

CITY OF BLOOMINGTON



**FEBRUARY 9, 2015 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION**

February 9, 2015 @ 5:30 p.m.

❖ City Hall Council Chambers - Room #115

ROLL CALL

MINUTES TO BE APPROVED: October 2014, November 2014, December 2014

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

1. Election of Officers - Current President - Jack Baker, Vice President - Chris Smith
2. Appointment of a Plan Commission Representative to the Board of Zoning Appeals
 - Current Representative - Pat Williams
3. Appointment of Plat Committee Representatives
 - Current Representatives
 - Rick Alexander - Planning and Transportation
 - Plan Commission (Transportation and Traffic Engineer position) - currently vacant, will be filled by Andrew Cibor on March 30
 - Mike Carter - City Utilities
 - Alternate Representatives - Lynne Darland - Planning and Transportation
 - Chris Smith - Plan Commission
 - Phil Peden - City Utilities

PETITIONS CONTINUED TO MARCH 9, 2015:

PUD-1-15 **Eastside Investments, LLC.**
 901 N. Smith Rd.
 Preliminary plan and district ordinance amendment of a planned unit development (PUD) to revise the list of approved uses.
Case Manager: Patrick Shay

ITEMS FOR CONSENT AGENDA:

UV-35-14 **Patricia Ierino**
 3900 E. Stonegate Dr.
 Use Variance to allow an accessory apartment within a single family planned unit development.
Case Manager: Patrick Shay and Beth Rosenbarger

UV-3-15 **Innovative Surgical Designs**
 3903 S Walnut St.
 Use variance to allow a light industrial use in the Commercial Arterial (CA) zoning district.
Case Manager: Jim Roach

PETITION:

RS-4-15 **City of Bloomington**
 Request from the City of Bloomington that the Plan Commission issue a written order that approves a resolution by the Redevelopment Commission to consolidate the City's Tax Increment Finance districts and amend the Economic Development Plan.

SP-14-14 **AJ Capital Partners**
 210 E. Kirkwood Ave.
 Site plan approval for a 146-room downtown hotel.
Case Manager: Patrick Shay

****Next Meeting Date: March 9, 2015**

Last Updated: 2/5/2015

- SP/UV-34-14 **GP-GMS Bloomington LLC.**
111 S Lincoln St
Site Plan approval to allow reconstruction of a parking lot. Also requested is use variance review to allow a surface parking lot in the Commercial Downtown (CD) zoning district.
Case Manager: Jim Roach
- SP-2-15 **Monroe County Commissioners**
312 N. Morton St.
Site plan to allow construction of an 8-story parking garage.
Case Manager: Patrick Shay
- SP-32-14 **Motels of Bloomington, LLC**
1410 N. Walnut St.
Site plan approval for a new 107-room hotel.
Case Manager: Eric Greulich

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT****CASE #: RS-4-15
DATE: February 9, 2015**

**PETITIONER: City of Bloomington
401 N. Morton Street, Suite 130**

REQUEST: The City of Bloomington requests that the Plan Commission issue a Written Order that approves a resolution by the Redevelopment Commission to amend its Economic Development Plans in order to consolidate and expand five of its existing Tax Increment Finance Districts into one larger TIF district.

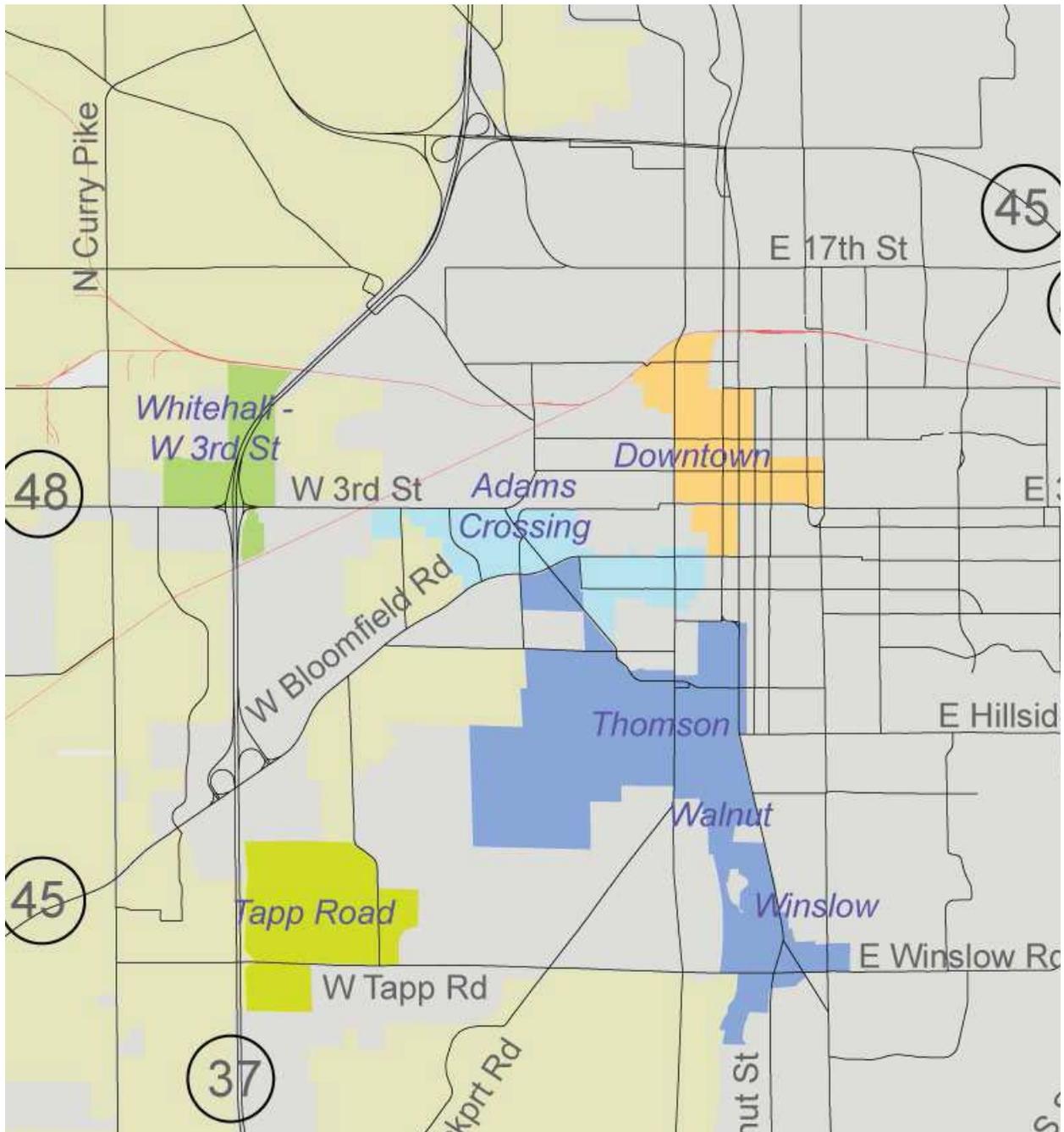
BACKGROUND: Last year, changes to State law were made, which affected municipal Tax Increment Finance (TIF) districts. These districts are a valuable redevelopment tool because they capture increments in assessed property tax value and allow these increments to be placed in special funds to aid in community redevelopment activities - typically the provision of necessary infrastructure. Because the City has several TIF districts that were established before 1995 ("legacy TIFs"), these TIF districts are getting close to reaching the expiration of their authority. One change in State legislation allows Indiana communities to extend the life of these important taxing districts by linking the length of the TIF to the debt service for new bonds to pay for key capital projects.

There is an increasing realization that financing key infrastructure projects is becoming more difficult with the current alignment of funding sources. Future projects such as the development of the Switchyard Park, build-out of the Downtown Certified Technology Park, and complete redevelopment or facility expansion for the Bloomington Hospital area cannot be readily accomplished with existing funding sources, including the bonding capacity of existing, separated TIFs.

With these issues in mind, the City proposes to both consolidate and expand the following existing TIF districts:

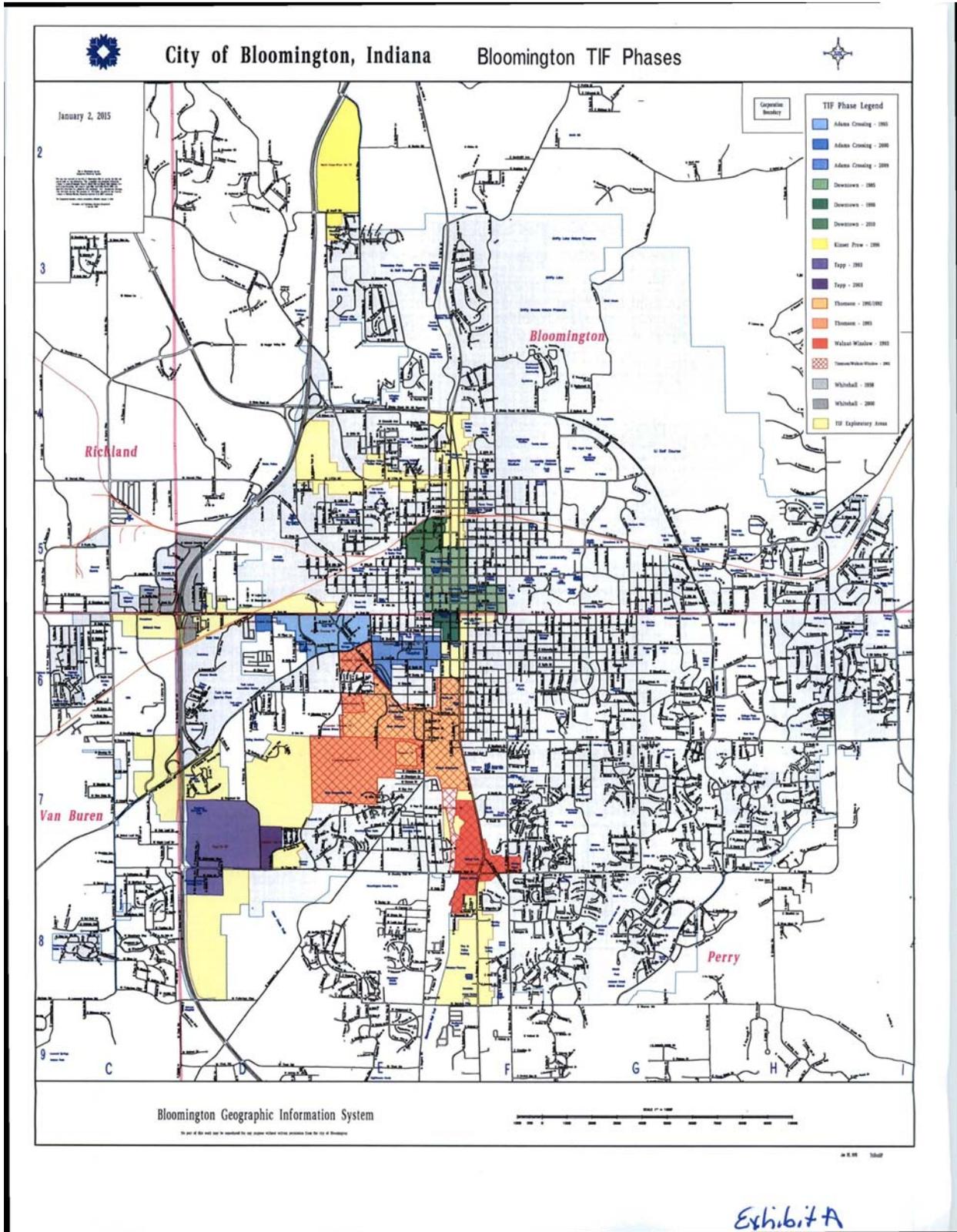
- ❖ **Adams Crossing Established 1994 108 acres**
- ❖ **Adams Crossing Amended 2000 10 acres**
- ❖ **Adams Crossing Amended 2009 86 acres**
- ❖ **Downtown Established 1985 133 acres**
- ❖ **Downtown Amended 1990 21 acres**
- ❖ **Downtown Amended 2010 48 acres**
- ❖ **Tapp Road Established 1993 216 acres**
- ❖ **Tapp Road Amended 2003 25 acres**
- ❖ **Thomson Established 1991 276 acres**
- ❖ **Thomson Amended 1993 245 acres**
- ❖ **Walnut-Winslow Established 1993 117 acres**
- ❖ **Thomson Walnut-Winslow Consolidated/Amended 2002 63 acres**
- ❖ **Whitehall Established 1998 113 acres**
- ❖ **Whitehall Amended 2000 10.05 acres**

A map of the existing TIF districts listed is depicted on the following page.



By consolidating five of the six existing TIF districts shown on this map, the City can create a larger, more flexible allocation area for redevelopment and infrastructure investment. Additionally, this consolidation maximizes the City's bonding capability to accomplish larger priority investments, which have community-wide impact, such as those noted earlier in the report.

In addition to the proposed consolidation, the City also proposes to expand its TIF areas to include both key street corridors as well as properties that are designated for large-scale, employment-oriented development. When these consolidation and expansion objectives are mapped, the resultant proposal is as follows:



GROWTH POLICIES PLAN FINDINGS FOR CONSOLIDATION/EXPANSION AREAS:
Exhibit A shows the proposed expanded/consolidated TIF areas in the yellow color. These areas are as follows:

Area 1: Seminary

- Location - South side of Downtown TIF; fills in gap between Downtown, Adams Crossing, and Thomson TIFs
- Staff's GPP Assessment - For areas immediately south of 3rd Street and along the Walnut and College corridors north of 2nd Street, the GPP recommends downtown style redevelopment. Further south along Walnut and College, the Plan recommends a Community Activity Center designation featuring high density mixed use development to transform this more suburban area. Further west, near the B-Line Trail, the GPP recommends employment related uses. Finally, the Elm Heights core neighborhood encroaches into the TIF area along 3rd Street and must be respected in terms of existing housing stock and residential density. Staff concludes that the land use designations and redevelopment emphasis of this GPP land use area closely match the TIF proposal.

Area 2: North College/Walnut/17th Street

- Location - North side of Downtown TIF starting at 10th Street, running north to the SR45/46 Bypass, running west along 17th Street to Crescent Road
- Staff's GPP Assessment - Areas along the Walnut and College corridor from 10th Street to the Bypass are designated either Downtown or Community Activity Center. Both designations encourage redevelopment and higher density mixed use activity. Along West 17th, the same designation runs westward until the City's new roundabout at the Arlington Road intersection. Further westward until Crescent Road, the designation shifts to largely Urban Residential development. While such areas would not typically be considered for TIF expansion, the current poor condition of West 17th Street between the City's roundabout and Crescent Road clearly warrants significant capital investment due to impacts associated with the Interstate 69 project. The need for this investment is clearly outlined on page 62 of the GPP. Staff concludes that based on the GPP's land use recommendations and need for infrastructure investment, this area should be included for the expanded TIF district.

Area 3: West 3rd Street

- Location - Links the Adams Crossing and Whitehall TIF districts along the West 3rd Street corridor
- Staff's GPP Assessment - Areas along this corridor are designated either Community Activity Center or Regional Activity Center. Both areas encourage higher density mixed use redevelopment activities. Because of the City's significant investment in improving West 3rd Street, staff expects redevelopment activity along the corridor to transform more suburban, underutilized property into more urban style development. In this case, the GPP's recommendations are completely compatible with the expansion of the City's TIF boundary.

Area 4: Tapp Road Expansion Area

- Location - Expands the Tapp Road TIF to the northwest to include existing multifamily areas along Bloomfield Road as well as existing commercial and employment areas at the southwest corner of the SR45/SR37 intersection as well as along Liberty Drive. Additionally, expands TIF to the north and east of the Woolery Mill property to include largely vacant land zoned for neighborhood

commercial development as well as the undeveloped portion of the Sudbury Farm PUD. Finally, expands TIF south and east of the Southern Indiana Medical Park to include what is known as the Southern Indiana Medical Park II property (102 acre PUD) and the Bill Brown property (90 acre PUD).

- Staff's GPP Assessment - The multifamily area along Bloomfield Road is designated Urban Residential. Although residential properties are not typically included in TIF districts, the inclusion of the properties is being proposed solely to expand the TIF area further to the west on the opposite side of State Road 37. The proposed properties west of State Road 37 are designated by the GPP as either Employment or Regional Activity Center. While these areas are already developed, building additions and more intense development certainly should be expected. Most importantly, this expansion could position the City to annex and TIF areas along Liberty Drive and Curry Pike, if so desired in the future. These are key employment sites currently in Monroe County's jurisdiction that would bring value to a future TIF district.

The area north and east of the Woolery Mill building is either designated Community Activity Center (Woolery Farm) or Urban Residential (Sudbury Farm).

These areas have been included because 1) they connect the Tapp Road TIF to the Thomson TIF and 2) they will be developed with some mixed use and nonresidential components. For these reasons, staff finds compliance with the GPP.

Finally, the proposed southern expansion of the Tapp Road TIF encompasses two large PUDs that were approved some time ago but not yet constructed. The SIMP II PUD was approved for approximately 40 acres of medical and Class A office uses. The southern portion of the PUD was designated as a protected greenspace. Nothing in the proposed TIF expansion changes the zoning approval codified for this PUD. Adding this acreage to the Tapp Road TIF area is important because it allows an additional property of 90 acres to be included into the expanded TIF proposal. This 90 acre PUD was approved many years ago for employment related uses - both office and manufacturing. Both areas considered for expansion are identified in the GPP as future employment centers. This land use is clearly compatible with the City's TIF initiative.

Area 5: Walnut Street Expansion/Consolidation

- Location - The proposed area extends the Thomson/Walnut/Winslow TIF southwards along the Walnut Street corridor from its current boundary south of Winslow Road to the Rhorer Road/Gordon Pike City jurisdiction line. Additionally, three small areas have been included between the core Walnut/Winslow TIF area and Thomson TIF area to more fully connect these TIFs.
- Staff's GPP Assessment - The South Walnut Corridor is included because these properties all have nonresidential designations in the GPP - Employment Center, Institutional, and Community Activity Center. While there is significant acreage held in public facilities that won't generate tax increment, there are also important development and redevelopment sites along the Walnut corridor which are compatible with the proposed TIF Plan.

AMENDED ECONOMIC DEVELOPMENT PLAN OVERVIEW: In order to aid the Plan Commission, key portions of the amended Economic Development Plan have been included in the packet. Most importantly, the development objectives of Plan are included below:

STATEMENT OF DEVELOPMENT OBJECTIVES:

1. Attract businesses to the EDA, provide opportunities for gainful employment and training for employees, and promote the retention and expansion of existing businesses.
2. Provide funding for infrastructure improvements including the installation of new and upgraded water, sewer, stormwater, communications and transportation services.
3. Invest in designing and implementing improved streetscapes and other public amenities to ensure a high quality of place attractive to a quality workforce. Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.
4. Improve streets so they can be operated to enable safe and efficient access for all users of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders.
5. Strengthen and intensify existing land uses within the area so that density is supported in the urban core, with particular focus on ensuring greater employment opportunities, diverse mixes of retail and upper story residential, greater usage of vacant and underutilized buildings, and new infill development.
6. Enhance community sustainability through the provision of green infrastructure, conservation of environmentally sensitive areas, and energy efficient building practices.
7. Construct new and renovated housing units within the area that support a diverse mix of housing types, and are within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.
8. Renovate historic structures in the EDA, especially within the downtown area.
9. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.
10. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district and other areas of employment growth potential.
11. Support the retention, expansion and attraction of cultural, tourism and creative sector enterprises to enhance sector employment opportunities, and to enhance the EDA as a destination for visitors. Construct additional hotel and meeting space within the EDA and support an expanded Convention Center complex.
12. Continue the environmental restoration and transformation of the former CSX rail switchyard into premier public park and recreation space. Support adjacent catalyst economic and community development projects such as infill commercial, mixed-use, and residential redevelopment of underutilized properties, and strengthening of surrounding neighborhoods.
13. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing for a mix of complementary uses, including retail, service and workforce and other housing.
14. Provide adequate growth space for office, research, life science, medical and technology business, in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.
15. Provide primary and essential healthcare facilities in areas accessible to residential populations and employment centers.

16. Improve gateway corridors to increase physical and socioeconomic linkages between the EDA and other areas of the city, region and state.

These development objectives contained in the Economic Development Plan are clearly consistent with the GPP and its recommendations regarding land use, infrastructure, economic development, environmental protection, and other community policies.

SUMMARY: Staff concludes that the Redevelopment Commission resolution to expand and consolidate its TIFs as well as the revised Economic Development Plan conform to the City's comprehensive plan. The majority of the area proposed for consideration is designated by the GPP for either employment, nonresidential, or mixed use development. For areas designated residential, zoning, PUDs, and comprehensive plan designations will be respected. There is ample language in the GPP focused on redeveloping commercial corridors as well as the usage of TIF monies to fund key infrastructure improvements.

RECOMMENDATION: Staff recommends forwarding RS-4-15 to the Common Council by issuing a Written Order approving the Redevelopment Commission resolution.

15-__
 RESOLUTION
 OF THE
 PLAN COMMISSION
 OF
 CITY OF BLOOMINGTON INDIANA

ORDER OF THE CITY OF BLOOMINGTON PLAN COMMISSION DETERMINING
 THAT REDEVELOPMENT COMMISSION RESOLUTION 15-05 APPROVED AND
 ADOPTED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF
 BLOOMINGTON CONFORM TO THE COMPREHENSIVE PLAN AND
 APPROVING THAT RESOLUTION

WHEREAS, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington (“City”) established the Redevelopment Commission of the City of Bloomington (“RDC”), which exists and operates under the provisions of Indiana Code 36-14 and 36-7-25, *et seq.*, as amended from time to time; and

WHEREAS, on February 2, 2015, the RDC adopted Resolution 15-05 (the “Declaratory Resolution”) which:

1. Extended the allocation provisions of the Adams Crossing Economic Development Area, Downtown Redevelopment Project Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, and Whitehall-West Third Street Economic Development Area,
2. Recharacterized the Downtown Redevelopment Project Area as an Economic Development Area,
3. Created new Economic Development Areas within the City (“Exploration Areas”),
4. Consolidated the Adams Crossing Economic Development Area, Downtown Economic Development Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, Whitehall-West Third Street Economic Development Area, and the Exploration Areas into the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”),
5. Approved an Economic Development Plan for the Bloomington Consolidated Area (the “Consolidated Plan”), and
6. Submitted the Declaratory Resolution and all supporting data to the Plan Commission for its review.

WHEREAS, Indiana Code § 36-7-14-16(a) provides that after the RDC creates an economic development area or amends the resolution or plan for an existing area, the RDC shall submit the resolution and supporting data to the Plan Commission, which is to determine “whether the resolution and the redevelopment plan conform to the plan of

development for the unit and approve or disapprove the resolution and plan proposed;”
and

WHEREAS, the City’s plan of development is found in the City’s Growth Policies Plan; and

WHEREAS, being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The Declaratory Resolution and the Consolidated Plan conform to the City’s Growth Policies Plan.
2. The Declaratory Resolution and the Consolidated Plan are, in all respects, approved, ratified, and confirmed.
3. The Secretary of the Plan Commission is directed to file a copy of the Declaratory Resolution and the Consolidated Plan with the permanent minutes of this meeting.

BLOOMINGTON PLAN COMMISSION

Jack Baker, President

_____, Secretary

Date

Consolidated and Amended Economic Development Plan

creating the

Bloomington Consolidated Economic Development Area

Incorporating the following Economic Development Areas:

Adams Crossing
Downtown
Tapp Road
Thomson Walnut-Winslow
Whitehall

City of Bloomington
Bloomington, Indiana
January 2015

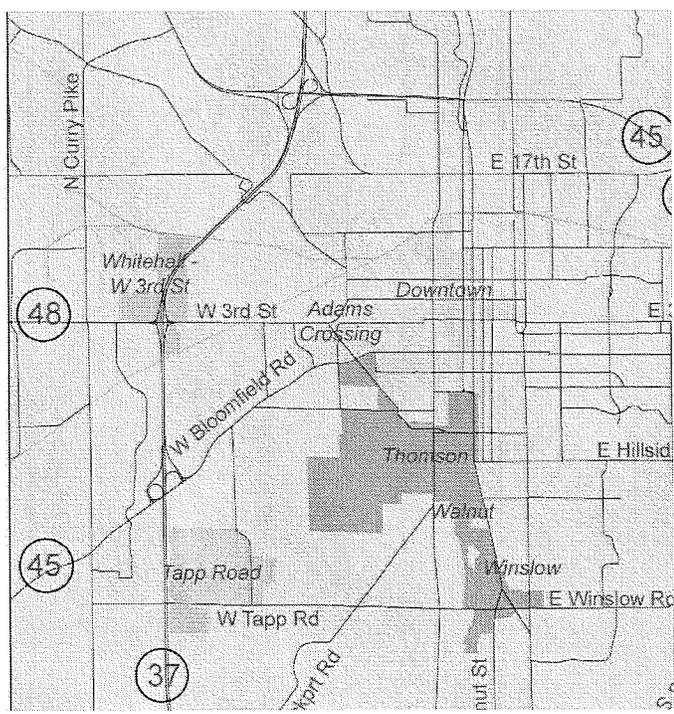
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INTRODUCTION

This economic development plan amends and consolidates several Economic Development Areas and provides guidance for land use planning, new development, redevelopment and the provision of infrastructure within those Economic Development Areas (EDA). The EDAs were originally established or amended as follows:

Adams Crossing	Established	1994	108 acres
Adams Crossing	Amended	2000	10 acres
Adams Crossing	Amended	2009	86 acres
Downtown	Established	1985	133 acres
Downtown	Amended	1990	21 acres
Downtown	Amended	2010	48 acres
Tapp Road	Established	1993	216 acres
Tapp Road	Amended	2003	25 acres
Thomson	Established	1991	276 acres
Thomson	Amended	1993	245 acres
Walnut-Winslow	Established	1993	117 acres
Thomson Walnut-Winslow	Consolidated/Amended	2002	63 acres
Whitehall	Established	1998	113 acres
Whitehall	Amended	2000	10.05 acres



The Redevelopment Commission has found that it is of public utility and benefit to consolidate the contiguous economic development areas within the City, to be known as the Consolidated Bloomington Economic Development Area. The consolidation will create a more effective utilization of tax increment financing to implement this plan. This plan was developed as provided for in Indiana Code § 36-7-14-15 and Indiana Code § 36-7-14-41, and may be amended in the future as provided in Indiana Code.

The Consolidated Bloomington Economic Development Area is in need of redevelopment due to the following:

1. Lack of development;
2. Cessation of growth;
3. Deteriorated or deteriorating improvements;
4. Environmental contamination;
5. Character of occupancy;
6. Age;
7. Obsolescence;
8. Substandard buildings; or
9. Other factors that impair values or prevent a normal use or development of property.

This Plan cannot be accomplished by normal regulatory processes or through the ordinary operation of private enterprise. Implementation of this plan will result in a more timely generation of funds that can be directly allocated to specific improvements to meet the goals outlined in this Plan. Public health and welfare will benefit by accomplishment of this Plan. The anticipated improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided. The accomplishment of this plan will be public utility and benefit as measured by the attraction and retention of permanent jobs, increases in the property tax base, and improved diversity of economic opportunities within the EDA.

This Plan is consistent with the City's Growth Policies Plan. The Bloomington/Monroe County Metropolitan Planning Organization (BMCMPPO), and the City of Bloomington have several adopted documents that contain information on the future needs for transportation, redevelopment, economic development and public facilities for the area. These include the Long Range Transportation Plan, the Complete Streets Policy, the Bloomington Master Thoroughfare Plan, the Bicycle and Pedestrian Transportation and Greenways Systems Plan, the South Rogers Street Identity Study, the Bikeways Implementation Plan, the Certified Technology Park Master Plan & Redevelopment Strategy, the Switchyard Park Master Plan, *Breaking Away: Journey to Platinum, Redefining Prosperity: Energy Descent and Community Resilience*, and the Preservation Plan for Historic Bloomington. All of these plans identify improvements needed for transportation, redevelopment, economic development and public facilities within this EDA.

GEOGRAPHIC DESCRIPTION

Adams Crossing (1994):

ZONING AND LAND USE

The City of Bloomington's planning, zoning and land use approach is to favor compact urban form, nurture environmental integrity, mitigate traffic, conserve community character, sustain economic and cultural vibrancy, advance communication and coordination, and to leverage public capital to improve the community. The EDA includes areas zoned as follows:

1. **Commercial Arterial:** Designed to facilitate high intensity mixed use development and redevelopment opportunities along major street corridors.
2. **Business Park:** Provide for large-scale employment opportunities for the community and surrounding region.
3. **Commercial Downtown:** The Downtown Business/Commercial component of the EDA is comprised mainly of mixed uses that focus on retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the Bloomington community and visitors alike. Downtown Business/Commercial uses are supported throughout the EDA.
4. **Commercial General:** Provide areas for medium scaled mixed use development and redevelopment.
5. **Commercial Limited:** Provide small scale retail and employment services necessary for the convenience of surrounding business and residential uses.
6. **Industrial General:** Accommodate the needs for industrial and office uses that provide basic employment needs for Bloomington and the surrounding region.
7. **Institutional:** The Institutional zoning component of the EDA is comprised of government facilities and park and recreation services.
8. **Medical:** The Medical zoning component includes IU Health Bloomington Hospital and nearby medical offices which serve regional healthcare needs and attract regional skilled workers. The sector is faced with significant and ongoing healthcare industry changes which may impact the intensity of medical land uses in the EDA.
9. **Planned Unit Development (PUD):** There are multiple Planned Unit Developments located within the EDA. Many of these PUDs provide opportunities for significant economic development within the EDA.
10. **Residential (multiple zoning categories):** Residential infill development is encouraged throughout the EDA and generally is expected to occur as part of mixed use redevelopment activities. It is generally comprised of multifamily units which should promote a diversity of housing types for all income groups and ages with a focus towards workforce, live-work, and retiree housing.

STATEMENT OF DEVELOPMENT OBJECTIVES

It is the intention of the Redevelopment Commission to use allocated tax increment collected within the Area as it is received to finance all eligible costs related to the Development Objectives, or any portion thereof, and to reimburse the City for all eligible expenses under Indiana law.

