eco-village housing from the community house, gardens, and orchards. The wall is the thin grey line that separates the Northwest corner from the rest of the property.

Compilation of Agriculture

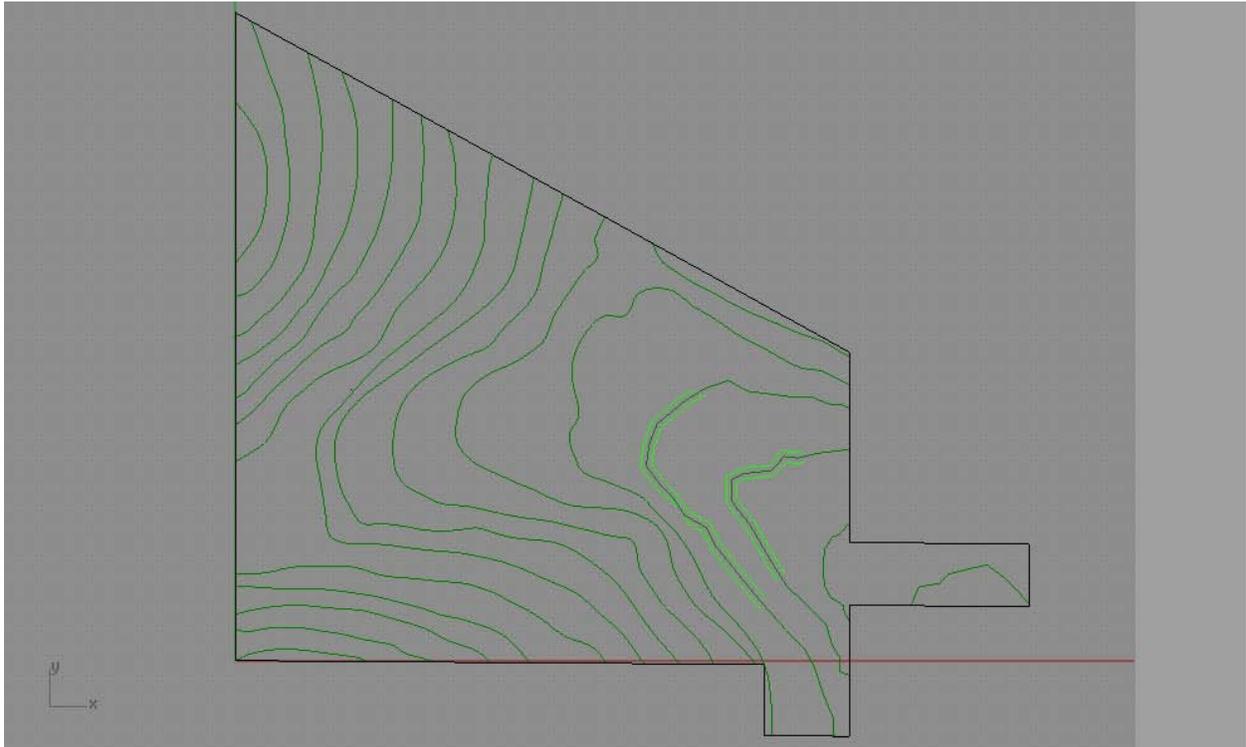


## Annual Gardens



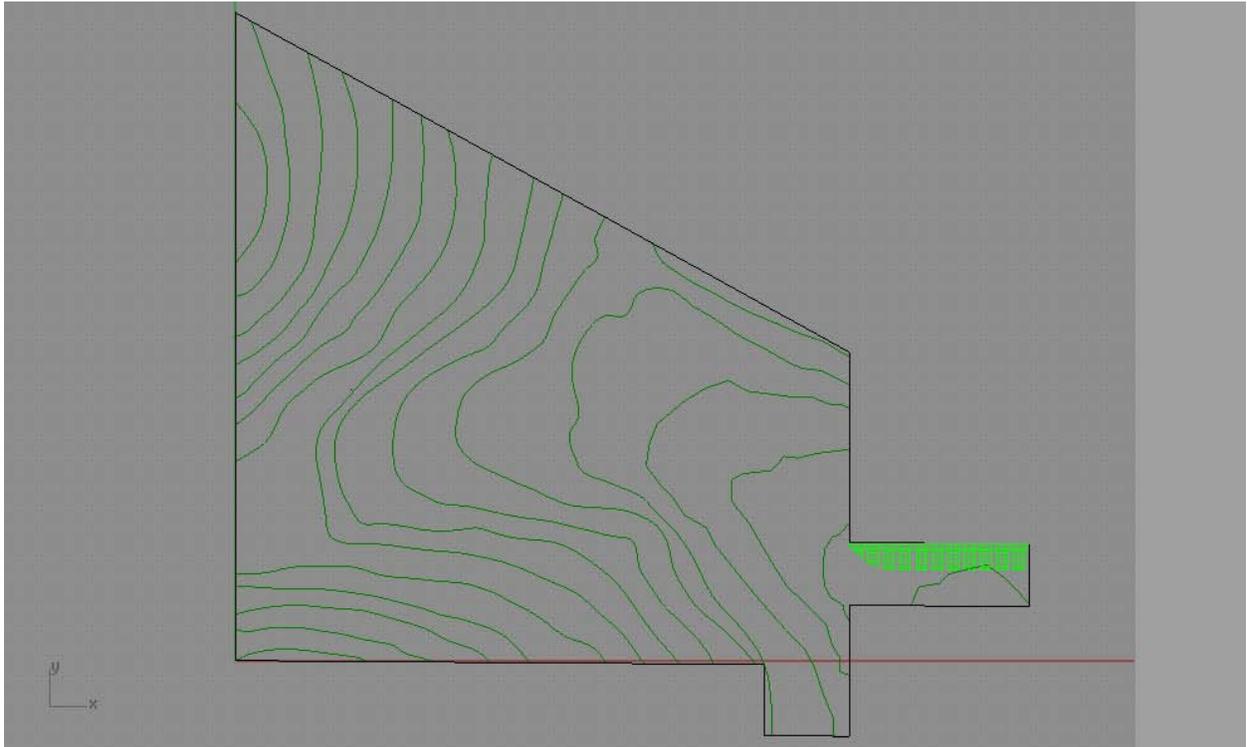
Unfortunately the best places to grow are the best places to build passive solar houses. For this reason the design of the housing and the gardens will be interconnected. The green to the East represents the area where our community will garden. The green to the right is a space we will allow the neighbor to garden. For years the neighbor had kept a large garden here and upon finding out that the land was going up for sale he decided to cut back. We like energy especially gardening energy, so if he wants to grow food we will let him garden.

## Garden Beds on Contour



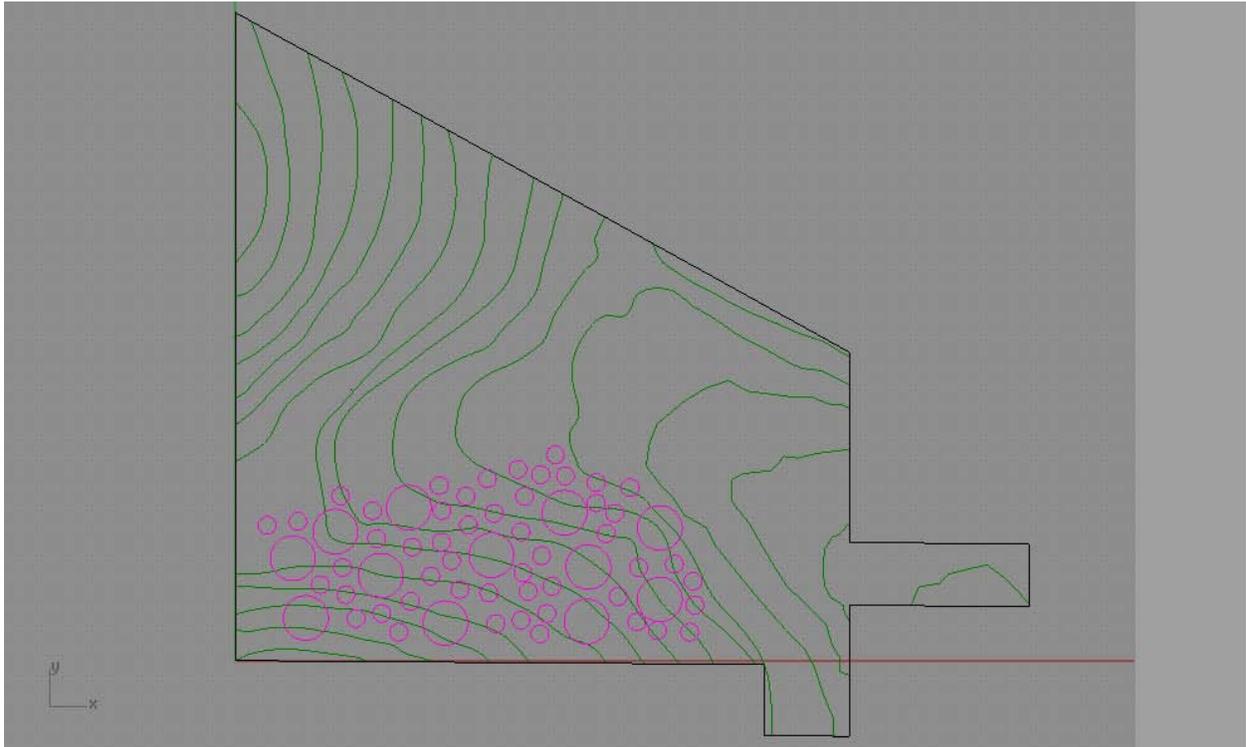
The garden beds in the gardening areas will be placed on contour. The two bright green garden beds above are depicted on contour. Placing garden beds on contour slows down the water that is running across the property and encourages it to soak into the soil instead of just running off quickly. Whenever you can get water to slow down and stay on the property you are preserving a very precious resource.

## Community Gardens



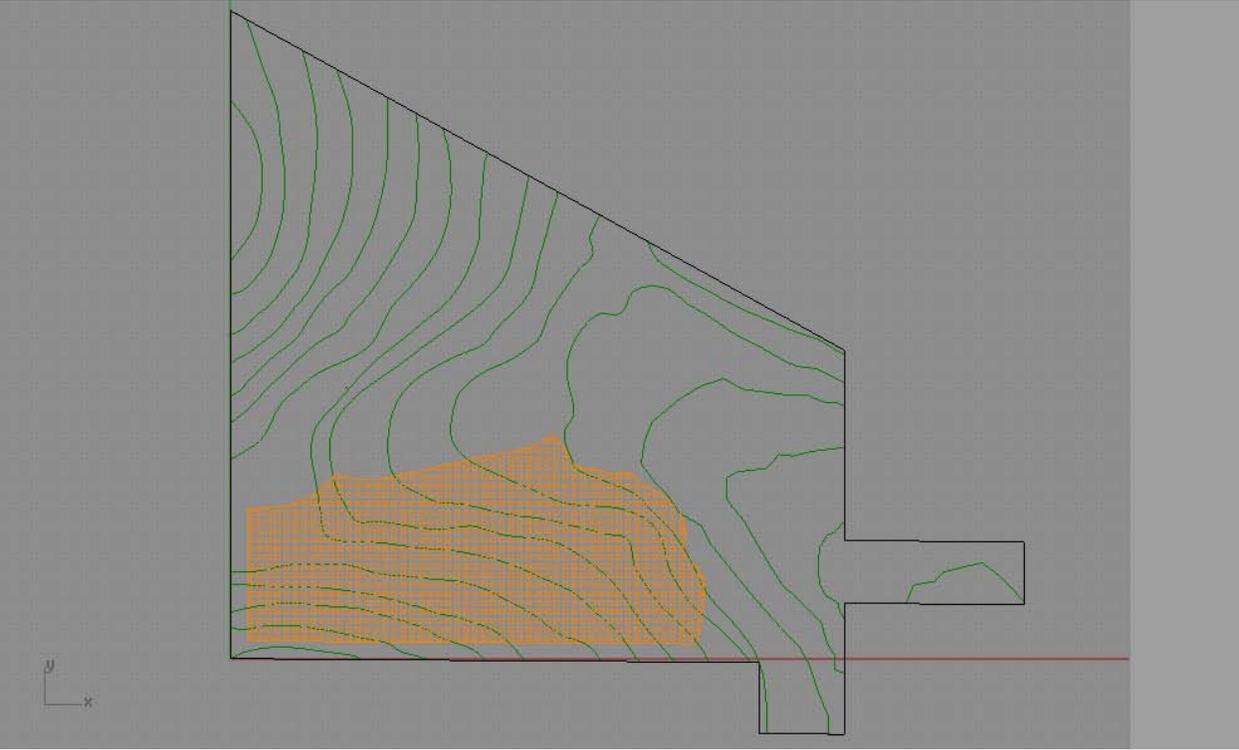
Currently we are writing a grant to put a community garden in on the East side of our property.  
(see Neighborhood Asset in the Addendum)

## Orchard



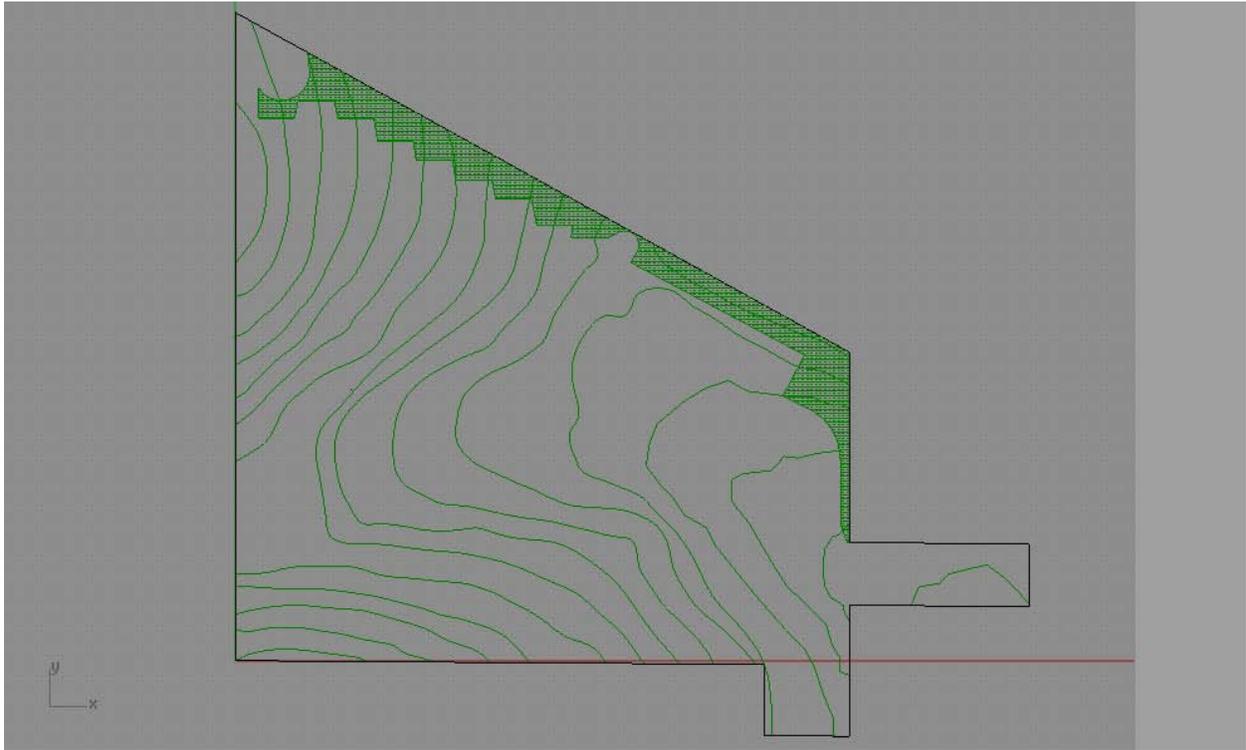
Our orchard will be comprised of heirloom fruits as there is a great need to preserve varieties of fruit that are becoming extinct. The orchard is located to the South of the property on the only significant portion of North slope. Orchards are best located on North slopes as the longer period of cool weather in the Spring keeps the buds from flowering too early. If the buds flower too early then they run a significant chance of getting damaged by frost, which lowers the yield of fruit.

# Animal Grazing



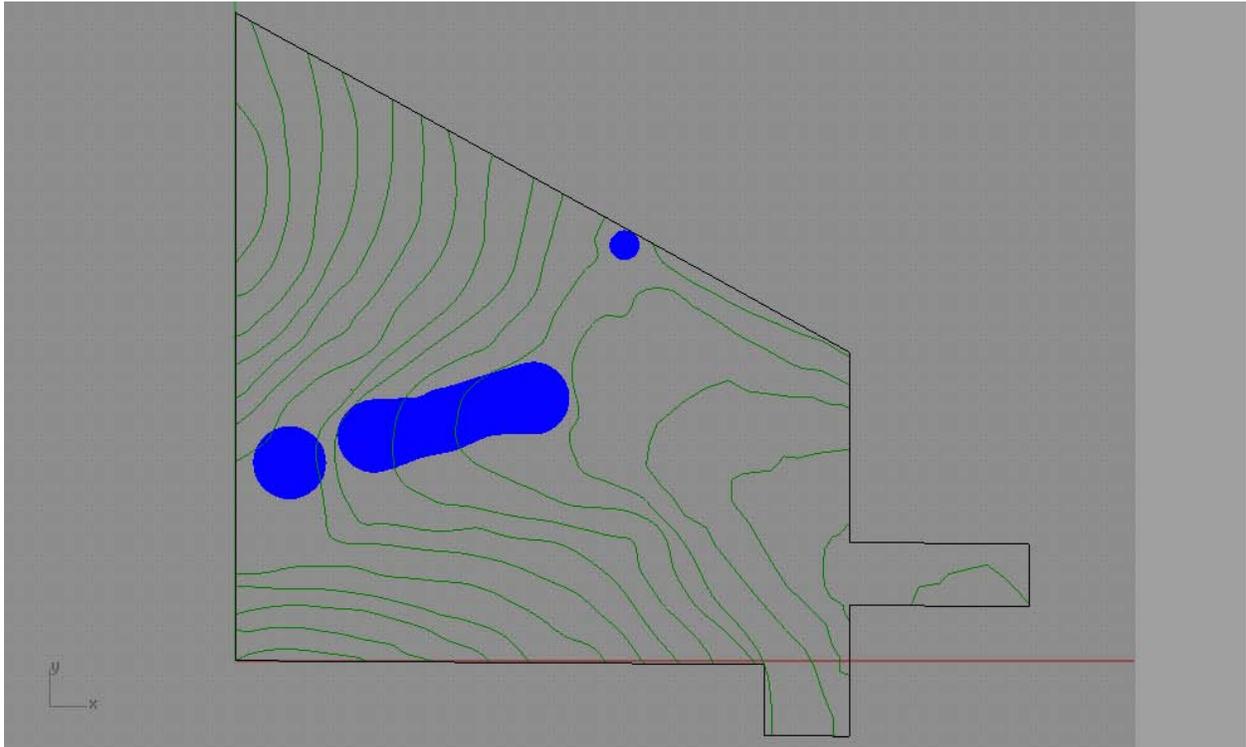
The animals will be grazed amongst the trees in the orchard.

## Food Forest



Food forests are agricultural systems that use perennial plants to produce a yield year after year. The upkeep of such plants is easier than replanting annuals every year and the yields increase as the forest matures. In addition to more food and less work this form of gardening encourages the planting of diverse species which leads to more complexity and redundancy within the natural system, resulting in an overall increase in stability.

## Ponds

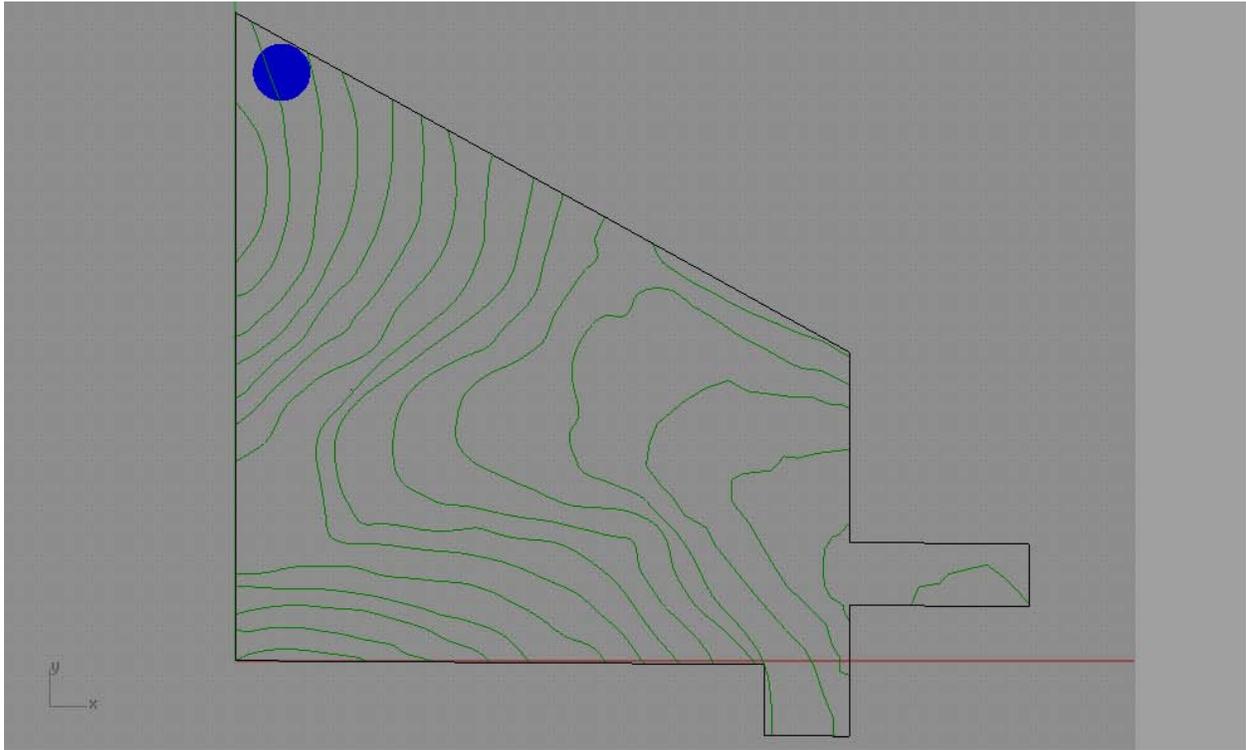


Swimming pond is an essential part of playing with water. In addition to being a place of recreation and enjoyment the ponds will serve as irrigation for the property and water pressure for the showers in our common house. The swimming pond is the largest pond located in the center of the map.

To the West is a dry stream that we want to slow down and turn into a forested pond or marshland. This type of body of water would allow us to grow many of Indiana's native marshland plants in addition to filtering the water before entering our irrigation, shower, and swimming ponds.

