

CITY OF BLOOMINGTON



**June 15, 2015 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION
June 15, 2015 @ 5:30 p.m.**

❖ **City Hall Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: May 2015

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

CONSENT AGENDA:

SP-13-15 **Manors at 631 LLC.**
631 N College Ave
Site plan approval to allow a porch addition to an existing structure and an interior remodel of office space into four residential units.
Case Manager: Beth Rosenbarger

PETITIONS:

UV-12-15 **Bret and Elisha Spier**
2110 E. Covenanter
Use variance to allow construction in a floodway.
Case Manager: James Roach

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 2110 E. Covenant Dr.**

**CASE #: UV-12-15
DATE: June 15, 2015**

**PETITIONER: Bret and Elisha Spier
2517 Sandberg Ct., Bloomington**

**CONSULTANT: Loren Wood
807 S Mitchell St, Bloomington, IN**

REQUEST: The petitioners are requesting a use variance to allow a 10' wide permeable paver driveway within the floodplain.

SITE DESCRIPTION: The property is located at the southwest corner of E. Covenant Drive and S. Brooks Drive and is zoned Residential Single-family (RS). The petitioners are currently constructing a single family house on the property, which is surrounded on all sides by other single family homes. The western 1/3 (approximate) of the property is within the floodplain along the western branch of Jackson Creek. The floodway and floodway fringe have not been delineated on this section of floodplain, so all portions of the floodplain are considered floodway. The Unified Development Ordinance (UDO) does not allow any development in the floodway.

As stated, the petitioners are constructing a new single family house on this lot. The previous home on the lot utilized a driveway and driveway cut that is within the floodway by about 20 feet. The petitioners wish to utilize this existing cut and construct a new "circle drive" on the north side of the house along Covenant. Approximately 65 feet, or 650 square feet, of the drive is within the floodway. Of the 650 square feet, approximately 400 square feet is in the same location as the previous driveway.

The petitioners are requesting a use variance to allow for construction of this driveway in the floodway. The drive location was not within the mapped floodway prior to 2012. No fill material would be placed in the floodway. The portions of the drive within the floodway would be constructed of permeable pavers to reduce the potential impact of leaking oil and gasoline. The driveway is more than 100 feet from the actual creek. The Indiana Department of Natural Resources has already approved a "construction in a floodway" permit for this project. While there is no delineated floodway fringe for this section of the west branch of Jackson Creek, staff believes that if it were delineated it is highly likely that the proposed drive location would be located within the floodway fringe. The UDO permits drive and parking areas in the floodway fringe if constructed of permeable materials. In addition, reuse of the existing drive cut would allow for the preservation of two existing trees.

This petition will be reviewed by the Board of Zoning Appeals (BZA) at their June 25, 2015 meeting. At that meeting, the petitioners are also requesting a sidewalk variance. The Plan Commission must forward a recommendation to the Board of Zoning Appeals as to whether this use variance substantially interferes with the Growth Polices Plan (GPP).

GROWTH POLICIES PLAN: The GPP designates this property as “Urban Residential,” which states:

The fundamental goal for these areas is to encourage the maintenance of residential desirability and stability. Where new infill development is proposed, it should be consistent and compatible with preexisting developments. (page 31)

In addition, the GPP’s “Nurture Environmental Integrity” Goal states that “protecting and enhancing existing water resources, including intermittent and ephemeral streams, is a high priority for the City of Bloomington” (Policy 3, page 10). The goal encourages use of best management features including “bio-filtration and streamside graduated buffer zones.” Staff finds that this petition will not substantially interfere with these goals.

ENVIRONMENTAL COMMISSION: The EC has reviewed this petition and has the following recommendations:

- 1.) The Petitioner should commit to the P&TD approval of the brand and style of pavers, contact the department prior to installation, and allow staff to inspect installation, prior to a use variance that allows construction in a floodway.

STAFF RESPONSE: Staff will consider this as a possible condition for the BZA review and approval.

- 2.) The Petitioner should create their own conservation area within the floodway and riparian buffer whereby they preserve the trees and plant additional native plants.

STAFF RESPONSE: Staff will discuss this idea prior to BZA review and approval.

CONCLUSIONS: Staff finds minimal impacts as a result of this request. The presence of the driveway will not result in any negative impacts on floodwater elevations or increase downstream flooding.

RECOMMENDATION: Based upon the written report, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals.

MEMORANDUM

Date: June 5, 2015

To: Bloomington Plan Commission

From: City of Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: UV-12-15: Bret & Elisha Spier
2110 E. Covenanter St.