It is also the intention of the Redevelopment Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for any property acquisition and for completion of the Development Objectives. The amount of issued bonds may not exceed the total, as estimated by the Redevelopment Commission, of all expenses reasonably incurred in connection with the Development Objectives, including:

1. The total cost of all land, rights of way, and other property to be acquired and the
2. All reasonable and necessary architectural/engineering, construction, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds therefore; and
3. Interest and a debt service reserve for the bonds to the extent the Redevelopment Commission determines that a reserve is reasonably required.

In the issuance of bonds the Redevelopment Commission will comply with Indiana Code § 36-7-14-25.1 and other provisions of applicable Indiana Law. In the alternative, the Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under Indiana Code 36-7-14. The lease is subject to the provisions of Indiana Code § 36-7-14-25.2 and Indiana Code § 36-7-14-25.3.

The Development Objectives within this Plan will be accomplished through a mix of public and private investment in the EDA.

1. Attract businesses to the EDA, provide opportunities for gainful employment and training for employees, and promote the retention and expansion of existing businesses.
2. Provide funding for infrastructure improvements including the installation of new and upgraded water, sewer, stormwater, communications and transportation services.
3. Invest in designing and implementing improved streetscapes and other public amenities to ensure a high quality of place attractive to a quality workforce.

Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.

4. Improve streets so they can be operated to enable safe and efficient access for all users of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders.
5. Strengthen and intensify existing land uses within the area so that density is supported in the urban core, with particular focus on ensuring greater employment opportunities, diverse mixes of retail and upper story residential, greater usage of vacant and underutilized buildings, and new infill development.
6. Enhance community sustainability through the provision of green infrastructure, conservation of environmentally sensitive areas, and energy efficient building practices.
7. Construct new and renovated housing units within the area that support a diverse mix of housing types, and are within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.
8. Renovate historic structures in the EDA, especially within the downtown area.
9. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.
10. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district and other areas of employment growth potential.
11. Support the retention, expansion and attraction of cultural, tourism and creative sector enterprises to enhance sector employment opportunities, and to enhance the EDA as a destination for visitors. Construct additional hotel and meeting space within the EDA and support an expanded Convention Center complex.
12. Continue the environmental restoration and transformation of the former CSX rail switchyard into premier public park and recreation space. Support adjacent catalyst economic and community development projects such as infill commercial, mixed-use, and residential redevelopment of underutilized properties, and strengthening of surrounding neighborhoods.
13. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing

for a mix of complementary uses, including retail, service and workforce and other housing.

14. Provide adequate growth space for office, research, life science, medical and technology business; in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.
15. Provide primary and essential healthcare facilities in areas accessible to residential populations and employment centers.
16. Improve gateway corridors to increase physical and socioeconomic linkages between the EDA and other areas of the city, region and state.

PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended as outlined under Indiana Code § 36-7-14-17 and Indiana Code § 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or the enlargement of the EDA.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. Any modification which substantially changes the approved Economic Development Plan will be subject to the requirement of applicable State codes for plan amendment.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 210 E. Kirkwood Avenue**

**CASE #: SP-14-14
DATE: February 9, 2015**

PETITIONERS: AJ Capital Partners
621 W/ Randolph, Suite 4, Chicago

CONSULTANT: Ratio Architects
455 N. Cityfront Plaza Drive, #1800, Chicago

Smith Brehob & Associates
453 S. Clarizz Blvd, Bloomington

REQUEST: The petitioners are requesting site plan approval in order to construct a 146-room hotel.

Area:	0.64 Acres	
Zoning:	CD/University Village Overlay (UVO)	
GPP Designation:	Downtown	
Existing Land Use:	2-story Bank	
Proposed Land Use:	Hotel	
Surrounding Uses:	North	– First Christian Church and Commercial
	West	– Peoples State Bank
	South	– First United Methodist Church
	East	– Drive-through bank (SP/UV-34-13)

PROPERTY SUMMARY: Parcel B is located at the southwest corner of E. Kirkwood Avenue and S. Lincoln Street. The property is zoned Commercial Downtown (CD) and is within the Kirkwood Corridor portion of the University Village Overlay (UVO). The property currently contains a two-story bank building and surface parking.

PETITION DETAILS: The petitioners are proposing to demolish the existing building and construct a 6-story hotel with approximately 146 guest rooms. The hotel would include additional restaurant and/or retail space along the Kirkwood frontage as well as meeting space on several levels. There are also 75 structured parking spaces located on the second floor and a portion of the first floor. The garage area will also provide for the service and loading function of the hotel.

PLAN COMMISSION SITE REVIEW: Two aspects of this project require that the petition be reviewed by the Plan Commission. These aspects are:

- Per BMC 20.03.160 - The petitioners are requesting four waivers from development standards. These waivers include:

1. Maximum Height
 2. Parapet Requirement
 3. Window Design Standards
 4. Façade Modulation
- Per BMC 20.09.120 – The petitioners are proposing a nonresidential development of more than 25,000 square feet.

CASE HISTORY: Due to the unique aggregation of several properties owned by Old National Bank (ONB), the Plan Commission has been evaluating several sites in relation to each other. These sites include:

- **Parcel A:** Contains the Workingman's Bank/ONB building, 121 E. Kirkwood Ave. - 0.45 acres – Recently approved for a CVS Pharmacy by the BZA, CU/V-32-14
- **Parcel B:** Contains the Monroe Bank/Current ONB Bank building, 210 E. Kirkwood Ave. - 0.60 acres – **Petition site**
- **Parcel C:** Contains the ONB Drive-through facility - 0.40 acres – Approved in December for a new drive through bank and office facility, SP/UV-34-13 & UV/V-46-13
- **Parcel D:** Contains the Former Monroe Bank Loan Center building, 111 E. 4th Street - 0.40 acres – proposed surface parking lot to be used by the proposed hotel on Site B, SP/UV-34-14
- **Parcel E:** Surface parking lot at the northwest corner of 4th and Grant - 0.30 acres – No current proposal, will remain surface parking

UPDATE SINCE SECOND HEARING: Staff presented the proposed hotel on Parcel B as part of an integrated report at its October 6, 2014 meeting. On December 8, 2014, the Plan Commission held a second hearing for this petition. Discussion at this hearing centered on the scale of the building and parking implications of the development on adjacent churches. Ultimately, the Plan Commission voted to continue the petition to allow additional time and opportunity for the petitioners to meet with the area churches to discuss different parking options and building scale.

The petitioners have met with church representatives since the December meeting. In addition to the issue of scale, the discussion has centered on the loss of parking located on the ONB properties that has traditionally been available to the churches. The petitioners, as well as representatives of ONB and the developers of Parcels C & D, have committed to working with the churches to maximize the sharing of parking spaces on Parcels B-E. These efforts include the following commitments:

- 1) Providing surface parking for the churches during construction of the ONB bank on Parcel C. This proposed construction will last nine months to a year. Parcels B, D, and E are all available for parking depending on the need for construction staging.

2) After this construction is complete, providing surface parking for the churches during construction of the proposed hotel on Parcel B. The time length for this project is estimated at 15-16 months. Parcels D, E, and shared parking options on Parcel C would be available in this case.

3) After development of both projects, which would occur by mid-late 2017, the petitioners have expressed a willingness to work closely with the churches to identify lower room occupancy dates and convey the availability of parking on Parcel D (which is proposed as an accessory parking lot after hotel construction) and potentially within the hotel garage. The proposed bank drive-through and parking spaces off the East-West alley are also potential options for shared parking when not in use by ONB. Low occupancy times for hotels are usually identified several weeks in advance, thus allowing time to convey parking availability to the church leadership in advance. The petitioners would also continue to be partners with the churches and the City in future discussions regarding additional long-term efforts to ease the churches parking challenges.

SITE PLAN REVIEW & FINDINGS

Impervious Surface Coverage: The Kirkwood Corridor portions of the UVO permit up to 100% impervious surface coverage. The petitioners are proposing a hotel structure that would utilize the entire property and comply with code.

Building Height: The height of the building is approximately 70 feet at its highest point at the southeast corner of the building. As a result, a height waiver is clearly required. The maximum height allowed in this overlay is 40 feet. The purpose of the 40 foot standard is to protect the scale of development along the Kirkwood Corridor, which is characterized by relatively low building heights. Staff has received comments of concern from representatives of the surrounding churches regarding the proposed height of the structure. Additionally, one Plan Commissioner has indicated concern about the proposed height of the building in reference to the People's State Bank building and the United Methodist Church structure.

Height Waiver - 20.03.190(b)(1): The Downtown Vision and Infill Strategy Plan (Downtown Plan) only addresses height in a few places. Design Guideline 3.5 states the following:

“Building Heights vary substantially in Downtown Bloomington and yet there is a strong sense of similarity in scale. This is in part because most buildings are within two to four stories in height. In addition, most buildings have features at the lower levels that are similar in scale. ...A variety of building heights in new construction is, therefore, appropriate. However, the dominant scale of two to four stories should be maintained. This may be accomplished by literally constructing a building within this traditional height range; in other

cases, design elements that reflect traditional height may be incorporated into larger structures. Setting upper floors back from the building front also may be considered.”

As evidenced by the recent construction of the Hyatt Place Hotel and Springhill Suites project, hotels have recently been constructed at greater heights than other downtown structures. This is in recognition that for desirable downtown hotels to be viable, the room counts dictate a taller structure to be necessary. Specifically, the Hilton Garden Inn has a maximum height of 67 feet, while the Hyatt is at 74 feet and Springhill Suites is at 71 feet. This creates the policy decision for the Plan Commission. In the interest of providing a viable hotel project that could bring additional energy to Kirkwood Avenue as well as a desired alternative to student housing, it is necessary to deviate from the height standard of the code. It is reasonable for the Plan Commission to consider the proposed taller building height in order to accommodate this specific use. To this end, the proposed hotel is appropriately recessed so that the pedestrian experience along Kirkwood Ave. is still suitably scaled.

To achieve a lower height along Kirkwood Ave. and to create additional articulation and visual interest, the petitioners have designed the proposed structure to recess the 6th floor and have created significant recessions above three stories. They have also included several outdoor spaces in the design along Kirkwood Ave. and Lincoln St. The main masses of the building along Kirkwood have relative heights of 30, 42 and 62 feet. The petitioners have also included a significant amount of glass for the third level meeting space to soften the massing along Kirkwood Ave.

While increasing heights for hotel structures are reasonable, and height has been suitably mitigated along the Kirkwood Corridor, the increased height is also supported by the surrounding building context. The fifth floor of the hotel is approximately 57-60 feet in height with the recessed 6th floor being approximately 67-70 feet depending on the adjacent grade. For comparison, the First United Methodist Church to the south ranges from approximately 56 feet to 68 feet for the main portions of the building with the tower element reaching approximately 84 feet. The taller portion of the First Christian Church to the north is also approximately 68 feet in height. This structure would not be appropriately scaled for the building context found further east on Kirkwood Ave.

The proposed structure does have a significant height increase over the People's State Bank structure to the west that is two stories in height. This façade will extend above the structure and will be visible to those approaching the site from the west. There is a drive that separates these structures and it is anticipated that the Peoples Bank site has a high potential for redevelopment with a taller building. Because the existing bank structure has no historic significance and will likely be replaced with a taller structure, this relative height difference can be supported.

Parking: The UVO does not require on-site parking to be provided for non-residential space. The petitioners had proposed to construct 74 on-site parking spaces for the 146 guest rooms, or just over a 50% ratio. The hotel petitioners had also worked with the petitioners for Parcels D & E to provide additional shared parking spaces within a proposed garage structure. The garage structure is no longer being proposed and has been replaced with a petition to remove the existing one-story office building and reconfigure the existing parking lot to provide additional parking spaces. Although not required, the petitioners are proposing to use a portion of the proposed parking area to supplement the on-site parking for this site.

They have also revised their parking proposal to include the use of valet parking both within their structure and on the surface parking lot. This revision would include 75 regular parking spaces and up to 40 valet spaces for a total of 115 on-site spaces (nearly a 79% ratio). The off-site parking could include up to 45 standard spaces and 15 valet parking spaces. This total potential parking count would be able to accommodate heavy weekend usage and mitigate off-site parking impacts to surrounding land uses. The proposed hotel project also includes the removal of three existing drive cuts and the installation of new on-street parking spaces.

Setbacks: This site has no setback requirements for the side and rear property lines and has maximum setbacks from the front property lines. The petitioners have placed the proposed building at the right-of-way lines and meet this requirement as well as meeting the requirement to align the structure with the church structure to the south.

Ground Floor Commercial Percentage: The ordinance requires 50% of the first floor space to be used commercially. The proposed hotel/restaurant/retail use clearly complies with this requirement.

Historic Compatibility: This building is immediately adjacent to the First United Methodist Church, a surveyed historic structure. It is listed as a Notable Structure in the 2001 Survey of Historic Sites and Structures. The church structure ranges in height from approximately 56 feet to nearly 85 feet at its tower.

The UDO has two requirements regarding compatibility of new buildings adjacent to historic structures for this property.

1. Match street setbacks. The church structure is located at the right-of-way line, as is the proposed hotel.
2. The new building to the side of a historic building must be stepped down to be no taller than 1-story, or 14 feet, taller than the historic building. The proposed structure is at its highest approximately 14 feet taller than the main portions of the church and lower than the church's tower structure. Furthermore, portions of the 6th floor have been recessed.

3. The new building should align similar architectural features with the historic building. This guideline may be less necessary to meet due to the location of the alley between the structures, the distance between the structures, and the distinctly different architectural styles of the two structures.

In addition to the surveyed church structure, there is also one locally designated structure (Victoria Towers) located on the north side of Kirkwood Ave. as well as two notable surveyed structures also located north of Kirkwood Avenue. Because of the great distance between the hotel site and these structures, it is not necessary that they be constructed with the same architectural style or massing.

Architecture: The petitioners have stated that the design of the building is intended to create a balance of traditional and modern forms. The building includes both an industrial feel with more modern glass and floating roof elements. The materials are predominantly brick, glass, limestone, and metal. The design also incorporates a highlighted entry along Kirkwood Ave. that has a recessed patio and a steel and glass architectural element. The building is proposed with a high level of articulation along the Kirkwood façade with a large amount of storefront glass at the street level. All of the petitioners' materials are permitted within this overlay.

The design team has included several outdoor spaces that will be accessible to hotel patrons. These spaces and the proposed building recesses create a high level of building articulation. A large glass curtain wall has also been proposed between the large brick portions of the building along the Kirkwood frontage to reduce the overall massing along this corridor.

Staff has received a Plan Commissioner comment that more masonry should be used against the south and west facades as opposed to the proposed metal panels. Such panels are permitted in the overlay. Additionally, the usage of a different building material should accentuate the proposed recessing of the taller parts of the structure.

Access: Access to the first level parking garage would be from the east-west alley to the south, while access to the second level garage spaces would be from a drive cut onto Lincoln Street. This would be a nearly identical location to an existing drive cut. With this proposal, three additional existing drive cuts would be removed including two along Kirkwood Ave.

Primary pedestrian access to the hotel will be from Lincoln Street, with two additional pedestrian entries located along Kirkwood Ave. The petitioners have incorporated architectural design features into the Lincoln Street entry and the eastern entry along Kirkwood Ave. to meet the primary pedestrian entry detailing requirements for both street frontages.

Streetscape: The property has two adjacent street frontages. The Kirkwood Ave. streetscape was installed as part of a larger City streetscape capital project. Construction of the proposed hotel and the removal of the existing drive cuts will create a need for much of the streetscape to be reconstructed. The petitioners have committed to reconstructing the streetscape to match the existing Kirkwood Ave. streetscape including but not limited to materials, patterns, lighting, planters, and curbing.

The petitioners have also proposed to continue the Kirkwood streetscape design south on Lincoln St. In addition, they are proposing to utilize the existing street trees on this street frontage keeping a large tree plot around the trees. A pedestrian connection should be added between these trees to connect the adjacent street parking to the hotel entry.

The street lights along Kirkwood Ave. would be removed, stored, and reused upon completion of the hotel construction. The petitioners are proposing to replace the street tree planters along Kirkwood Ave, with 5 x 5 tree grates. With the removal of the street cuts, this is an appropriate proposal. However, the easternmost planter has a desirable tree that could be retained with its planter with minimal impact to the plan. One on-street parking space that would have been created would no longer be installed. The westernmost curb could be shifted slightly to the west so that the other proposed on-street spaces could be installed along Kirkwood Ave.

Roof Design: The proposed structure has been designed with an appropriate base, middle, and cap. The petitioners' design incorporates a recessed 6th Story that includes floor to ceiling glass with a projected flat roof that creates a cap to a portion of the building.

Parapet Waiver – 20.03.200(b)(1)(C): Although a large portion of the building has a traditional parapet, the flat portions of the roof about the glass “cap” do not have a parapet. Staff finds that the intent stated in Design Guideline 3.4 of the Downtown Plan is still met with this petition. Adding a parapet to these architectural portions of the roof structure would negatively affect the aesthetic of more modern portion of the building.

Void-to-Solid Ratio: The petitioners are required to provide a minimum void-to-solid ratio of 60% on the first floors facing a public street. The proposed hotel has exceeded this standard, proposing nearly 75% void-to-solid along the street frontages.

Windows: Due to the blend of modern and industrial architecture, many of the windows do not meet the height-to-width ratio and design requirements for every window to have sills and lintels. This is due to the architectural design chosen by the petitioners. These requirements are in place to ensure a quality architectural treatment. This waiver is supportable because the proposed architectural style is appropriate and will add to the architectural variety expected along Kirkwood Ave.

Window Design Waiver-20.03.200(b)(3)(C): A waiver from the standard of the UDO is required to allow windows that are less than 1.5:1 in ratio of height to width and for some windows not to have sills and lintels. The Downtown Plan's recommendations for upper story windows (guidelines 3.13-3.14) call for windows with a vertical emphasis and trim that aligns with adjacent traditional buildings. While not all of the windows meet the required ratio, the intent of this standard has been met. Although the windows could be modified to meet the standards, it is appropriate to allow some flexibility in design to achieve more variety in building façades and allow a more modern design.

Façade Modulation: The building has utilized materials and design elements to create multiple visual modules. The UDO requires modules of no more than 50 feet in width and recessions of at least 3% that extend the length of its module. The petitioners do not meet this guideline as the majority of the building is located at the right-of-way line. However there are recessed entries, roof-top decks, recessed upper floors and material changes that create a high level of articulation and visual interest.

Façade Modulation Waiver-20.03.200(c)(1): The Downtown Plan states that "A larger building should be divided into 'modules' that are similar in scale to buildings seen historically." It also states that the mass of a tall building should be stepped down to a lower height as it approaches traditional buildings nearby. The proposed structure is appropriately scaled with adjacent structures with the exception of the bank building to the west. However, this is not a traditional building and has a high possibility of future redevelopment. Furthermore, the proposed architecture meets the intent of the façade modulation requirement and provides ample articulation on both building facades similar to the institutional buildings in the immediately surrounding area. The multiple columns, the corner focal element, as well as the tiered third and fourth floor create significant articulation and architectural interest as envisioned by the Downtown Plan.

Bike Parking: The petitioners will exceed the minimum bicycle parking standards through the inclusion of bike parking along Lincoln St. as well as bicycle parking located within the first floor parking area.

Signage: It is also anticipated that if this proposal is approved, that a signage variance package for the hotel might be appropriate. However, the proposed signage on the submitted renderings should only be seen as conceptual.

Timing: The petitioners are seeking an extended site plan approval due to the complex nature of this project. The construction of the hotel is contingent upon the phasing of construction of the adjacent bank building on Parcel C. The current phasing anticipates that Parcel C would be constructed first. Upon completion, the bank service and offices would be relocated from the existing structure on this site to the newly constructed building on Parcel C. At that time, the petitioners would be able to initiate construction of the hotel

facility. Therefore, the petitioners are requesting to have an extended site plan approval of 3 years rather than the usual 1 year. This request makes sense due to the complexity and phasing of this development.

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

- 1.) The Petitioner should apply state-of-the-art green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.
- 2.) The Petitioner should employ modern practices and features that result in a unique, sustainable ambiance that builds upon the famous Kirkwood Corridor desirability and Bloomington's environmental integrity.

Staff response: Although the petitioners are not proposing to seek LEED certification, they have included several green development elements into their proposal. These include items such as recycled materials, building materials produced in proximity to the site, energy reduction practices, and reflective and green roof elements.

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

Staff's Response: The petitioners have proposed to include accommodations for a full range of recycling.

ADDITIONAL FINDINGS: In accordance with Section 20.09.120 of the UDO, staff is providing the Commission with written findings to support the positive recommendation for this project.

1. Consistency with the Growth Policies Plan

A thorough reading of the Growth Policies Plan yields several repeated and overarching guiding themes for future development. These themes are evident throughout the document and its guiding principles. In terms of development, the GPP gives strong and consistent guidance for the City to direct development in a manner that:

- Curbs past sprawling development practices
- Redirects development toward downtown
- Focuses more on vacant and underutilized parcels

The proposed hotel is a desirable land use that would redevelop an underutilized downtown property. This helps fulfill the desire to focus new construction toward the center of the city in close proximity to existing services and destinations.

The specific location along Kirkwood Avenue brings additional diversity of clientele, use and architecture to this unique and important corridor. Furthermore it fulfills the GPPs stated goal to “*Facilitate the location of a new, upscale hotel facility to capture available tourism within Bloomington’s downtown area*” (SECV-8). Although it could be argued that previously constructed hotels or a hotel at the Convention Center site fulfills this goal, multiple locations for downtown hotels are desirable and this location may lend itself to a more upscale, boutique-style hotel than the Convention Center site. Ultimately, it is in the City's interest for new hotels to be constructed at both the Convention Center and on Kirkwood.

Although the proposed hotel proposal is consistent with the GPP, the Plan also acknowledges that the desired downtown investment and revitalization should also be done in a manner that conserves Bloomington’s unique community character through context-sensitive infill development (CCC, p.17).

The UDO was adopted to include design elements and regulations that incorporated elements of the GPP and the Downtown Plan to provide general guidance to building construction in the downtown. Some regulations (such as height) were reduced over the former 80-foot height limit to restrict by-right development without understanding the full built context of surrounding properties. The UDO further provided the Plan Commission with the waiver process to better evaluate a project within the context of a specific use, proposal, and site. If the Plan Commission agrees with the waiver evaluations provided in this report, then this proposal is fully consistent with the Growth Policies Plan. As is noted in the height waiver justification, the Downtown Plan advises that a two to four story building scale should be maintained in the downtown. However, in this same section, the Plan also acknowledges that taller buildings can be constructed with upper story step backs and must respect the existing scale and design of historic buildings. The proposed hotel includes significant step backs on Kirkwood and is very similar in scale to the surrounding church structures.

2. Requirements of Chapter 20.02 for the Commercial Downtown zoning district – All requirements of Chapter 20.02 have been met with this request. The proposed use of this structure as a hotel is permitted in this district. Within the Commercial Downtown zoning district, most development standards found in Chapter 20.02 are more specifically developed into overlay districts as addressed by #5 below. Furthermore, the proposed development is consistent with the stated intent for the district and development guidance given to the Plan Commission.
3. Requirements of Chapter 20.05 – With the recommended conditions of approval, this petition complies with all applicable sections of Chapter 20.05.

4. Requirements of Chapter 20.07 – Chapter 20.07 of the UDO applies to properties that are seeking to subdivide property. Requirements of this chapter do not apply to the petitioners' request.
5. Other requirements of the Unified Development Ordinance – Several development standards typically found within Chapters 20.02 and 20.05 referenced above are supplemented in the UDO for properties that are located within the Commercial Downtown zoning district. The Downtown Design Overlays found in Chapter 20.03 identify the specific supplemental standards and guidelines for each applicable Overlay/Character Area. This property lies within the University Village Overlay. A detailed assessment for these supplemental standards and four associated waivers is provided in the report.

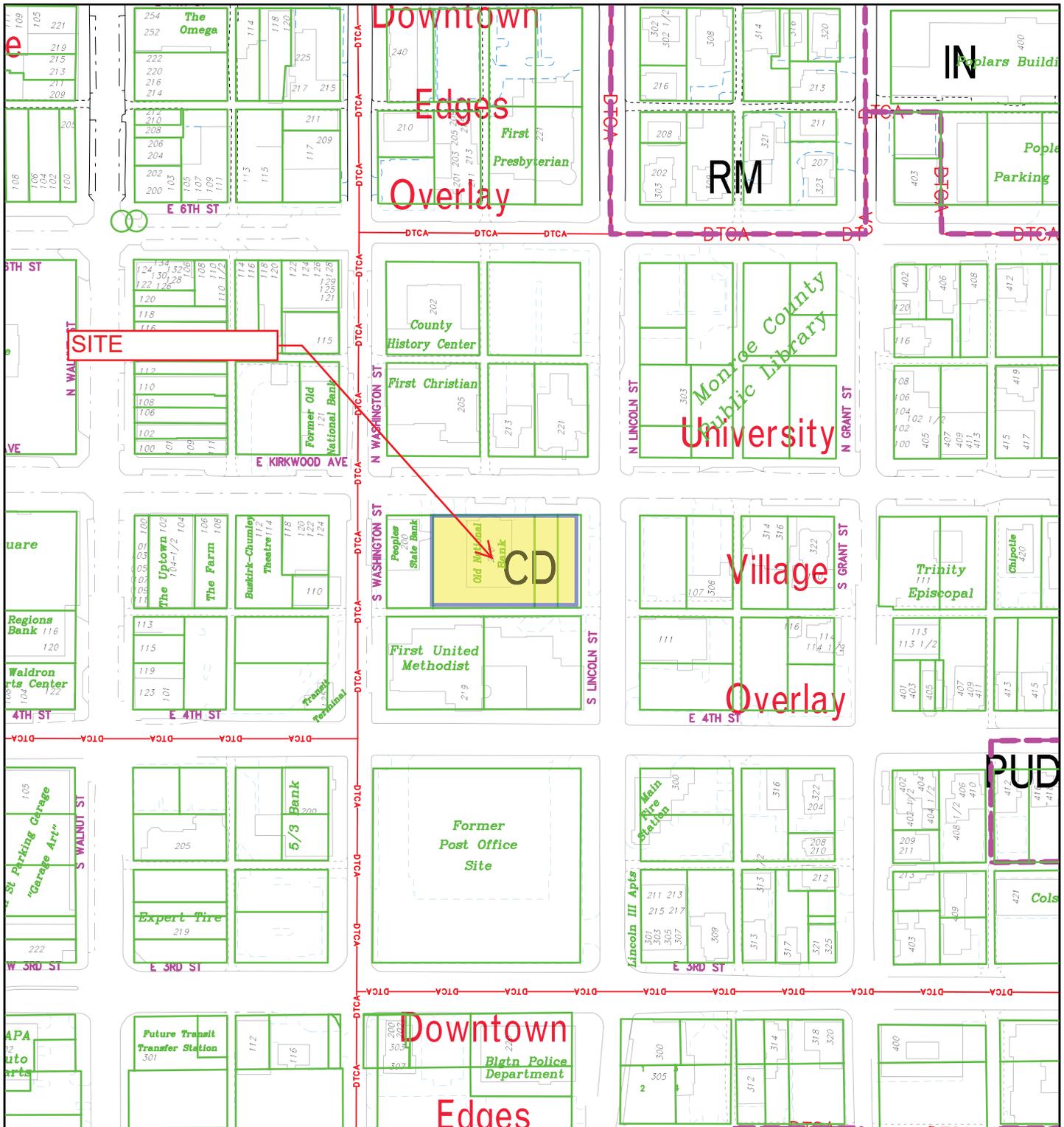
CONCLUSIONS: The petitioners have worked diligently to develop an appropriately-scaled structure that brings a desirable hotel use to the Kirkwood Corridor. This use will generate a significant number of new customers to the surrounding businesses and is a welcome alternative to conventional multifamily housing. Although the height of the building exceeds the standard for this area, hotels have been approved by the Plan Commission and City Council have been approved to exceed surrounding heights. Due to the taller structures in the immediate area and the reduced heights along the Kirkwood Ave. façade, the height and mass of the structure is appropriate. Furthermore, this is one of the few (if not the only) sites that provide the lot area and context that would allow a hotel to be constructed on the Kirkwood corridor. The scale of the building would not be appropriate further east as the surrounding structures would not support a taller hotel structure. The submitted model adequately demonstrates that the proposed hotel is not out of scale for the property being developed.

Although the petitioners' proposal to meets the parking requirements of their use, the proposed development will reduce the parking that has historically been available to the surrounding churches. The parking that is being removed is private parking owned by the petitioner and will be replaced with more a desirable land use as envisioned by the GPP. However, the community's desire to encourage churches to remain downtown is also noted in the Plan (SEVC-12, p.21). Therefore, the additional dialogue achieved between the petitioners and the area churches regarding shared parking is clearly critical. Although a completely satisfactory parking solution is not immediately available, the petitioner has demonstrated a willingness to work with the surrounding churches in good faith to share parking when possible.

RECOMMENDATION: Staff recommends approval of SP-14-14 and all associated waivers with the following conditions:

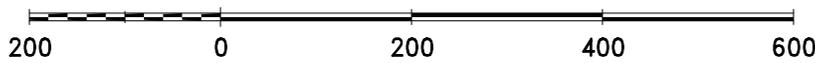
1. One additional pedestrian-scaled street light must be added to the Lincoln St. streetscape.

2. A pedestrian sidewalk connection is required to be installed between the two street trees along Lincoln St.
3. The petitioners must coordinate all proposed streetscape improvements with staff as well as the City Public Works and Parks and Recreation Departments with the intent to require all improvements to be consistent with the existing streetscape in terms of materials, colors, patterns, and other items such as benches, bike racks, and lighting. The easternmost tree planter and street tree along Kirkwood Ave. and the two street trees along Lincoln St. must be retained and protected with fencing adequate to prevent vehicle/equipment damage and storage to their root systems.
4. This site plan approval shall be valid for a period of three years from the date of this approval.
5. The architecture of the proposed building shall be consistent with the submitted elevations and renderings.
6. No signage approval is granted with this petition.
7. The proposed valet parking proposal submitted with this petition shall be implemented as documented in this staff report.