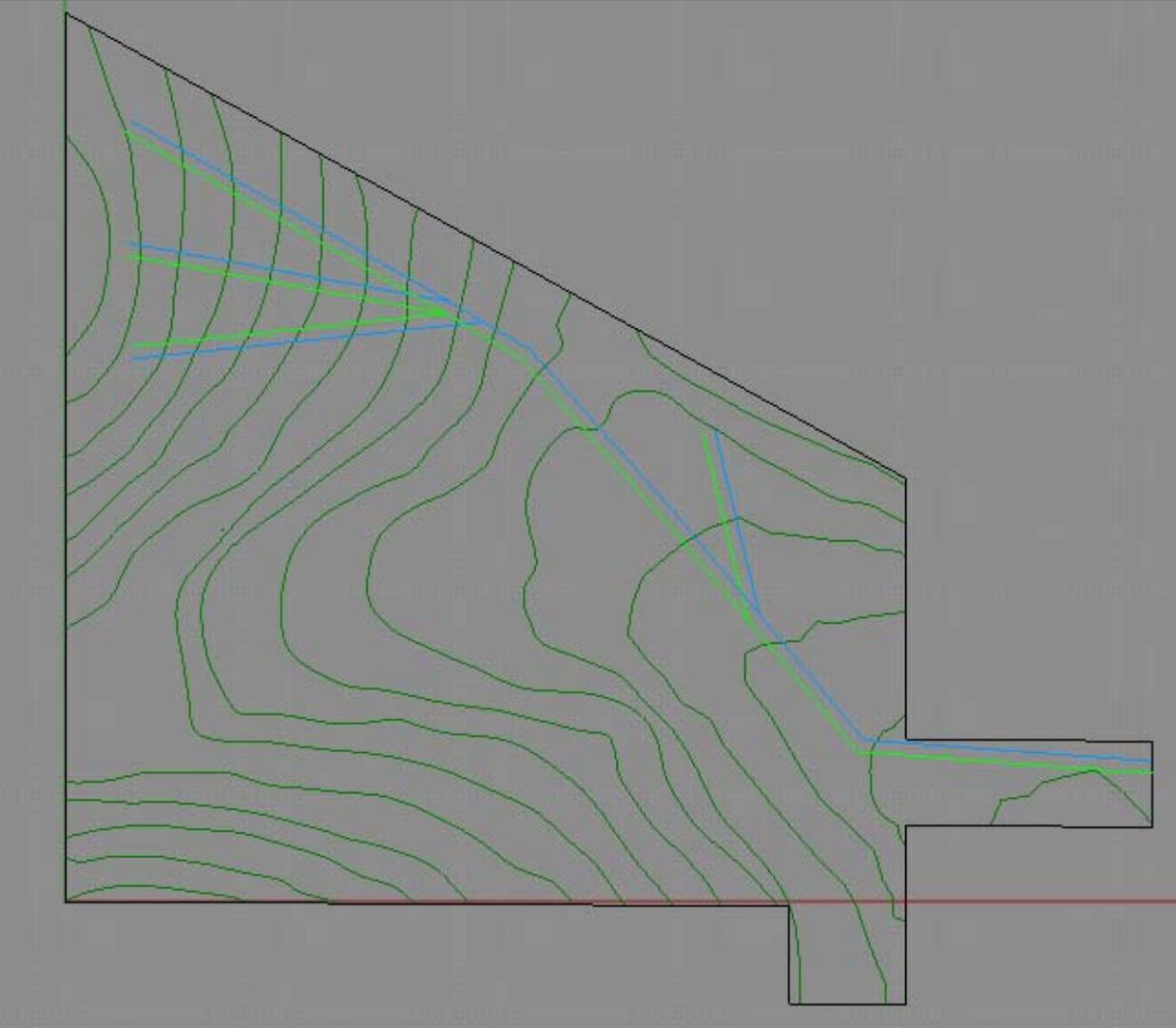
A smaller runoff water way comes onto the property from the North. This is a water shed from JB Salvage Recycling Center and the Train Tracks and thus we feel it has a reasonable chance of getting polluted. We hope to slow down the water and filter it with plants before returning it to the culvert on the East side of the property.

## Water Storage

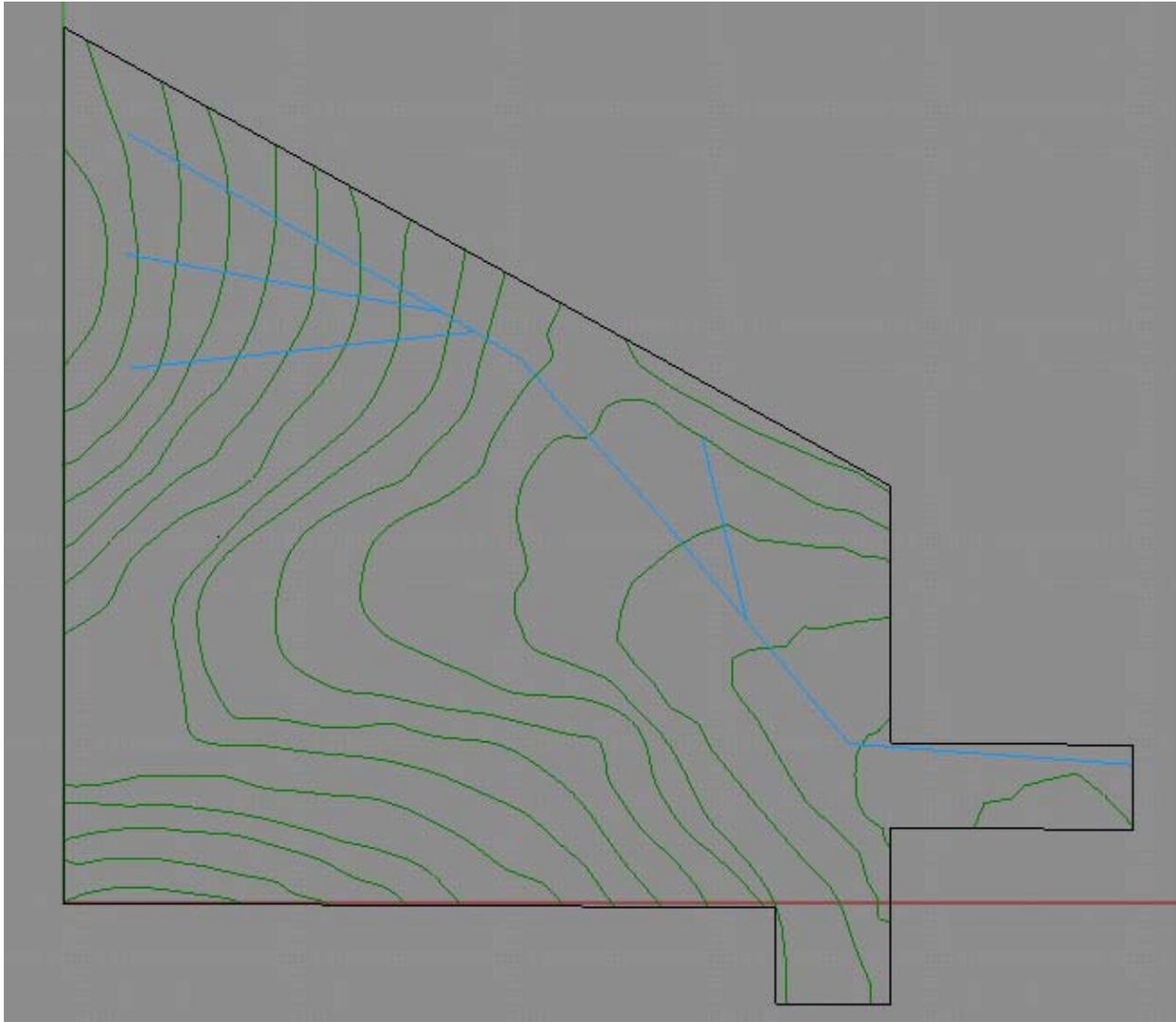


Water collected from the roofs of the structures on the highest part of the property will be channeled into ferro-cement storage tanks at the highest part of the property. These tanks will be specifically used for drinking water. Irrigation and shower water will be provided by ponds.

Compilation Utilities

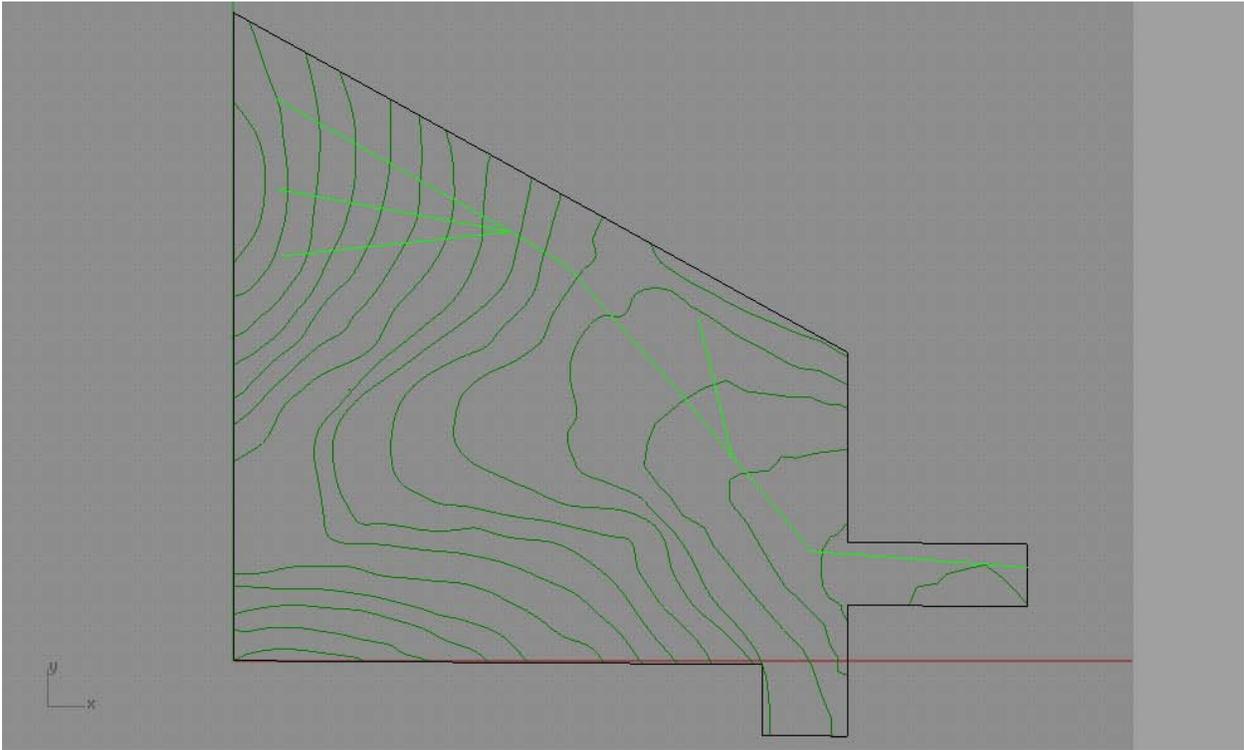


## Water



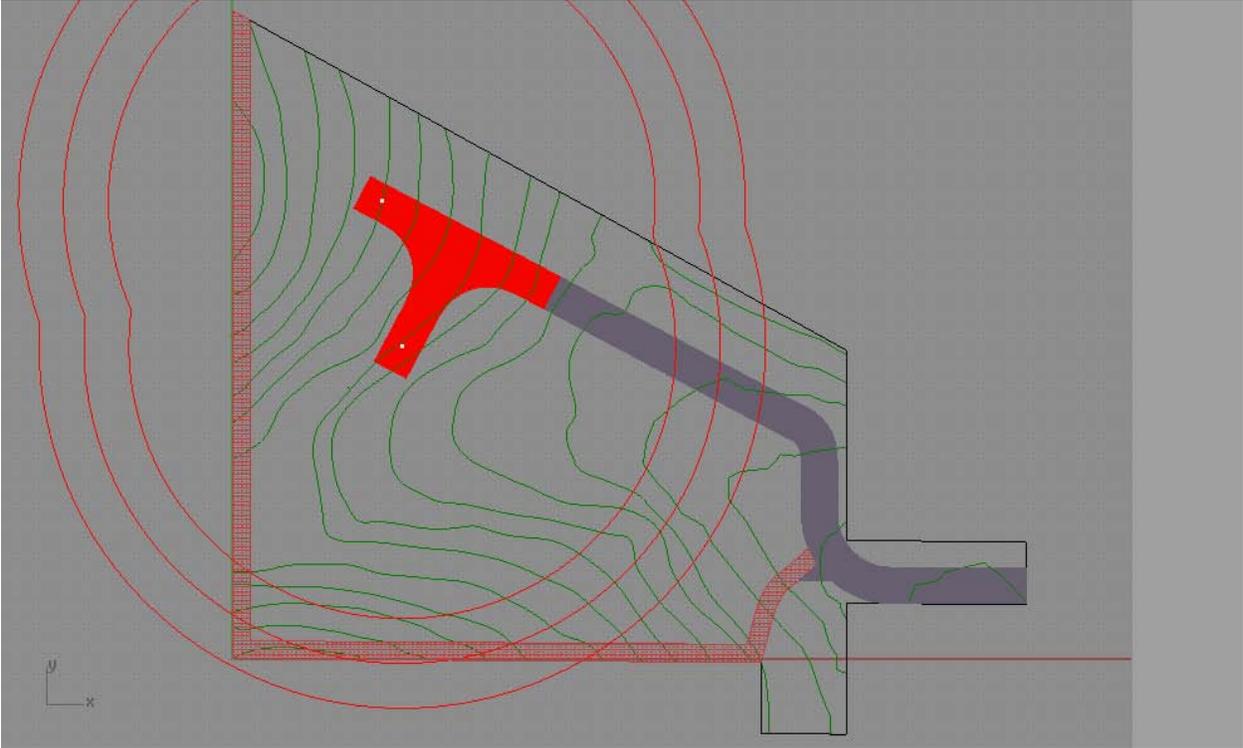
The water line will run parallel to the sewer line off of Spring Street. The line will be 2" in diameter. In addition to the 2" line for residential use we will also need a 6" line to service a hydrant on the property. In order to get this 6" line Bloomington Cooperative Plots will upgrade the line running down Spring Street to a 6" line and install a hydrant at the end. After the installation the city will take ownership of the hydrant and 6" line.

## Sewer

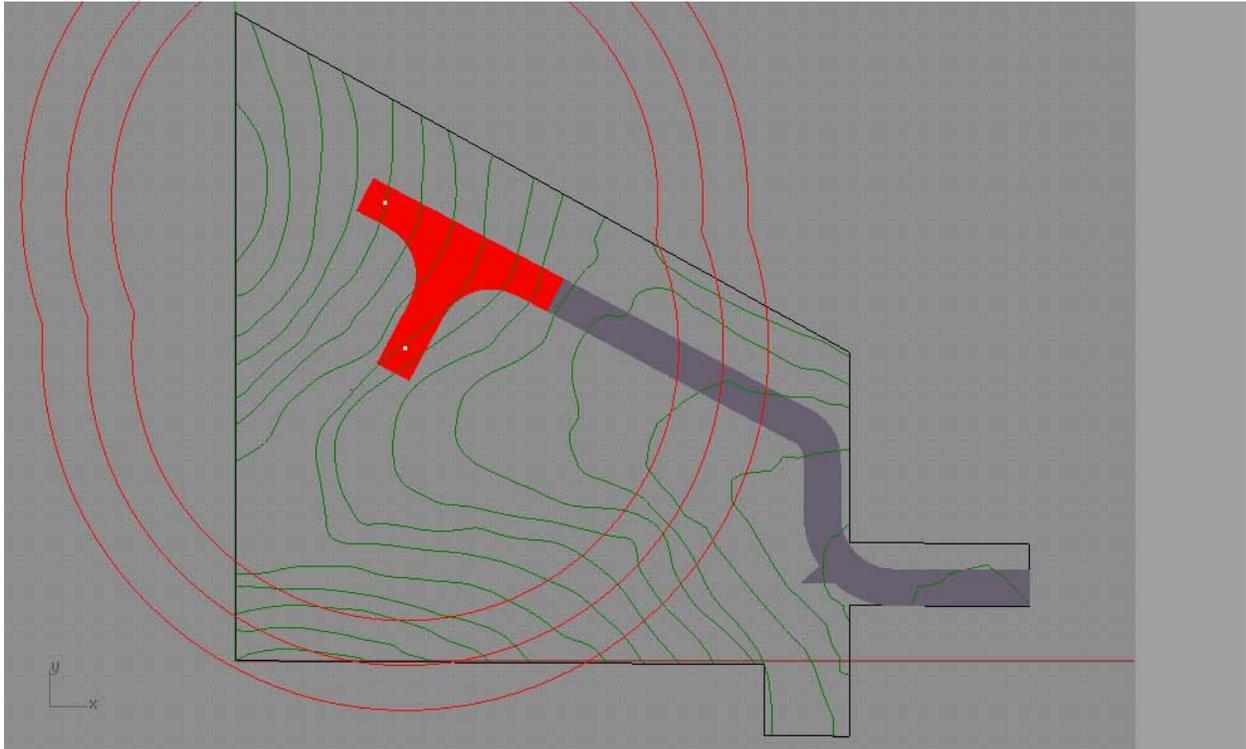


The sewer line will follow the natural contour of the property down to the line on Spring Street.

# Overview Mobility

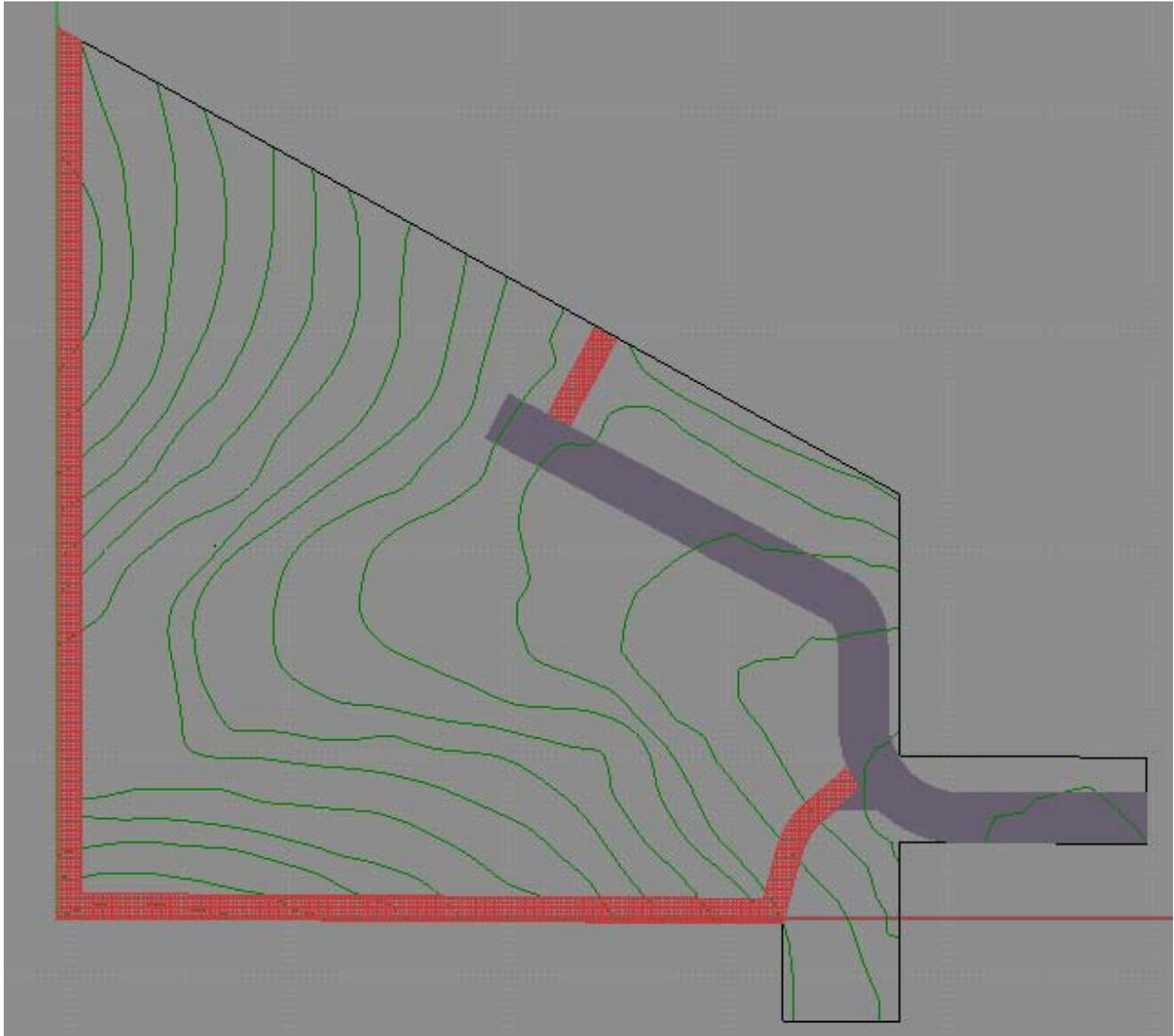


## Emergency Greenway



We worked with Tim Clapp the Monroe County fire inspector to ensure the greenway would be adequate to handle an 80 ton fire truck. The turn radii of the turns in the greenway will be no less than 30'.

## Walkway



The walking paths are yet to be fully defined; however they will be a combination of 10 foot wide limestone chip paths and smaller wood chip paths surrounded by hardy plants that can be walked on such as mint, creeping thyme, lavender, and members of the clover family. The red walkway in the top middle is where we are proposing that the city have right away and access to the railroad for future extensions to the B-Line trail system.

## Spring Street Property Neighbors Vista Views of the Property



Neighbors are a very important asset that everyone tends to forget about in a culture where we strive to do everything independently. While talking to the neighbors it was quite clear that this land was something they enjoyed and did not want to see poorly developed. In order to ensure they enjoy the space as much as we do we have mapped out their views of the property so that we can take into consideration the planting of trees and the building of houses. It is likely that our houses will be just out of their view which is good for us and them. They will also enjoy an agricultural view.

North of property is the train tracks and JB Salvage, both potential sources of pollution. In our environmental investigation of the property we screened the runoff from these neighbors for all heavy metals and PCBs. West of the property is the Valhalla Memorial Gardens cemetery. East of the property is a neighbor who has lived here for 30 years and used to play with the cattle that grazed on property and just to the South another family who has lived in the neighborhood for a long time. To the South are 3 trailers and 4 houses, one of which is currently rented by an eco-village founder. The living structures to the south are nearly completely obscured by the thin strip of forest that surrounds the property line, a strip of forest that will be preserved and built up.

## **Glossary**

**Aquaculture** --- also known as aquafarming, is the farming of aquatic organisms such as fish, crustaceans, molluscs and aquatic plants.

**Chicken Tractor** --- a mobile chicken pen that does not have a floor. Once or twice daily the chicken tractor is moved so that the chickens do not destroy the vegetation on the ground. This is a rotational grazing strategy that improves the health of the soil by increasing plant diversity and evenly spreading chicken manure.

**Composting toilet**—An aerobic processing system that treats excreta, typically with no water or small volumes of flush water, via composting or managed aerobic decomposition. Typically they are chosen to alleviate the need for water to flush toilets, to avoid discharging nutrients and/or potential pathogens into environmentally sensitive areas, or to capture nutrients in human excreta.

**Consensus**—a group decision making process that seeks the agreement of all participants.

**Elder** --- an individual who has shown great leadership qualities and who expresses interest in supporting our project.

**Emergency Greenway** --- a greenway is a road with a strip of grass or other vegetation down the center. An emergency greenway is, in this case, a road that can handle an 80 ton fire truck.

**Non-violent communication**—It is a way to communicate with greater compassion and clarity. It focuses on two things: honest self-expression — exposing what matters to oneself in a way that's likely to inspire compassion in others, and empathy — listening with deep compassion.

**Passive solar energy**—Use of the sun to help meet a building's energy needs by means of architectural design such as arrangement of windows and materials such as floors that store heat, or other thermal mass.

**Perennial food forest**—a permaculture cornerstone—a perennial food forest mimics the architecture and beneficial relationships of a natural forest. Food forests are not “natural” but are designed and managed ecosystems that are very rich in biodiversity and productivity.

**Pervious pavers**— The strips of road base will be covered with pervious pavers, a structural plastic grid that can support the weight of the fire truck while allowing low growing plants to be grown in shallow soil contained in the empty spaces within the grid.

Riparian zone—ecosystems located along the banks of rivers, streams, creeks, or any other water networks

Sub-meter electricity—using a single meter from the electric company and using personal meters to measure the energy usage from each individual structure

## **Appendix**

Alternative Energy Production.....	57
Animals.....	57-58
Cadre of Auxiliary Structures.....	59-60
Car Share.....	60
Certified Commercial Kitchen.....	60
Circle of Elders.....	60-65
Community House.....	65
Composting Toilets.....	66-67
Contingency Plan.....	67-68
Emergency Greenway.....	68-70
Endorsements.....	71-72
Environmental Investigation.....	73-95
Finances.....	96
Food Forest.....	96-106
Home Based Business.....	106
Legal Structures.....	106-107
Mediation Training for Community Conflict.....	107-108
Membershpping Process.....	109 - 119
Natural Building Techniques.....	119-127
Neighborhood Asset.....	127-139
Parking.....	140
Press.....	140-144
Seasonal Workers.....	145-146
Sleeping Cabins.....	146-149
Vision and Community Pillars.....	149-151
Water Line.....	152
Water Systems.....	152

## **Alternative Energy Production**

*Active Solar*—the use of mechanical devices (i.e. photovoltaic panels, solar cells, etc) to derive energy directly from the sun and convert it into a usable form of energy that may be used to provide space heating, hot water, and/or electricity.

*Geothermal energy*—the use of heat under the ground to heat water and/or convert energy into electricity

*Solar Pumps*—solar pumps works on the basic principle that the sun's heat is always in the air, even in cold air. A heat pump extracts this heat from the outside air and transfers it into the interior of the house by way of the house's internal duct work. This heat is circulated through the ducts by a high-powered fan after it passes over a condensing unit to either add or remove heat from the air.

*Horizontal Windmills*—windmills that have a small rotary shaft that is mounted horizontally on top of a tower. Axis should be pointed directly into the wind. The blades are placed upwind of the tower and positioned away from the tower. Advantages of horizontal windmills include maximum collection of wind energy, can be placed in higher powered wind to increase energy collected, and reduction of backtracking in the wind due to blades' position leading to higher energy efficiency.