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for a Use Variance for constructing a driveway in a floodplain, also called a Special Flood Hazard Area (SFHA).

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) The proposed driveway in question is proposed to stretch between about 50 to 70 feet through the edge of the floodplain. The variation in distance is due to the arched shape of the drive. The EC believes that because this drive is proposed to be at the outside edge of the floodplain, and that the petitioner is proposing to use permeable pavers, there is no significant safety risk to downstream flooding or contamination to the watershed if cautionary best management practices are used.

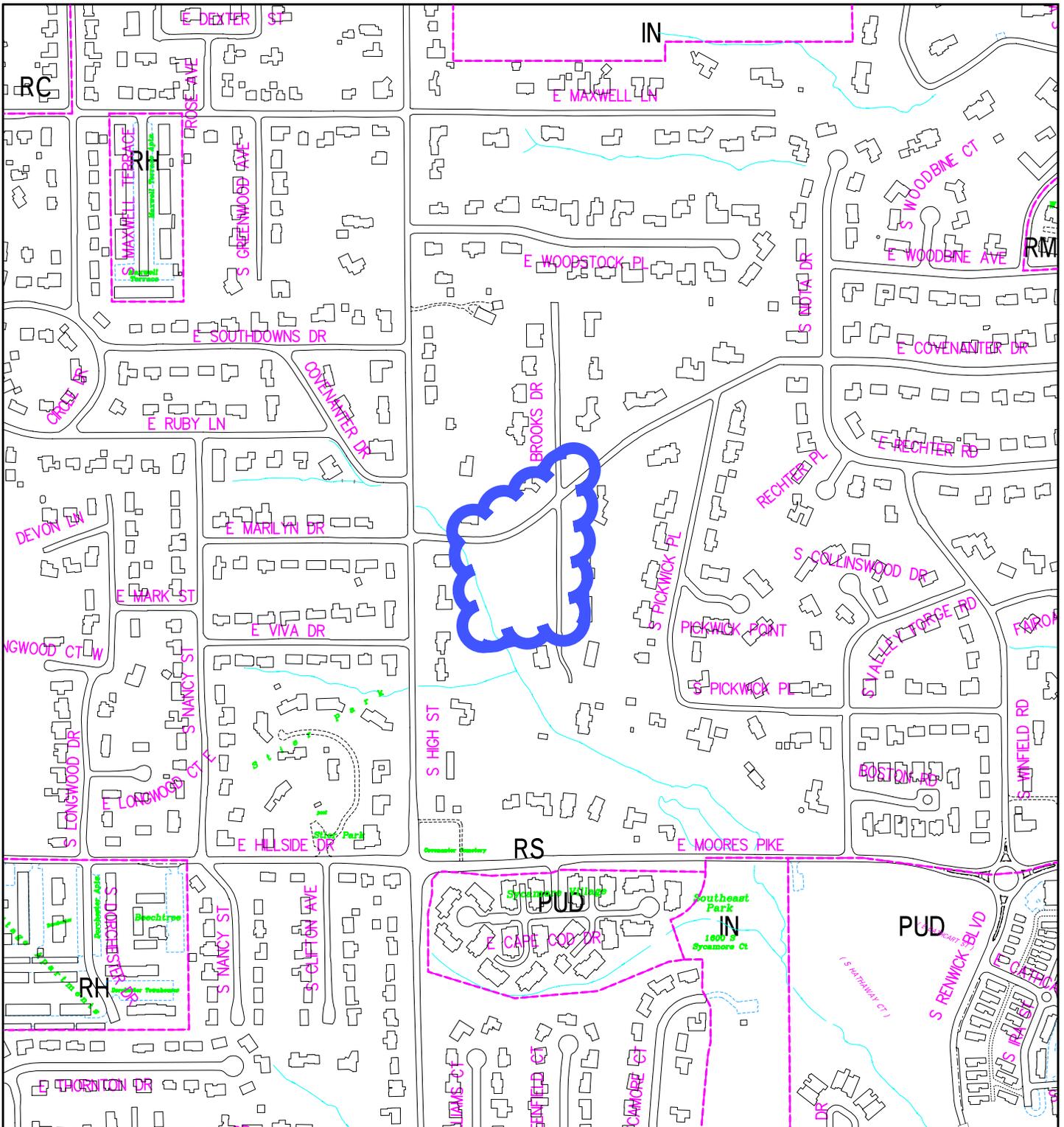
The EC further believes that a recordable commitment should be made to ensure approved pavers are installed correctly and will remain permeable in perpetuity by all owners. The EC recommends that the Petitioner decide on a brand and style of paver for approval by the Planning and Transportation Department (P&TD), and contact the P&TD in advance of the installation so staff can observe installation.