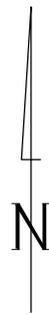


SP-14-14 AJ Capital
 210 E. Kirkwood Ave.
 Location/Zoning/Land Use Map

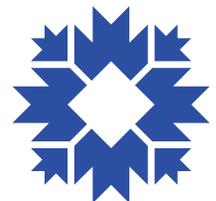
By: shapp
 25 Apr 14



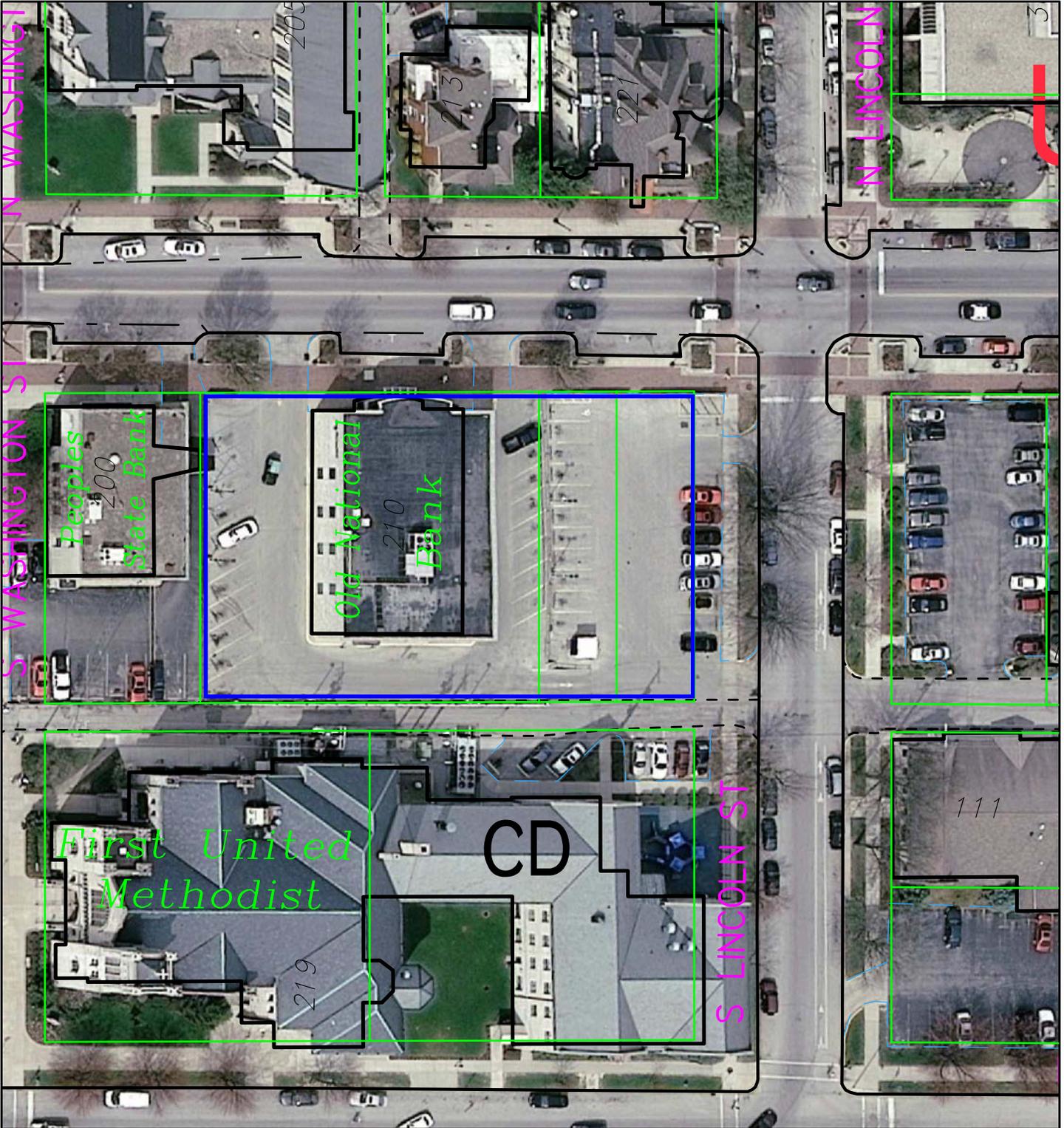
For reference only; map information NOT warranted.



City of Bloomington
 Planning

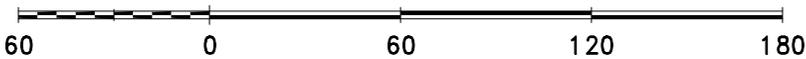


Scale: 1" = 200'



Aerial Photo
SP-14-14

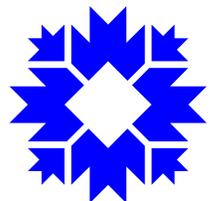
By: shayp
25 Apr 14



For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 60'



RATIO

Architecture Preservation Interior Design Landscape Architecture Urban Design & Planning Graphic Design

May 7, 2014

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

Attn: Mr. Tom Micuda

Petitioner's Statement Kirkwood ONB Site

Location

The project is located 210 E. Kirkwood Ave, at the NE corner of Kirkwood and S. Lincoln St. The site is currently being used by Old National Bank for operations, and is generally known as "Site B" with relation to parcels being sold by Old National Bank. A large majority of the site is an existing surface parking lot for bank customers and employees.

Existing Site

The existing site is .64 acres in size and is located within the University Overlay district. The existing building is oriented with the front facing E. Kirkwood Ave. The proposed structure will be orientated with fronts facing E. Kirkwood Ave. and S. Lincoln Street. All existing improvements on site will be demolished.

Project Overview

The project is located in central Bloomington, along Kirkwood Avenue and Lincoln Street. The project will provide a hotel development that will enhance the urban character and add to the eclectic nature of the uses and design of the neighborhood. The hotel is of a boutique character that will have a unique design on the exterior and interior, modeled off other AJ Capital hotel developments in similar markets with a large University presence. The street façade will present a hotel and hospitality character, with lobby, food and beverage operations of a retail nature. The interiors will be designed in a unique, locally referenced idiom designed specifically by AJ Capital for this Bloomington location and context. The Second Floor will have parking spaces within the building to accommodate approximately 50% of the guest room key count, and the 3rd-5th Floors will be dedicated to hotel rooms. The top, 6th Floor will be set back from the façade line on both Kirkwood and Lincoln, and will provide a combination of guest rooms and a rooftop bar at the street corner facing northeast. This indoor/outdoor roof top venue is a signature element of AJ Capital's hotel developments. There will be modestly sized meeting room facility and exterior landscaped courtyard on the 3rd Floor, thus covering all parking areas and creating another asset to the community.

Presently, the site is used by Old National Bank for their Bank facility and surface parking, both of which will need to be relocated to other sites in the Kirkwood neighborhood, allowing the development of this site as a hotel, with food and beverage operations that will add to the existing vitality of the street. The Kirkwood façade along the streetscape will

Petitioner's Statement – Kirkwood ONB Site B

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step back at the western end of the site to provide an urban oasis along Kirkwood that will provide outdoor seating areas for the retail uses in the hotel development.

AJ Capital does not intend to formally submit the project for LEED Certification; however, the project will be designed to be sustainable and to respect the City's desire to incorporate "green" environmental practices into project development. RATIO has designed dozens of LEED projects, including a number of LEED Gold projects and so is well acquainted with sustainable design principals. The development is located on Public Transit, and we will provide secured bicycle parking. Accommodations for a full range of recycling will be made in the design, as well as the use of recycled materials in the construction, and the utilization of building materials produced within 500 miles of the site. The building envelope will be well designed to exceed current energy demand standards in the industry, to include high performance glazing and reflective roof surfaces. The design intent is also to provide a partial green roof and landscape roof decks at selected locations. Water usage will be minimized thru the use of lower flow fixtures. Electricity usage will be minimized thru the use of efficient light fixtures, and energy management controls in the guest rooms.

Development Information**Use-Hotel and accessory support facilities including parking (use permitted under the UDO)**

1. 6 Level Building on Kirkwood and Lincoln, 3 Levels along the southern alley.
2. Level 1-Hotel Lobby, Food and Beverage Services, Hotel Offices and Support Spaces, Loading, Trash/Recycling Room and 9 grade-level guest parking spaces for check in and short term guest use.
3. Level 2-61 enclosed and secured parking spaces.
4. Levels 3-5-Guest Keys (Rooms), Meeting Rooms, Fitness Center (Rooms)
5. Level 6-Guest Rooms and Rooftop Bar
6. Total number of Guest Keys-141

Development Standards-University Village Overlay (UVO) District**20.03-150 University Village Overlay District Intent**

The proposed Kirkwood Hotel will meet the intent of the District by supplementing the diversity of land uses and mix of developments along Kirkwood, and serving as a key focal point and transition between the Downtown Core/Courthouse Square and the Indiana University Campus. The hotel will serve both aspects of the community, Downtown and University. The traditional main street character of the Kirkwood Corridor as a strong, pedestrian friendly route will be enhanced with a lot line façade, retail storefront design of the facades and pedestrian features in the streetscape design.

20.03-190 University Village Overlay District Development Standards**Density and Intensity Standards-Project Complies with UDO**

Maximum Residential Density: Not Applicable

Maximum Impervious Surface Coverage: Kirkwood Corridor, 100%

Height Standards-Project Requires Waiver from UDO

Maximum Structure Height: 40 Feet

Petitioner's Statement – Kirkwood ONB Site B

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Actual Project Height: 67 feet (Note; top or 6th Floor is setback, so that the 5th Floor Roof line is appx. 55 Feet)

The noted heights are at the highest instance at the corner of Kirkwood and Lincoln; the building will be set into grade as Kirkwood slopes up to the west. The hotel's need for at least some level of parking on site necessitated the addition of one parking floor, which has raised the building's height by 11 feet. Without the Parking the roof line would be approximately 55 feet. The design of the building is such that the top floor will be significantly recessed back from the façade by approximately 8 feet, thus helping to relieve the overall height's visual impact. In addition, the building is backed by the Church to the south, which is one of the taller structures in the UVO District, with heights ranging from 56 feet at the roof to 80 feet at the tower.

Parking Standards- Project Complies with UDO

Minimum Surface Parking Setback-Kirkwood Corridor: 20 Feet behind Primary Structure's front building wall

Actual Project Setback: Parking is enclosed within building footprint > 70 feet

Residential Parking Standard: Not Applicable

Nonresidential Parking Standard: No parking required

Actual Project Parking: 70 Parking Spaces on Levels 1 and 2

Building Setback Standards-Project Complies with UDO

Maximum Front Setback: 15 Feet

Actual Project Front Setback: 0-15 feet

Minimum Side and Rear Setback: 0 Feet

Actual Project Side and Rear: 0 feet

Ground Floor Nonresidential Uses-Project Complies with UDO

Minimum Ground Floor Nonresidential Uses: 50% of Ground Floor Area

Actual Project Ground Floor Nonresidential Use: 56%-27,729sf Site Area-15,500sf Ground Floor Area (non-parking use area)

20.03-200 University Village Overlay Architectural Standards**Site Plan-Project Complies with UDO**

Building Orientation: Minimum of 1 Pedestrian Entrance Located on Kirkwood

Actual Site Plan Design has two entrances on Kirkwood, one of which is within 3 feet of adjacent sidewalk.

Street Trees

Landscape Design will comply with Chapter 20.05, Landscaping Standards

Petitioner's Statement – Kirkwood ONB Site B

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Lighting

Lighting Design will comply with UDO and as approved by the Board of Public Works

Mechanical Equipment and Service Areas

All mechanical equipment will be in the rear of the building, off the alley, or in fully screened rooftop locations setback from the facades to screen the equipment from adjacent streets

Architectural Character-Project Complies with UDO*Roofs or Building Cap: Kirkwood Corridor*

The building design will have a flat roof with parapet < 15% of supporting wall height.

Void to Solid Ratio: First Floor transparent areas to exceed 50% of total First Floor wall area.

The hotel will have 75% transparent glass area on the First Floor.

Upper Story Windows

The hotel window frame heights will be a minimum of 1.5 times the window frame width, and be visually distinct from the primary exterior finish materials (masonry).

Materials

The design will utilize masonry as the primary façade material facing Kirkwood and Lincoln, and no prohibited materials will be utilized as primary or secondary materials. The design intent of the Petitioner is to create an eclectic urban, contextual image thru the juxtaposition of historic and classical forms and used in a contemporary manner. References are made to historical, industrial influences of Bloomington's manufacturing and Indiana limestone mining heritage.

Entrance Detailing: The primary pedestrian entrance shall incorporate three (3) or more of the following design features;

The three design features to be used will be finalized as the building design evolves, but will include at a minimum; Recessed Entry (4 feet), Ornamental Paving and integrated landscape planters, Canopy, Pilasters of façade module projecting from the building plan, or Prominent Building Address, Building Name and enhances entryway lighting.

Mass, Scale and Form-Project Complies with UDO*Building Façade Modulation*

The building design as developed will have a maximum 50' module on the street frontage, and the module offset is a minimum of 3% of the module length to conform with the UDO.

Building Height Step Down: Applicable as the First United Methodist Church is considered a Contributing Historic Structure in the 1986 City of Bloomington Interim Report.

The hotel adjacent to a Contributing Historic Structure, however, the project conforms to the UDO as the project as designed is approximately 11 feet higher than the church roofline, and 13 feet lower than the Church spire.

Petitioner's Statement – Kirkwood ONB Site B

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Additional Information**Site Streetscape Improvements**

Construction of the project will require removal of existing sidewalks along Kirkwood and Lincoln. Completion of the project will result in a new streetscape along both roadways. The Kirkwood streetscape will match the existing concrete and brick paver pattern utilized along the Kirkwood corridor including new street trees in tree grates. The Lincoln streetscape will consist of a brick and concrete sidewalk as utilized on Kirkwood, yet will have a wide tree plot as opposed to hardscape and tree grates. It is the intent to attempt to preserve the large street trees in existing along Lincoln if they are sufficiently healthy and work can be accomplished around them.

Bike Storage and Parking

Bike storage and parking will be provided in the ground level parking area, in compliance with the UDO.

Building Entrances

The hotel will have 3 public pedestrian entrances; one at the corner, one at the western end in the site setback on Kirkwood, and one from the rear on grade parking area. Controlled access will be provided from the 2nd Floor Parking area directly into the hotel.

Trash Removal and Recycling

Trash removal will be accomplished from the alley, via a screened/enclosed trash area off of the grade level parking area. This area will serve the hotel and all food and beverage operations, and will be a level grade location to accommodate rolling trash containers on collection days.

Area will be provided for the separation of goods for collection, in the same area as the trash removal area noted above.

Building Deliveries

The 2nd Floor of the building is elevated to the extent that vans, and non-semi trucks will be able to access the loading area under the 2nd Floor Parking deck. Semi-truck deliveries will be accomplished from the alley through the grade level parking area.

Curb Cut/Parking Driveway

The hotel parking driveway and vehicular entrance is location adjacent to the existing alley on Lincoln, and will be provided with the following protective features, to protect pedestrians on the Lincoln sidewalk.

1. Accessible type warning paving for visually impaired pedestrians.
2. Wall Openings between the Alley and Drive way to allow visual observations of exiting vehicles.
3. Audible and visual (strobe) warning of exiting vehicles.

Sanitary Sewer

Sanitary sewer service for the building will be provided by a connection to the existing City main running west to east in the alley. Sewer facilities will also include a grease interceptor for the hotel kitchen and restaurant user. The grease interceptor will be located with the first level service area of the parking garage. No improvements to the existing City sanitary sewer main are required.

Petitioner's Statement – Kirkwood ONB Site B

Page 6

May 6, 2014

Water Service

Domestic water service and fire protection will be provided by a new connection from the site to the existing City water main along Kirkwood. A master meter pit with a monitored post-indicator valve and fire department connection will be located within the outdoor seating area located at the northwest corner of the site. Encroachment within the public right of way should not be required. No improvements to the existing City water main are required.

Storm Sewer

A new storm sewer system will be installed along Lincoln and within the alley to convey runoff from the site to the City storm sewer network. Building roof drains and downspouts will be connected to a below grade system to alleviate runoff flow onto the public sidewalks.

Storm Water Detention

The existing site is currently 100% impervious area. Site development will not result in an increase in runoff and therefore storm water detention is not required or proposed.

Respectfully Submitted,

RATIO Architects



Craig M. Smith, AIA

Associate Principal and Studio Leader

Cc: Tim Franzen – AJ Capital Partners
Chris Boardman-RATIO
Steve Brehob – Smith Brehob
RATIO Personnel – RATIO Architects, Inc. CF W:\2013\13138 - AJCP Bloomington ONB Sites B & D\Management\Code and Agency Approvals\Plan Commission\Plan Commission Submittal Letter 05-07-14.docx

**Graduate Bloomington Hotel
Parking Inventory**

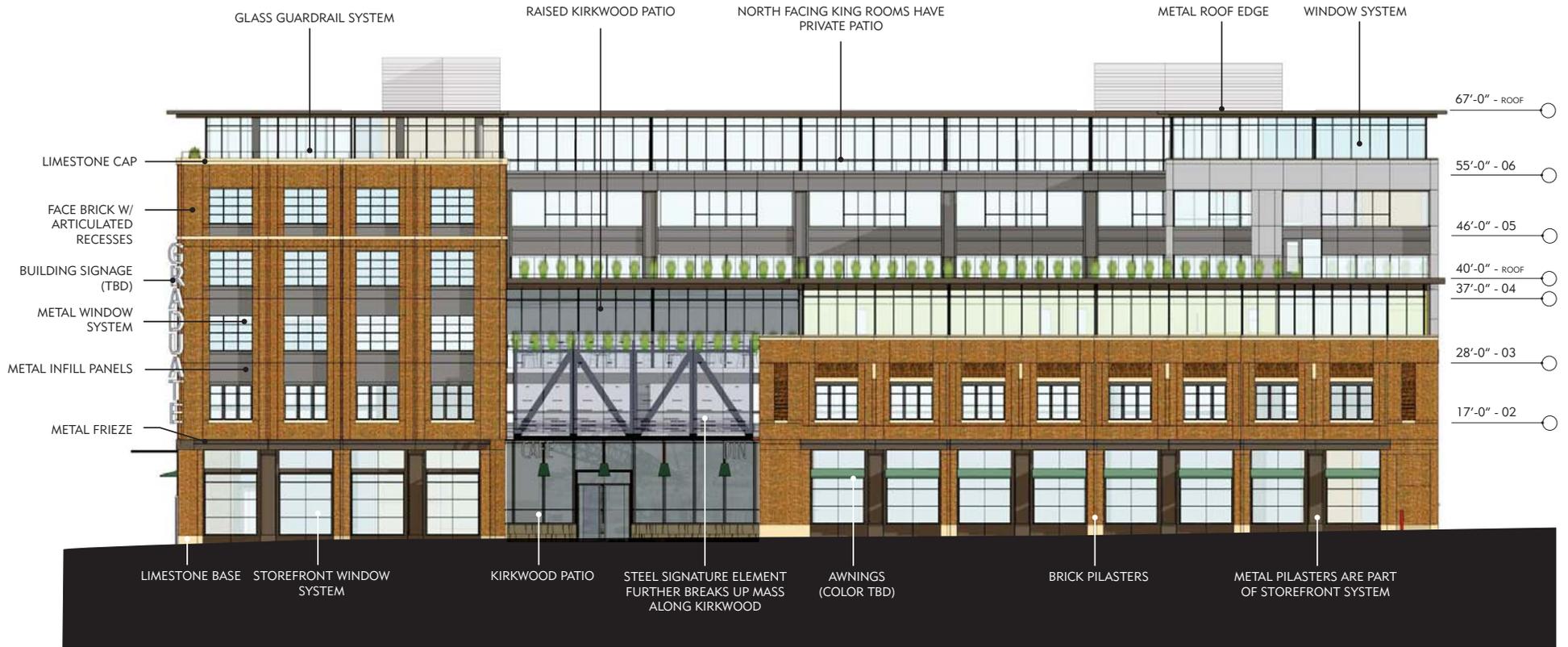
Hotel Owned and Protected Parking

On-Site	Off-Site	On-Site and Off-Site
Ground Level		
Standard 13	Standard 46	On-Site 115
Valet 9	Valet 15	Off-Site 61
22	61	176
Second Level		
Standard 62		
Valet 31		
93		
Area Municipal Parking Options		
Off-Site Public Parking*		
Lot 1 60		* Parking in these municipal lots is free after 5 p.m. on Monday thru Friday, and all day on Saturdays and Sundays.
Lot 3 70		
Lot 5 50		
Lot 6 30		
4th St. Garage 240	450	
Hotel On-Site Parking - Total		
Standard 75		
Valet 40		
115		

Hotel Parking
Breakdown



LINCOLN (EAST) ELEVATION



KIRKWOOD (NORTH) ELEVATION



WEST ELEVATION



ALLEY (SOUTH) ELEVATION



LINCOLN STREET

KIRKWOOD AVENUE

VIEW LOOKING WEST ALONG KIRKWOOD

REFER TO ELEVATIONS FOR ADDITIONAL MATERIAL AND DIMENSIONAL INFORMATION



KIRKWOOD AVENUE

ELEVATION ALONG KIRKWOOD

REFER TO ELEVATIONS FOR ADDITIONAL MATERIAL AND DIMENSIONAL INFORMATION



LINCOLN STREET

KIRKWOOD AVENUE

CORNER OF LINCOLN AND KIRKWOOD

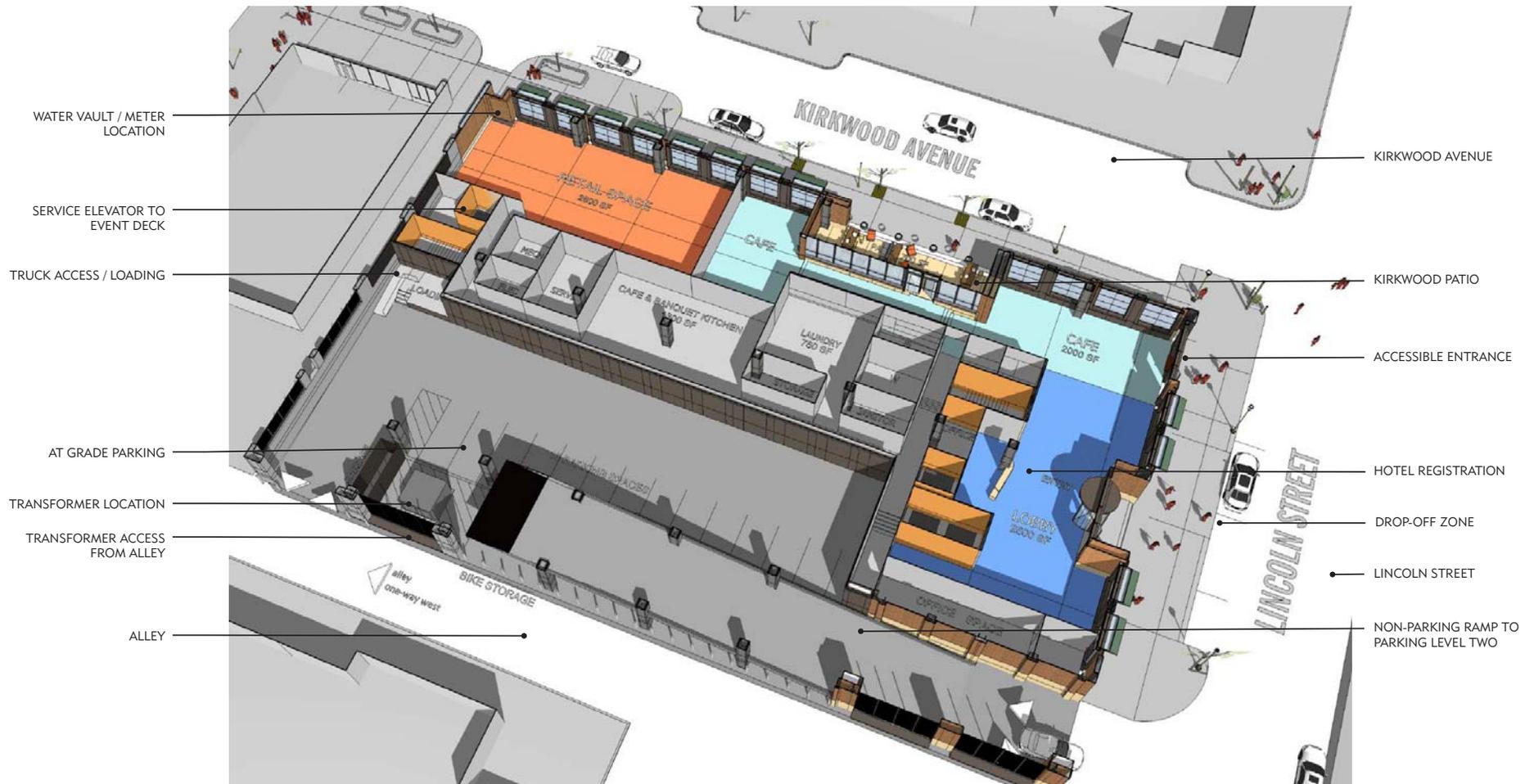
REFER TO ELEVATIONS FOR ADDITIONAL MATERIAL AND DIMENSIONAL INFORMATION



KIRKWOOD AVENUE

LOOKING EAST ALONG KIRKWOOD

REFER TO ELEVATIONS FOR ADDITIONAL MATERIAL AND DIMENSIONAL INFORMATION



WATER VAULT / METER LOCATION

SERVICE ELEVATOR TO EVENT DECK

TRUCK ACCESS / LOADING

AT GRADE PARKING

TRANSFORMER LOCATION

TRANSFORMER ACCESS FROM ALLEY

ALLEY

KIRKWOOD AVENUE

KIRKWOOD PATIO

ACCESSIBLE ENTRANCE

HOTEL REGISTRATION

DROP-OFF ZONE

LINCOLN STREET

NON-PARKING RAMP TO PARKING LEVEL TWO



KIRKWOOD AVENUE

VIEW WEST ALONG KIRKWOOD FROM GRANT ST.



VIEW FROM THE SAMPLE GATES



VIEW NORTH FROM 3RD STREET

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 111 S. Lincoln St.**

**CASE #: SP/UV-34-14
DATE: February 9, 2015**

PETITIONERS: GP – GMS Bloomington, LLC
(GMS) 112 E. 3rd Street, Bloomington
(GP) – 600 E. 96th Street, Suite 150, Indianapolis

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

REQUEST: The petitioners are requesting site plan approval and a use variance recommendation to allow a surface parking lot within the Commercial Downtown (CD) zoning district.

Area:	0.4 Acres
Zoning:	CD, Downtown Core Overlay
GPP Designation:	Downtown
Existing Land Use:	Vacant building and parking lot
Proposed Land Use:	Multi-Family Residential
Surrounding Uses:	East – Surface parking lot
	South – Fire Station
	West – Church
	North – Bank

PROPERTY SUMMARY: The subject property, known as Site D, is located at the northeast corner of E. 4th Street and S. Lincoln Street. The property is zoned Commercial Downtown (CD) and is within the Restaurant Row portion of the University Village Overlay (UVO). The property currently contains a one-story building along Lincoln St. that was previously used as the Monroe Bank loan center and is still used as office space.

PETITON DETAILS: The petitioners propose a surface parking lot on Site D that will entail removal of the existing building and increase in the number of spaces from 28 to 45. These spaces will serve the parking needs of the hotel on Site B and at the petitioner's discretion could also be used for parking for the surrounding churches. This petition will not require alley vacation approval by the City Council. However, it will require a use variance approval from the Board of Zoning Appeals to allow a stand-alone parking lot in the CD zoning district.

With this petition, the applicant has proposed several improvements to the parking lot to offset any negative impacts of the building removal. These improvements include:

- Removal of a drive cut onto S. Lincoln Street
- Reduction in the amount of impervious surface (from 95% to 82%)
- Removal of private parking from the right-of-way
- Creation of new landscaped setbacks and islands

- Creation of 1 new on-street parking space on Lincoln Street

The parking lot will also include improvements to make a more efficient and organized parking layout with reduced street access. Staff looks at this parking lot as necessary to facilitate the construction of the hotel which is a desirable downtown land use. Staff also looks at this parking lot as a kind of “land bank,” waiting until a more appropriate time for development. At some time in the future, once the bank and hotel are built and after the Jordan River culvert is reconstructed, this property will likely be developed into a more intense land use.

PLAN COMMISSION SITE REVIEW: Two aspects of this project require the petition be reviewed by the Plan Commission. These aspects are:

- Per BMC 20.03.160 - The petitioners are requesting four waivers from development standards. These waivers include:
 1. Parking Setback
 2. Landscaping
- Plan Commission review and recommendation to the BZA for a use variance to allow a parking lot

CASE HISTORY: Due to the unique aggregation of several properties owned by Old National Bank (ONB), the Plan Commission has been evaluating several sites in relation to each other. These sites include:

- **Parcel A:** Contains the Workingman’s Bank/ONB building, 121 E. Kirkwood Ave. - 0.45 acres – Recently approved for a CVS Pharmacy by the BZA, CU/V-32-14
- **Parcel B:** Contains the Monroe Bank/Current ONB Bank building, 210 E. Kirkwood Ave. - 0.60 acres
- **Parcel C:** Contains the ONB Drive-through facility - 0.40 acres – Approved in December for a new drive through bank and office facility, SP/UV-34-13 & UV/V-46-13
- **Parcel D:** Contains the Former Monroe Bank Loan Center building, 111 E. 4th Street - 0.40 acres – proposed surface parking lot to be used by the proposed hotel on Site B – **Petition site**
- **Parcel E:** Surface parking lot at the northwest corner of 4th and Grant - 0.30 acres – No current proposal, will remain surface parking

The Plan Commission discussed this property in October, 2014 as part of SP-26-14. With that case petitioners proposed to construct a 4-story mixed use building on this site. After discussion and recommendation from staff, the petitioners withdrew SP-26-14 and have filed the current petition to utilize the site for surface parking associated with the hotel proposed on Site B, SP-14-14. This petition was on the agenda for the December Plan Commission meeting but was continued by the Commission without discussion due to inaction on the hotel petition, case #SP-14-14.