*Vertical Windmills*—windmills that have a rotor shaft that points vertically. Axis does not have to point directly into the wind. Advantages of vertical windmills include less building materials and produces energy regardless of wind direction

## **Animals**

*Chickens/Ducks/Guinea Fowl/Turkey*

A total of 50 hens or a combination of other small fowl totaling 50 will be located in the orchard. There will also be multiple chicken tractors kept in the orchard. A chicken tractor is a movable chicken coop (can also be used for other types of fowl) that lacks a floor but provides protection from predators. The tractor is mobile so that the chickens can migrate throughout the lawn to feast on as well as fertilize the soil. Prior approval will be sought by adjunct neighbors before acquiring all fowl.

## Chicken Tractor



### *Goats*

Upholding the Urban Agriculture ordinance passed unanimously by the Bloomington City Council in August 2009, raising a small number of goats (2-3) on the land would benefit the Bloomington community in the following ways, as stated by the ordinance: need for sustainable food production, educational opportunities, and maintenance of agriculture infrastructure. Keeping goats would accomplish all of these goals. Keeping goats at the eco-village would, in time, produce milk for its members (sometimes 1/2 gallon per day sustainably) as well as provide educational opportunities for a community so disconnected with the natural world (*see Neighborhood Asset in Appendix*). The land was historically a cattle farm, and although we do not intend to raise cattle, we hope to ensure the continuation of the land use by raising goats.

In many cities across the U.S., keeping goats as part of urban agriculture, has become increasingly accepted and is proving to be extremely possible in our own backyards. Goats are currently acceptable to raise within Portland, OR, Seattle, WA, Pasadena, CA and Oakland, CA city limits. In Pasadena, for example, goats are permitted on owner's properties with the restriction that they are kept at least 100 feet from surrounding neighbors' property. Additionally, restrictions are placed on the number of goats per household as well as total weight. Suggestions include capping the number at 3 goats and a combined weight of 100 lbs. This would encourage keeping smaller breeds.

Following the model for keeping chickens in Bloomington, obtaining prior approval from neighbors would be expected. Experts recommend that each goat be allocated at least 30 sq feet each. The size and location of the land (having neighbors on only two sides) would allow us to easily accommodate 2-3 goats while following the above recommendations and guidelines. Also, following these guidelines as well as current restrictions on having chickens would show a consideration for neighbors and ensure that keeping goats does not become a nuisance for the community.

## **Cadre of Auxiliary Structures**

### *Agriculture*

#### Animal Shelters

Chicken Coop / Chicken Tractors

Rabbit Cage

Goat Shelter

#### Barn

Food Stand – A stand to keep sun and rain off of products and vendors. 30 square feet

Garden Shop – A shop to keep gardening tools. Potentially used also for community garden. 200 square feet

Greenhouses – Both communal and private greenhouses for growing produce and starts. Approximately 1000 square feet (sum of all greenhouses)

Sleeping Platforms – Small platforms for tents. Keeps them dry and level. 6 platforms, 64 square feet each

Worm Cave – An underground space to keep worms dark, dry and warm. Similar to a root cellar. 100 square feet

Root Cellar – Both communal and private underground space for winter food storage. 2000 square feet

### *Cottage Industry*

Animal Processing Facility – A facility for processing animals fit for resale. 200 square feet

Bio-Diesel Generation – A facility for generating bio-diesel fuel. 100 square feet

Metal Workshop – A workshop for doing metal working. 100 square feet

Wood Workshop – A workshop for wood working. 100 square feet

Pyrolysis Workshop – A workshop for running Pyrolysis. Useful for generating Biochar, Biofuel and heat. 20 square feet

### *Storage*

Bike Shed – A shelter to keep bikes out of the weather and to provide large heavy metal pipes for secure locking. 200 square feet

Carport – A shelter for our communal cars and trucks. Likely with a green roof. 5 cars – 450 square feet

### *Leisure*

Gazebo – 100 square feet

Musical Building (withhold Drum Sounds) – 500 square feet

Sauna/Hot Tub – 200 square feet

Sweat Lodge – 200 square feet

Tree House – 200 square feet

*Day to Day Needs*

Water Reservoir – 50000 gallons

## **Car Share**

Cars owned by the community will be part of a car coop into which members can purchase membership. In addition to the car coop the community will own a truck. The truck will be used for the greater needs of the community and will thus be purchased and maintained collectively. Ideally the vehicles will be powered by biodiesel.

## **Certified Commercial Kitchen**

A large commercial kitchen will be located in the community house. The kitchen will be large enough to serve all residents of the property, but also will be certified as a commercial kitchen according to Indiana state and national regulations (Title 410 of the Indiana Administrative Code, Article 7, Rule 24 and the Food and Drug Administration's (FDA) 2001 Model Food Code). See <http://www.in.gov/legislative/iac/T04100/A00070.PDF>

## **Circle of Elders**

Our *Circle of Elders* is comprised of inspirational individuals whose work inspires our work. These individuals have agreed to support Bloomington Cooperative Plots by providing advice on topics for which they are experts.

To us, "Elders" does not refer to age but rather knowledge and given the new territory of many facets of our movement there are 20 year olds whom we consider "Elders".

## **Lucille Bertuccio**



Bloomington resident since 1988

Co-founder and president of the Center for Sustainable Living

Co-founder and instructor of the GOES program

Instructor at Collins Living and Learning Center: Edible Wild Plants of Indiana

Mother of two daughters living in Portland OR

Center for Sustainable Living: [www.simplycsl.org](http://www.simplycsl.org)

### **Diana Leafe Christian**



Diana Leafe Christian is author of *Creating a Life Together: Practical Tools to Grow Ecovillages and Intentional Communities*, and *Finding Community: How to Join an Ecovillage or Intentional Community*. For 14 years she was editor of *Communities* magazine, and now publishes "Ecovillages," a free newsletter about ecovillages worldwide: <http://www.EcovillageNews.org> Diana leads workshops, offers consultations, and speaks at conferences internationally. She lives in an off-grid homesite at Earthaven Ecovillage in North Carolina. <http://www.DianaLeafeChristian.org>

### **Seth Frey**

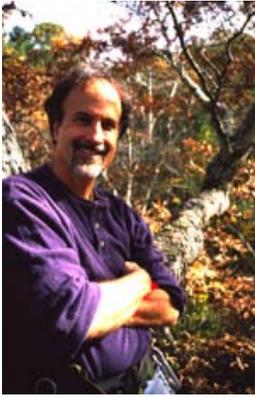


Seth Frey is a student of community and collective action who has been learning and living intentional community since his teens. In this time he has grown in and organized for a dozen cooperatives off of the East, West and Middle coasts. He is currently a resident at Bloomington Cooperative Living Inc, near Indiana University where he is pursuing a doctoral degree in Cognitive Science and in Informatics, studying group and collective behavior.  
email moctodliamg at the same thing backwards

<http://worldwideweb.unconventionallylonguniformresourcelocator.com>

<http://bloomingtoncoop.org>

### David Haberman



David Haberman, Ph.D., is a professor in the Department of Religious Studies at Indiana University-Bloomington. Although he teaches about all religions, he specializes in the religions of India and has a particular interest in the relationship between religion and ecology. His most recent book is entitled: *River of Love in an Age of Pollution*. He teaches courses on Deep Ecology and has organized an annual summer intensive course on Permaculture for college students, which takes place at the Lazy Black Bear in the middle of the Hoosier National Forest. He is also a forest protection activist, being a council member of Heartwood and the president of the board for the Indiana Forest Alliance. He is passionately interested in visioning and pursuing more sane ways of living on this magical life-supporting planet.

### Keith Johnson



He was raised in Michigan's Upper Peninsula, and has been a commercial landscaper, stonemason, botanist, and organic gardener for over 35 years in places as varied as subtropical California, the White Mountains of New Hampshire, the mountains of W. North Carolina. He's been teaching Permaculture for since 1985 and has instructed more than 700 students. He now manages a mini-food forest, Renaissance Farm & Permaculture Center, on Bloomington's East side and offers permaculture design consulting services, Patterns for Abundance <http://permacultureactivist.net/design/Designconsult.html> , with partner Peter Bane, publisher of the Permaculture Activist magazine <http://permacultureactivist.net/>. They have been providing consulting advice and design since 1997 and have developed an intimate knowledge of various regional landscapes and resources. With their wealth of experience in temperate climate permaculture systems they can offer a range of consulting services to regional and distant clients. Keith also blogs at <http://kjpermaculture.blogspot.com/> , <http://transitionindiana.blogspot.com/> , and <http://permaculturepolitics.blogspot.com/>

## Ann Kreilkamp



Ann Kreilkamp, Ph.D., is a philosopher who, in 1973, was fired from New College of California as “too experimental” for that experimental college. Since then, Ann has lived at culture’s edge, experimenting with various ways to integrate both a larger cosmic vision and authentic human values into our impoverished society. She is a professional astrologer and mentor, a community and neighborhood activist, a permaculture designer, founder and steward of the Green Acres Neighborhood Garden, author of the book *This Vast Being: A Voyage through Grief and Exaltation* as well as dozens of astrological and philosophical essays, and founder/editor of three magazines the latest of which is *Crone: Women Coming of Age*. She lived for 18 years in a yurt community in Jackson Hole, Wyoming, and currently resides in a multi-household urban farmstead in Bloomington, Indiana. She is the mother of two children and grandmother of two more.

[www.tendrepress.com](http://www.tendrepress.com)

[www.cronemagazine.com](http://www.cronemagazine.com)

[www.celestialnavigations.net](http://www.celestialnavigations.net)

## Andy Mahler



Andy Mahler is a forest protection activist and community organizer with more than twenty years experience. He helped found Heartwood <http://www.heartwood.org> and several other organizations, including Lost River Community Co-op, which operates the Lost River Market and Deli, a member owned, natural foods grocery in Paoli, IN <http://www.lostrivercoop.com/>; and Orange County HomeGrown which operates two successful farmers markets and a variety of other projects <http://orangecountyhomegrown.org>. He is also involved with efforts to stop the devastation of mountaintop removal coal-mining and recently partnered with musician Jason Wilber to produce the compilation "Coal Country Music" <http://www.coalcountrymusic.com/>, a companion to the award winning documentary "Coal Country".

He and his wife, Linda Lee own a rustic and eclectic farm and lodge called the Lazy Black Bear surrounded by the Hoosier National Forest in the rolling hills of southern Indiana where they raise, rehabilitate and release orphaned possums and other critters. They host a variety of events

at the Lazy Black Bear including house concerts, a two week permaculture course every summer, and the annual Heartwood Reunion which takes place over the Columbus day weekend in October every year.

### **David Parsons**



David Parsons has been a member of the May Creek Farm intentional community southwest of Bloomington since 1987 and a friend of the community since its founding in 1976. He worked as a mason and built various passive solar and efficient wood-burning structures prior to being employed at Bloomington Hospital in the mental health and computer education fields. He has always sought an inclusive spiritual path with a special focus on Sufism through the Sufi Order International, the teachings of Sufi Ahmed Murad Chisti a.k.a. Samuel Lewis as well as through Nature, the universal scripture.

Recently he started REAL Compost, a business dedicated to making quality compost to enrich the soil and put carbon where it belongs, in the ground! Since 2006 he has become active in the Unitarian Universalist Church, Hoosiers for a Commonsense Health Plan and Transition Bloomington. You may contact Dave at 812 824-6875, [dashparsons@bluemarble.net](mailto:dashparsons@bluemarble.net) or see more about:

REAL Compost at [www.indianaholistichealth.net/realcompost.htm](http://www.indianaholistichealth.net/realcompost.htm)

Sufi Order International founded in 1910 by Hazrat Inayat Khan at <http://www.sufiorder.org/>

Sufi Ruhaniat International founded by Samuel Lewis in the tradition of Hazrat Inayat Khan at <http://www.ruhaniat.org/>

Intentional Communities website at <http://www.ic.org/>

Transition Bloomington website at (today) <http://transitionbloomingtonind.ning.com/> (in the near future) <http://transitionbloomington.org/> (Feb 01, 2010)

Hoosiers for a Commonsense Health Plan at <http://www.hchp.info/>

Unitarian Universalist Church in Bloomington at <http://www.uubloomington.org/>

## **Douglas Rushkoff**



Douglas Rushkoff is an author, teacher, and documentarian who focuses on the ways people, cultures, and institutions create, share, and influence each other's values. He teaches media studies at the New School University, serves as technology columnist for The Daily Beast, and lectures around the world.

He has just released his most important book to date: an analysis of the corporate spectacle called Life Inc. for RandomHouse, as well as a series of short films called Life Inc Dispatches.

## **Art Sherwood**



Art has an extensive business education and several years of experience managing an organic farm as well as a private consulting business. He is well-versed developing business plans, setting up management systems, tracking financial data, and keeping a business running.

Art holds a PhD in Business from Indiana University and is a business professor at Indiana State University in Terre Haute. When he can find a bit of spare time, he hops on his motorcycle, plays with his shaggy dogs, or entertains his charming children Rett and Zosia.

CDS Consulting: [www.cdsconsulting.coop](http://www.cdsconsulting.coop)

Nature's Crossroads Seed Company: [www.naturescrossroads.com](http://www.naturescrossroads.com)

LIFE Certified Organic Farm: [www.eatlifep.com](http://www.eatlifep.com)

**Emily Lippold Cheney, Dex Conaway, Amy Countryman, Christopher Reinhart, Scott Routen, Andy Ruff, and Lisa Schelling**

## Community House

The main structure on the land will be the community house. It will include not only 30 bedrooms for members, but also common spaces for the entire community, serving multiple purposes to grow with the community and its changing needs. A large scale commercial kitchen will be part of this structure including a large pantry. Other common spaces will include a large meal hall with wine/root cellar. A large bathroom with showers and large scale efficiency laundry facilities will also be included. A large circular room will be built to serve multiple purposes. This room would not only serve as a meeting place, but also space for holding workshops, lessons, music, and more for the community. Workshop space would also be available for art and sewing projects. Depending on need, this could be extended to another large room to serve purposes such as childcare, homeschooling, or yoga/meditation space. Porches will be built along appropriate outdoor spaces to open the community house to the surrounding area. In addition to the 20 individual rooms that would house members, an additional space would be built to house guests, such as WWOOFers, or be used in the future as a bed and breakfast or hostel. Storage space would be included for house members' personal belongings as well as include alternative energy battery storage space.

## Composting Toilets

### *Introduction:*

While there is much hesitation amongst the squeamish to use their own bodily waste for increasing the fertility of the land, there is now significant precedence for successful systems with minimal public odor and safe and clean final products.

### *Procedures:*

It is extremely common and highly recommended that animal waste be used to increase the fertility of the land, but as with human waste, much of the initial product is bacteria and it can contain many parasites and diseases harmful to humans when leached into food plants. Common practice for this reason is to age the manure for around 2 years with a carbon rich additive (sawdust, shredded leaves, straw), maintaining a composting temperature of around 120° F, and a core peak temperature of around 142° F, maintaining proper thermophilic bacteria for the digestions of pathogens and break down of hydrocarbons. Human waste can be processed with the same procedure and as long as each part of the compost reaches the hot core, the compost will be free of harmful pathogens at the end of two years.

Urine is a high nitrogen source and while regular application to a single location can cause nitrogen overload and plant death, urine diluted to ½ to ¼ potency has been successfully used as a watering medium with no problems and added yield. Generally there are no issues of disease being spread through urine watering and in cases where pharmaceutical contaminated watering may leach into food, a closed system of nonfood plants will easily absorb contaminants and can even be set up to clean general gray water through multiple species of hardy plants.

### *Infrastructure:*

There are several ways to approach a humanure system. The most common way is to have bucket toilets set up for easy collection, with saw dust nearby to cover and eliminate odor

as well as act as a carbon source. These buckets can then be covered when full and added to a larger compost reservoir when convenient. Urine is often collected separately to cut down on excess moisture and odor through a funnel at the front of the bucket toilet. Covered in straw and set aside, odor in these systems is rarely a problem as long as plenty of carbon is added. Each pile can be filled for a year and then left to sit for 2. A group of 20 people's yearly compostable bodily waste can usually be contained within 16-20 cu ft, reducing significantly over the composting period.

Alternatively, there are many designs for built in home systems with a below ground reservoir and a large chute running down from each toilet. These systems can be built to hold several years of manure and can be set up with grates to allow the lowest, most finished compost to be separated easily from the fresh. Generally a concrete or stone foundation is built, with a small adjacent room for access. A metal grate is set up at an angle with the bottom of the composting chamber sloping towards the grate. Fresh manure drops down as well as regular carbon additions and sets until collected through the access door. Just above the grating, metal tubing with drilled holes run across for aeration connected to a chimney at the top of the structure. This system adds extra separation between fresh waste and the people of the community and can be the most successful solution for minimizing waste.

#### *Precedence:*

Similar systems are in place in the following communities and more:

Dancing Rabbit Ecovillage, 1 Dancing Rabbit Lane, Rutledge, MO 63563

Bloomington Quakers, 3820 Moores Pike, Bloomington, IN, 47402

#### *Indiana Law*

Composting Toilets are mentioned in Indiana Building code as a method of waste disposal.

However, we have not found many details yet and are still looking. The composting toilets will of course abide by pertinent any Indiana Law.

## **Contingency Plan**

This is the plan to be followed if Bloomington Cooperative Plots experiences one of the following situations:

- \* Bloomington Cooperative Plots goes bankrupt or otherwise has no way to repay debts
- \* Bloomington Cooperative Plots decides to disband

The property will be zoned for cooperative living thus the three best local candidates for taking over the property are Bloomington Cooperative Living, the Catholic Workers Union, and the Quaker Fellowship. There may be other cooperative organizations which form after this document is written which are also good local candidates.

Plan 1: Sell the property for the equity invested in it. This would allow the members to be bought out and the buyer of the property would get an exceptional deal as it is certain the real value of the property will exceed the equity invested in it.

Bloomington Cooperative Living will be offered the property first, second the Catholic Workers Union, and finally the Quaker Fellowship.

Plan 2: Sell the property for any outstanding debt and use the tax write off to repay members. This would allow us to pay back any lenders and though the members would still lose their equity it would be returned in future tax breaks.

Bloomington Cooperative Living will be offered the property first, second the Catholic Workers Union, and finally the Quaker Fellowship.

Plan 3: Donate the property outright. This is the most difficult option though it does allow the members to recoup equity losses through future tax breaks. It leaves debts unsettled. The unsettled debts will be split amongst the members.

Bloomington Cooperative Living will be offered the property first, second the Catholic Workers Union, and finally the Quaker Fellowship. If none of the above are interested in buying the land will be offered to Sycamore Land Trust or the Indiana New Farm School.

## **Emergency Greenway**

### *Road Base*

In order to support the City of Bloomington's largest fire truck, fire truck 1, the road base must be capable of holding 80 tons. According to Rodger's Group Crushed Stone of Bloomington a road base capable of holding this capacity will be comprised of 6" of #2 gravel topped by 3" of #53 gravel.

### *Greenway*

In order to save materials and greenspace the space between the wheel wells of the emergency vehicles will not be replaced with road base and will instead be planted with low growing herbs which emergency vehicles could pass over in case of emergency.

### *Pervious Pavers*

The strips of road base will be covered with pervious pavers, a structural plastic grid that can support the weight of the fire truck while allowing low growing plants to be grown in shallow soil contained in the empty spaces within the grid. See before and after pervious paver parking lot project photos below.





*Low Growing Herbs*

*T. praecoxarcticus* (English wild Thyme): best for medicinal purposes; very hardy; 3 in height

*S. grandiflorum* (Comfrey): high in nutrients; used as ground cover; deep tap root

*Sempervivum tectorum* (Houseleek): traditionally regarded as fire insurance; can live on thin soil; will survive frost

*S. Montana repanda* (Creeping Winter Savory): culinary herb; 3 in height

*M. requiem* (Carsican Mint): medicinal and culinary herb; 1 in height

## **Endorsements**

### *Bloomington Commission on Sustainability*

On January 11<sup>th</sup> 2011 Bloomington Cooperative Plots was invited by the Bloomington Commission on Sustainability to attend Patrick Shay's, of the Planning Department, presentation of this eco-village project. After a round of questions the commission unanimously passed a motion to endorse a letter of support written by Peter Bane and to send a representative to the Planning Commission and Common Council meetings.

\* You will find the BCOS Memo of Support on the next page.

### *Bloomington's Environmental Commission*

Bloomington Cooperative Plots has been invited to present their eco-village project to the Environmental Commission on February 16<sup>th</sup> 2011.



**MARK KRUZAN  
MAYOR**

**CITY OF BLOOMINGTON**

401 N Morton St Suite 130  
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**DEPARTMENT OF ECONOMIC  
& SUSTAINABLE DEVELOPMENT**

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**City of Bloomington Commission on Sustainability  
Recommendation regarding the Bloomington Cooperative Plots proposal  
Approved January 11, 2011**

The Bloomington Commission on Sustainability recommends that the Bloomington Cooperative Plots proposal be given serious consideration.

While many aspects of this proposal remain to be refined, it brings to the city's attention the reality of implementing sustainability criteria and how these challenge the structure of present zoning and other regulations.

The essential nature of this proposal is to achieve much lower per person levels of energy and materials use, both in the development and over the long term, while providing high quality housing with significant amenity near the city center. As such, the proposal deserves serious consideration by city staff and the various boards and commissions charged with carrying out city objectives.

It should be recognized at the outset that many aspects of the proposal call for unconventional solutions to the needs of urban living, but that the intent of the developer is to provide safe, affordable, energy-efficient, and attractive housing with a maximum of green space and a minimum of automobile and energy impact on the city infrastructure and neighborhood life. Therefore, where the proposal falls outside current guidelines or goes beyond them, staff and boards should make every effort to help the developer adapt its ideas in ways that meet the city's concerns for safety and sanitation, aesthetic and community impact, and environmental protection and improvement without falling into the trap of insisting on formulaic responses.

We recognize and endorse the following objectives of city policy that this proposal attempts to achieve:

Reduced automobile use and greater dependence on pedestrian, bicycle, and transit modes for transport within the city by specifically limiting space devoted solely to cars and renouncing customary auto usage by future residents.

- Conservation of residential energy use both in construction and for maintenance through passive solar design, smaller building footprints, and more economical shared use of infrastructure.
- Conservation of water resources, thereby reducing impact on city facilities and increasing resilience.
- Increased community gardening and edible landscaping, contributing to greater food security.
- Creating a central focus for one of the city's natural neighborhoods where none presently exists, thus advancing a decentralized economy and social structure for the whole community consistent with expected needs of the next phase of Bloomington's evolution.

Respectfully submitted,

Maggie Sullivan  
Chair, City of Bloomington Commission on Sustainability

## **Environmental Investigation**

415 ½ Spring Street is located in the heart of the PCB hot zone, next to a railroad, and next to a recycling operation. Due to these threats we hired Fields Environmental Incorporated to do a Phase 2 investigation of the threats of PCBs and heavy metal. The property was non-detect on PCBs. There was a hit on arsenic but Rudy Fields said that this was normal background arsenic for the region. There was also a hit on lead, but there was only enough to make wells a dangerous form of drinking water.

We donated our environmental investigation material to the city of Bloomington, as part of their efforts to map the areas affected by PCBs.

\* You will find the entirety of the environmental document starting on the next page.



Fields Environmental, Inc.

1309 West Vernal Pike  
 Bloomington, IN 47404  
 Phone: (812) 333-5333  
 www.fieldsenvironmentalinc.com

**Sample Locations, Bloomington Plots,  
 North Spring Street, Bloomington, Indiana  
 2005 Aerial Photo / Parcel Boundary Lines**

For: Bloomington Plots

Date: 11 - 15 - 10

Project # 10-05.01

Graphics obtained from: Monroe County GIS  
 (<http://gis.co.monroe.in.us/egis/#>)

## ANALYTICAL REPORT

Job Number: 510-58211-1  
Job Description: Plots - Bloomington IN

For:  
Fields Environmental  
1309 West Vernal Pike  
Bloomington, IN 47404  
Attention: Rudy Fields



Approved for release.  
Robin M Kintz  
Project Manager I  
11/8/2010 9:22 AM

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Robin M Kintz  
Project Manager I  
robinm.kintz@testamericainc.com  
11/08/2010

The test results in this report meet all NELAC requirements for parameters which accreditation is required or available. Any exceptions to NELAC requirements are noted in this report. Pursuant to NELAC, this report may not be reproduced, except in full, without the written approval of the laboratory. All questions regarding this test report should be directed to the Project Manager who signed this test report. Valparaiso IL EPA Accreditation #100432.

**Job Narrative**  
**510-58211-1**

**Comments**

No additional comments.