If the commitment to a permeable surface can be made, the EC recommends that the variance be granted.

2.) On this specific site, city regulations do not require that the floodplain be part of a protected easement. However, parts of both the floodplain and a small area of the creek's riparian buffer are currently tree covered, and the EC would like the owners to protect those trees and plant additional native vegetation. Although there are strict restrictions regarding what can and cannot be done in those areas, the EC recommends that the Petitioner use a portion of their lot to preserve trees and native plants.

EC RECOMMENDATIONS:

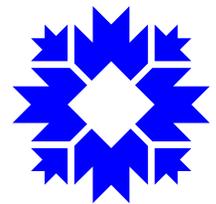
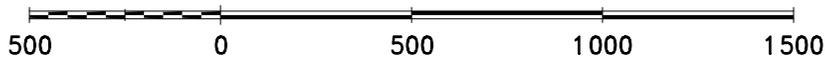
- 1.) The Petitioner should commit to the P&TD approval of the brand and style of pavers, contact the department prior to installation, and allow staff to inspect installation, prior to a use variance that allows construction in a floodway.
- 2.) The Petitioner should use a portion of their lot to preserve trees and plant native vegetation within the floodway and riparian buffer.



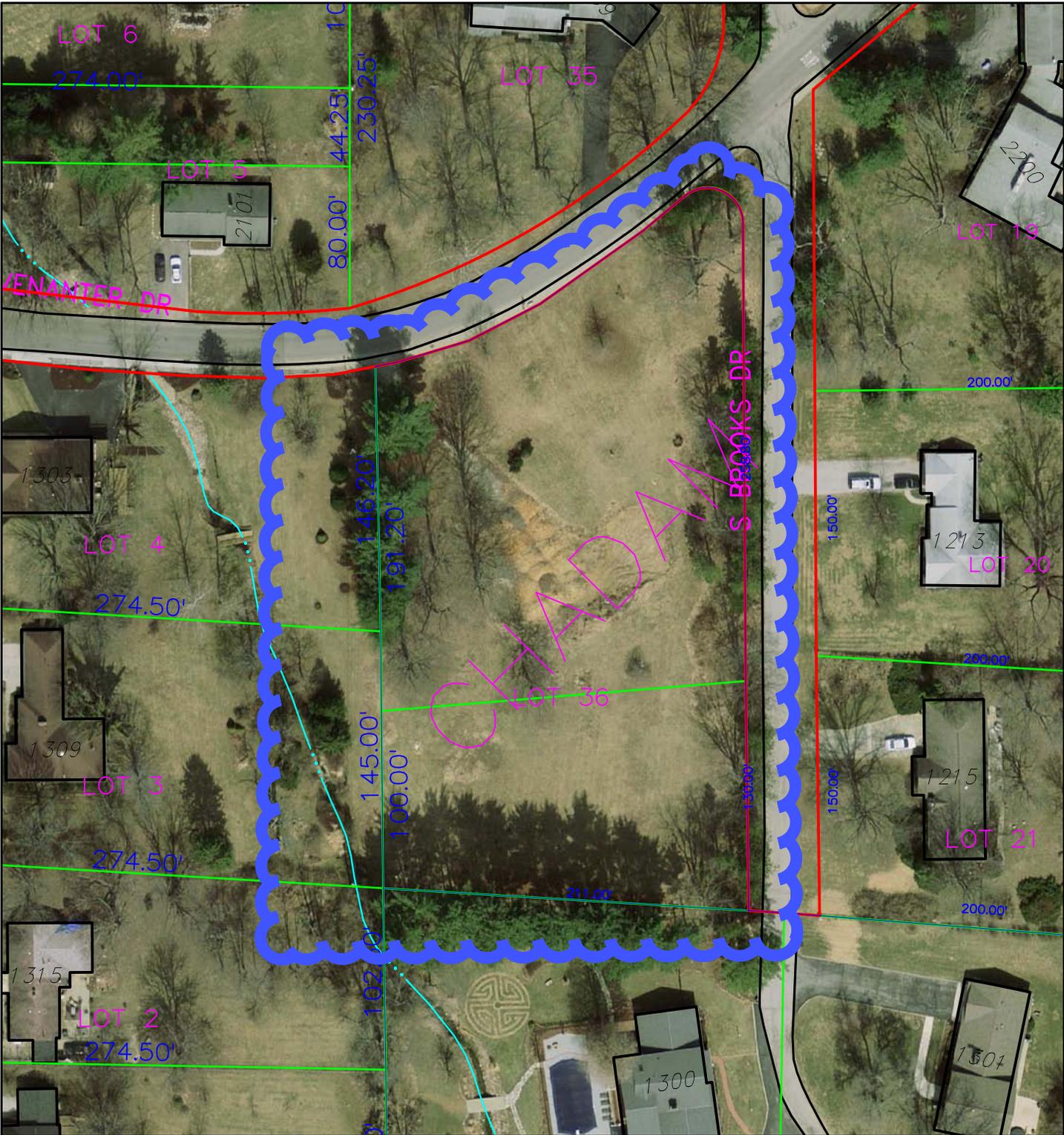
UV-12-15
Location Map

City of Bloomington
Planning & Transportation

By: roachja
10 Jun 15



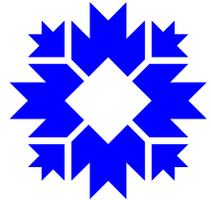
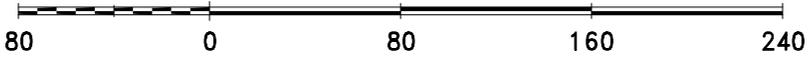
Scale: 1" = 500'



UV-12-15
2014 Aerial Photo

City of Bloomington
Planning & Transportation

By: roachja
10 Jun 15



Scale: 1" = 80'

For reference only; map information NOT warranted.

Bret and Elisha Spier
2110 E. Covenanter Dr.
Bloomington, IN 47401

To the Plan Commission:

In the matter concerning the installation of a new street cut at the new residence of Bret and Elisha Spier at 2110 East Covenanter Drive, this letter requests a variance to retain the existing street cut on the north side of the property which adjoins Covenanter Drive. This would necessitate that about 50 feet of driveway remain and be situated within the floodway that the DNR delineated in the 2010 mapping of the area. The property at 2110 East Covenanter Drive is located east of High Street and is a corner lot, adjoining Covenanter Drive on the north and Brooks Drive on the east.