GROWTH POLICIES PLAN: The Growth Policies Plan gives guidance to avoid or prohibit new surface parking areas. Due to this policy guidance, the UDO prohibits this use within the CD zoning district.

The most relevant GPP references have been provided below with staff comments.

- *New surface parking areas and drive-through uses should be limited, if not forbidden, within the Downtown area.*

Staff - This petition will allow continuation of parking on the property, just absent of a structure. Within the larger context of the ONB Parcels, this petition will facilitate the construction of Parcels B and C, which will remove three surface parking lots and an exterior drive-through along Kirkwood Ave.

- *Parking must be dealt with in a manner to not discourage or harm the pedestrian nature of the downtown while at the same time providing sufficient parking to support the diverse land use mix of the downtown.*

Staff – The proposal will make this site and the adjacent streetscapes more pedestrian friendly on Kirkwood Ave. while providing adequate parking for the hotel and supplemental parking for adjacent churches.

- *Downtown must continue to be developed at a human scale, with pedestrian amenities such as street trees, sidewalks, and lighting. Existing amenities should be targeted for improvement where necessary.*

Staff – While this site will not contain pedestrian interest due to the lack of building activity, all public right-of-way improvements such as street trees, sidewalks, and lighting will be present. The utilization of this lot for parking will facilitate improvements to the pedestrian atmosphere on Sites C and C on Kirkwood Ave.

- *Curb cuts along downtown streets are strongly discouraged. Rather, site access should be primarily from sidewalks for pedestrians or alleys for vehicles.*

Staff – A curb cut will be removed with this petition.

Site Plan Review:

Parking: These parking spaces will predominately be used by the hotel on Parcel B. The UDO allows the hotel to have parking ranging from 0 parking spaces to a maximum of 146 parking spaces. If this petition is approved, the number of parking spaces for the hotel, both on-site and on this site, will be 119 spaces. This does not include an additional 55 parking spaces that would be available when valet parking is used at the hotel.

Parking Setback: The UDO requires that parking be located 20 feet further from the street than the building. In this situation there is no building, therefore a waiver is required.

Parking Setback Waiver 20.03.190 (c)(1)(a)(i): The proposed parking lot layout removes parking from the public right-of-way and provides a setback of approximately 5 feet on Lincoln Street and 4 feet on 4th Street. Because of a wide right-of-way, the parking is approximately 13 feet from the sidewalk on both streets. The provided setbacks provide adequate planting area to meet landscaping requirements and provide the required parking space and aisle depths. Staff recommends approval of the waiver.

Landscaping: With the use variance request, staff has worked closely with the petitioners to develop a site plan that increases the amount of landscaping on all sides of the parking lot and removes a large amount of asphalt. This proposal includes 138 new shrubs and 12 new trees.

Landscaping Waiver: The petitioners are requesting a waiver from the Landscaping Standards that require a decorative wall to be placed along parking areas adjacent to a public right-of-way. The petitioners' proposal does not include any new construction. Furthermore, staff anticipates that this parking lot is not a long term use for the property. A wall would likely have to be removed to accommodate future development of the lot. Staff supports this waiver request.

Streetscape: The petitioner has agreed to improve the streetscape through removal of asphalt and parking spaces along both street frontages. Street trees are already in place along both streets and will be maintained. Street lights are also required to be installed on both street frontages.

Site Plan Expiration: Typical site plan approval is valid for a period of 1 year. The petitioners have requested that this site approval be extended to a period of three years. This is due to the fact that this property will be used for staging for the construction of the bank and hotel which will be built first and take approximately 3 years to build. Staff has no objection to this request.

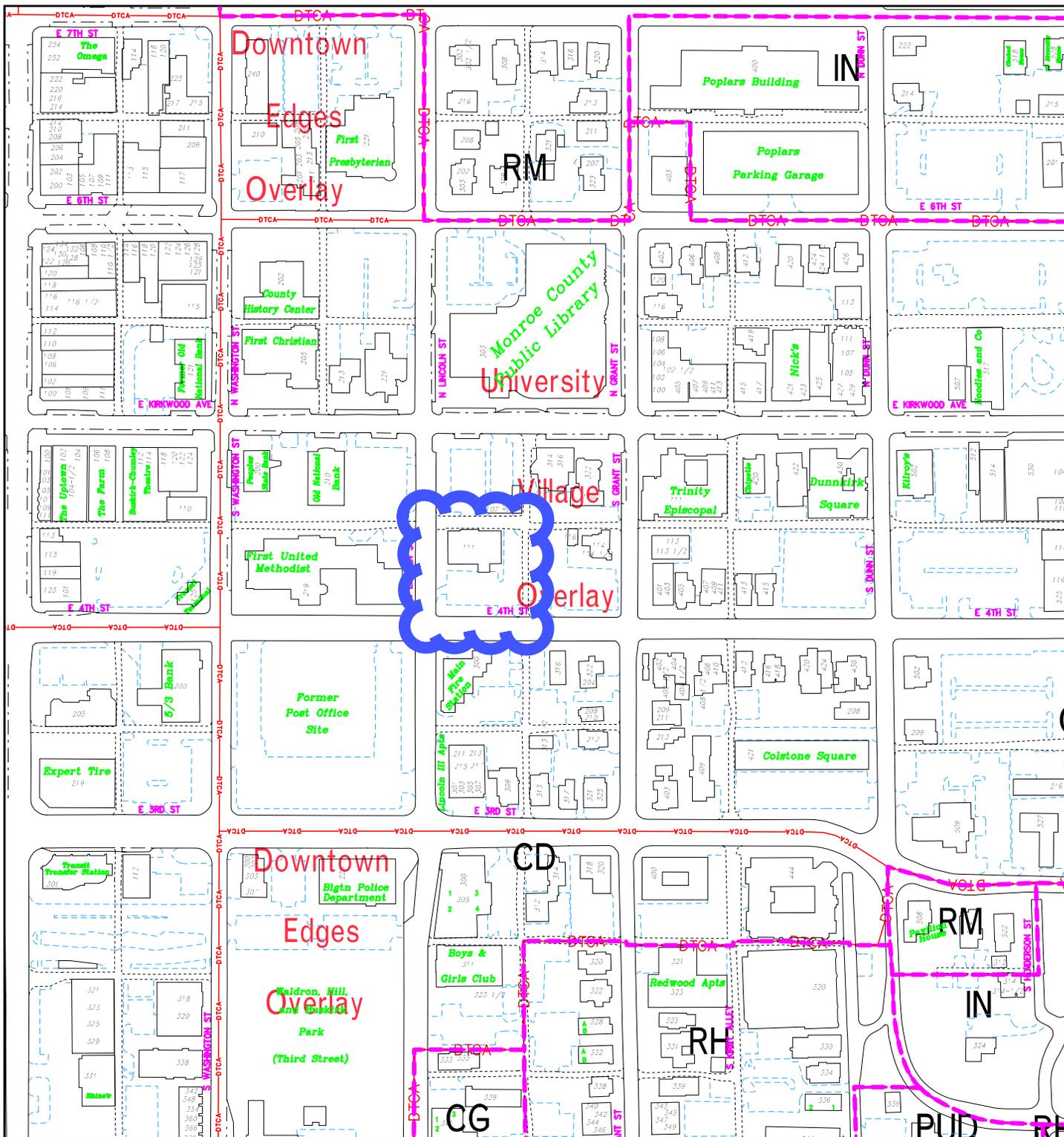
DEVELOPER TRACK RECORD: GP – GMS Bloomington LLC is a partnership between Eric Gershman and GMS Pavilion Properties. GMS Pavilion Properties is also the petitioner for SP/UV-34-13 on Parcel C. They completed other recent downtown projects, including 501 N. Walnut Street, 601 N. Walnut Street and 219 E. 7th Street. They also own several other rental properties and have recently remodeled the historic Fleener Building at 112 E. 3rd Street. There are no outstanding zoning violations associated with these properties. This is Eric Gershman's first development petition in Bloomington.

CONCLUSION: Staff finds that the proposed surface parking lot is beneficial to development of the hotel on Site B and potentially for area churches. This parking lot

may act as a “land bank” until such time as it is more appropriate to be developed. The improvements will enhance the aesthetics of the site and warrant the interim surface parking use at this site. The improvements include removal of a drive cut and increased landscaping. This petition will also facilitate the redevelopment of two other ONB sites and the removal of nearly 500 lineal feet of surface parking along Kirkwood Ave. and Lincoln St. with development of the hotel and the bank. This petition will also allow for short term continued parking options for the downtown churches, if permitted by the owner/petitioner. Staff finds that this approval would not substantially interfere with the Growth Policies Plan.

RECOMMENDATION: Staff recommends that the Plan Commission forward this request to the BZA with a positive recommendation. Staff also recommends approval of the proposed site plan with the following conditions:

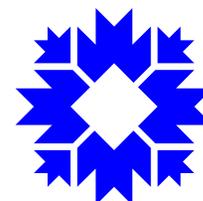
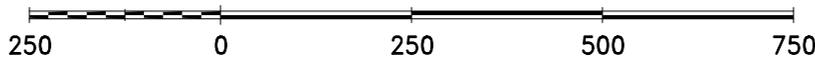
1. Site Plan approval is contingent upon the approval of the requested use variance from the Board of Zoning Appeals.
2. Three decorative pedestrian scale lights are required to be placed at the following locations: one in close proximity to the intersection, one at the northern portion of the Lincoln Street frontage and one at the eastern portion of the 4th Street frontage.
3. This site plan will be valid for a period of 3 years.



SP/UV-34-14
Location Map

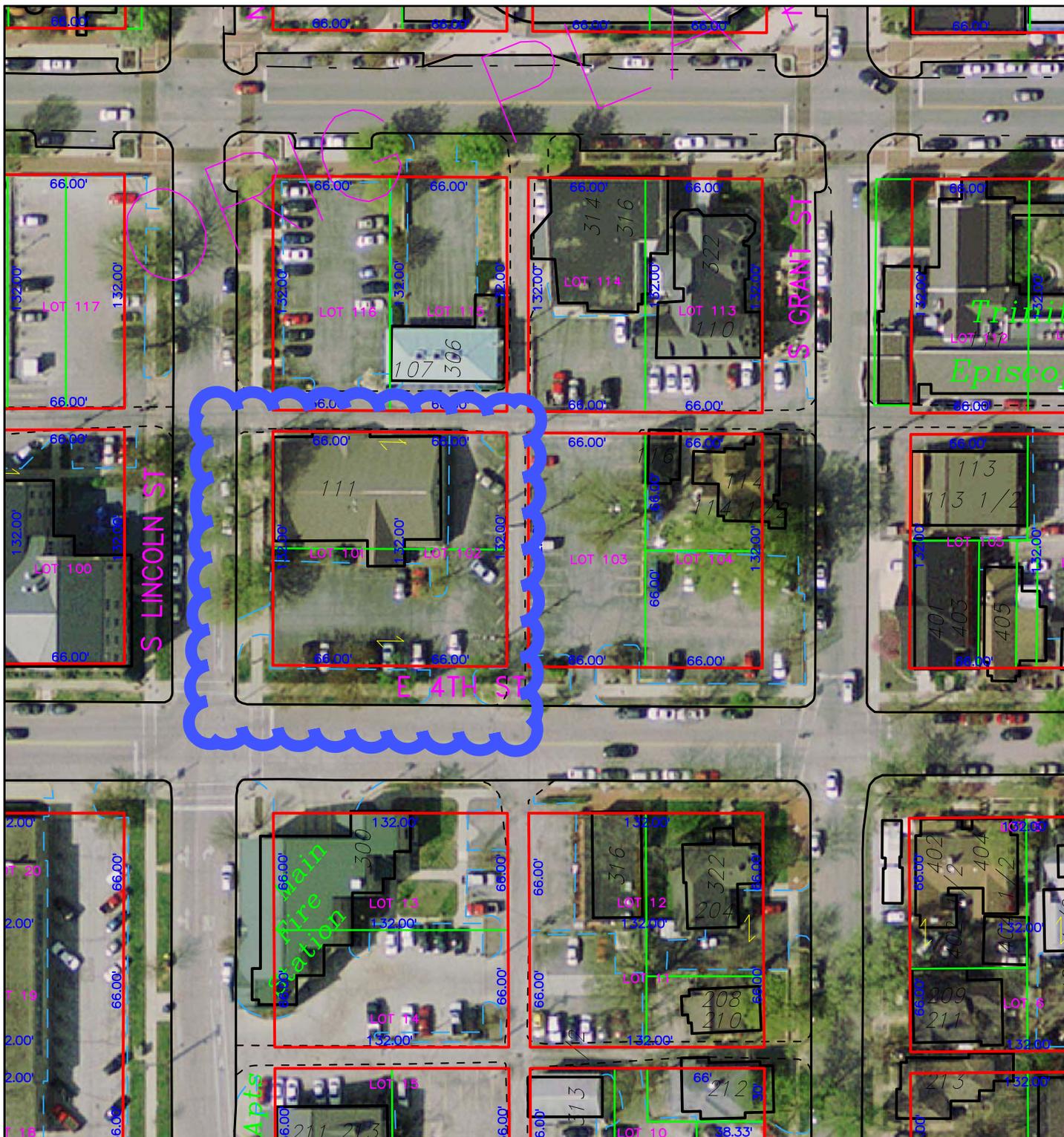
City of Bloomington
Planning & Transportation

By: roachja
1 Oct 14



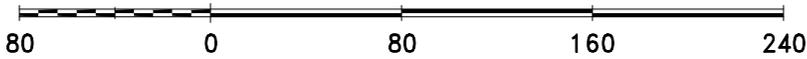
Scale: 1" = 250'

For reference only; map information NOT warranted.



SP/UV-34-14
2011 Aerial photo

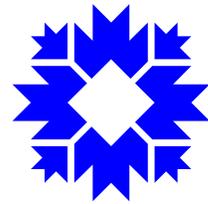
By: roachja
1 Oct 14



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 80'



SP/UV-34-14
 ONB Bank Holdings

By: roachja
 23 Sep 13



For reference only; map information NOT warranted.

City of Bloomington
 Planning

Scale: 1" = 200'



November 12th, 2014

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

Attn: Mr. Tom Micuda

**RE: Bloomington Downtown Development
Lincoln and 4th Street – Site “D”
Bloomington, Indiana**

PETITIONERS STATEMENT

Dear Mr. Micuda

Studio 3 Design is pleased to submit the attached development for your consideration. The project scope covers one of the 4 sites (currently owned by Old National Bank) within the downtown. The project zone incorporated by these sites has been identified on the attached documentation as sites “B, C, D & E”. This submittal package will focus on Site “D” but the other sites are mentioned as they are part of the holistic view of the downtown sites that we have been asked to consider.

Site “B” -bordered on the North by Kirkwood Avenue, on the East by Lincoln Street, on the South by a public alley, and on the West by an adjacent land owner.

Site “C” –bordered on the North by Kirkwood Avenue, on West by Lincoln Street, on the South by a public alley, on the east by a public alley.

Site “D” –bordered on the South by 4th street, on the West by Lincoln street, on the North by a public alley and on the east by a public alley.

Site ”E” –bordered on the South by 4th street, on the East by Grant Street, On the North by an adjacent property owner and on the West by a public alley.

Project Scope:

The project request for site “D” is for a surface parking lot to be utilized by ONB Bank – Site “C”, the Graduate Hotel – Site “B”. The project includes the demolition of an existing single story structure with a basement and the creation of a new surface lot for 45 surface parking spaces.

Project request for plan approval duration extension.

Typical site plan approval is valid for a period of 1 year. We would request that this site approval be extended to a period of three years prior to Construction having to be started. This will allow us to use the site as a staging area for the Bank building on site "C" and then as a staging area for the Hotel on Site "B". Once the hotel is constructed, the parking lot will be finished and available for use.

Project Overlay District:

University Village Overlay
Restaurant Row subsection- sites D & E

Density: 33 units per acre

Impervious surface:

Restaurant row: 85%

Height Standards:

Restaurant row: min. 25' – max. 35'

Parking:

None residential: No parking required for Hotel, retail, or office functions

Residential: 5 for first 20, .8 for beds 21 on.

Setbacks:

Front: 0 to 15'

Side yard: 0'

Rear yard 0'

Ground floor non-residential:

Applies to Kirkwood, 4th, Lincoln and Grant

50% min. along applicable street frontage

Building alignment:

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

Building orientation:

Restaurant row: min. of one primary entrance facing 4th street

Street trees:

Restaurant row: 5' wide grassed tree plot area

Lighting:

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

Architectural character

Restaurant row: incorporate sloped or pitched roofs

Void to solid:

Restaurant row; lower 50%, upper 20%

Windows:

Restaurant row- windows to have appearance of double hung window

Materials:

Not permitted as Primary

Restaurant Row: EIFS, CMU, natural stone or masonry, precast concrete, vinyl

Not permitted as a secondary material:

Restaurant Row: EIFS, Vinyl

Entrance Detailing:

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

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

Restaurant Row: entrance shall incorporate a front porch, canopy or awning, incorporate 2 or more of the general entrance detailing listed above.

Mass, Scale & form;

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

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

Project Overview:

The project is located at the corner of Lincoln Street and 4th street.

The projects will provide parking for the hotel, hotel conferences, and events and Old National Bank employees and patrons.

The project will include closing the access drive off of Lincoln Street and infilling the area with a grass zone and continuation of the existing sidewalk area.

Waivers:

In working with the planning department, the goal of the project is to maximize the amount of parking we can fit onto Site "D" and still maintain as many of the site development standards as possible. We have initially identified two waivers that we will be requesting support on.

1. Site setback for parking.
2. Site low wall construction on Lincoln / 4th streets.

Parking Standards (Project complies with districts' guidelines)

Required:

Retail: 00 required

Provided: 45 spaces

Site Plan:

Building Frontage – NA

Street trees and perimeter trees:

Existing street trees and grass plots will be maintained along Lincoln Street and 4th Street as they are today. Additional trees and landscaping will be incorporated around the parking lot with large growth trees along Lincoln and 4th streets and species that will not grow as tall and are approved for use around site power line locations along the alleys.

Site landscaping:

Perimeter landscaping will be in compliance with the UDO. Approved plantings will be incorporated around the perimeter of the parking lot and islands.

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

Pedestrian scale lights (less than 15' in height) will be placed in the parking lot central islands to provide down lighting for safety and security in the lot.

Site Accessibility

The parking lot will be accessible from 4th street via an existing curb cut and from the Alley to the north of the site.

Alley modification:

The alley bordering the north side of Site "D" will be increased to 24' in width as part of the site "C" ONB bank branch improvements. This will allow for easy in-out access to the parking lot. The alley will choke down to 20' at the interface with Lincoln Street. The east west alley will be repaved. The North south alley will remain as is with patching as required along the new curb line.

Storm water

The project site will continue to sheet drain toward 4th street where it will be collected by two new inlet structures at the South end of the property. The current property sheet drains to 4th.

Site detention for water:

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

Site D -Private Utilities

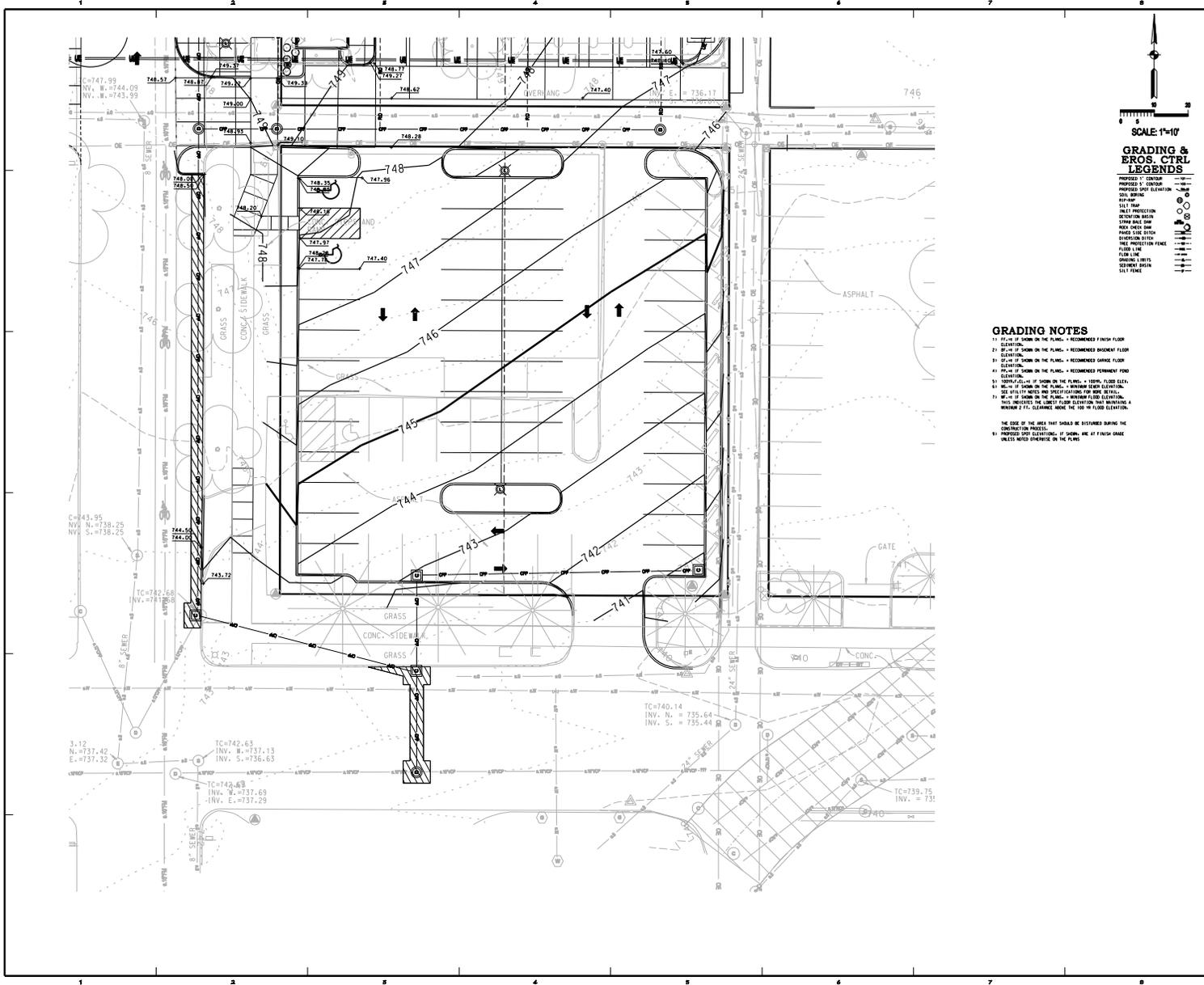
Duke Energy and a cable/phone/internet lines currently run along the east west alley and the north south alley that border the site. These lines will remain where they are.

Respectfully submitted,

STUDIO 3 DESIGN, INC



Timothy W. Cover



GRADING & EROS. CTRL. LEGENDS

- PROPOSED 1" CHANGE
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- PROPOSED 93" CHANGE
- PROPOSED 94" CHANGE
- PROPOSED 95" CHANGE
- PROPOSED 96" CHANGE
- PROPOSED 97" CHANGE
- PROPOSED 98" CHANGE
- PROPOSED 99" CHANGE
- PROPOSED 100" CHANGE

- GRADING NOTES**
- 1) 1" CHG. OF ELEV. ON THE PLAN. = RECOMMENDED FINISH FLOOR ELEVATION.
 - 2) 2" CHG. OF ELEV. ON THE PLAN. = RECOMMENDED BASEMENT FLOOR ELEVATION.
 - 3) 3" CHG. OF ELEV. ON THE PLAN. = RECOMMENDED GARAGE FLOOR ELEVATION.
 - 4) 4" CHG. OF ELEV. ON THE PLAN. = RECOMMENDED PERMANENT FLOOR ELEVATION.
 - 5) 5" CHG. OF ELEV. ON THE PLAN. = 100% FLOOD ELEVATION.
 - 6) 6" CHG. OF ELEV. ON THE PLAN. = 50% FLOOD ELEVATION.
 - 7) 7" CHG. OF ELEV. ON THE PLAN. = 25% FLOOD ELEVATION.
 - 8) 8" CHG. OF ELEV. ON THE PLAN. = 10% FLOOD ELEVATION.
 - 9) 9" CHG. OF ELEV. ON THE PLAN. = 5% FLOOD ELEVATION.
 - 10) 10" CHG. OF ELEV. ON THE PLAN. = 0% FLOOD ELEVATION.
 - 11) 11" CHG. OF ELEV. ON THE PLAN. = 10% FLOOD ELEVATION.
 - 12) 12" CHG. OF ELEV. ON THE PLAN. = 20% FLOOD ELEVATION.
 - 13) 13" CHG. OF ELEV. ON THE PLAN. = 30% FLOOD ELEVATION.
 - 14) 14" CHG. OF ELEV. ON THE PLAN. = 40% FLOOD ELEVATION.
 - 15) 15" CHG. OF ELEV. ON THE PLAN. = 50% FLOOD ELEVATION.
 - 16) 16" CHG. OF ELEV. ON THE PLAN. = 60% FLOOD ELEVATION.
 - 17) 17" CHG. OF ELEV. ON THE PLAN. = 70% FLOOD ELEVATION.
 - 18) 18" CHG. OF ELEV. ON THE PLAN. = 80% FLOOD ELEVATION.
 - 19) 19" CHG. OF ELEV. ON THE PLAN. = 90% FLOOD ELEVATION.
 - 20) 20" CHG. OF ELEV. ON THE PLAN. = 100% FLOOD ELEVATION.
- THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PHASES.
- PROPOSED 50% ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLAN.

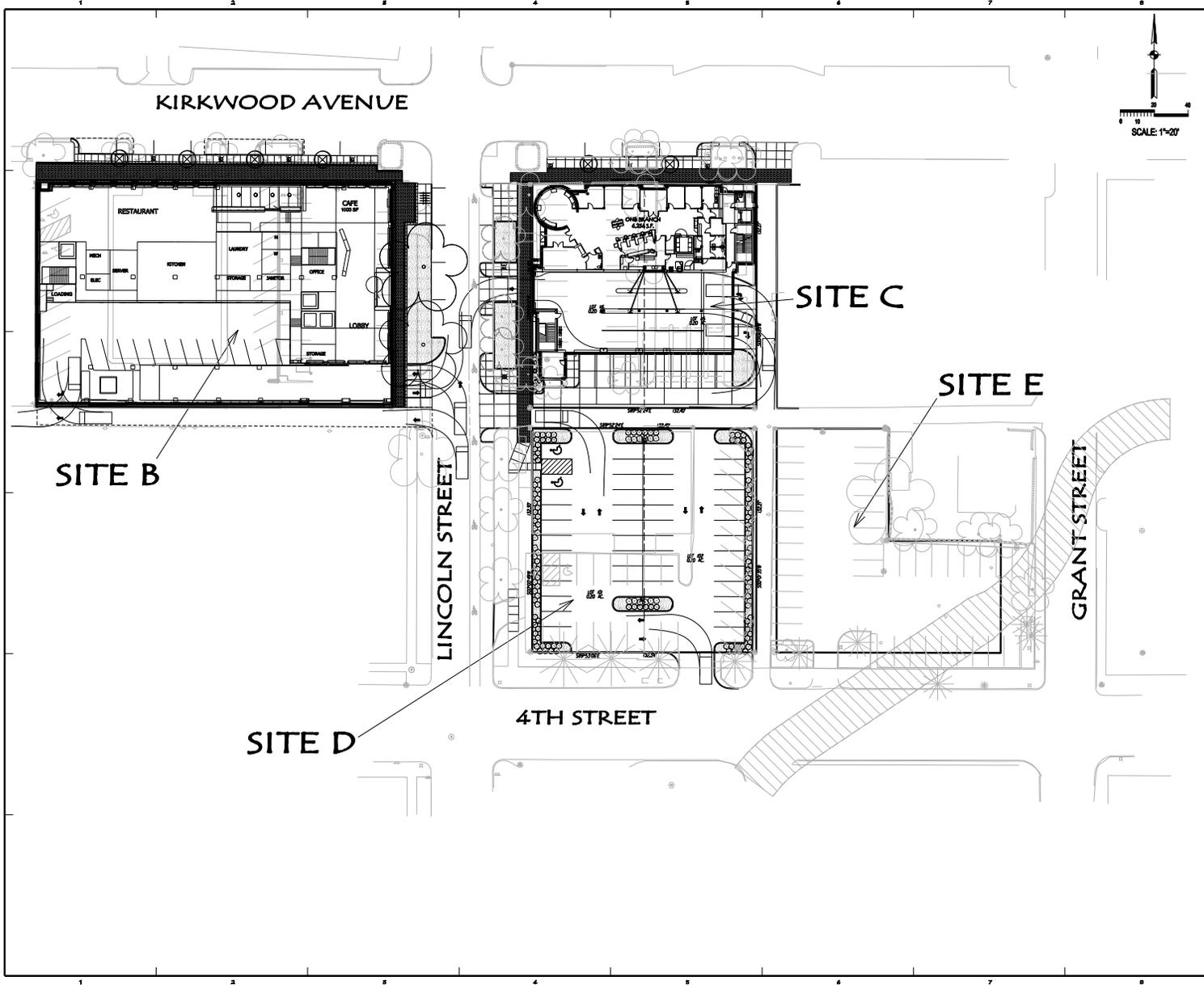
PROJECT NO. 4933 / 5012
DATE 11/10/14
REVISIONS
CERTIFICATION
SHEET DESCRIPTION SITE D GRADING PLAN
SHEET NUMBER C209

OLD NATIONAL BANK SITES
BLOOMINGTON, IN

THIS DRAWING IS THE PROPERTY OF STUDIO THREE DESIGN, INC. ALL RIGHTS RESERVED.

SP/UV-34-14
Grading Plan

4933_Site D Grading Plan.sht 11/12/2014 10:41:56 AM



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OLD NATIONAL BANK SITES
 BLOOMINGTON, IN

PROJECT NO.
4933 / 5012

DATE
11/10/14

REVISIONS

CERTIFICATION

SHEET DESCRIPTION
COMBINED
SITE PLAN

SHEET NUMBER
C200

THIS DRAWING IS THE PROPERTY OF STUDIO THREE DESIGN, INC. ALL RIGHTS RESERVED.