**Receipt**

All samples were received in good condition within temperature requirements.

**GC Semi VOA**

Method(s) 8082: The following samples required a mercury clean-up to reduce matrix interferences caused by sulfur: (510-58211-6 MS), (510-58211-6 MSD), PL-1 (510-58211-1), PL-2 (510-58211-2), PL-3 (510-58211-3), PL-4 (510-58211-4), PL-5 (510-58211-5), PL-6 (510-58211-6).

Method(s) 8082: The following samples required a sulfuric acid clean-up to reduce matrix interferences: (510-58211-6 MS), (510-58211-6 MSD), PL-1 (510-58211-1), PL-2 (510-58211-2), PL-3 (510-58211-3), PL-4 (510-58211-4), PL-6 (510-58211-6).

Method(s) 8082: The following samples required several sulfuric acid clean-ups to reduce matrix interferences: PL-5 (510-58211-5).

No other analytical or quality issues were noted.

**Metals**

Method(s) 6010B: The serial dilution performed for the following sample(s) was outside control limits for barium and lead; however, the sample concentration was less than 100x's the reporting limit. Data is acceptable.  
PL-5 (510-58211-5)

No other analytical or quality issues were noted.

**General Chemistry**

No analytical or quality issues were noted.

**Organic Prep**

No analytical or quality issues were noted.

## METHOD SUMMARY

Client: Fields Environmental

Job Number: 510-58211-1

Description	Lab Location	Method	Preparation Method
<b>Matrix</b> <b>Solid</b>			
Polychlorinated Biphenyls (PCBs) by Gas Chromatography	TAL VAL	SW846 8082	
Automated Soxhlet Extraction	TAL VAL		SW846 3541
Metals (ICP)	TAL VAL	SW846 6010B	
Preparation, Metals	TAL VAL		SW846 3050B
Mercury (CVAA)	TAL VAL	SW846 7471A	
Preparation, Mercury	TAL VAL		SW846 7471A
Percent Moisture	TAL VAL	EPA Moisture	

### Lab References:

TAL VAL = TestAmerica Valparaiso

### Method References:

EPA = US Environmental Protection Agency

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

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**METHOD / ANALYST SUMMARY**

Client: Fields Environmental

Job Number: 510-58211-1

<b>Method</b>	<b>Analyst</b>	<b>Analyst ID</b>
SW846 8082	Ivers, Catherine L	CLI
SW846 6010B	Tharpe, Matt	MT
SW846 7471A	Thomas, Deidra	DT
EPA Moisture	Hall, Jennifer L	JLH

## SAMPLE SUMMARY

Client: Fields Environmental

Job Number: 510-58211-1

<b>Lab Sample ID</b>	<b>Client Sample ID</b>	<b>Client Matrix</b>	<b>Date/Time Sampled</b>	<b>Date/Time Received</b>
510-58211-1	PL-1	Solid	10/22/2010 1500	10/23/2010 0910
510-58211-2	PL-2	Solid	10/22/2010 1505	10/23/2010 0910
510-58211-3	PL-3	Solid	10/22/2010 1515	10/23/2010 0910
510-58211-4	PL-4	Solid	10/22/2010 1525	10/23/2010 0910
510-58211-5	PL-5	Solid	10/22/2010 1540	10/23/2010 0910
510-58211-6	PL-6	Solid	10/22/2010 1555	10/23/2010 0910

Rudy Fields  
 Fields Environmental  
 1309 West Vernal Pike  
 Bloomington, IN 47404

Job Number: 510-58211-1  
 Lab Sample Id: 510-58211-1  
 Client Matrix: Solid  
 Date Sampled: 10/22/2010 1500  
 Date Received: 10/23/2010 0910  
 % Moisture: 10.7

Client Sample ID: PL-1

Result/Qualifier	Unit	RL	Method	Date Prepared	Date Analyzed	Dilution
<b>GC SEMI VOA</b>						
PCB-1016	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1452 1.0
PCB-1221	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1452 1.0
PCB-1232	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1452 1.0
PCB-1242	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1452 1.0
PCB-1248	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1452 1.0
PCB-1254	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1452 1.0
PCB-1260	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1452 1.0
Surrogate				Acceptance Limits		
DCB Decachlorobiphenyl	90	%		8082	14 - 147	
Dibutylchloroendate	59	%		8082	10 - 132	
<b>GENERAL CHEMISTRY</b>						
Percent Moisture	11	%	0.10	Moisture	10/24/2010 1603	1.0
Percent Solids	89	%	0.10	Moisture	10/24/2010 1603	1.0

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Job Number: 510-58211-1  
 Lab Sample Id: 510-58211-2  
 Client Matrix: Solid  
 Date Sampled: 10/22/2010 1505  
 Date Received: 10/23/2010 0910  
 % Moisture: 9.5

Client Sample ID: PL-2

	Result/Qualifier	Unit	RL	Method	Date Prepared	Date Analyzed	Dilution
<b>GC SEMI VOA</b>							
PCB-1016	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1507	1.0
PCB-1221	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1507	1.0
PCB-1232	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1507	1.0
PCB-1242	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1507	1.0
PCB-1248	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1507	1.0
PCB-1254	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1507	1.0
PCB-1260	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1507	1.0
Surrogate					Acceptance Limits		
DCB Decachlorobiphenyl	94	%		8082	14 - 147		
Dibutylchloroendate	60	%		8082	10 - 132		
<b>GENERAL CHEMISTRY</b>							
Percent Moisture	9.5	%	0.10	Moisture		10/24/2010 1603	1.0
Percent Solids	91	%	0.10	Moisture		10/24/2010 1603	1.0

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Job Number: 510-58211-1  
 Lab Sample Id: 510-58211-3  
 Client Matrix: Solid  
 Date Sampled: 10/22/2010 1515  
 Date Received: 10/23/2010 0910  
 % Moisture: 10.2

Client Sample ID: PL-3

Result/Qualifier	Unit	RL	Method	Date Prepared	Date Analyzed	Dilution
<b>GC SEMI VOA</b>						
PCB-1016	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1523 1.0
PCB-1221	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1523 1.0
PCB-1232	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1523 1.0
PCB-1242	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1523 1.0
PCB-1248	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1523 1.0
PCB-1254	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1523 1.0
PCB-1260	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1523 1.0
Surrogate				Acceptance Limits		
DCB Decachlorobiphenyl	90	%		8082	14 - 147	
Dibutylchloroendate	61	%		8082	10 - 132	
<b>GENERAL CHEMISTRY</b>						
Percent Moisture	10	%	0.10	Moisture	10/24/2010 1603	1.0
Percent Solids	90	%	0.10	Moisture	10/24/2010 1603	1.0

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Job Number: 510-58211-1  
 Lab Sample Id: 510-58211-5  
 Client Matrix: Solid  
 Date Sampled: 10/22/2010 1540  
 Date Received: 10/23/2010 0910  
 % Moisture: 6.8

Client Sample ID: PL-5

	Result/Qualifier	Unit	RL	Method	Date Prepared	Date Analyzed	Dilution
<b>GC SEMI VOA</b>							
PCB-1016	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1221	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1232	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1242	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1248	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1254	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1260	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
Surrogate					Acceptance Limits		
DCB Decachlorobiphenyl	44	%		8082	14 - 147		
Dibutylchloroendate	11	%		8082	10 - 132		
<b>METALS</b>							
Arsenic	11	mg/Kg	3.2	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Barium	120	mg/Kg	11	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Cadmium	<11	mg/Kg	11	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Chromium	43	mg/Kg	1.1	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Lead	250	mg/Kg	5.3	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Selenium	4.5	mg/Kg	2.1	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Silver	<4.2	mg/Kg	4.2	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Mercury	0.91	mg/Kg	0.021	7471A	10/26/2010 0850	10/26/2010 1604	1.0
<b>GENERAL CHEMISTRY</b>							
Percent Moisture	6.8	%	0.10	Moisture		10/24/2010 1603	1.0
Percent Solids	93	%	0.10	Moisture		10/24/2010 1603	1.0

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Job Number: 510-58211-1  
 Lab Sample Id: 510-58211-5  
 Client Matrix: Solid  
 Date Sampled: 10/22/2010 1540  
 Date Received: 10/23/2010 0910  
 % Moisture: 6.8

Client Sample ID: PL-5

	Result/Qualifier	Unit	RL	Method	Date Prepared	Date Analyzed	Dilution
<b>GC SEMI VOA</b>							
PCB-1016	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1221	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1232	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1242	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1248	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1254	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
PCB-1260	<0.021	mg/Kg	0.021	8082	11/01/2010 0815	11/04/2010 1553	1.0
Surrogate					Acceptance Limits		
DCB Decachlorobiphenyl	44	%		8082	14 - 147		
Dibutylchloroendate	11	%		8082	10 - 132		
<b>METALS</b>							
Arsenic	11	mg/Kg	3.2	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Barium	120	mg/Kg	11	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Cadmium	<11	mg/Kg	11	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Chromium	43	mg/Kg	1.1	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Lead	250	mg/Kg	5.3	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Selenium	4.5	mg/Kg	2.1	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Silver	<4.2	mg/Kg	4.2	6010B	10/27/2010 0958	10/28/2010 0948	2.0
Mercury	0.91	mg/Kg	0.021	7471A	10/26/2010 0850	10/26/2010 1604	1.0
<b>GENERAL CHEMISTRY</b>							
Percent Moisture	6.8	%	0.10	Moisture		10/24/2010 1603	1.0
Percent Solids	93	%	0.10	Moisture		10/24/2010 1603	1.0

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Job Number: 510-58211-1  
 Lab Sample Id: 510-58211-6  
 Client Matrix: Solid  
 Date Sampled: 10/22/2010 1555  
 Date Received: 10/23/2010 0910  
 % Moisture: 7.8

Client Sample ID: PL-6

Result/Qualifier	Unit	RL	Method	Date Prepared	Date Analyzed	Dilution
<b>GC SEMI VOA</b>						
PCB-1016	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1609 1.0
PCB-1221	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1609 1.0
PCB-1232	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1609 1.0
PCB-1242	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1609 1.0
PCB-1248	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1609 1.0
PCB-1254	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1609 1.0
PCB-1260	<0.022	mg/Kg	0.022	8082	11/01/2010 0815	11/04/2010 1609 1.0
Surrogate				Acceptance Limits		
DCB Decachlorobiphenyl	64	%		8082	14 - 147	
Dibutylchloroendate	43	%		8082	10 - 132	
<b>GENERAL CHEMISTRY</b>						
Percent Moisture	7.8	%	0.10	Moisture	10/24/2010 1603	1.0
Percent Solids	92	%	0.10	Moisture	10/24/2010 1603	1.0

## DATA REPORTING QUALIFIERS

Client: Fields Environmental

Job Number: 510-58211-1

Lab Section	Qualifier	Description
Metals	4	MS, MSD: The analyte present in the original sample is 4 times greater than the matrix spike concentration; therefore, control limits are not applicable.

## Quality Control Results

Client: Fields Environmental

Job Number: 510-58211-1

### Surrogate Recovery Report

#### 8082 Polychlorinated Biphenyls (PCBs) by Gas Chromatography

##### Client Matrix: Solid

Lab Sample ID	Client Sample ID	DCB1 %Rec	DBC1 %Rec
510-58211-1	PL-1	90	59
510-58211-2	PL-2	94	60
510-58211-3	PL-3	90	61
510-58211-4	PL-4	84	62
510-58211-5	PL-5	44	11
510-58211-6	PL-6	64	43
MB 510-71103/1-A		97	47
LCS 510-71103/2-A		99	77
510-58211-6 MS	PL-6 MS	78	63
510-58211-6 MSD	PL-6 MSD	72	61

Surrogate	Acceptance Limits
DCB = DCB Decachlorobiphenyl	14-147
DBC = Dibutylchloroendate	10-132

**Quality Control Results**

Client: Fields Environmental

Job Number: 510-58211-1

**Method Blank - Batch: 510-71103**

**Method: 8082**  
**Preparation: 3541**

Lab Sample ID: MB 510-71103/1-A  
Client Matrix: Solid  
Dilution: 1.0  
Date Analyzed: 11/04/2010 1407  
Date Prepared: 11/01/2010 0815

Analysis Batch: 510-71330  
Prep Batch: 510-71103  
Units: mg/Kg

Instrument ID: SGCA  
Lab File ID: B3501.D  
Initial Weight/Volume: 30 g  
Final Weight/Volume: 5 mL  
Injection Volume: 1 uL  
Column ID: PRIMARY

Analyte	Result	Qual	RL
PCB-1016	<0.010		0.010
PCB-1221	<0.010		0.010
PCB-1232	<0.010		0.010
PCB-1242	<0.010		0.010
PCB-1248	<0.010		0.010
PCB-1254	<0.010		0.010
PCB-1260	<0.010		0.010

Surrogate	% Rec	Acceptance Limits
DCB Decachlorobiphenyl	97	14 - 147
Dibutylchloroendate	47	10 - 132

**Lab Control Sample - Batch: 510-71103**

**Method: 8082**  
**Preparation: 3541**

Lab Sample ID: LCS 510-71103/2-A  
Client Matrix: Solid  
Dilution: 1.0  
Date Analyzed: 11/04/2010 1422  
Date Prepared: 11/01/2010 0815

Analysis Batch: 510-71330  
Prep Batch: 510-71103  
Units: mg/Kg

Instrument ID: SGCA  
Lab File ID: B3502.D  
Initial Weight/Volume: 30 g  
Final Weight/Volume: 5 mL  
Injection Volume: 1 uL  
Column ID: PRIMARY

Analyte	Spike Amount	Result	% Rec.	Limit	Qual
PCB-1016	0.167	0.181	109	71 - 118	
PCB-1260	0.167	0.175	105	72 - 125	

Surrogate	% Rec	Acceptance Limits
DCB Decachlorobiphenyl	99	14 - 147
Dibutylchloroendate	77	10 - 132

**Quality Control Results**

Client: Fields Environmental

Job Number: 510-58211-1

**Matrix Spike/  
Matrix Spike Duplicate Recovery Report - Batch: 510-71103**

**Method: 8082  
Preparation: 3541**

MS Lab Sample ID: 510-58211-6  
Client Matrix: Solid  
Dilution: 1.0  
Date Analyzed: 11/04/2010 1624  
Date Prepared: 11/01/2010 0815

Analysis Batch: 510-71330  
Prep Batch: 510-71103

Instrument ID: SGCA  
Lab File ID: B3510.D  
Initial Weight/Volume: 15.09 g  
Final Weight/Volume: 5 mL  
Injection Volume: 1 uL  
Column ID: PRIMARY

MSD Lab Sample ID: 510-58211-6  
Client Matrix: Solid  
Dilution: 1.0  
Date Analyzed: 11/04/2010 1639  
Date Prepared: 11/01/2010 0815

Analysis Batch: 510-71330  
Prep Batch: 510-71103

Instrument ID: SGCA  
Lab File ID: B3511.D  
Initial Weight/Volume: 15.32 g  
Final Weight/Volume: 5 mL  
Injection Volume: 1 uL  
Column ID: PRIMARY

Analyte	% Rec		Limit	RPD	RPD Limit	MS Qual	MSD Qual
	MS	MSD					
PCB-1016	96	99	71 - 118	1	30		
PCB-1260	91	94	72 - 125	2	30		
Surrogate		MS % Rec	MSD % Rec			Acceptance Limits	
DCB Decachlorobiphenyl		78	72			14 - 147	
Dibutylchlorendate		63	61			10 - 132	

**Quality Control Results**

Client: Fields Environmental

Job Number: 510-58211-1

**Method Blank - Batch: 510-70854**

**Method: 6010B  
Preparation: 3050B**

Lab Sample ID: MB 510-70854/1-A ^2  
Client Matrix: Solid  
Dilution: 2.0  
Date Analyzed: 10/28/2010 0931  
Date Prepared: 10/27/2010 0958

Analysis Batch: 510-70951  
Prep Batch: 510-70854  
Units: mg/Kg

Instrument ID: MICPC  
Lab File ID: 101561C  
Initial Weight/Volume: 1.0 g  
Final Weight/Volume: 50 mL

Analyte	Result	Qual	RL
Arsenic	<3.0		3.0
Barium	<10		10
Cadmium	<10		10
Chromium	<1.0		1.0
Lead	<5.0		5.0
Selenium	<2.0		2.0
Silver	<4.0		4.0

**Lab Control Sample - Batch: 510-70854**

**Method: 6010B  
Preparation: 3050B**

Lab Sample ID: LCS 510-70854/2-A ^2  
Client Matrix: Solid  
Dilution: 2.0  
Date Analyzed: 10/28/2010 0937  
Date Prepared: 10/27/2010 0958

Analysis Batch: 510-70951  
Prep Batch: 510-70854  
Units: mg/Kg

Instrument ID: MICPC  
Lab File ID: 101561C  
Initial Weight/Volume: 1.0006 g  
Final Weight/Volume: 50 mL

Analyte	Spike Amount	Result	% Rec.	Limit	Qual
Arsenic	138	130	94	80 - 120	
Barium	269	268	100	79 - 121	
Cadmium	71.0	68.6	97	82 - 118	
Chromium	105	101	96	80 - 120	
Lead	144	140	97	80 - 120	
Selenium	200	196	98	79 - 122	
Silver	45.1	45.1	100	66 - 134	

**Quality Control Results**

Client: Fields Environmental

Job Number: 510-58211-1

**Matrix Spike/  
Matrix Spike Duplicate Recovery Report - Batch: 510-70854**

**Method: 6010B  
Preparation: 3050B**

MS Lab Sample ID: 510-58211-5  
 Client Matrix: Solid  
 Dilution: 2.0  
 Date Analyzed: 10/28/2010 0953  
 Date Prepared: 10/27/2010 0958

Analysis Batch: 510-70951  
 Prep Batch: 510-70854

Instrument ID: MICPC  
 Lab File ID: 101561C  
 Initial Weight/Volume: 1.0241 g  
 Final Weight/Volume: 50 mL

MSD Lab Sample ID: 510-58211-5  
 Client Matrix: Solid  
 Dilution: 2.0  
 Date Analyzed: 10/28/2010 0959  
 Date Prepared: 10/27/2010 0958

Analysis Batch: 510-70951  
 Prep Batch: 510-70854

Instrument ID: MICPC  
 Lab File ID: 101561C  
 Initial Weight/Volume: 1.0075 g  
 Final Weight/Volume: 50 mL

Analyte	% Rec.		Limit	RPD	RPD Limit	MS Qual	MSD Qual
	MS	MSD					
Arsenic	99	99	75 - 125	1	20		
Barium	105	101	75 - 125	1	20		
Cadmium	97	96	75 - 125	1	20		
Chromium	83	82	75 - 125	0	20		
Lead	146	106	75 - 125	6	20	4	4
Selenium	104	102	75 - 125	0	20		
Silver	106	103	75 - 125	1	20		

**Quality Control Results**

Client: Fields Environmental

Job Number: 510-58211-1

**Method Blank - Batch: 510-70777**

**Method: 7471A**  
**Preparation: 7471A**

Lab Sample ID: MB 510-70777/9-A  
Client Matrix: Solid  
Dilution: 1.0  
Date Analyzed: 10/26/2010 1527  
Date Prepared: 10/26/2010 0850

Analysis Batch: 510-70839  
Prep Batch: 510-70777  
Units: mg/Kg

Instrument ID: MHGC  
Lab File ID: 102610hg.PRN  
Initial Weight/Volume: 1.0 g  
Final Weight/Volume: 50 mL

Analyte	Result	Qual	RL
Mercury	<0.010		0.010

**Lab Control Sample - Batch: 510-70777**

**Method: 7471A**  
**Preparation: 7471A**

Lab Sample ID: LCS 510-70777/10-A  
Client Matrix: Solid  
Dilution: 10  
Date Analyzed: 10/26/2010 1530  
Date Prepared: 10/26/2010 0850

Analysis Batch: 510-70839  
Prep Batch: 510-70777  
Units: mg/Kg

Instrument ID: MHGC  
Lab File ID: 102610hg.PRN  
Initial Weight/Volume: 0.1001 g  
Final Weight/Volume: 50 mL

Analyte	Spike Amount	Result	% Rec.	Limit	Qual
Mercury	25.3	31.5	125	67 - 133	

**Quality Control Results**

Client: Fields Environmental

Job Number: 510-58211-1

**Method Blank - Batch: 510-70702**

**Method: Moisture  
Preparation: N/A**

Lab Sample ID: MB 510-70702/1  
Client Matrix: Solid  
Dilution: 1.0  
Date Analyzed: 10/24/2010 1603  
Date Prepared: N/A

Analysis Batch: 510-70702  
Prep Batch: N/A  
Units: %

Instrument ID: GBALB  
Lab File ID: N/A  
Initial Weight/Volume:  
Final Weight/Volume:

Analyte	Result	Qual	RL
Percent Moisture	100		0.10
Percent Solids	0.026		0.10

# TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

Valparaiso  
2400 Cumberland Drive  
Valparaiso, IN 46383  
Phone: 219-464-2389  
Fax: 219-462-2953

Report To:

Contact: Andy Fields  
Company: Fields Environmental, Inc.  
Address: 1009 W Vernal Pike  
Bloomington, IN 47404  
Phone: 812-333-5333  
Fax: 812-333-5334  
E-Mail: andy@fa

Bill To:

Contact: Same  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
PO#: \_\_\_\_\_ Quote: \_\_\_\_\_

107590

Shaded Areas For Internal Use Only / of /

Package Sealed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Samples Sealed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Received on Ice <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Samples Intact <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Temperature °C of Cooler <u>0.8 °C S10-50-051</u>	
Within Hold Time <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Preserv. Indicated <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
pH Check OK <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Res Cl <sub>2</sub> Check OK <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Sample Labels and COC Agree <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> COC not present	

Laboratory ID	MS-MSD	Client Sample ID	Sampling		Matrix	Comp/Grab	PCBS	PCBS	Pesticides	Cadmium	RLRA	8 Metals	Additional Analyses / Remarks
			Date	Time									
5811-1		PL-1	10-22-10	1500	S	G	✓						
-2		PL-2	10-22-10	1505	S	G	✓						
-3		PL-3	10-22-10	1515	S	G	✓						
-4		PL-4	10-22-10	1525	S	G	✓						
-5		PL-5	10-22-10	1540	S	G	✓						
-6		PL-6	10-22-10	1555	S	G	✓						

Page 20 of 21

RELINQUISHED BY: <u>Andy Fields</u> COMPANY: <u>FET</u> DATE: <u>10-21-10</u> TIME: <u>1730</u>	RECEIVED BY: <u>[Signature]</u> COMPANY: <u>[Signature]</u> DATE: <u>10/23/10</u> TIME: <u>0910</u>
---	---

- Matrix Key**
- WW = Wastewater
  - W = Water
  - S = Soil
  - SL = Sludge
  - MS = Miscellaneous
  - OL = Oil
  - A = Air
  - SE = Sediment
  - SO = Solid
  - DS = Drum Solid
  - DL = Drum Liquid
  - L = Leachate
  - WI = Wipe
  - O =

- Container Key**
1. Plastic
  2. VOA Vial
  3. Sterile Plastic
  4. Amber Glass
  5. Widemouth Glass
  6. Other

- Preservative Key**
1. HCl, Cool to 4°
  2. H2SO4, Cool to 4°
  3. HNO3, Cool to 4°
  4. NaOH, Cool to 4°
  5. NaOH/Zn, Cool to 4°
  6. Cool to 4°
  7. None

COMMENTS: Ed G Saturday  
8290 5632 0990  
(sublewrap)  
custody seal 752004

Date Received: / /

Courier:  Hand Delivered

Bill of Lading

## Login Sample Receipt Check List

Client: Fields Environmental

Job Number: 510-58211-1

Login Number: 58211

List Source: TestAmerica Valparaiso

Creator: Looney, Christina M

List Number: 1

Question	T / F / NA	Comment
Radioactivity either was not measured or, if measured, is at or below background	True	
The cooler's custody seal, if present, is intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	N/A	
If necessary, staff have been informed of any short hold time or quick TAT needs	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	

## Finances

At the time of submission of this proposal, we have been financed by five people: Zach Dwiell, Daniel Joseph Weddle, Ann Kreilkamp, Shodo Spring, and Travis Andrew Puntarelli. Most of the funding has gone towards the purchase of the property. Some has been invested in cleaning up the property. We are currently seeking additional funding sources for initial infrastructure projects such as the greenway and utilities installation.

## Food Forest

This is a list of perennial plants suitable for our grow zone that could be used for an edible food forest.