4933_Combined Site Plan.sht 11/12/2014 7:45:06 AM

SP/UV-34-14
 Combined Site Plan



NORTH



1 RENDERED SITE PLAN
A7



GMS-PAVILION PROPERTIES, LLC.
 GERSHMAN PARTNERS
 ONB "SITE C" DEVELOPMENT
 BLOOMINGTON, INDIANA

PROJECT NO.
 13018.04
 DATE
 11/24/2014

SHEET DESCRIPTION
 Rendered Site
 Plan

SHEET NUMBER
 A7

SP/UV-34-14
 Combined Site Plan

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**
Location: 312 N. Morton Street

**CASE #: SP-2-15
DATE: February 9, 2015**

PETITIONERS: Monroe County Commissioners
100 W. Kirkwood Ave, Bloomington

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

REQUEST: The petitioners are requesting site plan approval to allow construction of a 9-story parking garage in the Commercial Downtown (CD) Zoning District.

Area:	Approximately 0.4 Acres	
Zoning:	Commercial Downtown (CD)	
Downtown Overlay:	Downtown Core Overlay (DCO)	
GPP Designation:	Downtown	
Existing Land Use:	Parking lot	
Proposed Land Use:	Parking Garage; Emergency Evacuation Site; Potential Work Release Facility	
Surrounding Uses:	East	- Government (Monroe County Justice Building)
	South	- Office (Curry/Fiscus), Mixed-Use
	West	- Government, Office (Showers Complex)
	North	- Mixed-Use (Smallwood, Smallwood Annex)

REPORT SUMMARY: The petitioners own a surface parking lot located at the southeast corner of W. 8th Street and N. Morton Street. This property is zoned Commercial Downtown (CD) and is further located within the Downtown Core Overlay (DCO). The property is currently fenced and is used to park a variety of Monroe County vehicles and is separated from additional properties owned by the petitioners by two adjacent public alleys.

The petitioners wish to replace the surface parking lot with a new 9-story building that would principally house a parking garage. The building would also have another function as an evacuation center for the adjacent Correctional Center. The first floor of the building has been designed to allow future use as a work release facility if program funding is available in the future. This usage of property requires Conditional Use approval by the Board of Zoning Appeals.

Plan Commission Site Plan Review: Four aspects of the proposal require the Plan Commission to hear this petition for site plan approval. These aspects are:

- The project includes more than 25,000 square feet of non-residential space
- The proposal is adjacent to a residential use (Smallwood Plaza and Annex)
- The proposal includes a Parking Garage as a primary structure

- The petitioners are requesting waivers to the standards in BMC 20.03.120 & 130. The following waivers are being requested:
 - Building height
 - Building setback
 - Ground floor non-residential use
 - Building cap requirements
 - Void-to-solid requirements
 - Window design
 - Pedestrian entry design
 - Building modulation
 - Building step back

SITE PLAN REVIEW: DEVELOPMENT STANDARDS

- *Maximum Impervious Surface:* The petitioners' project would be permitted to cover as much as 100% of the site with impervious surface. As currently proposed, the petitioners would utilize the entire site for impervious surface.
 - *Height:* As measured by the UDO, the proposed garage would be just over 96 feet in height as measured at the intersection of 8th Street and Morton Street, including the stair tower. The main wall along Morton Street is 90 feet in height. The perceived height along the 8th Street frontage (building height as it follows topographic grade) is approximately 83 feet. The DCO allows for a maximum of 50 feet without an associated waiver. Several surrounding buildings exceed 50 feet in height, but were constructed prior to this height standard being in place in the UDO. The immediate height context includes:
 1. Smallwood – 97 feet (western façade); 80' on College Avenue
 2. Morton 400 (the Smallwood Annex building) – 45 feet
 3. Charlotte Zietlow Justice Center – 69 feet (western façade); 60' on College
 4. Hilton Garden Inn – 70 feet
 5. Morton Street Garage – 78 feet (84 feet with tower)
 6. Curry Building – Approx. 30 feet
 7. Fiscus Building – Approx. 20 feet
 8. Mercury Building - Approx. Range from 60 to 78 feet
- Since the UDO restriction of 50 feet was adopted in 2007, multiple waivers have been granted in this overlay. Two of these were hotel petitions. Waivers granted in close proximity to this site include:
1. Springhill Suites Hotel – 71 feet (5-6 stories)
 2. Hyatt Place Hotel – 74 feet (7 stories)
 3. 10 North – 68 feet (5 stories)
 4. 304 W. Kirkwood (Elmore-Orego petition) – 62 feet (4 stories recessed)
 5. Studio 531 (Elliot Lewis petition) – 54 feet (4 stories recessed)

One of the main factors contributing to the proposed building height is the small nature of the property. The site is 0.4 acres in size (132' X 132'). This smaller size has resulted in a taller structure being proposed to get the number of parking spaces desired. The small site also removes the option for the building to be fully wrapped with non-garage space. A comparison to the three existing downtown parking structures is as follows:

	Lot size	Spaces	Stories
Monroe County Proposal	0.4 acres	268	9
Walnut Street Garage	0.64 acres	358	6
Morton Street Garage	1.4 acres (garage is 0.5 acres)	521	8
4th Street Garage	0.74 acres	340	5

A waiver from the height standard is requested.

- ***Parking:*** Non-residential uses within the DCO do not require any parking. The petitioners are proposing to construct a garage with approximately 268 parking spaces.
- ***Bicycle Parking:*** The petitioners are required to place a minimum of four covered bicycle parking spaces. The petitioners have proposed to place 20 secured bicycle parking spaces within the first level of the parking garage.
- ***Setbacks:*** The proposed building is located at the build-to line along Morton Street. Along 8th Street, the proposed building is set back approximately 2 feet from the 8th St. right-of-way line to allow for a full sidewalk with tree grates. The proposed structure meets all other setback standards. ***A waiver from the standard for 8th Street is required.***
- ***Ground Floor Non-Residential Uses:*** This project is in an area that requires non-residential use along both the 8th and Morton Street frontages. In addition, a minimum 50% of the entire ground floor level must be used for non-residential uses. For the purposes of this requirement, structured parking is not considered as non-residential use within the CD district.

One of the main intents of this requirement is to create a more vibrant streetscape that creates pedestrian interest at the street level. Since the petitioners' initial submittal, they have revised the proposal to relocate the vehicular entry from Morton Street to 8th Street. This creates an internal corridor adjacent to Morton Street to improve the pedestrian level interest of the building. A waiver is still required for the absence of display windows along the 8th Street frontage and a non-residential floor area of only 40% for the first floor of the building. The need for this waiver is driven by the petitioners' desire to maximize the amount of parking on the first level as well as the potential use of this space as a work-release center and emergency evacuation for the adjacent jail facility. This use does not allow for transparent windows to the exterior. ***A waiver from these standards is being requested.***

ARCHITECTURAL STANDARDS: The petitioners are proposing a 9-story structure in a conventional parking garage form. The garage will be accessed from 8th Street and be clad primarily in concrete, brick, metal, and glass. The upper level decks are open with little screening or architectural detailing. Architectural elevations and a color model of the proposed structure have been included in your packet.

- *Building Frontage, Alignment, Orientation and Entrances:* The structure is proposed to be constructed with a building forward design that fills the corner of 8th Street and Morton Street. The Morton Street façade has been shown at the build-to line while the 8th Street façade has been located 2 feet south of the right-of-way line to allow for adequate room for 5' X 5' tree grates and sidewalk to be installed. Any portion of the sidewalk that is located outside of the right-of-way would need to be placed within a public access easement. If approved with a 2-foot setback, the structure would meet the requirement that 70% of the façade be located at the build-to line.

The petitioners have designed the proposed garage with the required two primary pedestrian entries. These entries (within 3 feet of the adjacent sidewalk elevation) are both located near the intersection of 8th Street and Morton Street and enter into a combined entry vestibule. Although this corner entry will be heavily used, the petitioners have also shown a stairwell and entry at the southeast corner of the structure that will provide access to floors 2-9 of the garage. This entry has an exterior door that is currently shown with a door that when opened would create potential conflicts with the adjacent alley. Due to the proximity of this entry to the adjacent Justice Building, staff anticipates this door to be heavily used as well. Staff recommends that this corner of the building be modified to recess this entry to remove conflict with the alley.

- *Streetscape:* The petitioners are proposing to reconstruct both of the adjacent street frontages. The proposed plan would retain the existing on-street parking while adding protective bump-outs that will narrow the distances at sidewalk crossings. The reconstruction will also replace the existing tree plots and sidewalks with new integrated sidewalk and 5' X 5' tree grates. This will likely require the relocation or reinstallation of several parking meters and street lights.

Additional decorative street lights will also be added near the alley intersections with both 8th Street and Morton Street. Staff is also exploring the potential for a formalized pedestrian crossing from the 8th Street intersection across Morton Street to an existing pedestrian ramp.

- *Roof/Building Cap:* Due to the style of building chosen, the building does not have a pronounced cap. There is a small metal cap shown. However, staff is seeking input from the Plan Commission as to whether this cap is adequate. ***A waiver from this standard is requested.***
- *Void-to-Solid Percentage* – The DCO gives guidance for the first level of a building

to have a minimum of 60% void to solid ratio and upper floors to have a minimum of 20% void-to-solid. The petitioners meet the 20% upper level requirement as well as the required void along Morton Street. However, due to the lack of transparent windows along 8th Street as previously mentioned, the project has fallen short of the required void along 8th Street. Staff finds a preference to the Morton Street frontage having the most void openings, but seeks guidance from the Plan Commission regarding this portion of the request. ***A waiver from this standard is requested.***

Windows: The DCO requires that windows have a 1:1.5 ratio of width to height and have distinctive sills and lintels. Due to the nature of the proposed use for the building as a garage, there are relatively few windows in lieu of large openings at each garage level. The petitioners are proposing glass curtain walls at the stair towers. These curtain walls may be appropriate, but do require waivers from the design requirements for ratio and detailing. ***A waiver from these standards is requested.***

- *Materials:* The petitioners are proposing a building with a mix of concrete, different colors of brick, metal, and glass panels. All of the concrete portions of the building facing Morton Street have been clad in brick as have the columns on the north and south facades. There will also be a partial green wall feature on the western facade facing Morton Street. The petitioners are not proposing any non-permitted materials, and they have greatly reduced the amount of exposed concrete from the initial submittal.
- *Entrance Detailing:* This site requires primary pedestrian detailing for both of the entries on 8th Street and Morton Street. The petitioners will need to add signage, an address, and lighting to the 8th Street entry. The proposed design does not incorporate the requirement for a recessed entry of 4 feet. ***A waiver from this standard is requested.***

MASS, SCALE, AND FORM:

- *Building Façade Modulation:* The UDO requires building offsets of a minimum 3% of the total façade width on all the Morton Street and 8th Street facades. Based upon the 132 feet of frontage along both adjacent streets, the proposed building is required to have a minimum modulation of approximately 4 feet. No modulation has been proposed with this petition. ***A waiver from this standard is requested.***
- *Building Height Step Back:* The DCO guides structures over 45 feet in height to step back upper levels 15 feet from the lower levels along street frontages. The proposed structure is 90-96 feet in height along Morton Street and reduces in height as it goes east due to the grade changes on the site. The building is 83 feet at its lowest point at the northeast corner of the building. Step backs of 15 feet have not been incorporated into either of these taller building facades. ***A waiver from this standard is requested.***

ADDITIONAL SITE PLAN ISSUES:

Historic Compatibility: This proposal is located directly north of the Curry Building, a contributing structure on the 2001 Interim Survey of Historic Structures. The Curry Building is a 2-story structure owned and operated by the petitioners that fronts on W. 7th Street. The proposed garage building is not specifically limited in its development standards by the surveyed structure. However, due to the proposed building's close proximity to the Curry Building and the waivers that are being requested, staff is going to present this proposal to the Historic Preservation Commission at its February 12 meeting.

Transit: Transit service is being analyzed with this petition. This area is serviced by existing transit routes. Staff is working with Bloomington Transit to determine if a shelter facility is necessary at this location.

Utilities: The petitioners are proposing to utilize existing utility lines located in the Morton Street right-of-way. The petitioners will have to relocate existing overhead power lines that are located in the north-south alley to the east.

Environmental Features: In addition to more common features such as LED lighting, the petitioners have proposed to incorporate an approximately 20-foot wide column of vegetated wall along the Morton Street frontage. Staff will need to continue to work with the petitioners to find an appropriate vegetated material since the proposed Ivy species is not a permitted species under the UDO. The petitioners are also proposing other desirable green initiatives such as a PV solar panel array on the roof intended to supply the majority of the power for the on-site lighting and 10 electric vehicle charging stations.

Signage: The petitioners have shown large blade signs that exceed the current UDO standards. If this project moves forward, staff recommends bringing this signage into compliance with current standards since there is no public parking proposed for this structure.

Use: The petitioners have applied to the Board of Zoning Appeals for a Conditional Use approval to allow a portion of the first floor to be utilized as a work release facility. Although this use is not currently funded, the petitioners are designing the structure and seeking an approval in preparation of its potential inclusion in the project. The UDO does not distinguish between a work release facility and a jail facility. Although the conditional use request is to allow for a general classification of "jail", it has been made clear to staff that this facility will not be used as an annex or overflow for the adjacent jail facility.

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

1. The Petitioner should plant street trees every twenty (20) feet along Morton and 8th Streets.

Staff response: Although desirable, the petitioners' proposal for street trees meets the UDO requirements.

2. The Petitioner should provide design details for the green wall prior to any approvals.

Staff response: Staff will work with the petitioners to submit additional details on the wall system proposed prior to a second hearing.

DEVELOPER TRACK RECORD: The petitioners have completed large remodeling projects in several downtown buildings, but have no recent construction projects completed in the City's jurisdiction.

ISSUES FOR SECOND HEARING: ISSUES FOR SECOND HEARING: The City Administration supports the goals of the project and has directed staff to work with Plan Commission members to identify ways it can be completed. There are special considerations to be placed in balance with all issues outlined in this report. County government is landlocked and this location best serves the parking needs of the petitioner. County government is committed to remaining in downtown dating back to the saving of the Courthouse and more recently in investments at the Fiscus Building, Justice Building, and the Showers Complex. While the County has 85 acres at its disposal south of town, it is working with this project to solidify its downtown presence. As such, there is a worthy public purpose involved with this petition. Additionally, it is not only in the County's but the community's best interest to move County employee parking away from the Convention Center parking lot and to this garage. The Convention Center lot has always been intended as an interim measure, and that location's future is increasingly uncertain.

Staff recognizes the desire of the petitioners to provide a convenient solution to the parking needs of Monroe County government employees. Furthermore, staff acknowledges that this site is currently underutilized and already under the ownership of the petitioners. Staff is seeking Plan Commission input prior to a second hearing regarding the appropriateness of the proposed structure at this location. Specifically, staff is requesting direction regarding the height, architecture, and design waivers associated with this request.

RECOMMENDATION: Staff recommends that SP-2-15 be continued to the March 9 Plan Commission meeting to further the goals of the petitioner.

MEMORANDUM

Date: January 28, 2015

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-2-15 Monroe County Commissioners
312 N. Morton Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request of a Site Plan and Variances for a 9-story parking garage. The 0.4 acre parcel is in the Downtown Commercial zoning district and the Downtown Core Overlay district. The site is currently used as a surface parking lot and an emergency evacuation site for the Monroe County Jail. The proposed use will be for the emergency evacuation site on the first floor, and 268 parking spaces on the remaining floors. Eleven parking spaces will have electric vehicle changing stations, and there will be solar photovoltaic panels on the top floor.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) STREET TREES:

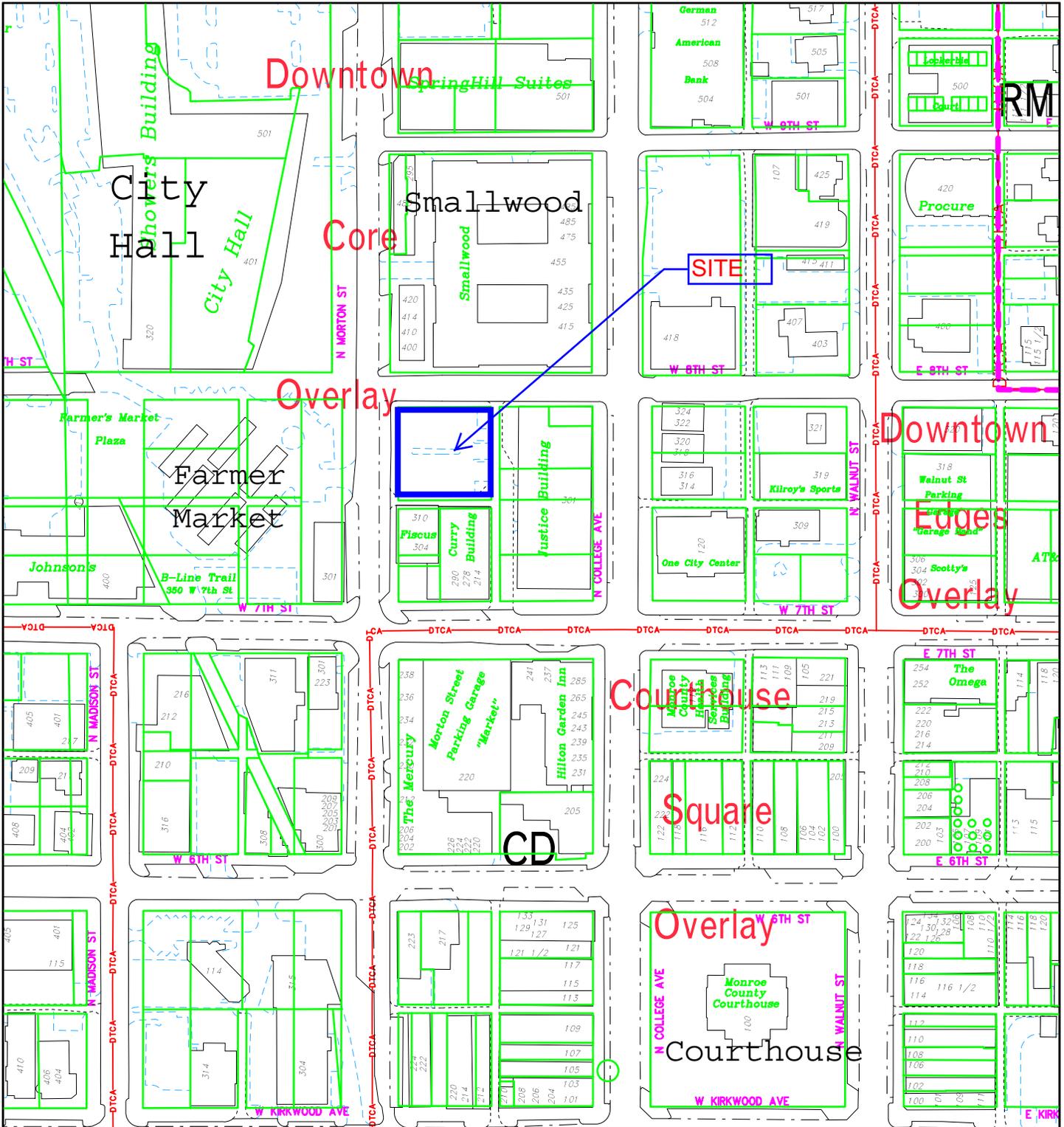
Because of the use of this building, it may be difficult to plan for the kind of pedestrian-friendly building front that the city embraces. Therefore, the EC recommends that the Petitioner plant street trees more densely than the minimum amount, and recommends that the street trees be planted every twenty (20) feet (the closest they are allowed) along both 8th and Morton Streets. Not only will more trees visually screen the building, it will add a calming social benefit, and provide habitat for birds and pollinators.

2.) GREEN WALL:

The EC applauds the petitioner for planning a green, or vegetated wall. The EC would like to know more details about the design and the type of system planned to be used. Additionally, the EC would like to know what type of plants will be used on the green wall.

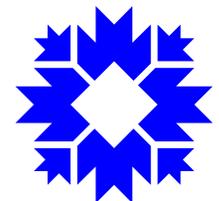
EC RECOMMENDATIONS:

- 1.) The Petitioner should plant street trees every twenty (20) feet along Morton and 8th Streets.
- 2.) The Petitioner should provide design details for the green wall prior to any approvals.



SP-2-15 Monroe County
Commissioners
Location/Zoning Map

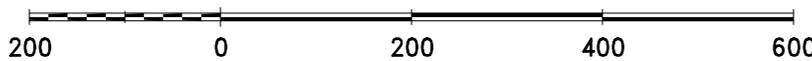
City of Bloomington
Planning & Transportation



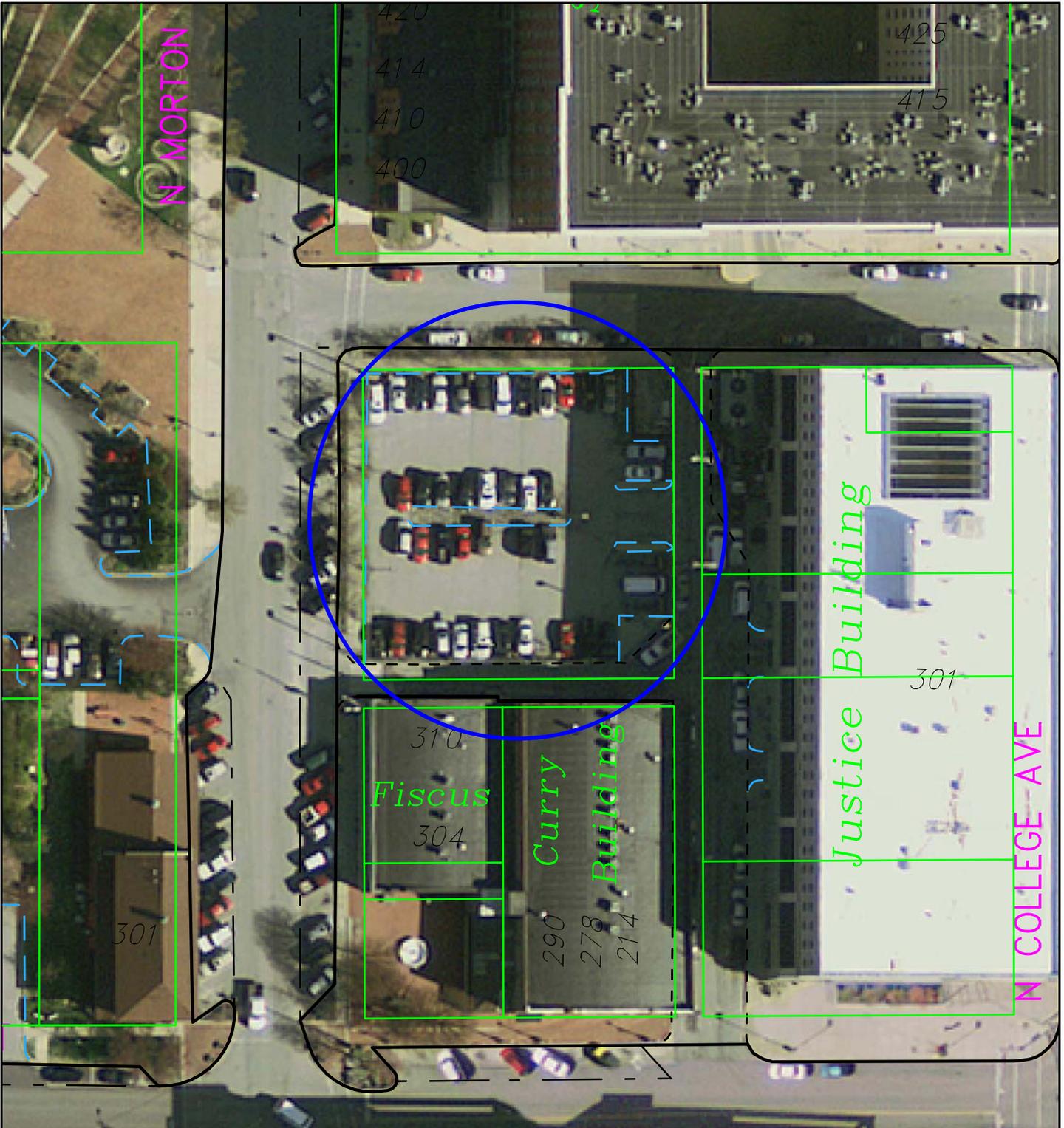
Scale: 1" = 200'



By: shapp
5 Feb 15

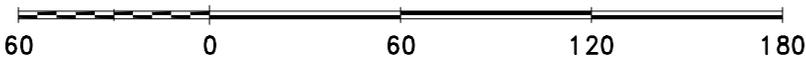


For reference only; map information NOT warranted.



SP-2-15 Monroe County Commissioners
Aerial Photo

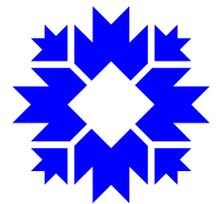
By: shayp
31 Dec 14



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 60'



BYNUM FANYO & ASSOCIATES, INC.

Architecture
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January 13, 2015

City of Bloomington Plan Commission

401 N. Morton Street

Bloomington, IN 47403

Re: Monroe County Parking Garage

Dear Plan Commission Members:

Our client, the Monroe County Board of Commissioners (“Commissioners”), respectfully requests site plan approval to construct an eight-story parking garage facility at the southeast corner of the intersection of 8th and Morton Streets. This facility will also house an emergency evacuation site for the adjacent Monroe County Correctional Center and has been designed to also serve as Monroe County’s work-release facility if such a program is funded in the future. The property is zoned CD Downtown Commercial and is in the Downtown Core Overlay Zone. The site is currently used as a surface parking lot and contains an emergency generator for the Charlotte Zietlow Justice Center (“Justice Building”) located directly east of this property.

Surrounding Uses:

East of this site is the Justice Building which houses the Monroe County courts, Monroe County Sheriff’s Department, the Monroe County Prosecutor’s Office, the Monroe County Clerk’s Office, and the Monroe County Correctional Facility. Approximately 289 county employees work in this building. South of this site is the Curry Building and the Fiscus Building; approximately 57 county employees work in these buildings. The City of Bloomington owns and operates an eight-story parking garage directly across 7th Street from the Curry and Fiscus buildings. This garage is similar in height as the building proposed by the Commissioners. The Showers Building sits to the west of this site; the north portion of the Showers Building is the Monroe County Government Facility and is home to many Monroe County government offices including the County Planning Department, County Building Commission, Parks Department, County ITS, and, the County Highway Department; approximately 123 county employees work in the Showers Building. The Smallwood Plaza Apartments facility is located just north of this site and is a 10-story privately-owned mixed-use building with a parking garage on the 8th, 9th and Morton Street frontages, commercial uses on the College Avenue frontage and multi-family dwellings on the upper floors.

In addition to the uses above, the County has other additional significant facilities in close proximity to this site. They include the recently-renovated Monroe County Court House, the Monroe County Health Building, the Community Corrections Building, and, offices in One City Center. The county employs approximately 183 employees in these nearby downtown facilities.

528 North Walnut Street
812-332-8030

Bloomington, Indiana 47404
FAX 812-339-2990



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In total the County has approximately 652 employees within approximately two blocks of this proposed facility and only 32 County designated parking spaces in the area.

Building Program:

The proposed facility located at the southeast corner of North Morton Street and 8th Street will be an 8-story structure that will provide 268 parking spaces for county employees working in adjacent and nearby buildings. Vehicle entry will be located along 8th Street and will allow for easy entry/exiting from the parking garage without affecting vehicular traffic on North Morton Street.

A significant portion of the first floor level will serve as an emergency evacuation site for the Monroe County Correctional Facility in the event of a fire or any other emergency situation which would require an evacuation of the inmates located inside the correctional facility. This section of the facility has been designed so that it can serve as a work-release center in the event that the county chooses to move forward with such a program in the future. The facility is in no way designed for or intended to serve as an expansion of the current correctional facility. Floors 2-8 will contain the 268 parking spaces.

Architectural Features:

The concrete structural frame of the facility will be clad in brick masonry, metal panel, glass curtain wall, and storefront glazing. These materials will provide for a clean, pleasing aesthetic quality and will integrate the design into the surrounding context. The majority of the architectural features will occur along North Morton and 8th Street to increase the street presence for citizens of Bloomington.

The primary entry stairwell located at the northwest corner of the site will serve the county employees parking on floors 2-8, provide ADA accessibility with elevator access, and perform as a secured entry for temporary inmate sheltering who will enter the dormitory space. The other stairwell located at the southeast corner of the site will serve only county employees parking on floors 2-8. The top of each stair tower will be capped by metal soffit and fascia, while the flat roof will have a TPO membrane roofing system.

Several types of brick masonry will clad the concrete structure along the North Morton elevation and partially conceal the concrete along 7th and 8th street elevations. Accent brick in conjunction with variation in the depth of the brick façade will provide architectural qualities that are similar to other masonry buildings in Bloomington.

Sustainable Features:

The facility will employ a solar PV panel array and structure on the roof that will supply a significant portion, if not all, of the electricity consumed by the lighting in the open parking area of the facility. The garage will also provide 10 electric vehicle charging stations connected to the PV array. Surplus electricity generated by the panels, if any, will be metered back into the utility grid for consumption by other buildings. Energy efficient LED lighting fixtures will be utilized throughout the structure to



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minimize electricity consumption. An 8-story green screen trellis system (also known as a green wall) will be attached to the masonry wall located along North Morton Street. Species of ivy will be planted in hanging planter boxes at each floor level and will provide a vertical element of vegetation that will be visually appealing from the streetscape. Secured bike parking has been provided on the first parking level near the 8th Street garage entrance. A total of 20 spaces have been provided.

Site Plan Standards:

Building frontage:

Morton Street; the support column and south end of the building are set on the right of way line for a total of 30 feet of the 125' 4" building width.

8th Street; the building was held approximately 2 feet south of the right of way line to accommodate a 6" curb, 5 foot tree grate and 5 foot sidewalk.

Street trees:

Street trees and 5' by 5' tree grates are proposed at 40 foot centers along Morton Street and 8th Street.

Lighting:

Pedestrian scale street lights less than 15 feet similar to the existing lighting north and south of this site will be placed along Morton Street and 8th Street. Full cut off fixtures will be used. Exterior building lighting will comply with 20.05.060 lighting standards.

Water Service:

The City of Bloomington has a 12-inch water main in Morton Street that will meet the fire and domestic supply requirements of this building.

Sanitary Sewer:

The City of Bloomington Utilities has an existing sanitary sewer main in Morton Street that we will be connecting to with a 6-inch sanitary sewer lateral.

Storm Water:

The City of Bloomington Utilities has a curb inlet at the northeast corner of our property that we will connect our storm lateral.



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Architectural Standards:

Height Standards:

Minimum Structure Height is 35 feet with a maximum height of 50. We are proposing the following heights to accommodate the emergency inmate sheltering space and the minimum number of parking spaces to meet the County's needs:

Southeast stair tower - 95'-0"

Northwest stair tower - 96'-4 ¾"

Morton Street parapet wall - 90'-0"

8th Street parapet wall - 83'-0"

7th Street parapet wall - 90'-0"

Alley parapet wall - 85'-5"

Building setback standard:

The requirement is the build-to-line of 0 feet and 70% of the building façade facing a street shall be constructed at the build-to line.

On Morton Street we have placed our column lines and portions of the northwest and southwest corners of the building on this line as well. As a result the entire the building is on the build to line.

On 8th Street we have held the building approximately 2 feet south of the right of way line to accommodate curb, tree grate and sidewalk. We are proposing an 81.23% build to line assuming the approximately 2 feet accommodating the 5 foot sidewalk will become the new right of way line.

Ground Floor Non-Residential Uses:

50% of the ground floor is required to non-residential use.

We are proposing 39.16% as being non-residential use excluding the parking garage.

Void to Solid Percentage:

The requirement is 60% of the first floor and 20% of the upper floors shall be open.

On 8th Street we are providing 73.7% open area on the first floor and 55.8% open on the upper floors.

On Morton Street we are proposing 71.8% open on the first floor and 52.7% on the upper floors.



BYNUM FANYO & ASSOCIATES, INC.

Architecture
Civil Engineering
Planning

Windows:

All windows in the stair towers shall be transparent and shall not make use of dark tinting or reflective glass. Large display windows shall be used along all first floor facades facing a street

Due to the security nature of proposed first floor use, transparent windows are not allowed. We are proposing tinted glass in front of a masonry wall to maintain the security necessary for this type of use.

Entrance Detailing:

We are able to meet all of the entrance detailing requirements with the exception of the 4' recessing of the entrance. We will have the building address number prominently displayed on the curtain wall glazing using a surface applied film graphic. The building and street name will be displayed using extruded aluminum signage attached to the brick masonry near each entrance door. Exterior lighting will be located in the entrance canopy and on the face of the masonry columns to properly illuminate the signage.

Massing, Scale and Form:

The proposed use as an inmate sheltering facility and parking garage does not lend itself to the modulation requirement in the fact that the modulation would be carried to the upper floors interfering with travel lanes and parking stalls. The proposed structure has a similar facade as the other parking structures in the downtown area.

If you have any questions regarding our petition we would be please to meet with you at any time. We thank you in advance for the consideration of our project.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

528 N. Walnut Street

Bloomington, Indiana 47404

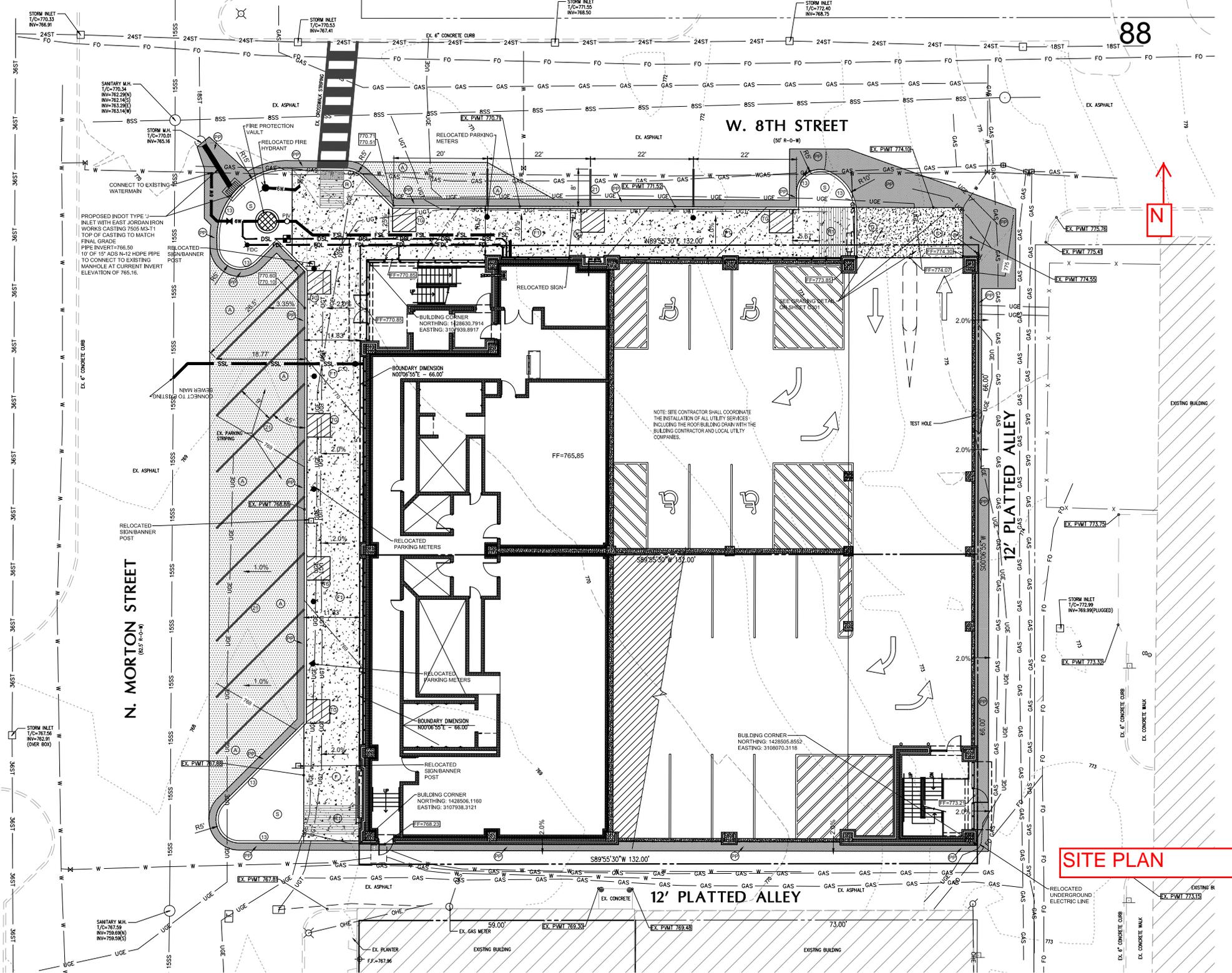
W. 8TH STREET

N. MORTON STREET

12' PLATTED ALLEY

12' PLATTED ALLEY

SITE PLAN



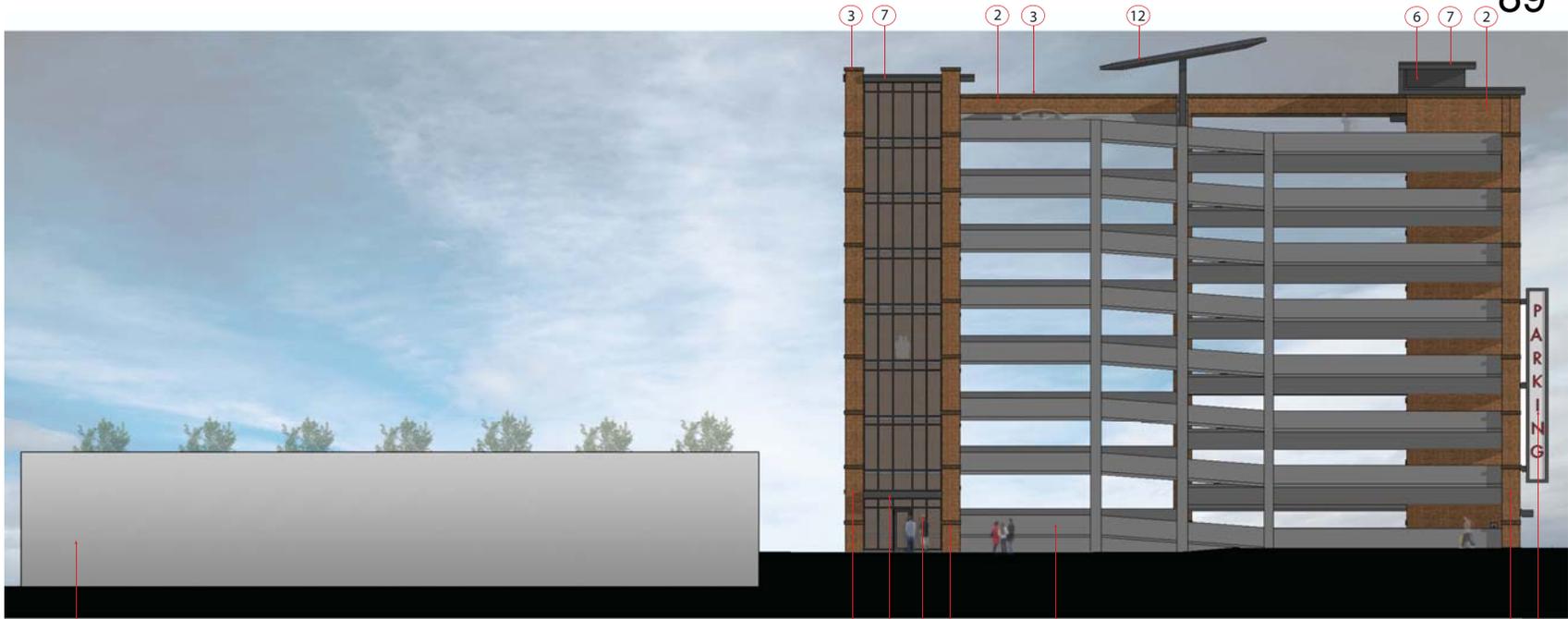
NOTE: SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UTILITY SERVICES INCLUDING THE ROOF-BUILDING DRAIN WITH THE BUILDING CONTRACTOR AND LOCAL UTILITY COMPANIES.

BUILDING CORNER
NORTHING: 128630.7914
EASTING: 3107939.8917

BUILDING CORNER
NORTHING: 1428505.8552
EASTING: 3108070.3118

BUILDING CORNER
NORTHING: 1428506.1160
EASTING: 3107938.3121

PROPOSED INDOT TYPE 'U'
INLET WITH EAST JORDAN IRON
WORKS CASTING 1500 MC-T1
TOP OF CASTING TO MATCH
FINAL GRADE
PIPE INVERT=765.50
10' OF 15' ADS N-12 HDPE PIPE
TO CONNECT TO EXISTING
MANHOLE AT CURRENT INVERT
ELEVATION OF 765.16.



east elevation



west elevation

monroe county commissioner's garage
elevations 1-13-2015

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

- ① Concrete Structure
- ④ Brick Masonry Type 3
- ⑦ Metal Fascia
- ⑩ Security Gate
- ② Brick Masonry Type 1
- ⑤ Curtain Wall Glazing
- ⑧ Signage
- ⑪ Storefront Glazing
- ③ Brick Masonry Type 2
- ⑥ Metal Panel
- ⑨ Existing Building
- ⑫ Solar Panel Structure
- ⑬ Green Screen Trellis

East and West Elevations



south elevation



north elevation

South and North Elevations

- 1 Concrete Structure
- 2 Brick Masonry Type 1
- 3 Brick Masonry Type 2
- 4 Brick Masonry Type 3
- 5 Curtain Wall Glazing
- 6 Metal Panel
- 7 Metal Fascia
- 8 Signage
- 9 Existing Building
- 10 Security Glass
- 11 Storefront Glazing
- 12 Solar Panel Structure





perspective 1



perspective 2



perspective 3



perspective 4



perspective 5



perspective 6



perspective 7

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1410 N. Walnut St.**

**CASE #: SP-32-14
DATE: February 9, 2015**

PETITIONER: Motels of Bloomington, LLC (Home 2 Suites by Hilton)
1220 Brookville Way

CONSULTANT: Angela Parker
116 W 6th Street, Bloomington, IN

REQUEST: The petitioner is requesting site plan approval for a new 66,000 square foot extended stay hotel with 107 rooms.

BACKGROUND:

Area: 2.2 acres
Current Zoning: CA
GPP Designation: Community Activity Center
Existing Land Use: Vacant
Proposed Land Use: Hotel
Surrounding Uses: North – Single and Multifamily residences
 West – Miller Showers Park
 East – Single and Multifamily residences
 South – Restaurant

CHANGES SINCE FIRST HEARING: The Plan Commission heard this case at the December 8, 2014 hearing. At that hearing, the Plan Commission expressed concern regarding the location of the proposed pedestrian entrance, the amount of massing of the building along N. Walnut Street, the lack of building definition at the northwest corner, the use of EIFS, and general concerns regarding the overall look of the building and interaction with Walnut St.

The petitioner has made several changes to the proposed architecture and site plan in response to those comments. The proposed pedestrian entrance on Walnut St. has been moved to the center of the building with an awning and pilasters that extend from the façade. They have added several bays of windows on the south side of the building leading from the pedestrian entrance to the interior elevator and sitting area. An exterior plaza area has been created adjacent to the pedestrian entrance that extends to the future sidewalk along Walnut St. with landscaping along both sides. An additional stone tower has been added at the northwest corner of the building that replicates the tower on the southwest corner of the building to help define the building corners. The center module of the building incorporates the same stone to give three distinct modules to the building. The façade of the building has also been adjusted to provide 6'6" of relief between all of the modules to help break up the overall massing. In addition, the parapets have been extended along the top to meet the architectural requirements and provide 5' of elevation change from the adjacent walls. Additional awnings have been added along the front to comply with the architectural requirements. A sign for the hotel has been placed above the entry on Walnut to further help define the pedestrian

entrance. The windows sills have been adjusted so there is a recess provided and they are not flush with the main walls. With these additional changes, staff believes that the proposed architecture complies with the UDO requirements.

SUMMARY: The property is located at 1410 N. Walnut St. and is zoned Commercial Arterial (CA). There is a surface parking lot on the property that was associated with the former restaurant use. This parking is accessed from drivecuts on both E. 17th Street and N. Walnut Street. The property slopes from east to west with approximately 22' of elevation change from the southeast corner to the northwest corner. This elevation change presents a challenge for site redevelopment. An additional challenge for development occurs because the corner property at the intersection of 17th and Walnut Streets is in separate ownership and has not been aggregated for the petition. There is a low quality vegetated fence row along the perimeter of the property with one higher quality mature tree. There are no other known environmental features on the site.

The petitioner is proposing to construct a new 66,000 sq. ft. hotel on the property with 107 rooms and 109 parking spaces. The location of the existing drivecut on 17th Street will remain in its current location. However, the curb ramps adjacent to the drivecut will be brought into compliance with ADA standards. The existing drivecuts on Walnut St. will be removed and one new drivecut will be installed further north. A new 5' wide concrete sidewalk and tree plot is required along the property frontage on Walnut St. and has been shown on the site plan. There is an existing monolithic sidewalk along the north side of 17th St. that extends across this property. The petitioner is proposing to utilize permeable pavers for the parking spaces and asphalt for the drive aisles in order to meet maximum impervious surface requirements. Stormwater will be directed to Miller Showers Park on the west side of Walnut St.

This property's elevated location along Walnut St. makes the proposed building highly visible from Walnut St, as well as across College Ave. from Miller Showers Park. The hotel will have a brick and limestone finish along all four sides with sections of EIFS along the horizontal and vertical accent bands. The petitioner has placed the main entrance to the hotel on the east side of the building adjacent to the parking area that is located on the east side of the building. Staff has emphasized the importance of providing a street level, ADA accessible, pedestrian entrance along Walnut St. However, due to the change in grade across the site, it is difficult to provide an ADA accessible pedestrian entrance on Walnut Street that is at the same level as the proposed main entrance on the east side of the building. In order to try and accomplish both tasks, the petitioner is proposing to create a ground floor lobby entrance along Walnut St. that will allow a street level entrance that is also ADA accessible. To avoid creating a large retaining wall along the rest of the frontage, the petitioner has extended the façade of the building all the way to the ground level. The portion of the ground floor north of the entrance will utilize spandrel glass in place of window void. There will be an internal hallway that connects the pedestrian entrance on Walnut to a large sitting area adjacent to the elevators at the southwest corner of the building.

The petitioner has applied to the Board of Zoning Appeals for the following variances:

- 1) Required 30' parking setback standard along the east property line
- 2) Entrance and drive standards to allow the drivecut on 17th St. to be within 100'

- of another entrance; entrance and drive standards to allow the driveway on 17th St. to be less than 45 degrees from parallel
- 3) Height standards to allow the overall façade on Walnut St. to be 58' and the placement of the extended lighted tower elements.

SITE PLAN ISSUES:

Architecture/Design: The petitioner has submitted elevations for all four sides of the building. These elevations have been included in the packet. The building will be finished with brick and limestone with sections of EIFS for accent. The roof will be flat with a raised parapet to hide mechanicals. As mentioned, additional details have been added to provide more modulation along the façade. In addition, the extension of the parapet and new awnings would allow the building to meet the architecture requirements of the UDO. The location of the pedestrian entrance in the center of the building and detailing around the entrance help to make this a prominent feature of the building. The increased modulation between the walls and extended parapet break up the massing of the building and create distinct features.

Access: As previously mentioned, the property would be accessed by the current drivecut on 17th St and one new drivecut on Walnut St. There are 2 existing drivecuts on Walnut St. that will be removed and replaced with a new drivecut located further north. The existing drivecut on 17th St. does not meet the required 100' separation from the existing drivecuts for either the restaurant to the west or the apartments to the east. However, it has been located equidistant from each driveway and is the furthest it can be from the top of the hill on 17th Street while still meeting the 150' separation from the Walnut St. intersection. Staff is supportive of the proposed driveway location.

Landscaping: With the new construction of the building and parking area, the property would be required to meet all landscaping requirements. The petitioner has submitted a landscape plan that meets UDO requirements. The petitioner is proposing to utilize permeable pavers for the parking spaces to improve stormwater quality and meet impervious surface coverage requirements. Street trees are required not more than 40' from center along both street frontages and have been shown on the proposed landscape plan.

Parking: The UDO allows for a maximum of one parking space per lodging room for a maximum of 107 parking spaces on this site. The proposed parking plan shows 109 parking spaces. Two parking spaces must be removed from the site plan.

Pedestrian Facilities: A new 5' wide concrete sidewalk and tree plot is required along the property frontage on Walnut St. and has been shown on the site plan. There is an existing monolithic sidewalk along the north side of 17th St. that extends across this property and stretches from the intersection of Walnut St. to Dunn St. to the east. Although the sidewalk along 17th Street could be replaced with separation, given the adjacent topography and existing street trees, it is more reasonable to maintain the current configuration. There will be improvements to the sidewalk ramps at the drivecut to bring them into compliance with ADA standards. New street trees not more than 40' from center will be installed behind the sidewalk along 17th St.

Signage: No sign package has been reviewed with this request. Any signage must meet all requirements of the Unified Development Ordinance.

Utilities: There is adequate water and sewer service along Walnut and 17th St. Stormwater drainage will be directed to the Miller Showers Park immediately adjacent to the site. A utility plan has been submitted to the Utilities Department and is under review. No problems have been identified with the proposed utility lines and connections. Final approval from CBU is required prior to issuance of a grading permit.

Lighting: The lighted tower elements must be designed to meet all lighting requirements of the UDO.

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

1. The Petitioner shall develop the required buffer yards to avoid the deleterious effects of incompatible zoning uses and excess impervious surface, and to enhance our native plant and animal diversity.

Staff response: Given the shallow lot depth, the petitioner has placed as much landscaping as possible along the common property line with the single family residences to the east. In addition, an 8' tall privacy fence will be installed along the common property line to separate the uses and buffer light and sound impacts.

2. The Petitioner shall continue to revise the Landscape Plan until it is compliant with City regulations, and incorporate native plants where practical.

Staff response: The landscaping plan needs a few minor revisions. Condition of Approval #3 has been recommended to address this issue.

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

Staff response: Condition of Approval #4 has been included to address this comment.

4. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.

Staff response: Although staff finds this to be desirable, the petitioner has met the architectural requirements. Staff encourages the petitioner to continue to revise their plans to incorporate as many green building features as possible.

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

Staff response: Although staff finds this to be a desirable addition, the issue of required recycling is better addressed through a City-wide ordinance.

CONCLUSION: The development of this vacant parcel will provide substantial improvements to this visible property and provide benefits to the community. Staff believes that the changes that have been made to the architecture and site plan are more consistent with the goals of the city and UDO requirements than previous submittals including better street interaction and pedestrian interest. Although staff stills has some concerns with the Walnut streetscape, the petitioner has met all architectural requirements of the UDO.

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

1. The site plan must be modified to show only 107 parking spaces.
2. The building must be consistent with the submitted architecture and elevations.
3. The petitioner shall work with staff to bring the landscaping into compliance with current UDO standards.
4. A maintenance plan shall be provided for the pavers prior to issuance of a grading permit.
5. The lighted tower elements must meet all lighting standards of the UDO.

MEMORANDUM

Date: January 30, 2015

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-32-14 for PC; V-40-14 for BZA; Home 2 Suites Hilton Hotel
1410 N. Walnut Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request of a Site Plan and Variances for a 4-story hotel. The site is a high profile, 2.2 acre, vacant parcel within the Commercial Arterial Zoning District across Walnut Street from Miller Showers Park.

The Petitioner is requesting variances from the Unified Development Ordinance (UDO) standards for the buffer yard between zoning districts; front, side, and rear parking setbacks; entrance and drive standards; and height standards. The EC opposes these variances, and believes that if this many major variances are required for the hotel to proceed with construction, then this is not the most suitable location.

ISSUES OF CODE COMPLIANCE:

1.) REQUIRED BUFFERS BETWEEN ZONING DISTRICTS:

The City of Bloomington established buffer zone requirements between different zoning districts to ameliorate nuisances and incompatible land uses. A spatial separation can improve air and water quality, conserve soil, screen unattractive views, muffle sound, reduce the effects of dirt, noise, litter, glare of lights, signs, or possible fires or explosions, and maintain property values. In this case, the buffer is intended to protect existing residential stakeholders from a new, active commercial use. This required buffer can also create a wildlife habitat zone, noteworthy on its own accord. For these reasons, the EC believes that this buffer yard should be installed, and finds no persuading reason to grant a variance from it.

2.) LANDSCAPE PLAN:

The Landscape Plan has gone through some revision, but still does not meet UDO requirements. The EC recommends that the Petitioner continue to work with the Planning Department to create a plan that complies with the regulations, at the least.

3.) MAINTENANCE PLAN FOR PAVERS:

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

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

4.) GREEN BUILDING:

The EC recommends that the developers research the “Green” Hotels Association (<http://greenhotels.com/index.php>), Eco Green Hotels (<https://ecogreenhotel.com/index.php>), and Green Hotels and Responsible Tourism Initiative (<http://green.hotelscombined.com/>) so that the environmental advantages of applying practices specific for the hotel business can be seen. There are many techniques that are exclusive to this particular business and these resources can provide guidance on them.

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

Some examples of specific green building practices that could be used at this site include the following.

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

Electric vehicle charging stations. The parking areas for the proposed hotel room should have some electric vehicle charging stations.

Reflective roof material. The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65 and an aged index of 0.55.¹ If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

5.) RECYCLING:

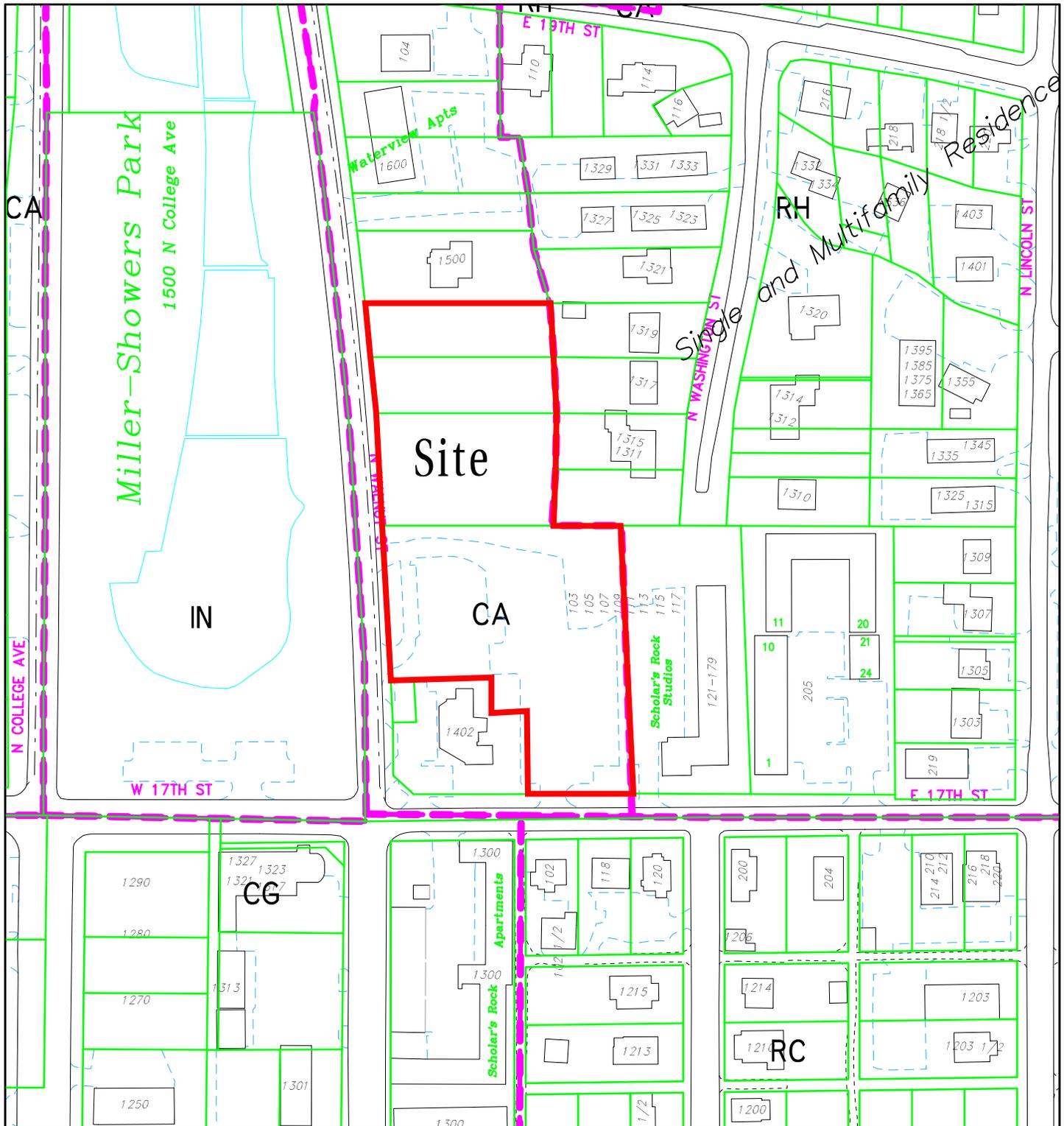
The EC recommends that recycling bins be placed in each suite and throughout the hotel, and space should be allocated outside for recyclable-materials collection by a recycling contractor. Recycling all materials possible will reduce the development’s carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor

to Bloomington's environmental quality and sustainability and it will also increase the attractiveness to hotel customers.

EC RECOMMENDATIONS:

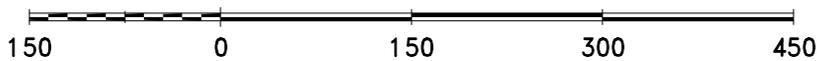
- 1.) The Petitioner shall develop the required buffer yards to avoid the deleterious effects of incompatible zoning uses and excess impervious surface, and to enhance our native plant and animal diversity.
- 2.) The Petitioner shall continue to revise the Landscape Plan until it is compliant with City regulations, and incorporate native plants where practical.
- 3.) The Petitioner shall submit a Maintenance Plan for the pavers prior to receiving any permits.
- 4.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.
- 5.) The Petitioner should provide bins and space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

¹ *SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. *SRI* quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%).