### Edible Food Forest Species List

*Zone 5B Bloomington, Indiana*

Species	Common name	Uses
1. <i>Acer saccharinum</i>	Silver maple	Animals eat seeds
2. <i>Acer saccharum</i>	Sugar maple	Tap the sap
3. <i>Acer saccharum</i> var. <i>nigrum</i>	Black maple	Tap the sap
4. <i>Achillea millefolium</i>	Yarrow	medicinal
5. <i>Actinidia arguta</i>	Hardy Kiwifruit	Fruit
6. <i>Actinidia purpurea</i>	Superhardy Kiwifruit	Fruit
7. <i>Actinidia pedatum</i>	Purple Hardy Kiwifruit	Fruit
8. <i>Agastache foeniculum</i>	Anise Hyssop	Tea, Medicinal
9. <i>Allium canadense</i>	Wild garlic	Edible, medicinal
10. <i>Alium cepa aggregatum</i>	Potato onion, shallot	Edible, medicinal
11. <i>Alium cepa proliferum</i>	Egyptian walking onion	Edible, medicinal
12. <i>Alium cernuum</i>	Nodding wild onion	Edible, medicinal
13. <i>Alium fistulosum</i>	Welsh onion	Edible, medicinal

14. <i>Alium schoenoprasum</i>	Chives	Edible, medicinal
15. <i>Alium tricoccum</i>	Ramps	Edible, medicinal
16. <i>Aliu, tuberosum</i>	Garlic chives	Edible, medicinal
17. <i>Alnus incana</i>	Gray alder	Medicinal
18. <i>Althaea officinalis</i>	Marsh mallow	Edible, medicinal
19. <i>Amelanchier bartramiana</i>	Bartram's Shadow	Fruit, medicinal
20. <i>Amphicarpaea bracteata</i>	Hog peanut	Edible root
21. <i>Antennaria dioica</i>	Pussytoes	Medicinal
22. <i>Apios Americana</i>	Groundnut	Edible root
23. <i>Arabis caucasica</i>	Rock cress	Edible, medicinal
24. <i>Armoracia rusticana</i>	Horseradish	Edible, medicinal
25. <i>Artemisia dracunculus var. sativa</i>	French Tarragon	Culinary, medicinal
26. <i>Artemisia stelleriana</i>	Beach wormwood	Medicinal
27. <i>Asarum canadense</i>	Wild ginger	Culinary, medicinal
28. <i>Asclepias incarnata</i>	Swamp Milkweed	Medicinal
29. <i>Asclepia syriaca</i>	Milkweed	Medicinal
30. <i>Asimina triloba</i>	Pawpaw	Fruit, medicinal
31. <i>Asparagus officinalis</i>	Asparagus	Edible, medicinal
32. <i>Astragalus canadensis</i>	Canadian milk vetch	Culinary
33. <i>Astragalus crassicaarpus</i>	Groundplum milk vetch	Edible
34. <i>Astragalus glycyphyllos</i>	Milk vetch	Medicinal
35. <i>Astragalus membranaceus</i>	Huang-qi	Tea, medicinal
36. <i>Althyrium filix-femina</i>	Lady fern	Medicinal
37. <i>Baptisia tinctoria</i>	Yellow wild indigo	Medicinal
38. <i>Bellis perennis</i>	English daisy	Edible greens, medicinal

39. <i>Berberis canadensis</i>	Canadian barberry	Fruit, medicinal
40. <i>Betula alleghaniensis</i>	Yellow birch	Tea, edible, medicinal
41. <i>Blephilia ciliata</i>	Downy wood mint	Culinary, tea
42. <i>Blephilia hirsute</i>	Hairy wood mint	Culinary, tea
43. <i>Camassia cusickii</i>	Cusick's camass	Edible root
44. <i>Camassia leichtinnii</i>	Wild hyacinth	Edible root
45. <i>Campanula carpatica</i>	Carpathian bellflower	Edible greens
46. <i>Campanula portenschlagiana</i>	Dalmatian bellflower	Edible greens
47. <i>Caragana arborescens</i>	Siberian pea shrub	Edible
48. <i>Cardamine bulbosa</i>	Spring cress	Edible roots, culinary, tea, medicinal
49. <i>Cardamine diphylla</i>	Toothwort	Culinary, medicinal
50. <i>Cardamine pratensis</i>	Cuckoo flower	Edible greens, medicinal
51. <i>Carya ovata</i>	Shagbark hickory	Edible, medicinal
52. <i>Castanea pumila</i>	Chinquapin	Edible, medicinal
53. <i>Celtis occidentalis</i>	Hackberry	Fruit
54. <i>Cercis canadensis</i>	Redbud	Edible, medicinal
55. <i>Chaenomeles speciosa</i>	Flowering quince	Fruit, medicinal
56. <i>Chamaemelum nobile</i>	Chamomile	Tea, medicinal
57. <i>Chenopodium bonus-henricus</i>	Good King Henry	Edible greens, medicinal
58. <i>Chimaphila maculata</i>	Pipsissewa	Medicinal
59. <i>Chimaphila umbellata</i>	Pipsissewa	Medicinal
60. <i>Chrysosplenium americanum</i>	Golden saxifrage	Edible leaves
61. <i>Claytonia caroliniana</i>	Carolina spring beauty	Edible greens, roots
62. <i>Claytonia virginica</i>	Spring beauty	Edible greens, roots

63. <i>Clintonia borealis</i>	Bluebead lily	Edible greens, medicinal
64. <i>Colutea arborescens</i>	Bladder senna	Medicinal
65. <i>Comptonia peregrina</i>	Sweetfern	Tea, medicinal
66. <i>Coptis trifolia</i> var. <i>groenlandica</i>	Goldthread	medicinal
67. <i>Cornus florida</i>	Flowering dogwood	medicinal
68. <i>Crambe maritima</i>	Sea kale	Edible greens, medicinal
69. <i>Cryptotaenia canadensis</i>	Honewort	Edible greens, roots
70. <i>Cudrania tricuspidata</i>	Che fruit	Fruit, medicinal
71. <i>Cunila origanoides</i>	Maryland dittany	Culinary, tea, medicinal
72. <i>Cydonia oblonga</i>	Quince	Fruit, medicinal
73. <i>Darmera peltata</i>	Indian rhubarb	Edible greens
74. <i>Darmera peltata</i> nana	Dwarf Indian rhubarb	Edible greens
75. <i>Dioscorea batatas</i>	Chinese yam	Edible roots, medicinal
76. <i>Dioscorea japonica</i>	Jinenjo	Edible greens, roots, medicinal
77. <i>Diospyros virginiana</i>	American persimmon	Fruit, medicinal
78. <i>Dryas octopetala</i>	Mountain avens	tea
79. <i>Echinacea purpurea</i>	Purple coneflower	Tea, medicinal
80. <i>Eleagnus commutata</i>	Silverberry	fruit
81. <i>Eleagnus multiflora</i>	Goumi	fruit
82. <i>Epilobium angustifolium</i>	Fireweed	Edible greens, medicinal
83. <i>Equisetum scirpoides</i>	Dwarf horsetail	medicinal
84. <i>Erigenia bulbosa</i>	Pepper and salt	Edible roots
85. <i>Erythronium americanum</i>	Trout lily	Edible greens, roots, medicinal
86. <i>Fagus grandifolia</i>	American beech	Edible nuts, greens, medicinal

87. <i>Fragaria chiloensis</i>	Beach strawberry	Fruit, tea
88. <i>Fragaria vesca</i>	Woodland strawberry	Fruit, tea, medicinal
89. <i>Fragaria vesca alpina</i>	Alpine strawberry	Fruit, tea, medicinal
90. <i>Fragaria virginiana</i>	Wild strawberry	Fruit, tea, medicinal
91. <i>Fragaria x ananassa</i>	Garden strawberry	Fruit, tea, medicinal
92. <i>Gaylussascia brachycera</i>	Box huckleberry	Fruit
93. <i>Genista tinctoria</i>	Dyer's greenwood	Medicinal
94. <i>Geranium maculatum</i>	Wild geranium	medicinal
95. <i>Gleditsia triacanthos</i>	Honey locust	Edible nuts, medicinal
96. <i>Glycyrrhiza lepidota</i>	American licorice	Edible root, culinary, tea, medicinal
97. <i>Glycyrrhiza uralensis</i>	Chinese licorice	Culinary, tea, medicinal
98. <i>Helianthus giganteus</i>	Giant sunflower	Edible, medicinal
99. <i>Helianthus giganteus</i> var. <i>subtuberosum</i>	Indian potato	Root, edible, medicinal
100. <i>Helianthus tuberosus</i>	Jerusalem artichoke	Edible root, medicinal
101. <i>Hemerocallis fulva</i>	Tawny daylily	Edible green, root, medicinal
102. <i>Hemerocallis hybrids</i>	Daylily	Edible green, root, medicinal
103. <i>Hemerocallis lilio-asphodelus</i>	Yellow daylily	Edible green, root, medicinal
104. <i>Heracleum sphondylium</i>	Cow parsnip	Edible green, root, culinary
105. <i>Heuchera americana</i>	Alum root	medicinal
106. <i>Hibiscus syriacus</i>	Rose of sharon	Edible greens, medicinal
107. <i>Hippophae rhamnoides</i>	Sea buckthorn	Fruit, medicinal
108. <i>Hippophae rhamnoides</i> cv.	Sea buckthorn "Dorana Dwarf"	Fruit, medicinal
109. <i>Houttuynia cordata</i>	Hot tuna	Culinary, edible, medicinal

110. <i>Hydrophyllum virginianum</i>	Virginia waterleaf	Edible greens, medicinal
111. <i>Hylotelephium telephium</i>	orpine	Edible greens, medicinal
112. <i>Ipomoea leptophylla</i>	Bush morning glory	Edible root, medicinal
113. <i>Iris cristata</i>	Dwarf crested iris	Medicinal
114. <i>Jeffersonia diphylla</i>	Twinleaf	Medicinal
115. <i>Juglans nigra</i>	Black walnut	Edible nut, medicinal
116. <i>Juglans regia</i>	Carpathian walnut	Edible nut, medicinal
117. <i>Laportaea canadensis</i>	Wood nettle	Edible greens, tea, medicinal
118. <i>Lathyrus japonicus maritima</i>	Beach pea	Edible
119. <i>Lespedeza bicolor</i>	Bush clover	Edible greens, tea
120. <i>Lespedeza capitata</i>	Round-headed bush clover	Medicinal
121. <i>Lilium canadense</i>	Canada lily	Edible roots, medicinal
122. <i>Lilium philadelphicum</i>	Wood lily	Edible roots, medicinal
123. <i>Lilium superbum</i>	Turk's-cap lily	Edible roots
124. <i>Lindera benzoin</i>	Spicebush	Culinary, tea, medicinal
125. <i>Linnaea borealis</i>	Twinflower	Medicinal
126. <i>Lobelia cardinalis</i>	Cardinal flower	Medicinal
127. <i>Lonicera kamschatica</i>	Honeyberry honeysuckle	Fruit
128. <i>Lycopodium clavatum</i>	Running club moss	Medicinal
129. <i>Lycopus uniflorus</i>	Northern bugleweed	Edible roots
130. <i>Magnolia virginiana</i>	Sweet bay magnolia	Culinary
131. <i>Mahonia repens</i>	Creeping mahonia	Fruit
132. <i>Maianthemum canadense</i>	False lily-of-the-valley	Medicinal
133. <i>Malus pumila</i>	Apple, standard-dwarf	Fruit, medicinal
134. <i>Matteuccia struthiopteris</i>	Ostrich fern	Edible greens

135. <i>Medeola virginiana</i>	Indian cucumber root	Edible root
136. <i>Mentha arvensis</i>	American field mint	Culinary, tea, medicinal
137. <i>Mentha spicata</i>	Spearmint	Culinary, tea, medicinal
138. <i>Mentha x piperita</i>	Peppermint	Culinary, tea, medicinal
139. <i>Mertensia maritima</i>	Oyster plant	Edible greens, roots
140. <i>Mespilus germanica</i>	Medlar	Fruit
141. <i>Mitchella repens</i>	Partridgeberry	Fruit, medicinal
142. <i>Monarda didyma</i>	Bee balm	Culinary, tea, edible, medicinal
143. <i>Monarda fistulosa</i>	Wild bergamot	Culinary, tea, medicinal
144. <i>Morus rubra</i>	Red mulberry	Fruit, medicinal
145. <i>Morus x hybrids</i>	Hybrid mulberry	Fruit, medicinal
146. <i>Myrica gale</i>	Sweet gale	Culinary, tea, medicinal
147. <i>Myrica pensylvanica</i>	Northern bayberry	Culinary, medicinal
148. <i>Nasturtium officinale</i>	Watercress	Edible greens, culinary, medicinal
149. <i>Opuntia compressa</i>	Prickly pear cactus	Fruit, edible greens, medicinal
150. <i>Origanum vulgare hirtum</i>	Oregano	Culinary, tea, medicinal
151. <i>Oxyria digyna</i>	Mountain sorrel	Edible greens, medicinal
152. <i>Panax quinquefolius</i>	American ginseng	Tea, medicinal
153. <i>Petasite japonicus</i>	Fuki	Edible greens, medicinal
154. <i>Phytolacca americana</i>	Pokeweed	Edible greens, medicinal
155. <i>Pinus cembra</i>	Swiss stone pine	Edible nuts, tea, medicinal
156. <i>Pinus flexilis</i>	Limber pine	Edible nuts, tea, medicinal
157. <i>Pinus koraiensis</i>	Korean pine	Edible nuts, tea, medicinal
158. <i>Podophyllum peltatum</i>	Mayapple	Fruit, medicinal

159. <i>Polygonatum biflorum</i> (also var. <i>commutatum</i> )	Solomon's seal (also, giant)	Edible leaves, roots, medicinal
160. <i>Polygonum bistorta</i>	Bistort	Edible greens, medicinal
161. <i>Polygonum viviparum</i>	Alpine bistort	Edible greens, roots
162. <i>Polystichum acrostichoides</i>	Christmas fern	Medicinal
163. <i>Potentilla anserina</i>	Silverweed	Edible roots, tea, medicinal
164. <i>Prunus americana</i>	American plum	Fruit, medicinal
165. <i>Prunus armeniaca</i>	"apricot" (many varieties)	Fruit, medicinal
166. <i>Prunus avium</i>	Sweet cherry (many varieties)	Fruit, medicinal
167. <i>Prunus cerasus</i>	Sour cherry (many varieties)	Fruit, medicinal
168. <i>Prunus domestica</i>	European plum	Fruit, medicinal
169. <i>Prunus mandschurica</i>	Manchurian apricot	Fruit, medicinal
170. <i>Prunus persica</i>	Peach (many varieties)	Fruit, medicinal
171. <i>Prunus persica nucipersica</i>	Nectarine (many varieties)	Fruit
172. <i>Prunus tomentosa</i>	Nanking cherry	Fruit, medicinal
173. <i>Prunus x gondouinii</i>	Duke cherry	Fruit, medicinal
174. <i>Prunus x hybrid cv.</i>	"Hall's Hardy Almond"	Edible nut, medicinal
175. <i>Prunus japonica x jacquemontii</i> cvs.	Dwarf bush cherry "jan", "joy", "joel"	Fruit, medicinal
176. <i>Psoralea esculenta</i>	Prairie turnip	Edible roots
177. <i>Pycnanthemum flexuosum</i>	Hyssop-leaved mountain mint	Tea, medicinal
178. <i>Pycnanthemum virginianum</i>	Virginia mountain mint	Tea, medicinal
179. <i>Pyrus bretschneideris</i>	Asian pear	Fruit
180. <i>Pyrus communis</i>	European pear (many varieties)	Fruit
181. <i>Quercus alba</i>	White oak	Edible nut, medicinal

182. <i>Quercus macrocarpa</i>	Bur oak	Edible nut
183. <i>Quercus prinoides</i>	Dwarf chinkapin oak	Edible nut
184. <i>Rheum australe</i>	Himalayan rhubarb	Edible greens, medicinal
185. <i>Rheum x cultorum</i>	Rhubarb	Edible greens, medicinal
186. <i>Rhododendron pericylmenoides</i>	Pinxter flower azalea	Edible
187. <i>Rhus aromatica</i>	Fragrant sumac	Tea, medicinal
188. <i>Rosa carolina</i>	Pasture rose	Fruit, medicinal
189. <i>Rosa rugosa</i>	Rugosa rose	Fruit, medicinal
190. <i>Rosa setigera</i>	Prairie rose	Fruit, medicinal
191. <i>Rosa villosa</i>	Apple rose	Fruit, medicinal
192. <i>Rosmarinus officinalis</i> cv.	Rosemary “arp”	Culinary, tea, medicinal
193. <i>Rubus idaeus</i>	Raspberry	Fruit, tea, medicinal
194. <i>Rubus idaeus</i> var. <i>strigosus</i>	American red raspberry	Fruit, tea, medicinal
195. <i>Rubus parviflorus</i>	Thimbleberry	Fruit, edible greens, medicinal
196. <i>Rubus x stellarcticus</i>	All-fieldberry	Fruit, medicinal
197. <i>Rumex acetosa</i>	French sorrel	Edible greens, medicinal
198. <i>Rumex scutatus</i>	Buckler-leaved sorrel	Edible greens, medicinal
199. <i>Salvia officinalis</i>	Broadleaf sage	Culinary, tea, medicinal
200. <i>Sambucus canadensis</i>	Elderberry	Fruit, tea, medicinal
201. <i>Sanguisorba canadensis</i>	American great burnet	Edible greens
202. <i>Sassafras albidum</i>	Sassafras	Culinary, tea, medicinal
203. <i>Satureja douglasii</i>	Yerba Buena	Culinary, tea, medicinal
204. <i>Scorzonera hispanica</i>	Scorzonera	Edible greens, roots
205. <i>Sedum ternatum</i>	Wild stonecrop	Edible greens, medicinal
206. <i>Sium sisarum</i>	Skirret	Edible roots

207. <i>Smilacina racemosa</i>	False Solomon's seal	Fruit, Edible greens
208. <i>Solidago odora</i>	Sweet goldenrod	Edible greens, culinary, tea, medicinal
209. <i>Sorbus aucuparia</i>	Rowan	Fruit
210. <i>Stachys affinis</i>	Chinese artichoke	Edible root
211. <i>Stellaria pubera</i>	Giant chickweed	Edible greens, medicinal
212. <i>Streptopus amlexifolius</i>	Twisted stalk	Fruit, edible greens, root
213. <i>Streptopus roseus</i>	Rosybell	Fruit, edible greens
214. <i>Symphytum grandiflorum</i>	Large-flowered comfrey	Medicinal
215. <i>Thymus vulgaris</i>	Thyme	Culinary, tea, medicinal
216. <i>Tiarella cordifolia</i>	Foamflower	Medicinal
217. <i>Tradescantia virginiana</i>	Virginia spiderwort	Edible greens, medicinal
218. <i>Trillium grandiflorum</i>	White trillium	Edible greens, medicinal
219. <i>Tripasacum dactyloides</i>	Eastern gamma grass	Edible
220. <i>Ullmus rubra</i>	Slippery elm	Edible, medicinal
221. <i>Urtica dioica</i>	Stinging nettle	Edible greens, tea, medicinal
222. <i>Uvularia sessilifolia</i>	Bellwort	Edible greens, root
223. <i>Vaccinium angustifolium</i>	Lowbush blueberry	Fruit, medicinal
224. <i>Vaccinium corymbosum</i>	Highbush blueberry	Fruit, medicinal
225. <i>Vaccinium vitis-idaea</i>	Lingonberry	Fruit, medicinal
226. <i>Vaccinium x hybrids</i>	Half-high blueberry	Fruit, medicinal
227. <i>Viburnum cassinoides</i>	Withered viburnum	Fruit, tea
228. <i>Vicia Americana</i>	American vetch	Edible greens
229. <i>Viola sororaria</i>	Blue violet	Culinary, medicinal
230. <i>Vitis labrusca</i> and hybrids	Fox grape	Fruit, edible greens, medicinal

231. <i>Vitis riparia</i>	Riverbank grape	Fruit, edible greens, medicinal
232. <i>Wisteria floribunda</i>	Japanese wisteria	Medicinal
233. <i>Xanthocera sorbifolium</i>	Yellowhorn	Edible nuts, greens

## Home Based Business

The proposal notes a desire to set up home based businesses. Below are a couple of brief examples:

### *Massage Coop*

Carolyn Blank, one the founding members of the eco-village, is currently undergoing training to become a certified massage therapist. One of her aspirations is to set aside a portion of her home to practice massage.

### *Holistic Health Center*

Expanding on Carolyn's vision leads to a Holistic Health Center, a facility and gathering space that would host a number of different healing arts practices by appointment. This may include yoga, dance/fit, energy healing (i.e. reiki, polarity balancing, etc), massage, naturopathy, herbal medicine, etc.

## Legal Structures

Protecting the individual property of community members is a rather involved and evolving process, as the political structure of this country is heavily skewed toward the protection of individuals not collectives. Without proper protection, a law suit filed against one person could jeopardize the whole property as each individual is considered a joint owner. In order to mitigate this threat we will be establishing at minimum three layers of protect, which are listed below from least to greatest protection with a description of each.

### *Incorporation*

We are still currently working on incorporating Bloomington Cooperative Plots.

### *Home Owners Association*

We will be forming a home owners association which will own the land and many public facilities. The home owners association will lease land to members who will own their houses.

### *Easements*

To ensure the property is used for cooperative housing and organic farming in the future we are looking into placing both of these easements on the property.

### *Land Trust*

Land trusts are one of the strongest ways to protect an eco-village as they allow for large liability insurance programs at a reasonable cost.

## **Mediation Training for Community Conflict**

### *Community Justice and Mediation Center*

#### 32-hour Basic Mediation Training

“Basic Mediation Training” is a great tool to add to the lifelong toolbox of community members interested in healing community harm, resolving neighbor-to-neighbor conflicts, alternative dispute resolution, criminal justice issues, or helping youth.

Participants who complete CJAM’s “Basic Mediation Training” are eligible to work as CJAM volunteer mediators; however, any community member interested in learning basic mediation skills is also welcome to participate.

### *Restorative Circles and Non-Violent Communication*

Daniel Weddle one the founding members has studied Non-Violent Communication and plans on using restorative circles, a mediation technique, to resolve conflicts within the community.

#### What is Restorative Circles: Building a Compassionate Justice System

Born in the shanty towns of Brazil, the systemic approach of Restorative Circles guides communities to consciously choose their justice system - proactively preventing or diminishing harm while giving all those involved a real-life experience of the practical power of nonviolence. Restorative Circles can fit into existing systems and contribute to greater connection, safety and well-being in your own schools, families, legal systems, neighborhoods, local governments, workplaces, religious groups and other communities.

Restorative Circles offer ways for individuals and communities to establish connection, discover meaning and recover empowerment and humanity on profound levels. By creating a unique values based forum for reaching agreements, based in Marshall Rosenberg’s Nonviolent Communication work, these circles help sustain effective and nurturing relationships both personally and within society.

Restorative Circles have developed within the Restorative Justice movement, which in recent decades, inspired by aboriginal peacemaking circle systems, has rediscovered and adapted ways for communities to promote responsibility and healing. Rethinking justice, and engaging

with the challenge of consciously building whole system responses to community well-being, has opened up revolutionary possibilities for furthering a culture of peace.

With just 2.8 % of the world's population, Brazil has over 13.8% of all violent crimes committed worldwide, as reported by the UN. The current models for addressing such conflicts in Brazil were being overwhelmed, and the country consumed with evermore violence. In 2004, the Brazilian Ministry of Justice and Education invited Dominic Barter to develop a model of justice implementing the Restorative Justice principles. What began as a few Pilot Projects in 2004, has mushroomed into hundreds throughout Brazil. Early data show that the number of cases 'judicialized' - reaching the judge - diminish significantly where the Circles are present in the schools and community. Anecdotal feedback indicates that an unprecedented cultural shift can occur in schools as the Circles are adapted as a way to handle conflict. National awards have been presented to recognize what has been accomplished in an astonishingly short period of time. The task now is how fast can they roll out this process to all reaches of society in Brazil. This is a rare opportunity to witness and experience an emerging path 21st Century Justice.

This unique Model of Restorative Circles presents a systemic approach developed by Dominic Barter as he worked with organizations, schools, court systems, intentional communities and prisons. Applied in the Brazilian Justice and Education systems, this process makes exquisite use of Nonviolent Communication to reconnect those separated by conflict and support them in reaching not only agreed action, but opportunity for individual and community empowerment and healing as well.

## Membershpping Process

# Bloomington Cooperative Plots Eco-Village Membershpping Process

### Table of Contents:

Types of Membershpping-----	3
Outline-----	5
Application-----	6
Wellness Evaluation-----	9
Interview Process-----	10
Evaluation Meeting-----	
Vision Contract-----	11
Service Contract-----	12
Dues Contract-----	13
Buy-In and Buy-Out Processes-----	14

## **Types of Membership**

### ■ Friend

- Someone who may occasionally assist with projects related to the eco-village, but who makes no formal commitment to the group.

### ■ Financial or Working Supporter

- Someone who offers monetary gifts or hours of service, one-time or recurring, to the eco-village and are currently not ready to make a formal commitment to the group. They are welcome to attend meetings and participate but do not have voting power.

### ■ Seed (Provisional Members)

- An individual interested in becoming “Rooted Members.” While renting they will be evaluated by the group at 3, 6, 9, and 12 months to determine community fit. A Seed must attend some meetings, are encourage to make community proposals, but have voting rights that limit the blocking of proposals and do not count in consensus.
- A Seed must live with a “Rooted Member” or on the community grounds for one full calendar year.
- Provide at least 2 references, a personal 1 and a work 1
- Must attend X number of meetings per month
- Sign a Seed Dues Contract
- Sign a Seed Service Contract
- Sign Vision Contract
  - Join or create at least one committee and work x number of hours per week.

### ■ Seedling Members

- An individual who has been through the Seed stage and has been invited to become a lifelong member of the community, but has decided to continue as a renter.
- Seedlings will have full voting rights; however, Seedlings in the membership process will not be able to block a proposal and will not be counted in decisions requiring consensus.

- Leases are for 8 or 12 month periods and are up for renewal each year. (should they have the intent to building eventual? Within a certain amount of time?)
  - Rent will be \$200 to \$300 per month, plus food and utilities.
  - Must attend X number of meeting per month
  - Sign a Seedling Dues Contract
  - Sign a Seedling Service Contract
  - Sign Vision Contract
  - Join or create at least one committee and work 5 of hours per week.

■ Rooted (Full Member)

- An individual who has been through the Seed stage and has been invited to become a lifelong member of the community.
  - Must attend X number of meeting per month
  - Sign a Rooted Dues Contract
  - Sign a Rooted Service Contract
  - Sign Vision Contract
    - Join or create at least one committee and work 5 of hours per week.

■ Invitational Membershpping

- Rooted members reserve the right to invite members into the community to any level of the membershpping process on a case to case basis by the process of full consensus.

:

■ Building Members

- Each building member will be responsible for obtaining any and all building permits or variances needed for their personal structure.

## Step-by-Step Outline

The membershpping process takes at least 1 year to complete. You must complete all of the steps within the membership process to become a Rooted Member of the Bloomington Cooperative Plots Eco-Village. Below is an outline of the steps that an individual will go through to obtain membership.

### Steps:

1. Fill out Application and Wellness Evaluation
2. Provide a Letter of Recommendation
3. Write Letter of Intent
4. Schedule an Interview
5. Sign Vision Contract, Dues Contract, and Service Contract
6. Begin living with a Rooted Member or at Bloomington Cooperative Plots
7. Fill contracts by meeting attendance, logging service hours, paying community dues, etc.
8. Attend evaluation meetings at 3, 6, 9, and 12 months during membershiping

### **Application**

Name:

Age:

Sex:

E-mail:

Phone number:

### ***Why Bloomington Cooperative Plots Eco-Village?***

What do you know about BCP?

What attracts you to BCP? What are you looking for? Do you feel the community can provide what you are looking for?

How do you think you could contribute to BCP?

How did you hear about BCP?

If you personally know any of the BCP members list their names:

### ***About You***

Describe yourself in 5 words:

What goals do you wish to accomplish in the next 5 years?

Are you an artist? If so what do you consider your mediums?

Do you play a musical instrument or instruments? If so which ones?

How soon would you be interested in constructing a naturally built home? How would you approach constructing a home?

Is there anything specific you want us to know about you?

Health situation (any physical disabilities, current medication or treatments, mental health history, chronic health history, health insurance, or current health concerns):

Financial situation (debts, monthly bills, or financial needs beyond immediate self care):

Do you drink alcohol or smoke cigarettes?

What are the significant relationships in your life now? If so is your partner interested in the community?

What are your needs for being social, and for solitude?

Please describe a major obstacle in your life and how you overcame it.

What do you typically do when someone does something that upsets you?

### ***Community Involvement and Living Arrangements***

Current living situation (where, with whom, how long?):

Current working situation

What communities do you belong to?

Experiences with rural living, community living, garden and farm work, cooking, cleaning, building maintenance, carpentry, outdoor physical work, office work:

What was your best experience with Group Living?

What was your worst experience with Group Living?

What have you learned from past living arrangements?

Write about a time when you demonstrated your trustworthiness or integrity in school or at work:

### ***Experience***

Experience with meditation or other spiritual practice.

### ***General Housekeeping***

What do you do in your spare time?

What is your current diet?

Do you have a car or pet?

What are your needs for computer, television, radio, recorded music, car, or telephone?

Why do people climb mountains?

Is there intelligent life in outer space?

### ***Personal Reference***

Name:

Relationship:

Phone Number:

Email:

If you wish you may have your personal reference write a letter and submit it with the application.

### ***Wellness Evaluation***

Please answer the questions on the Wellness Evaluation (see below)

### ***Final Interview Prep***

Write at least two questions you want us to address during your interview.

Bring a Letter of Intent stating why you are interested in becoming a member of Radical Plots

### **Wellness Evaluation**

**If the answer is YES for your entire life (either since early childhood or puberty, and ever since), place a check next to symptoms that may fit you.**

- Is everything at home and work (or school) in unfinished piles?

- Do you have a long-standing history of not being able to stay on task?
- Are you easily distractible?
- Do you seem to alternate between not staying focused and being so focused that a bomb could go off without you noticing it?
- Do you have a history of feeling really great and then getting yourself in trouble because of feeling so great (and being somewhat out of control and feeling invincible)?
- Are you moody?
- Are you angry all the time, with spells of rage?
- Are you empty and bored even doing something you enjoy?
- Do you get paranoid under stress?
- Do you have ups and downs that you can virtually plan on?
- Are there times every month when you just can't function (not including PMS)?
- Are you oversensitive to rejection and criticism?
- Has it always seemed that others find it easy to be happy and you don't?
- Have you spent most of your life between not quite depressed and not quite happy?
- Are you a perfectionist to the point where it keeps you from getting things done?
- Are you a pack rat?
- Do you have trouble trusting other people to do things because you're sure they'll mess it up?
- Do you obsess about something to the point where it interferes with your life?
- Do you have any ritual behaviors that you can't stop, like washing your hands too much, checking the door lock too much, counting things, etc.?
- Are you nervous more than you're not?
- Do you always feel scared?
- Does your mind never shut off, and has been that way since you were a child?

## **Formal Interview Process**

After an individual submits an application and wellness evaluation we will arrange to have an interview. The interviewee is expected to bring a letter of Intent and questions to the interview. After the interview the individual will be asked to leave and the interviewers will discuss whether or not they feel the individual is a good fit for the community. The interviewers will then come to a decision, present their decision to the larger group at the next meeting, and then barring any objections from the larger group will contact the individual with a decision. The individual should be contacted no later than the week after the next community meeting.

### **Specifics of Interview**

- If possible interview must be done in person
- If not possible to interview in person the interview should be conducted via phone. When possible, video chat is preferable to voice only.
- At least 3 interviewers should be present.

- Each interviewer will be required to generate 2 personal questions to ask during the interview.
- There should be a minimum of one hour scheduled for the meeting.
- We should record the interview.
- The decision must be made by 100% consensus.

### **Questions**

- What is your life story?
- What are your beliefs about the state of the world?
- Why are you drawn to our group?
- What do you hope to find with us?
- What do you have to offer the group?
- Do you use any drugs?
- Do you have a strong understanding of our systems, financial, co-housing model, etc...
- Do you have any questions for us?

### **Evaluation Meeting**

An evaluation meeting is a formal meeting where seed, seedling, and rooted members come together to discuss what is working and not working for both parties. It is during these meetings that fit for the community is assessed with honest and open feedback. Along the way seeds may have things pointed out that are not working so that they can adjust before a final decision is made at the end of the year.

The Evaluation meetings must consist of at least X number of members.

The meeting will consist of:

- potential member concerns/questions
- peer review by community members

At the 12 month meeting community members will vote for one of the three options:

#### **1) Unfit Candidate**

- This is a potential member that has been voted as incompatible with the community by vast majority.
- This individual will not be given the option of renting the next year.
- This individual can consult with the community about the possibility of reapplying if they wish

## 2) Seedling Member

- This is a potential member that has been voted by the community to extend membership process by 3, 6, 9, or 12 months by vast majority.
- This individual will be given the option of renting another year.
- This individual can request to be reevaluated for root membership at any of the evaluation meetings throughout the second year.
- Rent will be nonrefundable during the second year of renting.

## 3) New Root Member

- This is a potential member that has been voted into root/seedling membership by consensus.
- This member's past rent within the community will count towards the membership buy-in.

## Vision Contract

I, \_\_\_\_\_, have fully read, understand, and align myself with the following documents:

- Vision Letter
- Community Vision Pillars
- Bylaws

I affirm and agree to uphold the Vision, Community Pillars, and Bylaws of the Bloomington Cooperative Plots Eco-Village.

Name Printed:

Name Signed:

Date:

## Service Contract

This service contract is an agreement to dedicating x number of hours to the work of a BCP committee and to attend x number of meets and work parties every month. You will report your committee hours weekly on G-Mail.

### **Reasons for this Contract:**

### **Commitment**

We are looking to start a community and have a ton of work to do to ensure we can start as soon as possible. These hours of commitment will boost everyone's moral as many hands make light, bountiful, and beautiful work. If many of us are working hard to make this dream happen then others will be inspired to work alongside us, ultimately making the property cheaper and life easier.

### **Committees**

As part of being in the BCP community each member is required to serve on at least one committee. You can serve on more than one committee if you wish and the summation of your hours will count toward the total you must work every month.

### **Meeting Quality**

To ensure the decisions made at meetings are a fair representation of our group it is necessary for many of us to attend each meeting. Higher attendance also leads to the generation of better ideas.

### **Signing the Contract:**

I, \_\_\_\_\_, have read, understand, and agree with the service contract and am willing to dedicate x per week to the Bloomington Cooperative Plots Eco-Village community.

Name Printed:

Name Signed:

Date:

### **Dues Contract**

This dues contract is an agreement, between those interested in founding Bloomington Cooperative Plots Eco-Village, to pay XX dollars monthly in a jointly held account.

### **Reasons for this Contract:**

#### **Commitment and Steady Income**

We collect dues in order to fund continual improvements to the site and cooperative infrastructure. Examples might include periodic repair of the roads, ponds, forests and communal buildings, property taxes, grants, etc.

### **Signing the Contract:**

I(Your Name)have read, understand, and agree with the contractual savings plan and am willing to save XX dollars a month.

Name Printed:

Name Signed:

Date:

### **Buy In and Buy Out Processes**

- We are not an income sharing community
- Buy in will be between 125 and 150% of the purchase price of land plus infrastructure, work parties will likely reduce the fee down to 100%, it can be paid up front or in \$100 monthly installments (We choose this route as many communities expect money up front and we do not believe that is reasonable.

- Buy in is transferable and upon leaving you may sell your share and home to another person who is membershiped or the community may buy you out at \$100 per month, This is not a great investment as the goal is not to help individuals gain money but rather to build a home that holds some equity instead of renting.
- There will be monthly dues for people living directly on the land and they will likely be \$100 per month, it is with such revenue we will build future cooperative infrastructural.

## Natural Building Techniques

### *Cob*



Cob or cobb is a building material consisting of clay, sand, straw, water, and earth, similar to adobe. Cob is fireproof, resistant to seismic activity, and inexpensive. It can be used to create artistic, sculptural forms and has been revived in recent years by the natural building and sustainability movements.

*Cordwood or Stackwood*



Cordwood or stackwood is rather similar to brick. Split of unsplit logs are stacked with mortar between the joints.

*Earthship*





An Earthship is a type of passive solar home made of natural and recycled materials. Recycled tires are rammed full of soil become the walls in this building technique.

*Geodesic Dome*



A geodesic dome is a spherical or partial-spherical shell structure or lattice shell based on a network of great circles (geodesics) lying on the surface of a sphere.

*Post and Beam:*



Post and beam (or Post and lintel) is a simple architrave where a horizontal member (the lintel or

header) is supported by two vertical posts at either end. This form is commonly used to support the weight of the structure located above the openings in a bearing wall created by windows and doors.

### *Rammed Earth*



Building a rammed earth wall involves a process of compressing a damp mixture of earth that has suitable proportions of sand, gravel and clay (sometimes with an added stabilizer) into an externally supported frame, creating a solid wall of earth.

### *Sandbag*



Walls are gradually built up by laying bags in courses — forming a staggered pattern similar to

bricklaying. The bags are sturdy sacks filled with inorganic material usually available on site (such as sand, gravel, clay or crushed volcanic rock).

### *Straw Infill*



A building which uses straw bales as insulation and not to bear load. The structure of the wall which bears the load can be built of many materials, typically lumber or timber frame.

### *Slip Straw*



This method is a lot like rammed earth; however, instead of an earth mixture being rammed between forms it is a mixture of straw with very wet clay mixed in.

### *Strawbale*



A building which uses straw bales both as insulation and to bear the load.

## **Neighborhood Asset**

*Community Garden Small and Simple Grant*

### **Community Garden Description**

We have a vision for a wonderful community garden to be built on the Cooperative Plots land. This area is in a perfect location, on a dead-end street for safe walking and biking access, across from the Valhalla Mobile Home Manor addition on West 8th Street. The garden will primarily be an organic vegetable garden with the addition of beneficial flowers to assist with pollination and pest prevention. The garden spaces will support environmental education, local agriculture, food security, and provide a relaxing outdoor space for the community to visit. The garden will directly support both old and young members of the neighborhood, who will be able to rent out garden plots on a sliding scale to cover irrigation and maintenance. A storage shed for shared garden tools will be built as well as a compost area.

This project is very important for the continued growth and quality of the neighborhood. The Neighborhood Association, Cooperative Plots, and its neighbors will proudly take ownership of this beautiful outdoor space and enjoy performing the required upkeep. Volunteer labor and outreach will incorporate the space into the community and there will be many opportunities to make improvements over the years. We envision this project to be just the beginning phase of a decade's long commitment to community gardening and civic participation.

The activities and projects that can be developed using the community garden are too numerous for an exhaustive list, however our ideas initially include: creating a children's plot for local scout troupes or church or school groups, growing herbs to disseminate for Mother's Day and Father's Day; vegetable plots resulting in neighborhood potlucks; Halloween pumpkins for community youth; garden education on attracting beneficial wildlife and insects to the land; and

a project to plant and monitor growth of vegetables for learning purposes. In addition, all neighborhood members could enjoy outdoor reading and storytelling during the warm months in the planned tepee and reading bench area. The gift of this community garden would enable the neighborhood to create opportunities to get to know each other and greatly enrich their community experience.

Our project is deserving of this grant because we have the elements in place to successfully develop the envisioned community garden. We have a solid plan, a large volunteer workforce, an excellent site, and a great deal of enthusiasm and anticipation for the opportunity to make this valuable addition to our neighborhood. We also have already obtained several donations that will significantly defray the cost of the project. The last piece required is funding. Without support through a grant such as this, we would not be able to build our community garden as planned.

### **Volunteer Plan**

Our volunteer workforce is coordinated by Cooperative Plots. We already have three project leaders identified, and have a dozen others who have already signed up to help develop and maintain the garden. In addition, we aim to collaborate with Nature's Crossroads Organic Seed Company, The America the Beautiful Fund, and the REAL Compost Company for donated garden supplies. We have also made contact with the local Neighborhood Association and plan to work with the County Extension Office to provide additional gardening resources for the project.

### **Timeline of activities**

February 2011 - Submit grant application

March/ April 2011 - (assuming grant is awarded) plan for site preparation and organization of community garden, neighborhood outreach, and call for volunteers

May-August 2011 – build fences, storage shed, tepees, obelisks, trellis, bench, bird feeders, bird bath, and butterfly houses

September/October – Prepare plots (till or lasagna garden, compost, fertilizer), plant cover crops

November 2011-March 2012- Sign up neighbors and community groups for plots, continue volunteer recruitment

March 2012-August 2012- plant vegetables, flowers, plants and bushes, setup feeders and butterfly garden

September 2012- February 2012- plant cover crops, install cold frames for winter gardening, education workshop on winter gardening

\*Education workshops to take place throughout growing season.

### **Sample Budget**

621 square feet (Roughly nine 69 square foot plots)

Bench = \$200

8' x 5' Tool Shed = \$600.00

Shovels (5) and Post Hole Digger = \$35.00 (partial donation)

Wheelbarrow = \$45

Garden Scissors (3) = \$40.00

Garden Knives (2) = \$13.00

Garden Containers (4) = donated

Garden rakes (2) = \$44.00

Pruners (2) = \$60.00

Watering Can (2) = \$20.00

Gloves (10) = \$40.00

Garden spades (5) = \$50.00

Garden hoe = \$45.00

Floating Row Cover = \$47.50

Drip Irrigation Kit, 250 ft. = \$72.00

Hose = \$37.00

3-prong hand cultivators (5) = \$35.00

(4) Planting Beds Timbers (30) @ \$2.00 = \$60.00

Soil = \$250.00 (donated)

Bird feeder (2) @15.00 = \$30.00

Bird bath = \$40.00

Flowers and Shrub perimeter = \$110.00 (donated)

Butterfly houses (2) @ \$40.00 = \$80.00

Seed, fertilizer and fill dirt = \$120.00 (donated)

Fencing = \$300

Signage = \$200

Trellis' and obelisk materials = \$50.00

Paint (for trellis and obelisk) = \$12.00

Children's Tepee materials = \$20.00

Tepee's for climbing plants = \$20.00

Potato Towers = \$40.00

Volunteer Labor @ \$15/hr = 620 hrs. ongoing maintenance over a year (12 hrs/week, we will have winter gardening too) \$9,300 + garden setup (20 hrs. w/ many people) \$3,000 = \$12,300

Refreshments for volunteers = \$100.00 (donated)

**TOTAL: \$2,200.50**

**DONATED COST TOTAL: \$13,025**

**TOTAL REQUEST: \$1,000**

\*The cost of the project is higher than \$1,000, but we only need \$1,000 to have the basics of the community garden. We will fundraise and request donations in order to implement features of the garden we would like to see, such as the bench, teepees, obelisk, butterfly houses, row cover, nice signage, etc...

### **Sample Agreement**

- I will pay a fee of \$\_\_\_\_\_ to help cover garden expenses. I understand that \_\_\_ of this will be refunded to me when I clean up my plot at the end of the season.
- I will have something planted in the garden by (date) and keep it planted all\_\_spring and/or \_\_summer long.
- If I must abandon my plot for any reason, I will notify the volunteer coordinator.
- I will keep weeds down and maintain the areas immediately surrounding my plot if any.

- I will harvest ripe vegetables and fruit in a timely manner.
- If my plot becomes unkempt, I understand I will be given 2 week's notice to clean it up. At that time, it will be reassigned or tilled in.
- I will keep trash and litter cleaned from the plot, as well as from adjacent pathways and fences.
- I will participate in the fall clean-up of the garden. I understand that the \$\_\_\_\_ deposit will be refunded only to those who do participate.
- I will plant tall crops where they will not shade neighboring plots.
- I will pick only my own crops unless given permission by the plot user.
- I will not use fertilizers, insecticides or weed repellents that will in any way affect other plots.
- I agree to volunteer \_\_\_\_hours toward community gardening efforts.(include a list of volunteer tasks which your garden needs).
- I will supervise any young children that I bring to the garden.
- I understand that neither the garden group nor owners of the land are responsible for my actions.

Volunteer Commitment Form

Housing and Neighborhood Development Grant Programs

Supporting information for grant application

Name of Neighborhood Organization: \_\_\_\_\_

Name of Project for volunteer commitment: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Resident Address: \_\_\_\_\_

\_\_\_\_\_

Contact number: \_\_\_\_\_

I agree to commit (number) \_\_\_\_\_ hours as a volunteer for the above project.

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**City of Bloomington  
Housing and Neighborhood Development  
2011 Neighborhood Clean-up Application**

Neighborhood groups within the City of Bloomington are invited to apply for a **Neighborhood Cleanup Grant**. **Monday, March 7, 2011**, is the deadline to apply for a **Neighborhood Cleanup Grant** sponsored by Housing and Neighborhood Development (HAND).

The Neighborhood Cleanups can be held on one of the following Saturdays: April 30, May 14, May 21, May 28, June 11 and June 18, 2011. Clean-ups will be awarded to those neighborhood groups demonstrating, through their applications, the greatest ability to conduct a successful clean-up. Consideration will be given to neighborhoods that have not received a **Neighborhood Cleanup** in the last two years. Two **Neighborhood Cleanup Grants** will be awarded for 2011.

**Please read the application carefully.**

The key dates in the application process are summarized below:

- By **Monday, March 7, 2011, 4:00 p.m.**, neighborhood groups must submit a completed application including a first and second choice for a clean-up date.
- By **Monday, March 28, 2011, 4:00 p.m.**, neighborhood groups will be assigned a clean up date based on availability and the order the applications were received.

**Submit All Clean-up Applications and Questions To:**

**Housing and Neighborhood Development  
Attn: Vickie Provine  
401 N. Morton Street  
P.O. Box 100  
Bloomington, IN 47401**

**Eligibility:**

To be eligible for a neighborhood clean-up, the area must be within the corporate boundaries of the City of Bloomington.

**Required Neighborhood Cleanup Conditions:**

The cleanup must:

1. Be held from 9:00 a.m. to 1:00 p.m. on one of the following Saturdays: April 30, May 14, May 21, May 28, June 11 and June 18, 2011
2. Key volunteers for the Neighborhood Cleanup will participate in a neighborhood walk-through with HAND staff prior to the cleanup to discuss areas and properties that need to be addressed.
3. Be staffed with a sufficient number of volunteers beginning at 8:30 a.m. and ending at 2:00 p.m.
4. Have a mandatory volunteer meeting for ALL volunteers at 8:30 a.m. the morning of the clean-up.
5. Ensure a volunteer Neighborhood Cleanup Coordinator is in attendance during the entire cleanup.
6. Conduct a detailed final site clean sweep after the neighborhood clean-up is complete to ensure the entire area is cleared of all materials.
7. Make an effort to accommodate those neighbors who are unable to bring items to the collection site.

**HAND is offering a new feature to the Neighborhood Cleanups this year:** Confidential Document Destruction, a program of Middle Way House, will be at the cleanup site to shred office paper with their truck .Here is how it works!

**1<sup>st</sup> box – paid for by HAND**

**Additional boxes: \$5.00 a box - Cash only!**

Box is defined as a banker or paper sized box with dimensions of:

17” length

11 ½ wide

9” depth

2 paper grocery sacks equal a box

2 grocery plastic bags equal a box

No cardboard or plastic can be mixed with your paper.

Newspaper will not be accepted.

However, most metal items are acceptable, including metal spiral binders, spring clips, staples and paperclips. Rubber bands are also ok.

**The HAND Staff will provide:**

1. Orange safety vests for all volunteers
2. Appropriate signs
3. A HAND staff member in attendance during the entire clean-up
4. Trash hauling service with an adequate number of roll-off dumpsters
5. Disposal of Hazardous Materials and tires
6. Chipper service
7. Office paper shredding by Middle Way House – Confidential Document Destruction staff.

**Required Neighborhood Volunteer Staff:**

1. Neighborhood Clean-up Coordinator
2. 2 Collection Site Volunteers
3. Sufficient number of volunteers to make your clean-up a success.

**Application Procedures:**

- Make sure you and your neighborhood have met all the eligibility requirements.
- All applications must be received by 4:00 p.m. on Monday, March 7, 2011.
- Cleanups will be held on one of the following Saturdays: April 30, May 14, May 21, May 28, June 11 and June 18, 2011
- If there is more than one request for a particular Saturday, applicants will be contacted to discuss alternative dates.
- Eligible neighborhoods will be assigned a cleanup date by March 28, 2011.

**Application Evaluation Criteria:**

HAND staff will evaluate the applications and make all final decisions based on the following criteria:

- Neighborhoods that have not had a **Neighborhood Cleanup** in the last two years.
- Neighborhood submitting the clean-up application meets all eligibility requirements.
- Overall plan is well developed and attainable.
- Promotional plan is well developed and all neighbors are informed in a timely manner.
- Commitments are secured from all volunteers on the “Volunteer Commitment Form”

- There is a demonstrated benefit to the entire neighborhood.
- Efforts to promote good neighbor relations.
- Completeness of the application.
- Additional consideration is given to those neighborhoods that:
- Accommodate neighbors who are unable to deliver items to the clean-up site.
- Create a social event during and/or following the cleanup.

**Notification of Granted Applications:**

All neighborhoods applying by Monday, March 7, 2011, will receive notice of acceptance or decline by Monday, March 28, 2011.