SP-32-14 Home 2 Suites by Hilton
 1410 N Walnut St
 Plan Commission
 Site Location, Zoning, Parcels, Land Use

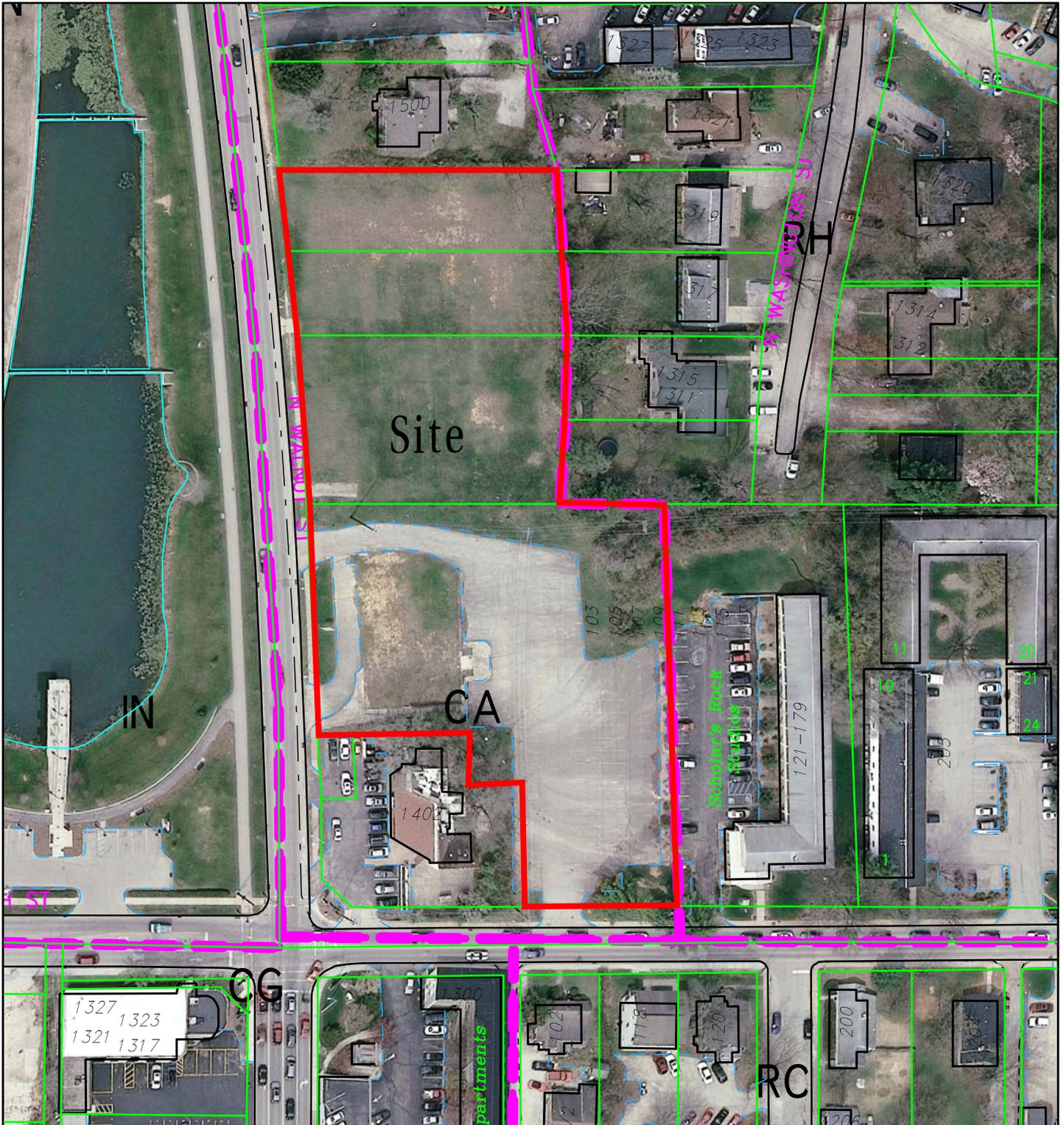
By: greulice
 4 Dec 14



City of Bloomington
 Planning & Transportation

N

Scale: 1" = 150'



SP-32-14 Home 2 Suites by Hilton

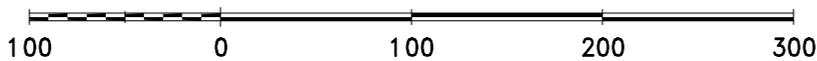
1410 N Walnut Street

Plan Commission

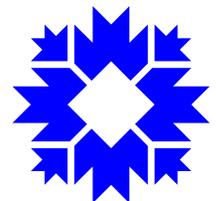
2010 Aerial Photograph

By: greulice

4 Dec 14



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

Petitioner's Statement

Motels of Bloomington, LLC is an Indiana Limited liability Company that was formed on October 7, 2011. The two members of the LLC include Sanjay Patel, President and principal of Midwest Hospitality Group, Inc ("MHG"), and the title owner of the project site, Walnut Street Lodging, LLC. The entity was formed as a single-purpose company and plans to develop a Home2 Suites by Hilton at property with a common address of 1410, 1416 and 1420 North Walnut Street in Bloomington, Indiana ("Project Site"). Prior to completion of the approval process and certainly before construction, it is anticipated that the property will be transferred by Deed to Motels of Bloomington, LLC.

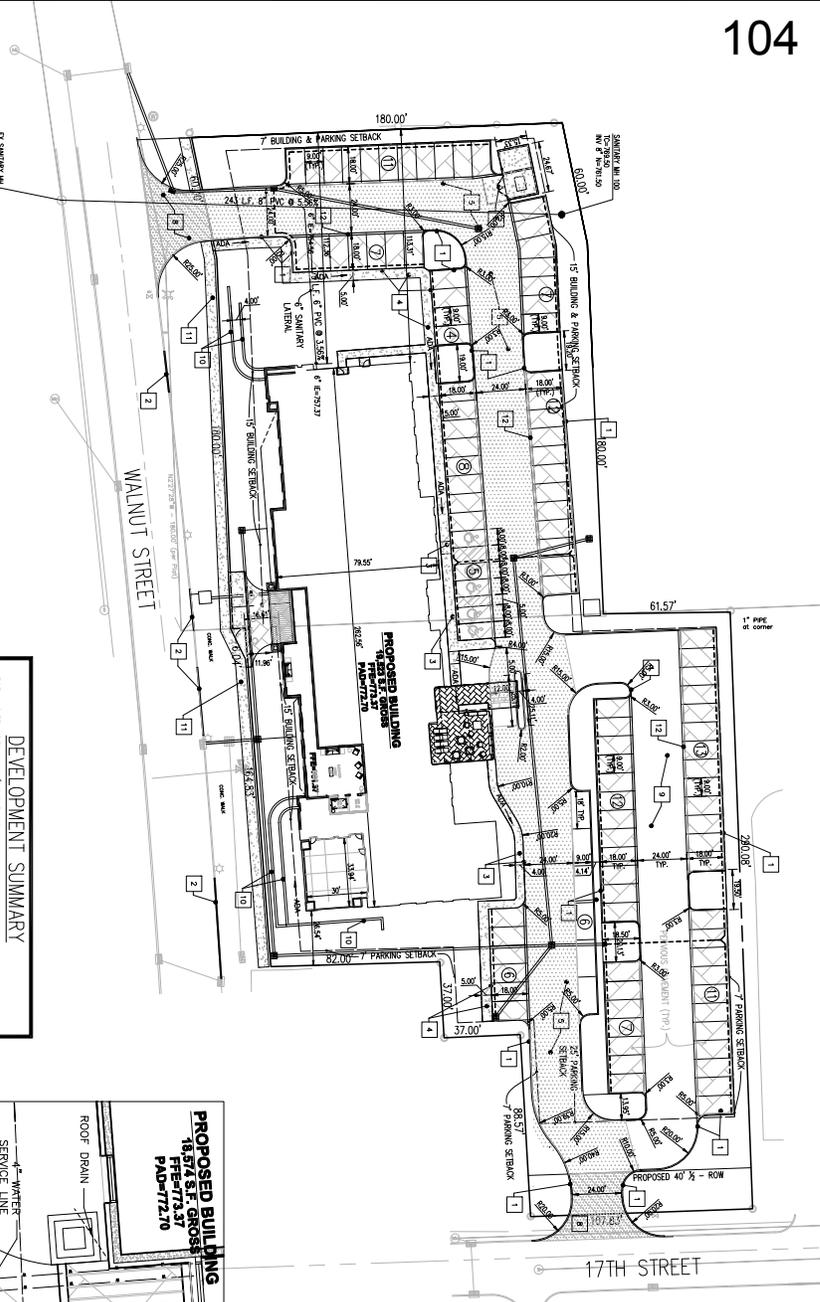
MHG and Mr. Patel, in particular, have been in the hotel development and management business since 1991. Under Mr. Patel's leadership, his companies have developed 17 hotels in four states with brand names that include Comfort Suites, Comfort Inn, Holiday Inn Express, Super 8 Motels, Fairfield Inn and Suites by Marriott. MHG is a privately owned company specializing in development, construction and management services in the hotel industry.

The Project will consist of a four-story, 107-room, select service, upper-tier extended-stay hotel containing approximately 66,573 sq. ft. and situated on a high-profile 2.2 acre *shovel-ready* site with on-site parking. The current zoning classification for the property allows for the development of a hotel and MHG obtained a Home 2 Suites franchise from InterContinental Hotels Group "IHG". The Hotel will feature many distinctive design features and will offer a combination of studio and one bedroom suites.

The Project Site is intended to be constructed and operated as a Hilton brand hotel – Home2 Suites. An approved Home2 Suite hotel is premised on eco-conscious products and design and also on developing connections to the local community. The Home2 principles are based on sustainability, community and culture and Motels of Bloomington, LLC is actively engaged in developing this new innovative concept in Bloomington, Indiana through this development. The Bloomington project will include complimentary continental breakfast, a market pantry, a fitness and activity room, swimming pool, business center, and gathering spaces.

Home 2 Suite's guestrooms create a unique guest experience that couple familiarity with flexibility and ease of use. Designed with a streamlined approach to storage and function, it takes advantage of 323 square feet studios and 509 square feet one-bedroom suites with hip and stylish innovations. Each guest room features a "working wall" incorporating the kitchenette, flexible working space with moveable desk and adaptable storage options. Each room is appointed with a fully-accessorized kitchenette completed with: refrigerator/freezer with icemaker, dishwasher, microwave/convection oven and coffee maker.

Home 2 Suites are environmentally conscious. Low flow showers and faucets, dual flush toilets and sustainable product selections are part of the brand's positioning strategy to enhance guest experience.



LEGAL DESCRIPTION

DESCRIPTIONS per Instrument Number 20xxxxxxx all conveyed to MHG Hotels, LLC.

Tract 1: A part of the Southwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:

Beginning at a point on the North right-of-way of East Seventeenth Street, said point of beginning being 1291 feet West and 20 feet North of the Southwest corner of said Section, West along the North right-of-way line for 30 minutes 58 seconds West for 37.00 feet, hence North 03 degrees 15 minutes 33 seconds West for 37.00 feet, hence South 88 degrees 21 minutes 55 seconds West for 82.00 feet and to the East right-of-way line of State Road 37, hence with said East right-of-way line and running North 04 degrees 20 minutes 50 seconds West for 185.00 feet, hence leaving said right-of-way line and running North 88 degrees 00 minutes and to the North right-of-way of East Seventeenth Street, hence with said right-of-way line and running South 88 degrees 00 minutes West for 107.83 feet and to the point of beginning.

Containing 1.22 Acres, more or less.

Tract 2: Lot Number One (1) and Number Two (2) in MILLER COURTS ADDITION to the City of Bloomington, Indiana, as shown by the recorded plat thereof, recorded at Plat Book 3, page 83, and now found in Plat Cabinet B.

Tract 3: Lot Number One (1), in the City of Bloomington, Indiana, as shown by the recorded plat thereof, recorded at Plat Book 3, page 83, and now found in Plat Cabinet B.

Tract 4: Lot Number Four (4) in MILLER COURTS ADDITION to the City of Bloomington, Indiana, as shown by the recorded plat thereof, recorded at Plat Book 3, page 83, and now found in Plat Cabinet B. Envelope 51, in the Office of the Recorder of Monroe County, Indiana.

DEVELOPMENT SUMMARY

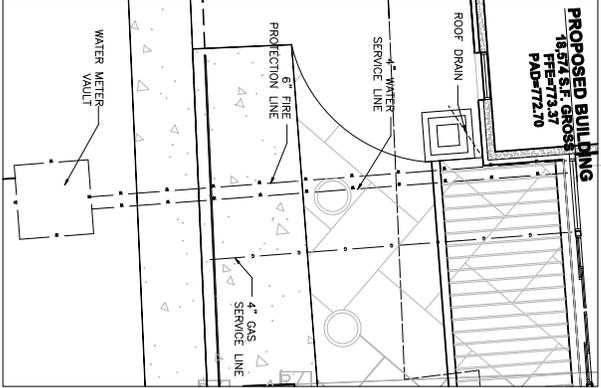
TOTAL SITE AREA = +/- 2.215 AC	TOTAL DISTURBED AREA = 2215 +/- AC
ZONING = CA (COMMERCIAL, ARTS)	PROPOSED BUILDING SETBACK (ALONG WALNUT) = 15'
PROPOSED BUILDING SETBACK (ALONG WALNUT) = 15'	PROPOSED BUILDING SETBACK = 7'
PROPOSED BUILDING SETBACK = 7'	BUILDING HEIGHT = 50'
TOTAL GARAGE REQUIRED:	TOTAL GARAGE REQUIRED = 107 SPACES
1 SPACE PER HOTEL ROOM (107 ROOMS) = 107 SPACES	TOTAL COMBINED PARKING SPACES REQUIRED = 107 SPACES
TOTAL GARAGE PROVIDED:	TOTAL GARAGE PROVIDED = 104 SPACES
ON-SITE (6' X 8') PARKING SPACES PROVIDED = 5 SPACES	ON-SITE HANDICAP ACCESSIBLE SPACES PROVIDED = 5 SPACES
(INCLUDING 1 VAN ACCESSIBLE SPACE)	TOTAL COMBINED PARKING SPACES PROVIDED = 109 SPACES

WATER SERVICE NOTE

ALL WATER & FIRE LINE SIZES, LOCATIONS & CONNECTIONS SHALL BE CHECKED AND VERIFIED AGAINST THE PLAN.

POWER POLE NOTE

CONTRACTOR TO OBTAIN POWER POLE FROM ANOTHER LOCATION OR ADDITION WITH UTILITY PROVIDER.



WATER SERVICE CONNECTION DETAIL

SCALE: 1" = 3'

SITE & UTILITY NOTES

1. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON AND THE STATE OF INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON AND THE STATE OF INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON AND THE STATE OF INDIANA.
2. ALL UTILITIES SHALL BE SHOWN AS SHOWN ON THESE PLANS OR IN FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON AND THE STATE OF INDIANA.
3. ALL PARKING SPACES ARE TO BE 4' PARKED (WALK), HANDICAPPED SPACES SHALL BE 4' PARKED (WALK).
4. ALL DRIVEWAYS ARE TO BE TO FACE OF DRIVEWAY OR FACE OF CURB.
5. THE PROPOSED DRIVEWAY SHALL BE 12' WIDE AND SHALL BE CONCRETE. ALL DRIVEWAYS SHALL BE 12' WIDE AND SHALL BE CONCRETE.
6. ANY PART OF THE DRIVEWAY OR DRIVEWAY SHALL BE BROUGHT TO THE SAME LEVEL AS THE DRIVEWAY.
7. ALL WATER MAINS TO HAVE A 4" MINIMUM COVER OVER TOP OF PIPE.
8. WATER SERVICE LINE TO THE BUILDING SHALL HAVE A SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION OUTSIDE OF THE BUILDING.
9. SPECIALTY VALVES SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH REQUIREMENTS.
10. EXPANSION JOINTS ARE TO BE PLACED AT ALL WALL, INTERSECTIONS AND OTHER WALLS AND PLATINGS. SEWERWATER JOINTS SHALL BE PLACED AT ALL WALLS AND PLATINGS. JOINTS SHALL BE PLACED AT ALL WALLS AND PLATINGS. JOINTS SHALL BE PLACED AT ALL WALLS AND PLATINGS.
11. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
12. ALL 1/2" PIPE SHALL BE INSTALLED AT 4' ON THE TOP OF THE PIPE FROM THE SERVICE MAIN TO THE CLEANOUT.

Indiana 811
Now with the power
Call before you dig

ASSUMED NORTH
SCALE: 1" = 30'

Site Plan

LEGEND

- EXISTING SANITARY SEWERS & MANHOLE
- EXISTING STORM SEWERS, METE & MET
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC/TELEPHONE LINE (AERIAL)
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING VALVE, GAS & WATER
- EXISTING ELECTRIC, MANHOLE & TRANSFORMER
- EXISTING TELEPHONE MANHOLE & FEEDSIAL
- EXISTING WATER METER
- EXISTING AREA LIGHT
- NUMBER OF PROPOSED PARKING SPACES
- HATCHING DENOTES NEW PAVEMENT WITHIN WALNUT AND 17TH STREETS RIGHT-OF-WAY, SETBACKS
- HATCHING DENOTES HEAVY DUTY PAVEMENT
- HATCHING DENOTES CONCRETE SIDEWALK AND FOOTING AND
- HATCHING DENOTES HEAVY DUTY PAVEMENT
- HATCHING DENOTES CONCRETE SIDEWALK AND FOOTING AND
- HATCHING DENOTES HEAVY DUTY PAVEMENT
- PUBLIC ADA ROUTE TO ENTRANCE FACING WALNUT STREET

KEY NOTES

1. PROPOSED 6" STRAIGHT CONCRETE CURB
2. PROPOSED 4" THICK CONCRETE CURB TO SERVICE REMOVED DRIVEWAYS ALONG WALNUT AND 17TH STREETS CONSTRUCTED TO CITY OF BLOOMINGTON STANDARDS
3. PROPOSED WHEELCHAIR RAMP
4. PROPOSED 6" CURB & WALK AND SIDEWALK (SEE ARCH PLANS FOR SURFACE FINISH)
5. PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C801)
6. CONCRETE DETENTION AND FOR PARKERS. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE.
7. CONCRETE PAVEMENT WITH WALNUT & 17TH STREETS RIGHT-OF-WAY CONSTRUCTED TO CITY OF BLOOMINGTON STANDARDS.
8. PROPOSED ASPHALT PAVEMENT (SEE SHEET C801)
9. PROPOSED RETAINING WALL (BY OTHERS)
10. PROPOSED CONCRETE WALK IN R/W
11. PROPOSED FLUSH CONCRETE CURB (SEE SHEET C801)
12. PROPOSED FLUSH CONCRETE CURB (SEE SHEET C801)

APPROVAL PENDING NOT FOR CONSTRUCTION

ROGER WARD ENGINEERING INCORPORATED
CIVIL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS
7474 NOEL ROAD
INDIANAPOLIS, INDIANA 46276
(317) 251-1738 (FAX) 251-1923
www.rw-engineering.com

SITE AND UTILITY PLAN

REVISIONS:

DATE: 09-28-14

DRAWN BY: MKT
DATE: 09/26/2014
FILE NAME: MW-09/26/2014/104.rvt
PLOT NUMBER: 104

MHG HOTELS, LLC
HOME2 SUITES BY HILTON
17TH ST. & WALNUT ST.
BLOOMINGTON, INDIANA

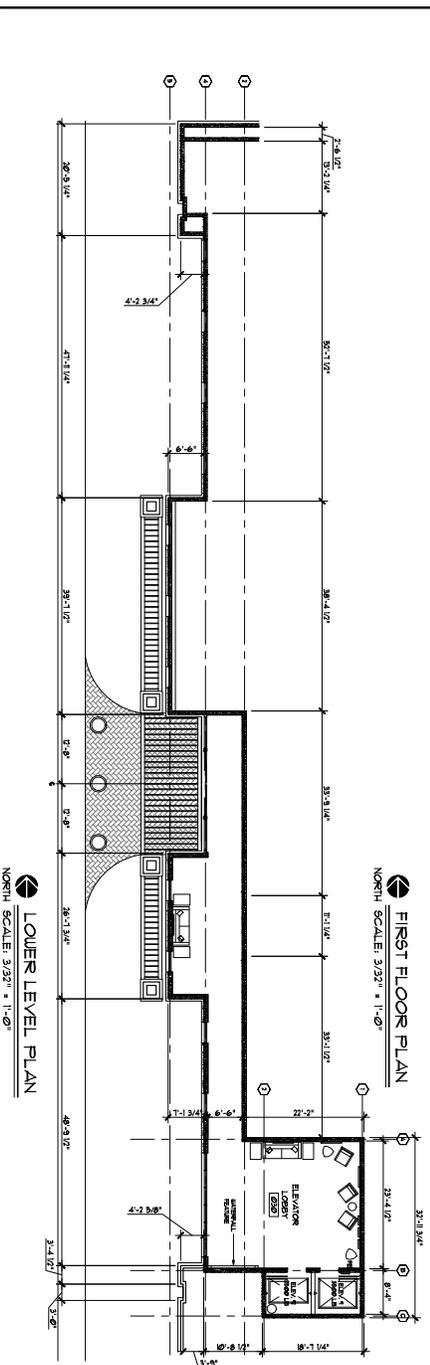
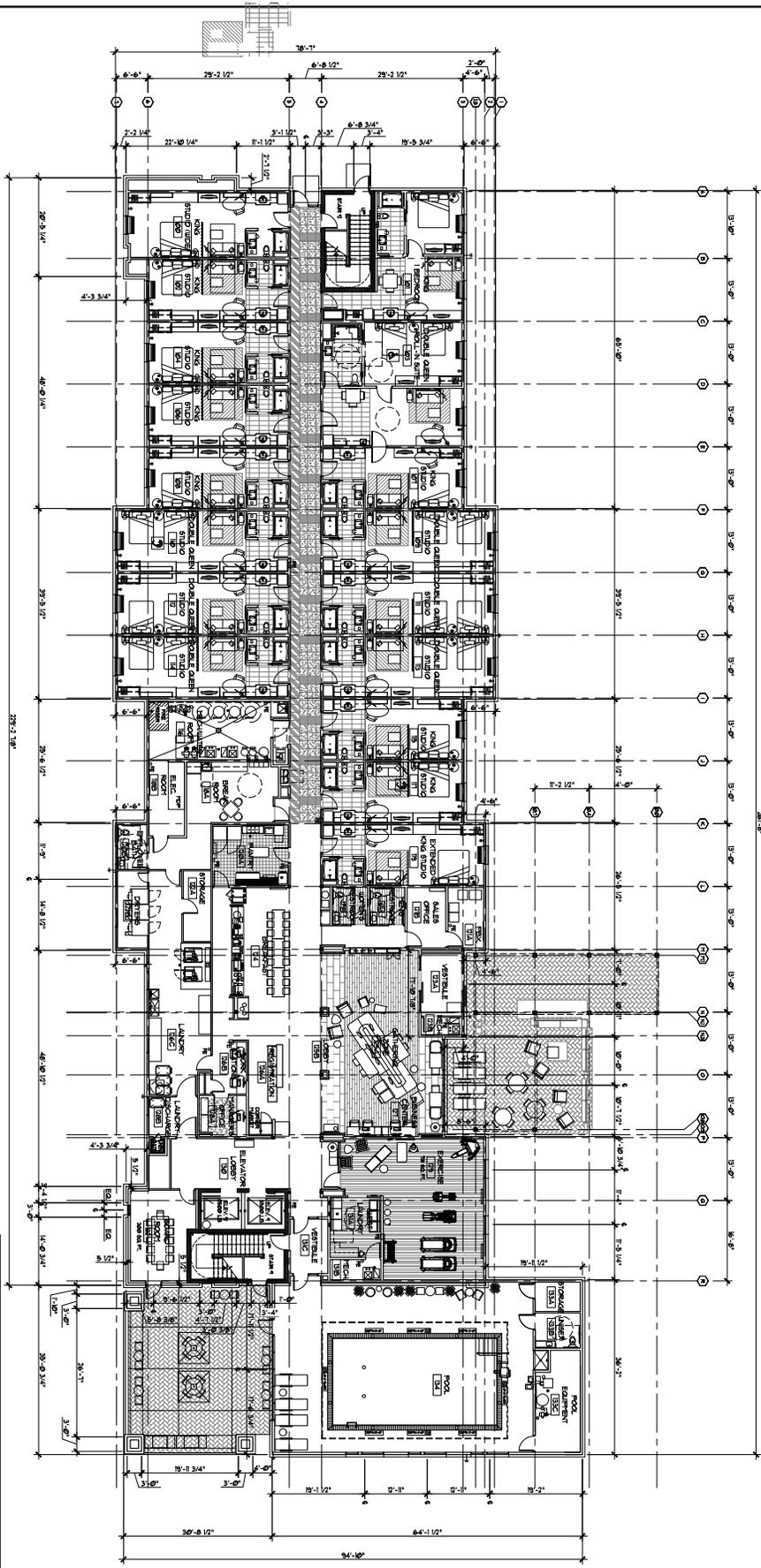
BY: *M. G. Ward*

DATE: 09-28-14

STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER
PE19000489

SHEET C102
OF 13

JOB#: MHG02



LOWER LEVEL PLAN
NORTH SCALE: 3/32" = 1'-0"

FIRST FLOOR PLAN
NORTH SCALE: 3/32" = 1'-0"

ROOM TYPES	ROOM MIX				TOTAL	SHEET NUMBER
	1ST	2ND	3RD	4TH		
RNG STUDIO	6	16	16	16	54	A31
EMERGEY RNG	1	3	3	3	10	A32
ACCESSIBLE RNG SUITE	0	1	0	0	1	A33
ACCESSIBLE RNG STUDIO	0	0	1	1	2	A34
ACCESSIBLE RNG NOCLIN	0	1	0	0	1	A35
RNG BENCH	1	1	1	1	4	A36
DOUBLE GREEN	6	6	6	6	24	A37
ACCESSIBLE DOUBLE GREEN	0	0	1	1	2	A38
DOUBLE GREEN ACCESSIBLE	1	0	0	0	1	A39
TOTALS	11	30	30	30	101	TOTAL ROOMS
SQA FT.	9100	9595	9595	9595	67380	TOTAL SQA FT.

NOTE: SHADERED IS 3/8" RT. AND DOTTED WITH 1/8"

First Floor Plan

SHEET NO. **A1.1**
FIRST FLOOR & LOWER LEVEL PLANS

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO. 14136
DATE 01/28/15
REVISIONS

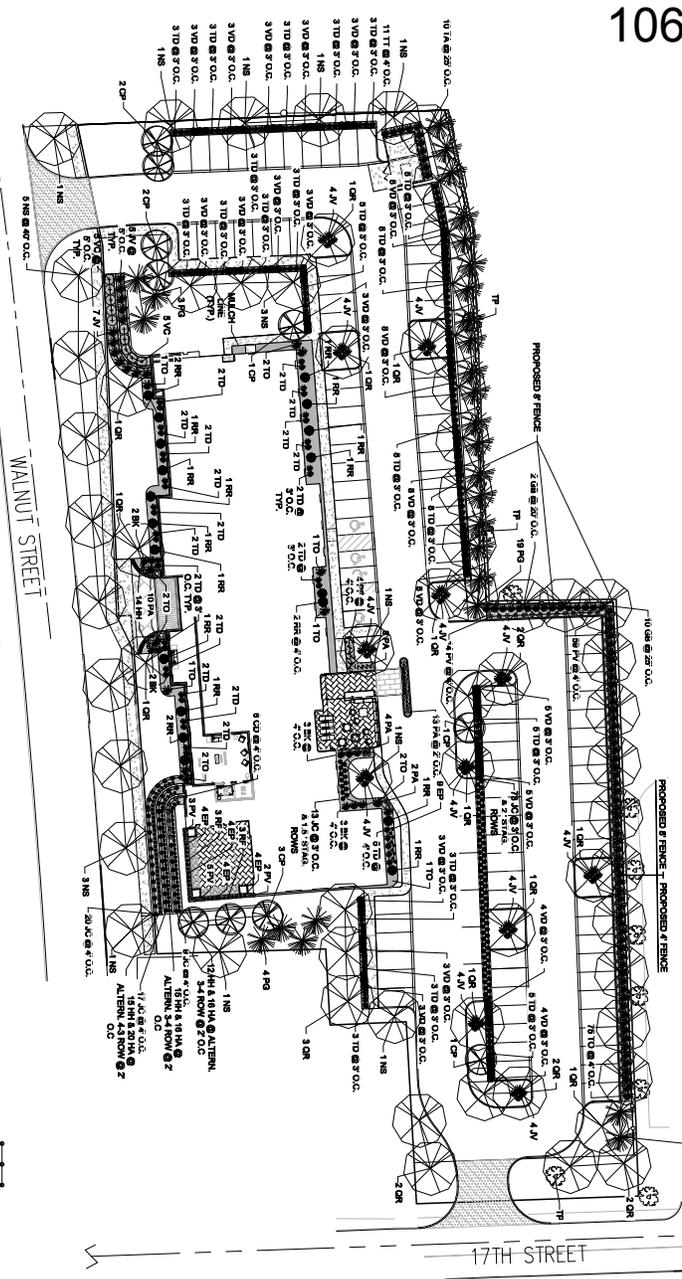
Home2 SUITES
BLOOMINGTON, INDIANA
A NEW 107 ROOM HOTEL

JOB TITLE



ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

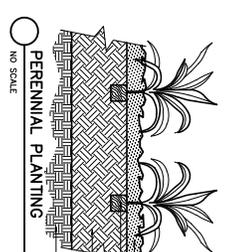
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PLANT MATERIAL SCHEDULE

ID	Common Name	Qty	Spec	Notes	Cont.
01	FRANKLINIA (400 GAL)	2	24"	FRANKLINIA	B & B
02	REDBUD (400 GAL)	2	24"	REDBUD	B & B
03	BLACK OAK	2	24"	BLACK OAK	B & B
04	DOGWOOD	2	24"	DOGWOOD	B & B
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-  BRICK COLOR 'A'
-  BRICK COLOR 'B'
-  2 1/2\" data-bbox="182 320 216 334"/> STACKED STONE
-  EIFS/FIBER, REFLECTIVE
-  EIFS/COLOR (TBD, COMPLEMENTARY TO ADJACENT BRICK)



SOUTH ELEVATION
SCALE: 3/32\"/>



WEST ELEVATION
SCALE: 3/32\"/>

ARCHITECTURAL GROUP III
201 S. Waggoner St. Elkhart Indiana 46514-1953 • 574/293-0088
architecturalgroup3.com



JOB TITLE

Home2 SUITES
BLOOMINGTON, INDIANA
A NEW 107 ROOM HOTEL

JOB NO.
14136
DATE
01/28/15
REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

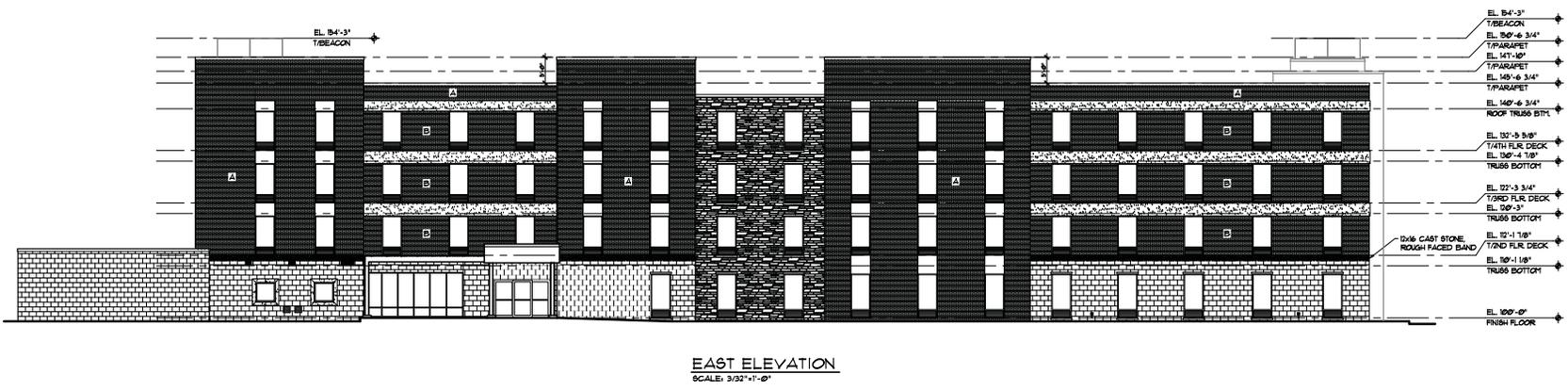
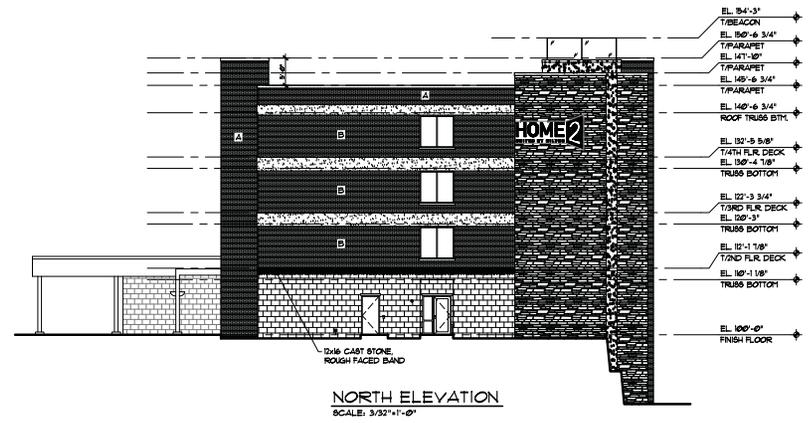
SHEET NO.