**Important Disclaimers and Notices:**

1. **The City of Bloomington will not be responsible for any damage to the personal property or vehicles belonging to cleanup volunteers or participants.**
2. **Event organizers and HAND staff have complete authority to reject commercial loads or those originating outside the sponsoring neighborhoods.**
3. **All volunteers must sign a “Waiver of Liability” to participate in the cleanup.**
4. **HAND staff has the right to close a clean up site due to severe thunderstorms.**

**Application for the 2011 Neighborhood Clean-up  
Sponsored by Housing and Neighborhood Development**

Name of Neighborhood Group:

Waterman Neighborhood Association

Contact person name and phone number:

Daniel Joseph Weddle 812.583.1377

Proposed date of clean-up: May 14<sup>th</sup> 2011 \_\_\_\_\_

Alternative proposed date of clean up: May 21<sup>st</sup> 2011

Street boundaries of neighborhood group:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Approximately how many households are within the boundaries? \_\_\_\_\_

Please outline your plan for the clean-up.

The two weekends prior to the clean up a crew will walk the neighborhoods streets picking up bags of trash and consolidating them at 415 ½ North Spring Street.

On the day of the cleanup a crew of 5 will spend the first 2 hours gathering abandoned tires on the train tracks. A crew of 2 will run loads of the trash gathered during the two previous weekend collection events. Crews of 2 and a truck will make runs for those who are unable to collect for themselves.

What are your plans for promoting the neighborhood clean-up (i.e. flyer distribution, e-mail, etc)?

We will do two rounds of flyer distribution one on the 1<sup>st</sup> of April after we have received confirmation of acceptance of our grant. This round of flyering will inform neighbors of the clean up, recruit more clean up volunteers that will be in addition to those committing before the application is due, and serve as a way for those needing assistance to contact the organizers with their need. Currently there is not an active neighborhood association so most of those agreeing to clean up will be by word of mouth before the April 1<sup>st</sup> flyering. The second flyering will be one week prior to the clean up with instructions for individuals on how they can get rid of their trash.

Are you planning a social event in conjunction with the clean-up? **Yes**

If yes, please describe the event.

The Bloomington Cooperative Plots Eco-Village project in the neighborhood will be hosting an outdoor bar-b-q and community potluck from 1pm to 4pm the day of the clean up.

How do you plan to accommodate for those who are unable to bring items to the clean-up site?

Those needed assistance will be determined by the first round on flyiering. Two volunteers will spend their day traveling from house to house with a truck dedicated to the activity. If demand is great a second two person crew and truck will be assembled.

## **Volunteer Commitment Form**

### **Housing and Neighborhood Development Grant Programs**

Supporting information for grant application

Name of Neighborhood Organization: Waterman Neighborhood Association

Name of Project for volunteer commitment: Cleaning the Water Ways

Date: May 14<sup>th</sup> 2011

Name: \_\_\_\_\_

Resident Address: \_\_\_\_\_

\_\_\_\_\_

Contact number: \_\_\_\_\_

I agree to commit (number) \_\_\_\_\_ hours as a volunteer for the above project.

-----

## **Volunteer Commitment Form**

### **Housing and Neighborhood Development Grant Programs**

Supporting information for grant application

Name of Neighborhood Organization: \_\_\_\_\_

Name of Project for volunteer commitment: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Resident Address: \_\_\_\_\_

\_\_\_\_\_

Contact number: \_\_\_\_\_

I agree to commit (number) \_\_\_\_\_ hours as a volunteer for the above project.

### **Volunteer Schedule and Duties**

#### **Neighborhood Clean-up Coordinator:**

**This individual is in charge on the day of the clean-up. Responsibilities include:**

1. Conducting the volunteer briefing at 8:30 a.m. with the assistance of the HAND staff.
2. Keeping the clean-up staffed, as required, throughout the day.
3. Supervising all volunteers.
4. Working closely with the HAND staff members.
5. Assisting volunteers as needed.
6. Completing an evaluation for HAND following the clean-up.
7. Assisting with unloading trash from personal vehicles into trash containers, if necessary.
8. Assuring all areas are completely clean at the end of the event.
9. Inform HAND staff when additional trash containers are needed.

**Neighborhood Clean-up Coordinator Information:**

**Name:** Daniel Joseph Weddle

**Address:** 1710 West 8<sup>th</sup> Street Bloomington IN, 47404

**Phone number:** 812.583.1377

**Email:** danieljosephweddle@gmail.com

**Signature:** \_\_\_\_\_

**Collection Site Volunteers:**

**Two people to supervise the trash, metal and hazardous materials containers at all time.**

***Responsibilities include:***

1. Supervising what is deposited into each of the roll-off containers - no hazardous waste, no metal, no tires, and no yard waste.
2. Assisting with unloading trash and metal from personal vehicles into trash containers, if necessary
3. Informing the Clean-up Coordinator when trash containers are approaching full and additional trash containers are needed
4. Assuring the area is completely clean at the end of the event

**Schedule:**

**Sign up for one or more hour intervals.**

Time	Name (please print)	Phone #	Signature
9:00-10:00 a.m.	1.		
	2.		
10:00-11:00 a.m.	1.		
	2.		
11:00-12:00 p.m.	1.		
	2.		
12:00 -1:00 p.m.	1.		
	2.		
1:00 - 2:00 p.m. Clean-up of site	1.		

	2.		
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## Neighborhood Clean-up

### Application Checklist



**Submit All Clean-up Applications and Questions To:**

**Housing and Neighborhood Development**

**Attn: Vickie Provine**

**401 N Morton Street**

**P.O. Box 100**

**Bloomington, IN 47401**

**812-349-3420**

**\*\*\*\*\*Applications are due no later than Monday, March 7, 2011, 4:00 p.m.\*\*\*\*\***

***Make sure the following is completed and enclosed in your application packet!***

- Page 4 - ***Neighborhood Clean-up*** application
- Page 5 - Volunteer Commitment Forms
- Page 6 - Volunteer Clean-up Coordinator
- Page 7 -Collection Site Volunteers

## **Parking**

### *Car Share Vehicles*

The vehicles of the car share will be kept beneath a car port.

### *Event Shuttle*

During classes and social events where more cars are going to travel to the property then we have room for we will be setting up a shuttle service.

### *Overflow Parking*

For day to day overflow parking we will be setting aside extra parking on the property.

## **Press**

### *WFHB Eco-Report Radio Interview*

<http://www.wfhb.org/news/ecoreport-january-13-2011>

Bloomington Cooperative Plots is an EcoVillage project forming on Bloomington's west side, an intentional community of individuals and families who dedicate their unique talents, gifts, and aspirations toward a common vision of sustainability. The group purchased a two-acre plot in December and intend to construct a cooperative house for 12 to 15 people plus a campus of 9 smaller houses. EcoVillage founder Danny Weddle outlines their vision as our guest this week on EcoReport, a weekly program providing independent media coverage of environmental and ecological issues with a focus on local, state and regional people, issues, and events in order to foster open discussion of human relationships with nature and the Earth and to encourage you to take personal responsibility for the world in which we live.

### *Permaculture Activist Article*

\* A photocopy of the article begins on the next page.

## D-I-Y Meets P.U.D.

# Bringing the Village into the City

Peter Bane

**Y**OU WANT TO LIVE with your friends, plant a garden, build a natural home, and bike to work, the library, the market, and the clubs. Where can you do it?

It was a year and a half into the Great Recession and the US economy had just gone over the first of a series of cliffs on the way to a new world of lowered expectations. Not a great time to float a new venture, but when you're young and you have a pretty good idea that the world is going to change hard, fast, and not likely for the better, there's no reason to postpone making your dreams come true. A group of twenty-somethings and a few older friends in a midwestern college town begin talking about a village, and co-op housing, and renewable energy, and garden farming, and making a neighborhood, and living mortgage-free. Permaculture gets thrown into the mix, and more people join in. Soon it's December of 2009 and 14 people are meeting every other week. The real estate market is soft, a land search is on, and a likely property is on the hook for \$260,000. The talk is heating up: there's always talk in college towns.

"Talk can get money," says Danny Weddle, "but it won't make a project happen." I'm sitting in the basement of a local coffee bar on Bloomington's main street a few blocks from the front gates of Indiana University, famous music school and epicenter of the sexual revolution, thanks to the intrepid researcher, Dr. Alfred Kinsey. Weddle and business partner Zach Dwiel are explaining to me how they wound up buying 2.23 acres on the city's near-west side and are on track to realize a dream they call Bloomington Cooperative Plots.

The two of them together don't have 50 years on the planet, but they're learning fast. "We want to build our own homes. We want to live in town," explains Weddle, an artist, story-teller, and recent IU grad. I know him from a permaculture course at the university. Dwiel I've seen around town a handful of times. Both men have roots here, grew up in the city and still have family in the Hoosier Hills. This uplifted seabed region made its mark with the limestone quarried from its ground and sent round the country to be the face of famous buildings. Danny's dad still works in the industry, and the son has hauled his share of cut stone too.

### *In search of a vision*

"We had five members who wanted a cooperative, and seven whose vision was for a village," says Zach, explaining the dynamic that had developed within their group by the end of last



*Bloomington Cooperative Plots visioning. Zach Dwiel to far right.*

year. "We had our sights on a property, but the deal fell apart last March, and we came up short, wondering what we were doing," interjects Danny. "We really felt some burnout after many intense months of meetings and land search, so we dropped back for a bit." He pauses. "We now realize we started out too selflessly. We weren't putting our own needs into the equation. There was a big shift after that from nurturing the group toward making a home. We put it to the rest of the members that we wanted to build our own homes, and the group pretty much fell apart after that."

That didn't stop them, however. The months of land search had honed their instincts and given them an intimate understanding of the local market. So the sign hadn't been up even a week on a lot on West 8th Street when they stumbled across it. The property hadn't been listed yet, but they now knew enough to seize a good opportunity and keep it under wraps. They entered into negotiations with the owner and settled on what seems to them a real bargain, less than a third of what the first deal would have cost. And they didn't tell anyone but a few close supporters until they had the deal inked and the deed recorded.

### *Between the dead and the undead*

"It's an odd scrap of land right next to the railroad tracks and the salvage yard. It slopes and has a small drainage running through it, and the best land for houses is farthest from the street side," Danny tells me. "No one knew what to do with it, which is why I think we got it cheap. Plus, the market has been down

everywhere, so this was a good time to buy." The Waterman neighborhood is an out-of-the-way section squeezed between a low-level rail feeder line, the city's largest cemetery, and a main east-west arterial road. A few blocks of houses built 70-100 years ago push up against a more recent trailer park. In the language of the city's planning department, the area has no "priority infrastructure" that would support neighborhood development: no shops, no services, no public offices, no centers of employment. But it's only 1.3 miles from City Hall and the buzzing revival of downtown that's been shepherded by a series of Bloomington's recent mayors. And Waterman's almost forgotten agricultural and industrial heritage may yet be its salvation. As late as the 1970s cattle were pastured in part of the neighborhood, which was then a remnant of still operating farms just beyond the highway bypass to the west. As the junction of the city's main rail lines connecting north, west, and south, Waterman suffered the onus of low property values and industrial zoning, but with those rail corridors either partly abandoned or undergoing active rails-to-trails conversion, today the neighborhood is positioned supremely well for bike connectivity throughout the city, just what these two hope their urban ecovillage can exploit.

## The months of land search had honed their instincts and given them an intimate understanding of the local market.

### Building a new world

Weddle and Dwiell converged last year during the community's first phase of norming and storming. They share parallel and positive experiences of community, Weddle in Bloomington's only cooperative household, a largely student-run situation with almost two dozen members, and Dwiell in a smaller student co-op in the Bay Area called Ft. Awesome. Both men were inspired by the ecovillage movement, partly from tales of Earthaven in North Carolina, and even more so by visits each made to Dancing Rabbit in northeast Missouri. The latter's young membership, agricultural focus, and low-cost, do-it-yourself financial model appealed to them. The vision has emerged organically from pieces they seem to be collecting by the month, imaginations on fire.

The Cooperative Plots will be a hub of urban agriculture with a large, central cooperative house sheltering six or a dozen bedrooms, and servicing smaller satellite residences. Some of those might have their own kitchens. Both men liked the decen-

tralized social structure at Dancing Rabbit with its many pods, each pod with a handful of members sharing food. "You take the stress off questions of diet and lifestyle when you let people organize their own food," Danny asserts, sagely I think to myself. That was a major lesson I drew from community living, so I'm glad he's confident about it so early in the process. They want to cluster houses and limit cars, creating a small car co-op with a handful of vehicles for the 30 or more residents they envision. If they get their way, they'll persuade the city to let them limit pavement and not chop up the property with internal roads. Small building footprints with variety in heights would be arranged with meandering internal paths to make the small site seem larger than it is. A wooded buffer to the south would be thickened, ponds created in the drainages, and much of the space planted to forest gardens, heritage fruit trees, and mixed vegetables with a good-sized flock of hens. (Bloomington already permits urban chickens with some constraints.)

### Social entrepreneurship

Active visioning has helped keep these two motivated, and drawn allies to them, but it took street smarts and real money to buy the property, and they only had some of it themselves. "We needed some backers, and we were fortunate to find three local angels," says Zach, whose name is on the deed. "We probably could have gotten what we needed from one of them, but we wanted to use our lenders as teachers too, and besides, each of them brings their own social network, so by broadening our base of support we have access to a much larger pool of money for future projects."

Weddle and Dwiell have been taking on teachers whenever they can, it seems. The two hooked up with Diana Christian, ecovillage author and former editor of *Communities* magazine,



Spring Street aerial view showing contours and property boundaries. Housing proposed for NW corner. Note Railroad tracks and Salvage yard to north.

when she visited Bloomington in 2009. They sought advice on legal structures, membership process, and a raft of how-to steps.

But I pinch myself. This is not happening in a county in rural Missouri with no zoning. Bloomington just adopted a Unified Development Ordinance a few years ago, and has been laboring to get a government handle on decades of scattershot land development that has left the city a sprawling patchwork of lawn order and vacuous suburban excess grafted onto its old urban core around the University. With good intentions and a little belatedly, city staff have embraced New Urbanism. What in the heck will Planning Director Tom Micuda think about cordwood sleeping cabins and strawbale co-op dorms?

### City politics

Quite a lot it seems. Dwiel and Weddle have been talking with Micuda for several months and they report that he's excited and supportive. They're intending to bring a Planned Unit Development (P.U.D.) proposal to the city in a series of meetings that begin January 24th, and which they hope will lead to planning permission and the start of construction by midsummer. I'd just come the night before from a meeting of the city's Commission on Sustainability, where two of its members were giving



*City survival skills. Ecovillage members dress out a road-kill deer, harvesting some of the city's unwanted abundance. (problem into solution...)*

the whole panel an earful about the Cooperative Plots project. The rooms was full of smiles, friendly questions, and nodding heads. "We're talking to the City Council members," says Danny "so when this comes before them for approval, they'll have all their questions answered." The two evince some political savvy. They've started with the most supportive and influential councilors—winning them over, and they're refining their story as they work their way down the list of likely favorable votes.

Bloomington is one of five cities in the US to have acknowledged the predicament of peak oil and to have commissioned an advisory report about adapting to its consequences. Mayor Mark Krizan is supportive and has also committed the city to the US Mayors' Climate Challenge. Council members adopted the Task Force recommendations in December of 2009 by a vote of 8 to 0 with one abstention. The report was frank in its assessment: oil production has likely peaked, other fuels will peak within two decades, substitutions will be difficult to impossible, economic growth is over. Decentralization is the future of our economy, which means we must expand local agriculture, improve housing energy efficiency, shift transport to bikes and transit, make the city more walkable, bring back neighborhood commerce. So the councillors are awake, the gauntlet is down. And the question Dwiel and Weddle are asking is, "Will the city act on what it says it believes?"

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**The Cooperative Plots will be a hub of urban agriculture with a large, central cooperative house sheltering six or a dozen bedrooms, and servicing smaller satellite residences.**

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### Ask for what you want

"We made an upfront request of Tom Micuda," Danny explains, "We want this... How do we do it? We are being open about the conflicts between our vision and the city's regulations. We could probably have gotten Council approval for most of this, as a special case, but we were willing to do it the hardest way." They elected to use the P.U.D. process, which they describe as too rigid, in order to set precedent for similar developments to follow. As Dwiel explained, "We want other ecovillages to happen in the city, not just this one." "Check," I think. "We want the city to adopt planning language that makes it possible. That's

why we're calling this a 'Permaculture Unit Development'," says Danny, grinning.

Planned Unit Development may strike these two as rigid, but it's the authorized way to circumvent formal planning limits. It's the model developers use when they want to bargain with the city. Concessions are expected on both sides. "We're pushing the limits," says Danny. "We want a higher density." "So does every developer, I think to myself, 'it's more profitable.' These guys probably just think it's more fun. The property is zoned for 4.5 houses per acre, about 10 units on this site. And the city has another ordinance that limits the number of unrelated persons per household to three, a consequence of lobbying by landlords wanting to regulate the student housing market and pressure from city homeowners leary of party houses developing from too many young people piled into four walls. "We're entitled to 30 bedrooms," says Dwiel, "but we don't want ten stand-alone houses to hold them. We might prefer a dozen bedrooms in the main co-op house and nine two-bedroom cabins." They are proposing to limit energy consumption (electric, gas, water) to 90% of the amount used by 30 average individuals in return for permission to house up to 40 persons or even more. Part of their vision is to have space for WWOOFers (Willing Workers on Organic Farms), conferees, or workshop participants for a week or a month. The big co-op dormitory house would have a commercial kitchen, not only for events, but for canning and preserving as well as for group meals, and even a possible neighborhood-wide meal-share program.

These ideas are subversive of the conventional paradigm, but they hit squarely in the middle of the energy descent vision: lower energy footprints, far less auto dependency and usage, urban infill, local food growing, neighborhood social development, much more sharing and building of social capital, city-center work and shopping. Will Bloomington be able to walk its talk? We'll know in a few months.

Dwiel acknowledges what they both have learned: that limited ownership is a source of problems for communities. His name on the deed is meant to be temporary, lasting only until they can transfer ownership to the right form of corporate structure. The partners have been working with architects to develop concept sketches for the P.U.D. application, and with a young woman who persisted from the earlier group, Carolyn Blank, who has been helping them develop written materials, a membership protocol, and mediation processes. They have backed away from an open recruitment to what they now call "closed membership," meaning they are looking for 20-40 members whom they already know or who are known to their friends. They think there are plenty of people in the community who will find the prospect of sweat equity and low-dollar-cost buy-in attractive, and whose "excitement for their own homes" will propel them into the project. "We're building the scaffolding," says Danny. "Other people will build the house."

### The money game

Their savvy land purchase and creative financing have given them an enviable room for manoeuvre. "There's too much inertia



Danny (r) clearing bush honeysuckle on the property in December.

in the financial system," opines Weddle. We talked to banks repeatedly, and they wanted to lend us \$150,000. We only needed a third of that, but they didn't get it how we could get by on so little. We can carry the payments on our loans ourselves until the group is ready, so we aren't under pressure to recruit people for money. And all that's because of finding low-cost land and holding to a low-cost development strategy." In hard times, I think, they are in a much better bargaining position with city officials. And if not here, then where better might this get a start? Bloomington's been the sparkplug for one society-wide upheaval already; maybe it's on the edge of a development revolution too.

I ask them what the sticking points are likely to be. "Animals," they agree. "We'll start with hens. We think we should be able to get 40 hens on a lot this size. And the other issue is people density. Oh, and the fire-truck turnaround..." There are lots of hurdles to be jumped. They want renewable energy, including windmills. The power company might insist on separate meters for every building; BCP would rather have one bill and sub-meter internally. These two are taking on some very entrenched patterns in our society.

"My folks have been expressing interest in having a house with us," says Danny. "My dad's 52 and he's tired of his job. They could retire now; they've done the math. All they have to do is get rid of the SUVs. Livin' in the country, driving big vehicles..." he mutters. "But they want to ease into it, take ten more years, and we don't want vacation homes or empty houses." "Another frontier," I think. Mixed ages, family, flexible living arrangements... "I'd give it another thought," I offer, sensing the possibility in the air. Maybe lowered expectations could be good for all of us. △

*Peter Bane is publisher of Permaculture Activist and a consultant to Indiana University in permaculture education. Once upon a time, when he was a young nobody, he co-founded Earthaven Ecovillage. Bloomington Cooperative Plots can be contacted via [danieljosephweddle@gmail.com](mailto:danieljosephweddle@gmail.com).*

## Seasonal Workers

Below you will find the application seasonal workers must fill out to be considered for employment. We feel a rigorous application process is the best way to ensure strong candidates work on our property.

### **Bloomington Cooperative Plots Seasonal Worker Application**

*BCP does not discriminate on the basis of age, race, sexual orientation, educational background, or religion.*

Name:

Gender:

Age:

Current city of Residence:

Phone Number:

Email Address:

Dates Available:

Desired Duration of Stay:

Educational Experience (Institutional or Informal):

What do you hope to get out of your time here (your personal goals and objectives)?

What is your prior experience/comfort level with the following:

- Using power tools:
- Building/construction:
- Wild/native plant identification:
- Implementing gardens:

Tell us about yourself—your hobbies, interests, educational and/or employment background, other stuff you do, and things that excite you:

Bloomington Cooperative Plots plans to grow into a village with a variety of people and cultures represented. However, at this point in time, the project is still young and many of the initial developmental stages are still in process. Do you have any particular skills, knowledge, or ideas you'd like to share with us as we continue to grow?

Are you willing or looking to learn new skills here? If so, what are you hoping to learn?

Please tell us a bit about the work conditions that best suit you. Are there certain approaches to learning that work better or worse for you? Do you prefer a lot of direct guidance or to work on your own? Do you have any expectations for your supervisor, or any particular qualities you would like to see in a supervisor?

Are you comfortable living in an unusual and/or shared space (i.e. bedroom floor, tent, common space)?

Have you ever lived closely with other people?

Have you visited and/or lived in other communities? If so, please tell us about your experiences:

Have you WWOOFed elsewhere? If so, please tell us about your experiences:

Please describe your experiences(s) of living or working with others in a cooperative setting:

How do you address areas/points of conflict with roommates or living partners or close friends?

How do you stay motivated in your work?

If you've ever been in charge of or initiated a project, please tell us about that experience:

How do you address areas/points of conflict in the workplace?

How did you hear about Bloomington Cooperative Plots?

Is there anything else you'd like us to know about you?

Again, thank you for your interest, and Good Luck! We will be in touch with you soon!

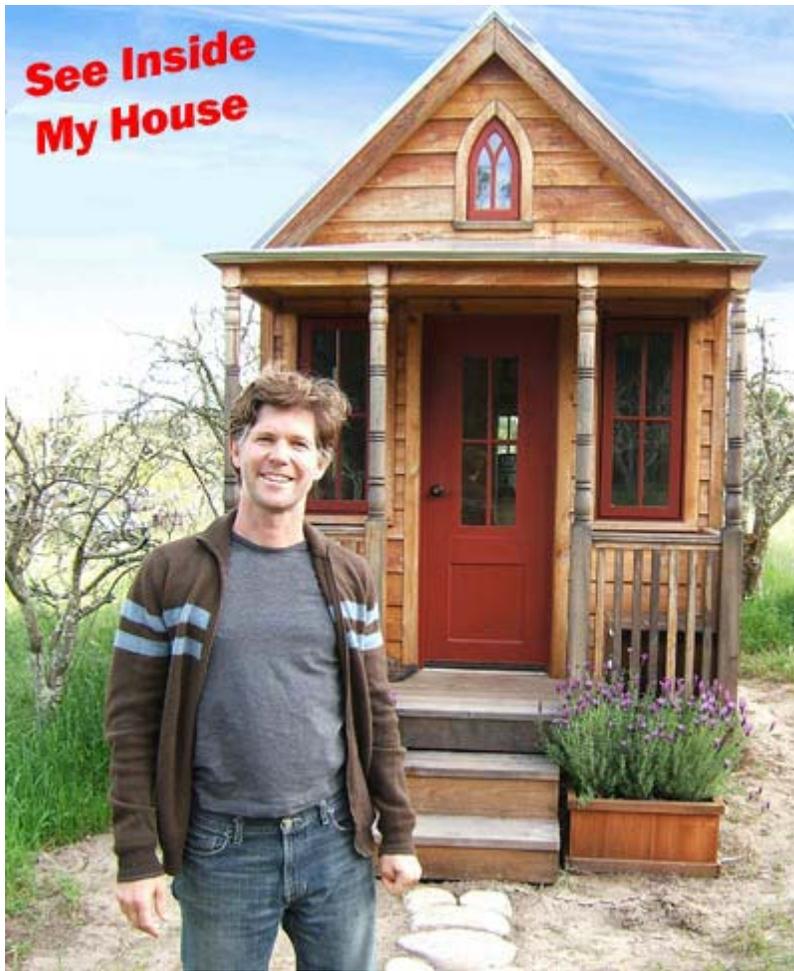
## **Sleeping Cabins**

Though our sleeping cabins will each be unique in design we decided to include some precedence that exists in other small housing projects.