A2.2

EXTERIOR ELEVATIONS

South and West Elevations

-  BRICK COLOR 'A'
-  BRICK COLOR 'B'
-  2x6 CAST STONE, SMOOTH FACED
-  STACKED STONE
-  EIFS/ PEPPER, REFLECTIVE
-  EIFS/ COLOR (TBD, COMPLEMENTARY TO ADJACENT BRICK)



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 201 S. Wapponee St. Elletts Indiana 46514-1953 • 574/233-0088
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JOB TITLE

Home2 SUITES
 BLOOMINGTON, INDIANA
 A NEW 107 ROOM HOTEL

JOB NO.
14136
 DATE
01/23/15
 REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.

A2.1
 EXTERIOR ELEVATIONS

North and East Elevations



Rendering
Facing Northeast



Rendering
Facing East



Rendering
Facing Southeast

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**
Location: 3900 E. Stonegate Dr.

CASE #: UV-35-14
DATE: February 9, 2015

PETITIONER: Trish Ierino
3900 E. Stonegate Dr., Bloomington, IN

REQUEST: The petitioner is requesting a use variance to allow a modification to a previously approved accessory apartment within a Planned Unit Development (PUD) that only allowed single family houses. This use variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

SUMMARY: The property is located on the southeast corner of S. Smith Road and E. Stonegate Drive and is zoned Planned Unit Development (PUD). It was initially developed with a single-family house. The surrounding use is single family. The petitioner is proposing to expand the permitted occupants in an existing second dwelling unit on the property to include non-family.

In 2012, the property received a Use Variance (UV-48-12) to allow an accessory apartment within the single-family home with one condition of approval as follows:

A commitment shall be recorded on the deed which requires occupancy of both units to be limited to family only, consisting of an individual or a group of people all of whom are related to each other by blood, marriage, or legal adoption, and any other dependent children of the household.

The original intent of the 2012 use variance was to allow the petitioner's mother and sister to live together in an accessory apartment attached to the petitioner's home. Since that approval, the petitioner's mother has been moved to a nursing home facility. The petitioner's sister remains in the apartment; however, in order to receive care through Medicaid, they must have at least two people (both with disabilities) in the apartment, which means adding a roommate in order to receive overnight care.

The Stonegate PUD does not allow duplexes. This use variance request requires Plan Commission review for compliance with the Growth Policies Plan and recommendation to the Board of Zoning Appeals. The Plan Commission and Board of Zoning Appeals both found the original request to be consistent with the GPP. Staff finds the current requested modification to be consistent with the GPP and to provide a beneficial opportunity to accommodate a unique familial and physical situation.

Staff recommends that a new commitment be recorded to reflect the current, unique circumstances, and to limit the future use of the accessory apartment. The new commitment will replace the previously recorded commitment. Additionally, if in the future the owner sells the home to someone who does not meet the qualifications of the commitment or if the owner's needs for the apartment change, the owners may choose to remodel the apartment to such a degree that it is no longer considered a dwelling unit. A remodel to return the home to a single-family dwelling unit would

include, but is not limited to, the complete removal of the kitchen, including appliances and cabinets and the establishment of an open connection with the existing home.

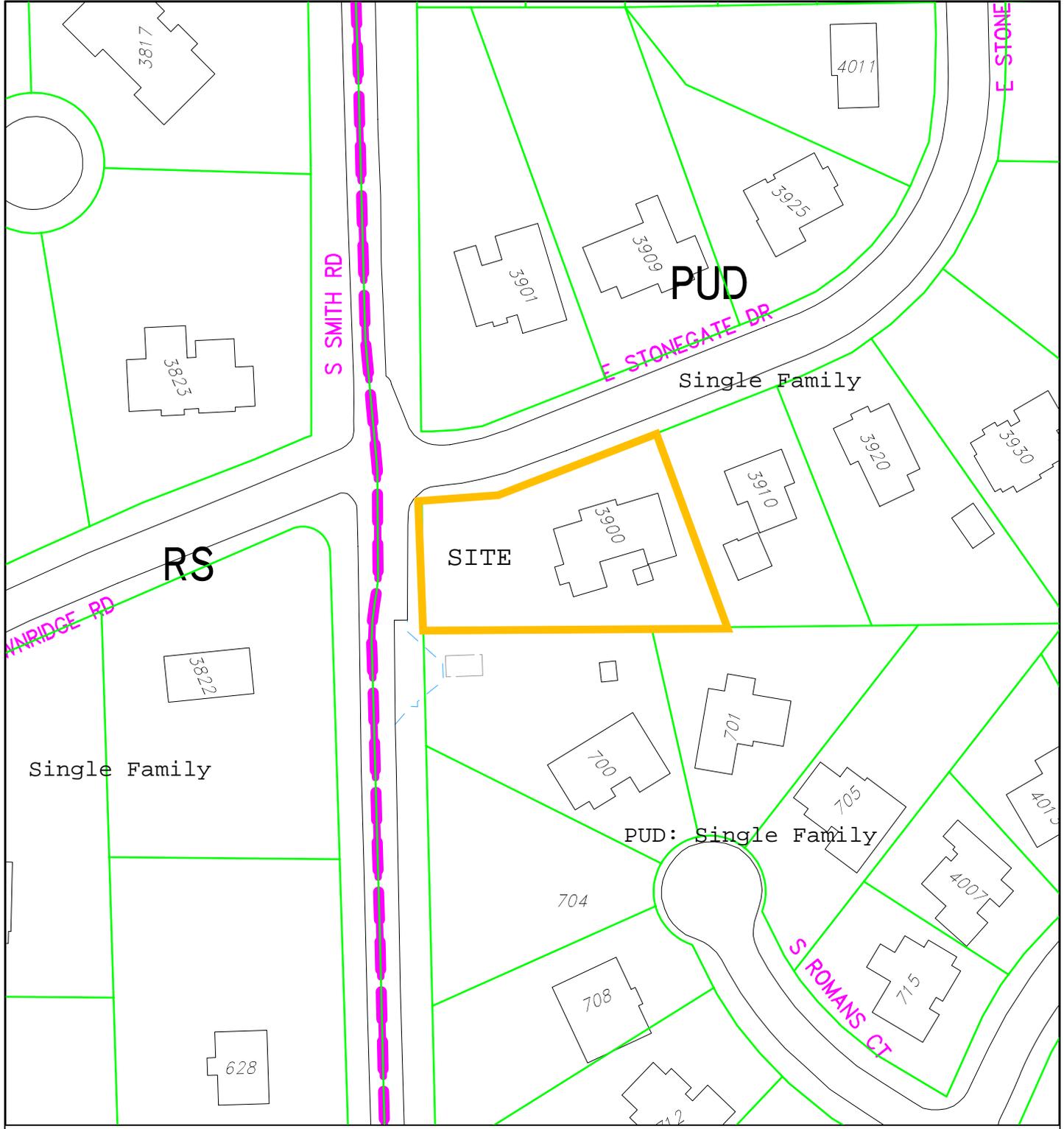
GROWTH POLICIES PLAN: The Plan Commission must make a recommendation to the BZA regarding the appropriateness of the use and its consistency with the Growth Policies Plan (GPP). More specifically, the Plan Commission must review whether or not the proposed use will substantially interfere with the GPP.

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

The subject property is located on a corner lot bordered by Smith Rd., which is designated by the Thoroughfare Plan as a Secondary Arterial. Although this is not a new growth area, staff believes that this slight increase in density is appropriate and compatible with existing development standards.

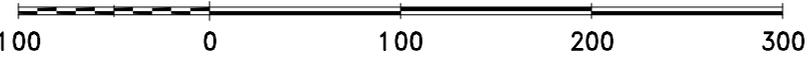
CONCLUSION: Staff finds that this use will not substantially interfere with the goals of the GPP and that this is an appropriate variance for an accessory dwelling unit to be occupied by one family member and one unrelated individual in order to receive proper care.

RECOMMENDATION: Staff recommends that the Plan Commission forward UV-35-14 to the Board of Zoning Appeals with a positive recommendation with the following conditions.

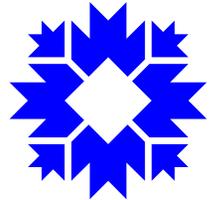


PC: UV-35-14
 Trish Ierino
 3900 E. Stonegate Dr.
 Land Use and Zoning Map

By: bannok
 Edited 2.2.15
 rosenbab



City of Bloomington
 Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

December 2014

Trish and Louie Ierino – 3900 E. Stonegate Drive, Bloomington IN 47401

In 2012, we sought city approval to legally use an addition to our home to care for our elderly mother and sister with developmental disabilities. That request for approved by planning, zoning and our neighbors. We now are seeking a change in the original request.

Our Mother's health took a turn for the worst. She had been in relatively good health till October 2014. She broke her hip, required surgery, dementia worsened and now must have 24/7 care at a nursing home facility. This has required us to rethink future plans for my sister.

When you have a family member with a developmental disability, the reality is you must prepare for the day when there is no family members left to care for your loved one. My sister only has us left. We only have two options – placing Cheryl in a supported living site (staffed apartment) or a group home. But there must be a transition plan to get to the point of living away from home.

We attempted an apartment for Cheryl a few years ago and it did not work out. Her safety and health was at high risk due to the strong attachment to Mom. She had jumped out of vehicles to run home to Mom. When that occurred the second time – we brought Cheryl back home.

What we've learned since Mom has been in nursing home, Cheryl has become more independent. She is more at ease being away from Mom. We believe a future transition to different living arrangements could happen if done in a natural way and not forced.

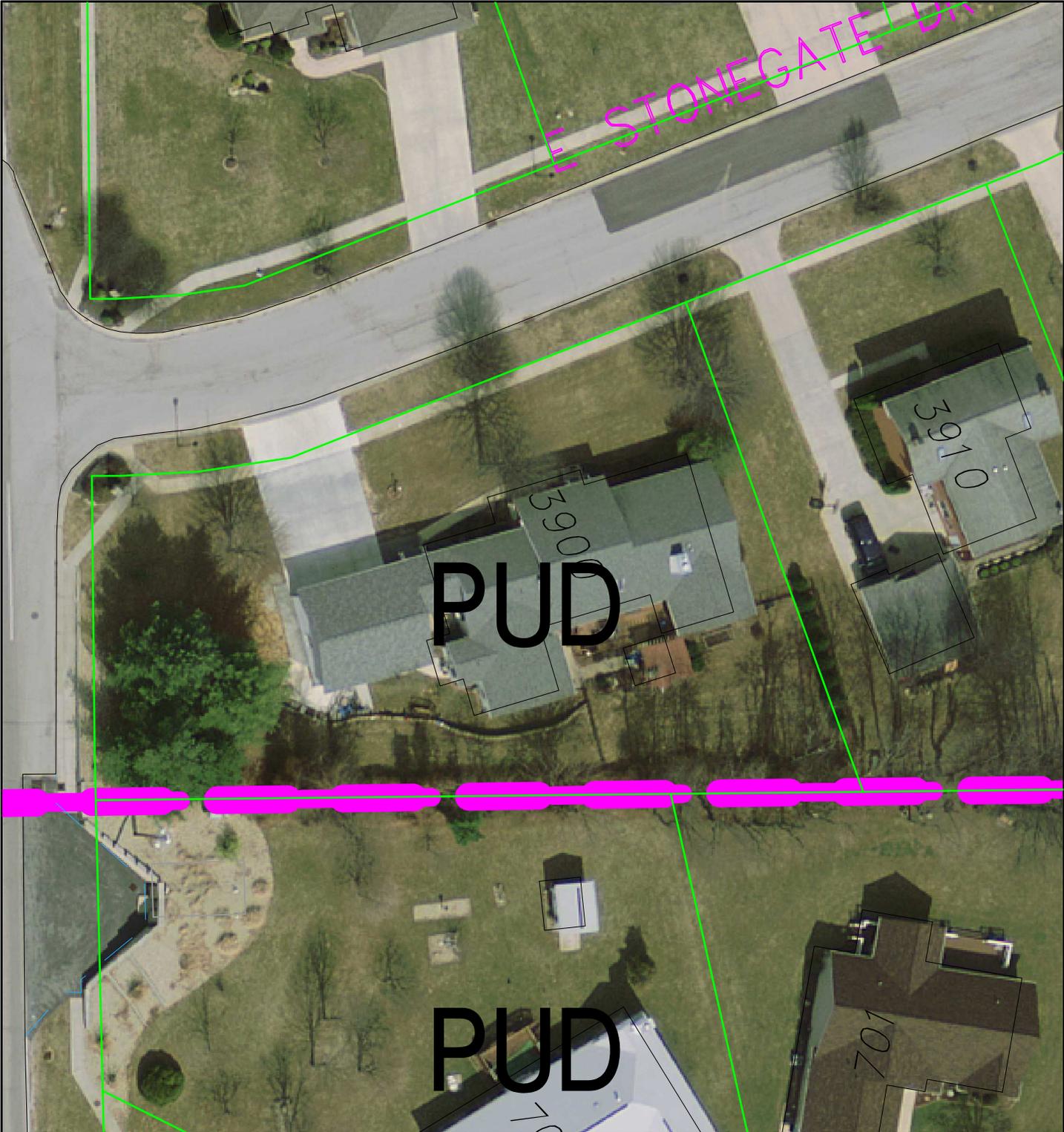
In order for Cheryl to receive overnight staffing, she will need to have a roommate due to Medicaid budgets and funding. This would be another special needs person what would have similar needs as Cheryl. Our original agreement with Planning and Zoning states a family member only in the addition – our new request would not be a family member. The only traffic impact would be an extra car in our driveway or in front of house in the evening/overnight.

This would allow us to help Cheryl be more independent and eventually transition to a new living site. We would hope that in the next 2-4 years that Cheryl and a roommate would discuss a new apartment on their own. At this time, Cheryl does not know that Mom will not be returning home.

Thank you.



UV-35-14
Site Photo



PC: UV-35-14 BZA: UV-45-14

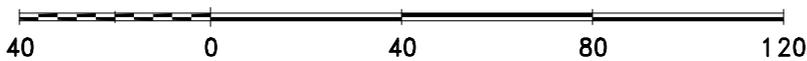
Trish Ierino

3900 E. Stonegate Drive

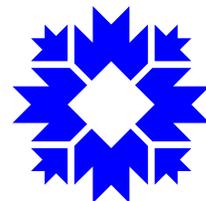
2014 Aerial Imagery

By: rosenbab

2 Feb 15



City of Bloomington
Planning & Transportation



Scale: 1" = 40'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 3903 S. Walnut Street**

**CASE #: UV-03-15
DATE: February 9, 2015**

**PETITIONER: Innovative Surgical Designs (Wayne Beams)
2660 E. 2nd Street, Bloomington**

REQUEST: The petitioner is requesting a use variance recommendation to allow a light manufacturing use in a Commercial Arterial zoning district.

Area:	1.29 Acres
Zoning:	Commercial Arterial (CA)
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant Building/warehouse
Proposed Land Use:	Light Manufacturing
Surrounding Uses:	East – Multi-family Residential
	South – Truck maintenance
	North/West – Commercial

SUMMARY: The subject property is located near the intersection of S. Walnut Street and E. Rhorer Road. It is located behind the Tevac Heating A/C & Plumbing building at 3905 S. Walnut Street. The property is zoned Commercial Arterial (CA) and has been developed with a 10,000 square foot warehouse style building that was most recently used as a fitness center.

The petitioner wishes to lease the building for a light manufacturing use. Innovative Surgical Solutions manufactures medical devices used in spinal surgery. Both the supplies and the finished product are shipped using UPS. The business currently has 8 employees but plans to expand to 10 with full build out. With reuse of the building, the petitioner will bring the site into compliance with current UDO requirements including parking lot paving, striping, landscaping and bike racks. Light manufacturing is not a permitted use in the CA zoning district. The petitioner is requesting a use variance to allow this use at this location. This petition will be reviewed by the Board of Zoning Appeals on Thursday, February 19, 2015.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property as a Community Activity Center. Community Activity Center is designed primarily to provide community-serving commercial opportunities in the context of a high density mixed use development.

Staff believes the follow policies toward CACs directly relate to this proposal.

- The CAC must be designed to serve...a community wide group of users that may drive a personal vehicle to the CAC.
- The CAC will incorporate a balance of land uses to take advantage of the proximity of goods and services.
- The primary land use in the CAC should be medium scaled commercial retail and

service uses.

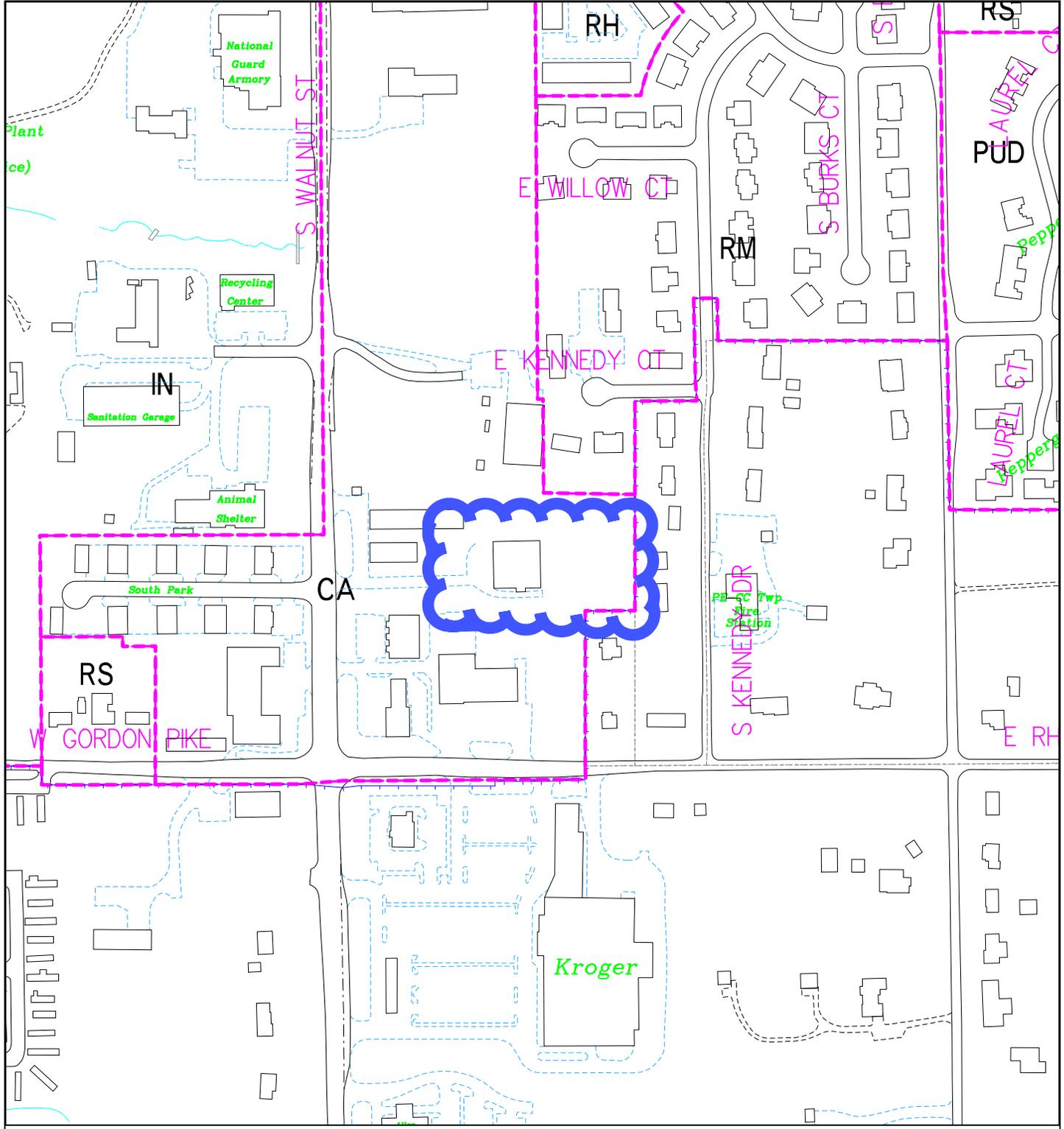
- Public Transit access should be a major component of the urban services provided for any Community Activity Center

In addition, the *Sustain Economic and Cultural Vibrancy Guiding Principle* of the GPP encourages the City to “Enhance Bloomington’s strong economic base by encouraging job creation and new capital investment by building upon the community’s quality of life assets and cultural amenities.”

While the CAC is mainly geared toward retail and residential development, it does not preclude other uses. For example, non-consumer oriented offices are a permitted use in the CA zoning district. The same qualities of a CAC that make it attractive to residential and retail uses, access to major roads, transit and bicycle infrastructure, also make them attractive to employers. Staff believes that low intensity employment and light manufacturing uses can be a vital component of a mixed use Community Activity Center.

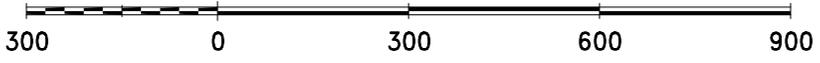
CONCLUSION: Staff finds no conflicts between the Growth Policies Plan and the proposed use.

RECOMMENDATION: Staff recommends forwarding this request to the BZA with a positive recommendation.

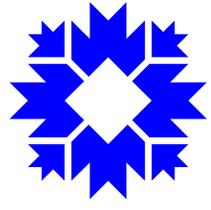


UV-03-15
Location and Zoning Map

By: roachja
16 Jan 15

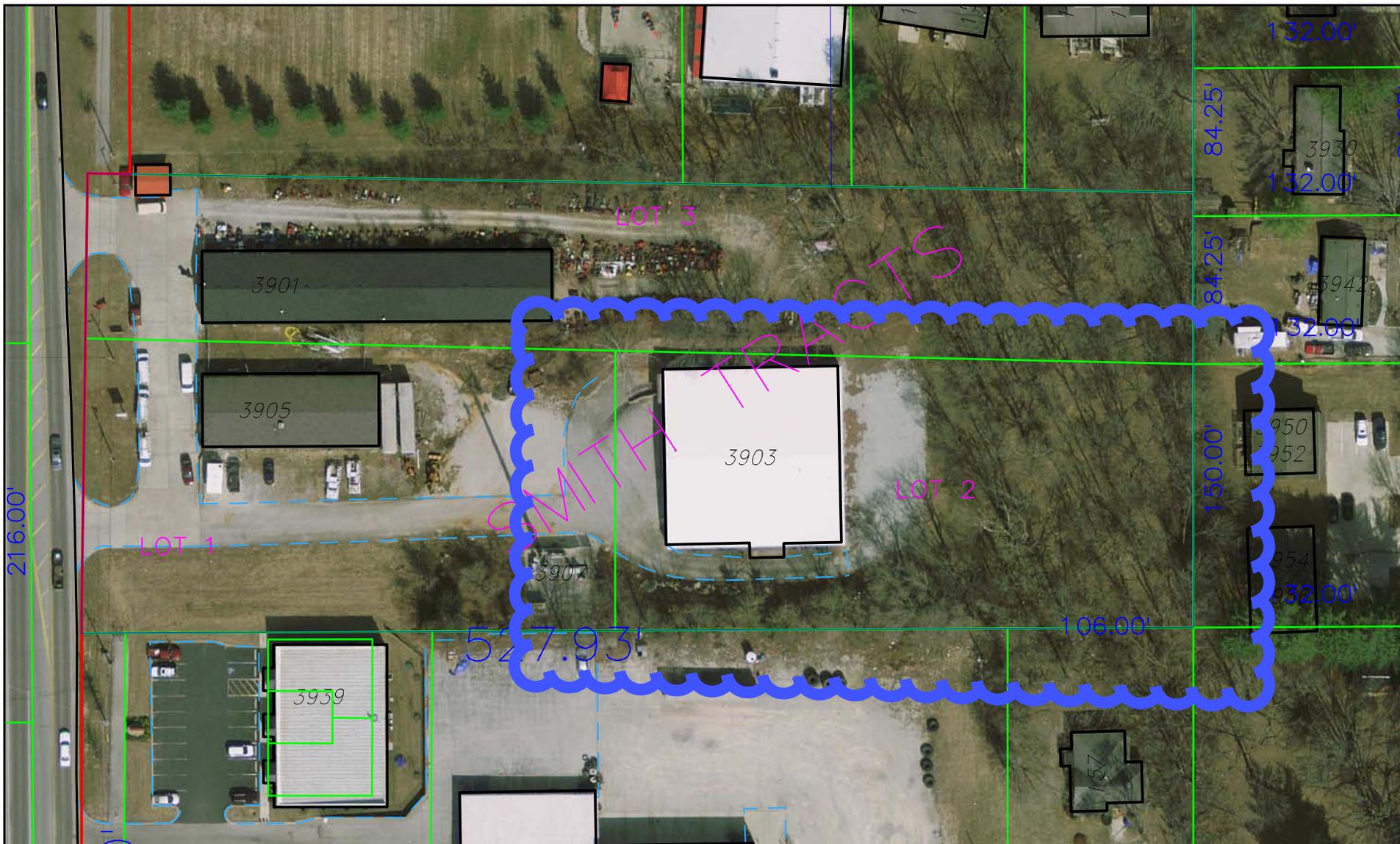


City of Bloomington
Planning & Transportation



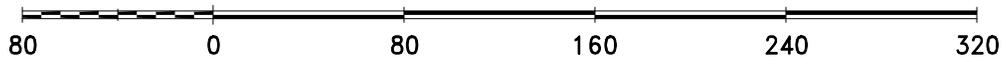
Scale: 1" = 300'

For reference only; map information NOT warranted.



UV-03-15
2014 Aerial Photo

By: roachja
16 Jan 15



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 80'



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

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S., Cn.T.

Bloomington Board of Zoning Appeals
Bloomington Plan Commission
C/o Jim Roach
Planning Department
Showers Building
Bloomington, Indiana

January 13, 2015

Re; Innovative Surgical Designs
Use Variance for
Manufacturing in a CA zone

Dear Jim and Board Members,

We are seeking a Use Variance to allow Innovative Surgical Designs to locate in the existing building at 3903 South Walnut Street. Innovative Surgical Designs is a growing local business that needs a larger facility. The existing 10,000 sf building on South Walnut is a good size and in a good location to meet their needs.

The company currently has eight employees that all work on the same shift. As the employee number expands it is estimated that the maximum on the largest shift will be ten employees. Any additional employees will be on a different shift. Ten parking spaces are shown on the site plan along with access drives and landscaping. There is space for additional parking on the east side of the parking area at the rear of the site if it is needed in the future.

The following items are being submitted with this application;

- Site Plan
- Application form and application fee
- Petitioner's statement

Thank you for your assistance as we move this project towards final approvals and construction.

Very truly yours,

Don Kocarek
Consultant for Innovative Surgical Designs

cc; file, Beams
Encl

UV-03-15
Petitioner's Statement

Innovative Surgical designs is a small medical device company that has been developing novel spinal implant systems. Currently we are selling a fusion system developed in house in the US market and a Spinal implant system that treats Spinal Stenosis. Everything we produce can fit in your hand and is shipped via small UPS truck. The Machines we use to produce these parts are fully self-contained are not loud and don't produce smoke or contaminants. We did not start out producing any of our own parts but as a company we have learned that to survive we needed to develop our own prototyping and production capabilities. We have been looking for a building to expand into for months and this and one and one other building that is actually in the county are the only 2 we have found that fit our location and size needs. With this change in our business structure we need to have a facility that is capable of both housing our small amount of manufacturing and the office space needed for administrative needs. The building on S Walnut is the perfect location, layout and size for our needs. We don't believe that what we are doing would be a problem in that location. Considering the building is actually a long distance from Walnut, and doesn't have any frontage. Another consideration is that the majority of businesses around this location are doing some type of commercial service. There is an HVAC business in front, commercial tire sales and automotive shop on one side, lawn mower repair and sales on the other side. And a noisy dog kennel next door to that. Our company would not change what type of business was being done in the area, or impact what is already there. This location has been vacant for a considerable amount of time and needs to be utilized. I believe it is ideally suited for what we want to use it for. Its size and location are ideal for our use. We don't need or want to pay for frontage property. All of these factors make this an ideal property for our needs.



UV-03-15
Site Photo