*Tumble Weed Homes*

<http://www.tumbleweedhouses.com/>

Tumble weed homes are homes that are as small as 89 square feet and are often built atop trailers.



*Deltec Homes*

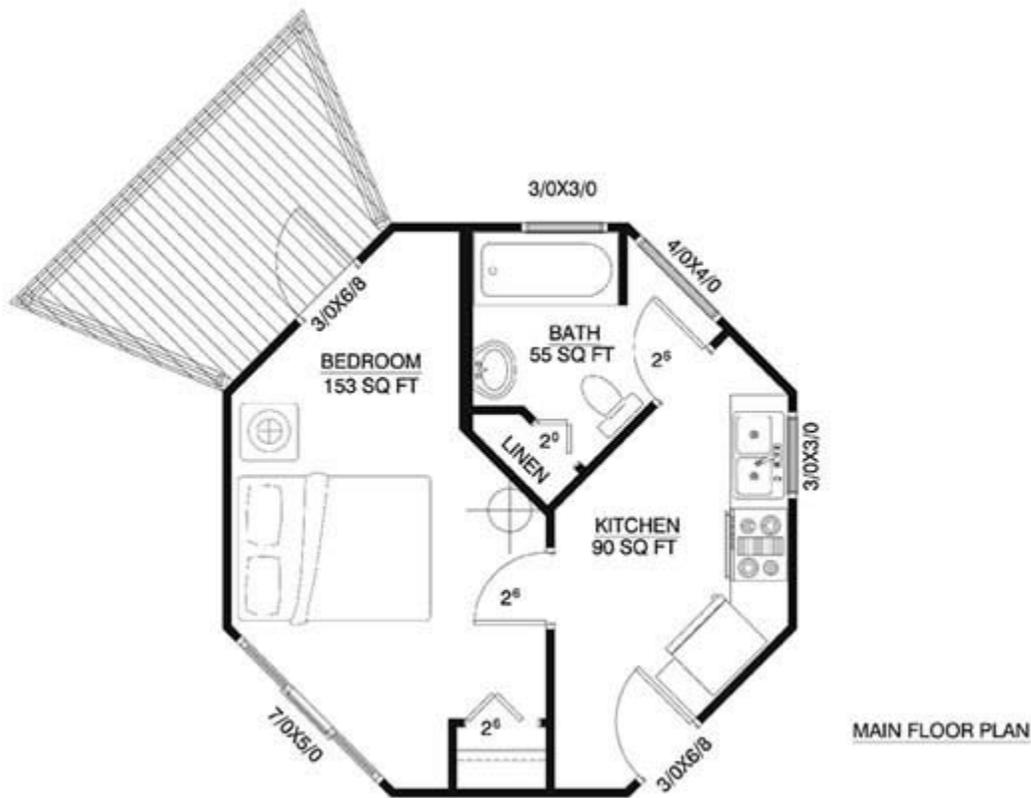
<http://www.deltechomes.com/floorplans.php>

Deltec homes are circular designs with the smalls being 328 square feet.



3000-1-1-033

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## Vision and Community Pillars

### *Philosophical Vision*

**Blooming Cooperative Plots** is an intentional community of individuals who dedicate their unique talents, gifts, and aspirations toward a *Common Vision of Creativity, Community, Sustainability, Education, and Economic Freedom*. We act without judgment to promote the unabashed pursuit of wisdom through individual exploration and expression. Our primary goal is to promote connectedness with nightly dinners, central housing, frequent celebrations, and through the exploration of the soul's universal language - music. Our home acts as the naval for all activity, a place to settle, grow, hide, get cozy, dance, cook, be messy, spread out, create, play, escape, invest, connect, and explore your head.

We learn to heal and sustain by observing and interacting with Nature. Our Gardens are Organic, Hyper-Local, Permaculture centers from which we derive our life force and come to understand and appreciate our relationship to the life we depend upon. We mimic Nature's closed loop system so we can meet our needs without compromising the needs of others. To achieve our aggressive, non-Dogmatic sustainability goals, we have designed a highly efficient house, structured our community systems to reflect our beliefs, and choose standards of comfort that use far less energy than a typical American.

We invite ourselves and others to embrace learning and teaching by creating a “Home-School” environment where one is comfortable with new experiences, techniques, ideas, and mindsets. We learn and grow by listening for and acting upon the sudden draws that come from beautiful unexplainable forces. We take on problems collectively so we can learn from one another while developing appropriate solutions.

Our doors and hearts are open so that all travelers and members of the nearby Bloomington, Indiana community feel welcome in our home. We are dedicated to education and see visitors as absolutely essential for the cross-pollination of our ideas. We invite anyone to use our classroom facilities and hope our community will become a learning center for both individuals and a model for the Political Arena to observe and write into the code of the land.

Bloomington's high cost of living restricts the potential of individuals by forcing the pursuit of dollars over creativity. Our cooperative living model allows individuals to reclaim their time and dedicate it to their and the community's creative endeavors. By splitting costs and working together it is possible for us at the bottom of the economic hierarchy to start proclaiming our Vision with a loud voice.

### *Community Pillars*

These *Pillars* are the community's collective definition on many of the facets that make us who we are.

#### **Be a Kid**

Our community promotes everlasting childhood and the pursuit of wisdom through members whose actions are free from judgment.

#### **Celebration**

Congregation of healthy spirits and smiles around a surplus of joy provided by the celebration of life.

#### **Cohesion**

The Unity and Ease of the Bloomington Cooperative Plots community comes from Bonded Purpose and Love in pursuit of a Collective Vision.

#### **Collective Experience**

Atmosphere that exists due to the dynamics, communication, trips, memories, work, joy, anger, meditation, etc... of a group of individuals, in close proximity, working toward a common Vision.

#### **(Common) Goal**

Foundation for individuals with similar belief systems, unique talents, gifts, and aspirations to collectively accomplish more fully their Vision than they could alone.

#### **Dinner**

Every night those who wish to dine together will do so, though not mandatory it is encouraged .

#### **Experiential Learning**

Challenging oneself, others, and children to embrace learning and teaching by creating a “Home-

School' environment where one is comfortable experimenting with new experiences, techniques, ideas, and mindsets.

### **Freedom**

Individual expression that doesn't harm the community. We strive to keep restrictions to a minimum so that each member of the community can realize the fullest potential of their creativity.

### **Gardens**

An Organic, Hyper-Local center from which we derive our life force through loosely controlled interaction with nature; a place where we come to understand and appreciate our relationship to the life we depend on through experimentation and hands on observation of the Earth, Orchards, Herbs, Flowers, Veggies, Butterflies, and Life.

### **Home/Roots**

A place to settle, grow, develop, return to, relax, enjoy, invest, connect deeply, be comfortable, and act as navel for activity, A Past, A Present, A Future, LOVE.

### **Music**

Universal, non-offensive language of our collective, meditative, fun loving, cohesive, relaxed, child-like soul.

### **Nature**

Mother, Provider, Life, a system that closes all loops and supports all mes, animal, insect, vegetable, etc..., while providing the perfect example of sustainability for US humans.

### **Places to Get Lost**

Home with tents, tepees, hammocks, classrooms, boats, etc... where one can hide, get cozy, dance, cook, be messy, spread out, create, play games, discuss, freak-out, meditate, be alone, play music, and explore one's head.

### **Purpose**

A life centered in creativity, nature, love, and acceptance, with a role that allows the individual to be part of a collective force working toward a Vision they believe in.

### **Spontaneity**

Doing something due to a sudden draw that comes from a beautiful unexplainable force.

### **Sustainability**

Meeting our needs without compromising the needs of others by imitating Nature's closed loop system in a non-Dogmatic or restrictive way that would warrant justification for actions taken.

## **Water Line**

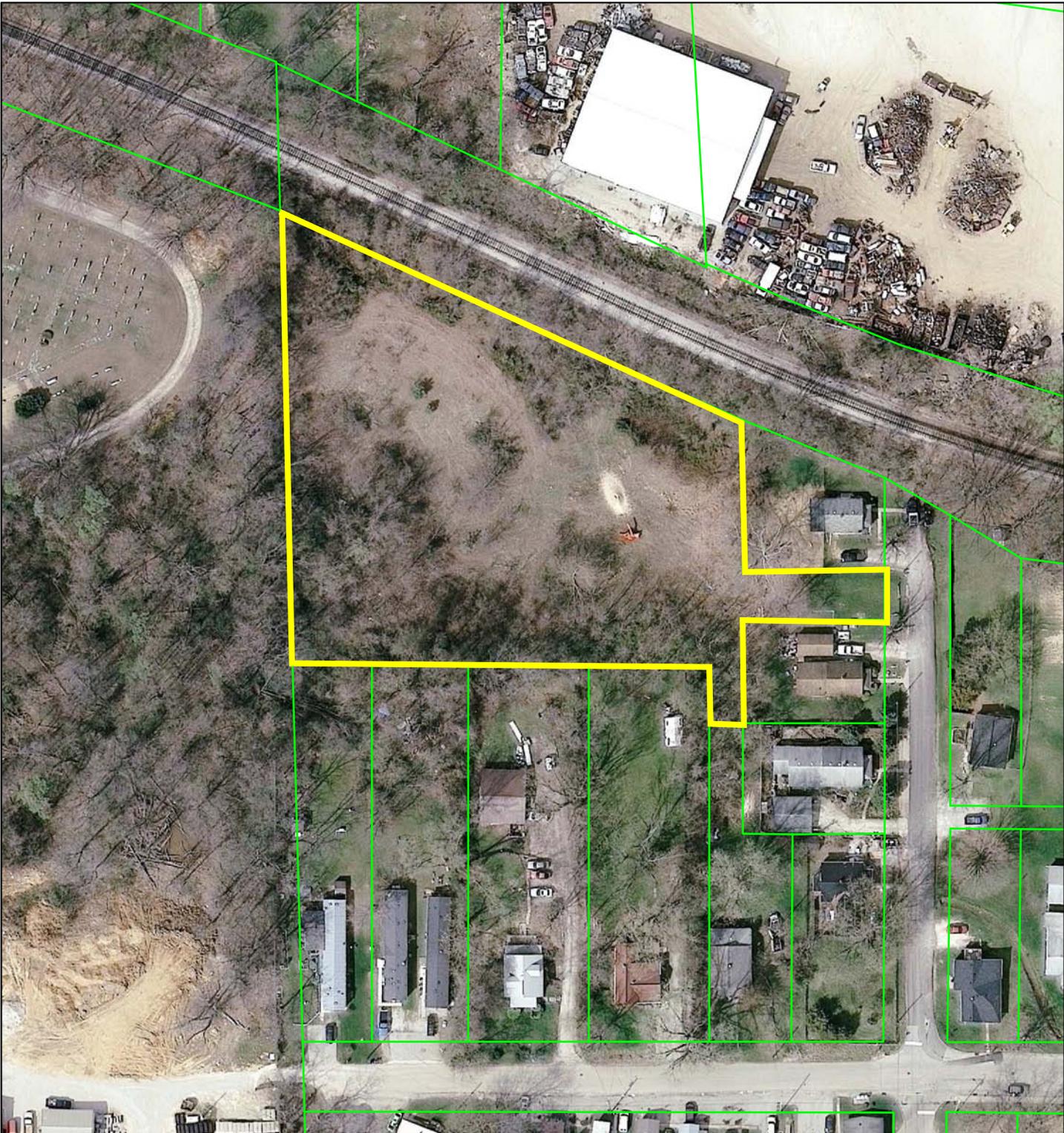
The water line will come off of Spring Street. Currently there is a 2" line that runs down Spring Street which would be sufficient for the community needs; however, it will not cover a fire hydrant, a necessary feature to ensure the village has adequate fire protection. Since this line is not large enough Bloomington Cooperative Plots will hire a contractor to extend the 6" from 8<sup>th</sup> Street down Sprint Street. A Hydrant will be placed at the end of this line and a 2" line will be run off of it for the eco-village project. The city will take ownership of the 6" line and the hydrant, while the eco-village will take ownership of the 2" line.

## **Water Systems**

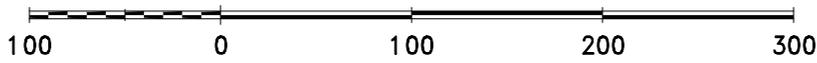
Each house will have the option to install rain water collection system. House owners will have the option to store water in their own tanks, in communal tanks, or in a pond. Water tanks and ponds will feed gardens and aquaculture tanks both outside and in the greenhouses.

Water from sinks and showers is grey water. Currently Indiana state law greatly restricts what can be done with grey water, so we will leave room in our systems to accommodate future grey water systems; however, at this time our systems will be connected to the sewer in the conventional fashion. We hope to work at these laws over time; however, as the ultimate decision is above our local government we feel it is outside the purview of this proposal to include specifics about grey water use.

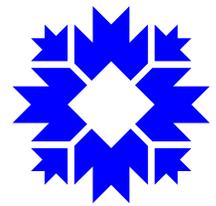
Ideally we would like for no grey water from village houses to go into the sewer system. Water would eventually go into public and private aquaculture and agriculture. Members could elect to store water temporarily in tanks, ponds or swales before passing it on to the aquaculture and agriculture. Some people could chose to reuse this water after filtration instead of tap water from the city. Grey water and rain water systems could either be combined or kept separate.



By: shayp  
11 Jan 11



City of Bloomington  
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

*List of Comments Regarding*

**Proposed Bloomington Cooperative Plots Eco-village and Community House, 415 ½ N. Spring Street**

PUD Proposal Due to Be Considered by Plan Commission, March 7 and April 4

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*By Denise Self Hueston, neighbor*

As an adjacent neighbor to the proposed Eco-village at 415 ½ N. Spring Street, I was notified by the City of this project and when I contacted Patrick Shay at the planning department he sent me and I read the Cooperative Plots Eco-village PUD proposal filed with the City. Before reading this document, I was initially concerned that this project might be impeded by pollution problems (the land is situated in an industrial area), and that despite some idealistic innovations, Eco-village members may not have addressed such serious issues. However, I found that the project members have put together a very persuasive and impressive effort, including the PUD document, but also including testing of the soil and water. These tests seem to show the land and water drainage on the site to be suitable for human habitation and organic gardening, good news for them but also for others of us who garden in the neighborhood.

However, despite my positive reading of their PUD proposal, and despite the good news about the soil and water tests, I have some other definite concerns about current neighborhood infrastructure problems, and I think these problems are likely to be greatly amplified if the Eco-village project proceeds. Although I will not be able to attend the March 7 meeting, I am voicing my concerns with this document. Generally, one overall idea struck me as I was reading the PUD material. I think that, because this project is a precedent-setting, new form of planned unit development, it might be appropriate for neighbors to be consulted and for the City to make zoning decisions in phases instead of approving the project in its entirety all at once.

Finally, I have some very specific density concerns and questions about this project. I hope that these concerns might be resolvable through the zoning approval process and through simple communication with the Eco-village members. I have walked the land with Danny Weddle (one of the project's members), and found him to be informative and congenial. My hope is that the Eco-village membership, as it grows, will continue to maintain a conversation with and amiable relations with surrounding neighbors in the Waterman district, but that City planners will also provide means for redress should neighborhood conflicts occur.

**Current North Spring Street Neighborhood Infrastructure Problems:**

*(These problems may be amplified by the Eco-village, but they exist, regardless of whether the project gets approval.)*

1. There are serious storm sewer issues on North Spring Street that need to be addressed whether or not the Eco-village gets approved. The 400 block of North Spring Street has a current street-facing housing occupancy of five houses (occupied by about 13 people, around 8 cars, and numerous mostly fenced-in dogs). Despite the train tracks and JB Salvage Yard, it is a relatively quiet neighborhood (on a good day). This deadend street is tiny; if you stand at the intersection of West 8<sup>th</sup> and you look north toward Spring Street's deadend at the CSX railroad tracks and JB Salvage Yard, you see that Spring Street has a downslope, a fishbowl effect. The train tracks are situated on a hill, West 8<sup>th</sup> Street is on a hill, to the far west, Valhalla Cemetery is on a hill, and so the lowest part of the street is along the proposed entrance to the Eco-village, as well as the adjacent yard at 413 N. Spring Street. We have lived at 411 N. Spring Street, also at the bottom of the hill, since 2003, so we know that when it rains, the existing storm sewer along North Spring Street overflows. In my opinion, the current storm sewer infrastructure is inadequate. Culverts are either nonexistent or broken in places, and storm water runs through open ditches where there are no culverts. I would very much like for the City to examine and improve existing storm sewer infrastructure along Spring Street.

Especially when it rains a lot in a short period of time or even if it rains a modest but steady amount over the course of a whole day or two, there is fast running water that comes down from the hillside(s) of the train track hill and the Eco-village property and rainwater floods the property at 413 N. Spring Street so that it becomes a virtual lake (it also floods our yard at 411 N. Spring Street and Spring Street itself). This water is fast moving and directional, coming from uphill, heading at an angle toward West 8<sup>th</sup> Street through a large open ditch on the opposite side of the street from our house. I see from their proposal that the Eco-villagers want to build a pond and various other water retaining structures. I think they need to really study the waterflow and be sure that their plan will impede and not worsen the flow of water onto Spring Street. I also think they need to realize that the current storm sewer structure isn't adequate for hard rains. I don't have a clue what will happen to their gardens, driveway, erosion of hillsides, or flooding of other structures should water management not be a priority. I also have no clue what will happen to flooding of neighbors' yards once building of Eco-village structures begins to occur should water management not be dealt with. I am quite concerned about the waterflow through the Eco-village property, and would hope that some study of the existing watershed and appropriate storm water management for the project would be a part of the zoning process.

2. There are also current parking problems along tiny North Spring Street. The rental neighbors' house at the top of the hill faces West 8<sup>th</sup>, and they have gravel parking available behind their house. However, instead of using West 8<sup>th</sup> Street parking, they choose to park in the middle of Spring Street. Since February 1 and ongoing, through today (March 1), they have had an inoperable car parked at the top of the North Spring Street hill. They also tend to park as many as five cars along North Spring Street, particularly when there is some sort of sporting event happening on TV. This is problematic because it makes North Spring Street basically a one way street. And, city trucks don't always clear snow when the street is blocked by parked cars. Most important, as my brother (who is a fireman, Woody Hueston), as my brother has expressed to me in the past, most important is the problem of egress for ambulance and fire vehicles. When cars are parked on North Spring Street, this is a definite safety problem. I checked with the City last fall about this concern, and tried to get "no parking" signs put up along the street, but this request was turned down. I think the street was designated no parking when it was part of the County and the path of least resistance is to leave it as such. However, I would like a revisitation of parking on North Spring Street. Any parking on this small deadend street creates access problems for neighbors but also for emergency vehicles.

Despite their intention to be a bicycle-centric community, should the Eco-village project be approved, I think this parking problem along Spring Street would get substantially worse, both for existing neighbors and for emergency vehicle access. I think the whole street should be a no parking zone so that Eco-village event attendees and members are not tempted to use Spring as a parking lot and so that neighborhood fire and ambulance safety needs are not compromised.

Finally, I think it would be great if a City bus route (or shuttle bus) could be made available to the West 8<sup>th</sup> Street Waterman neighborhood. We are an odd little 'hood, stuck between railroad tracks and graveyards, an almost forgotten corner of the City (the North Spring Street section of Waterman was only annexed from the County in 2004). Comprised largely of a lower middle class socio demographic, members of this neighborhood would be well-served by access to a bus route. At the moment, getting to city buses is difficult. Neighbors have to walk to West 11<sup>th</sup> Street or West Third Street, and for those with disabilities or the elderly, that is problematic. I think a great way to facilitate the Eco-village members' commitment to a nonautomobile community would be to provide City bus access to the Waterman neighborhood, even if via one bus routed down West 8<sup>th</sup> Street, with timing being limited to once an hour or less.

### **Specific and General North Spring Street Eco-village Suggestions and Concerns:**

1. Besides asking for City and Eco-villagers' attention to waterflow and transportation/parking issues along North Spring Street, my general, overarching suggestion about this project is that there should be some sort of milemarker review built into approval of this PUD proposal. I do not think that that is a normal thing, but setting policy and precedent for this and other Eco-villages seems to be something that this current process is about. Because I think the construction of the village will be a learning event for the Eco-villagers as well as for existing neighbors and the City, I believe that some sort of contingent review, with public and City input, should be attached as part of the approval of the Eco-village plan. As part of such a milemarking review process, I think adjacent and immediate neighbors of the Eco-village should have input and that some sort of mechanism for neighborhood redress, for real mediation of possible neighborhood conflicts, should be made available.

#### *Sample reasons why ongoing review of the project might be advisable:*

- For example: If 40 chickens cause havoc in the neighborhood due to sound of these critters or sound of neighborhood dogs and raccoons and other critters, some filing of a report with the city should be possible; some change from allowance for farm animals should be possible;
- For example: If every one of the members of the Eco-village have a cat and a dog, will that mean we will have 35-70 additional cats and dogs in our neighborhood? Can number of domestic critters allowed be moderated in the PUD?; Could mediation of problems with domestic critters be possible with a contingency process?
- For example: If instead of the five cars permitted by the PUD plan, which is already a huge increase in street traffic on Spring Street, but if instead of even the five "allowed" cars listed in the PUD proposal, what if more members decided they needed autos? I think there should be some city review of the village's zoning if the village does not adhere to its bike-centric commitment. Additional vehicles could well block safety egress on the village's land or tiny little Spring Street. There should be some redress possible for these sorts of problems--neighbors should be able to call the city to get cars parked on Spring Street towed or ticketed or both, and the Eco-villagers should be held responsible to hold to their bicycle-centric stated intention.
- For example: If the city discovers that sleeping cabins are not being built safely, one hopes they will be able to require Eco-villagers to comply so that buildings are built with members' safety as the top priority.

2. Noise and other density issues are some of my very specific major concerns with this project. I am concerned about movement (as in street activity and types of vehicles used), along with sounds and smells generated from 30-70 new people neighbors and the sounds and smells generated from 40-50 chickens and 2-3 goats. Noise from construction, noise from community activities, noise from the predators, including neighborhood dogs that want to get at the farm animals or that respond to the increased human activities, such increases in population density and noise levels will surely increase overall complexity of living in the Spring Street area. What recourse will existing neighbors have to address possible problems with farm animals or with events that are loud or overparked? The relative calm from the Eco-village section of this neighborhood is about to be broken in a big way, and some redressive means for complaint about noise, smells, and overpopulation near our backyards seems reasonable given that we live within City boundaries. After chatting with Eco-villager Danny Weddle, I am somewhat reassured, he does seem open to input from neighbors about such things as the farm animal placement, but I would like to be sure that some mechanism is in place for neighbors and the City to have input should people and animal population density problems arise.

I would also hope that some modification of phasing in of farm animals might be possible--perhaps the Eco-village folks could start with 5 to 8 chickens (instead of 40-50) and no goats for Phase 1, so they could see whether raising chickens where there are dogs and other critters already residing is plausible before bringing in such a large number of new animals into the current ecosystem. If members of the Eco-village have dogs and cats, I would also hope they would have to follow City ordinances for number, noise, and tethering of such animals.

Finally, although the Eco-village proposal shows an attempt at keeping its eastern neighbors' view of the garden and land, I actually think that putting up 6' nicely constructed wooden fences around the property, beyond its driveway especially on the Eastern side (along with gates), might help keep some of the Eco-village's critters in and might help keep noise from the Eco-village from travelling quite so far into the neighborhood. On that eastern side (next to the properties already facing North Spring Street), the low ground level lends itself not only to waterflow but also it lends itself acoustically to sound amplification (it's like a fishbowl or amphitheatre with the driveway area that leads to Spring Street being the lowest point of their property).

The above issues are my primary logistical and neighborhood concerns related to present problems in the North Spring Street area, and problems that I think may be increased by the proposed Eco-village.. None of these seem insurmountable, but I think they are valid concerns since this is a rather large undertaking. Mostly, I would hope the phasing/incremental process the Eco-villagers have set up can be monitored by City zoning and planning, and I really hope that neighbors can have input about how things are going. Or redress in case there are parking, noise, watershed, and other density problems.

Deneise Self Hueston, adjacent neighbor to proposed Eco-village  
(wife of Allen Wilson, owner of property at 411 N. Spring Street)  
[deneiseself@yahoo.com](mailto:deneiseself@yahoo.com)

March 2, 2011