We have included letters from long-standing neighbors (Exhibit A) in the area who have not witnessed any flooding of the existing driveway during their residence. Prior to the DNR redrawing the floodway in 2010, the current driveway was not included in the floodway zone. Since 2012 when we began the development of our architectural plans for the site, we have diligently visited the property during the heaviest of rainfalls and not once has the driveway flooded. Thus, we question the practical significance of moving the driveway out of the newly designated floodway.

To the extent that it is in the floodway, the Indiana Department of Natural Resources and the State of Indiana approves keeping the original street cut and leaving the portion of drive in the floodway (see Exhibit B). We proposed to the DNR the use of permeable pavers placed at grade as an environmentally friendly substrate to be used on the section of the drive in the floodway to minimize additional runoff into the floodway and the storm-water system (see Exhibit C). This will help to filter water and contaminants on the driveway that might otherwise run off with storm water.

An added benefit to keeping the existing driveway cut is that there is a bald cypress and a red cedar tree that we have preserved in the front yard. Keeping the driveway cut as is would allow us to continue to protect both of these trees,

whereas moving the driveway cut up out of the floodway has potential to disturb the root systems of these trees or necessitate removing the trees completely.

Please consider the anecdotal evidence and the support of the State when determining whether or not we may keep the original cut.

Thank you for reviewing our appeal,

Bret and Elisha Spier

May 19, 2015



Elisha Spier

Exhibit A

DNR Indiana Department of Natural Resources

Michael R. Pence, Governor
Cameron F. Clark, Director
Division of Water
402 W. Washington Street
Room W264
Indianapolis, IN 46204
Phone (317) 232-4160
Toll-free (877) 928-3755
Fax (317) 233-4579
www.in.gov/dnr/water/

May 1, 2015
Basin #21

MAILED MAY 01 2015

Loren Wood Builders
Loren M. Wood
2750 North Brummetts Creek
Bloomington, IN 47408

Re: CTS-CT-3953
West Branch Jackson Creek, Monroe County

Dear Mr. Wood:

This is in response to a request received on March 30, 2015 for a Department review of a proposed construction project in the floodway. According to the information submitted, a portion of a new residential access drive will be constructed using permeable pavers placed at grade in the floodway. Based on your description, the project site is located in Section 3, Township 8N, Range 1W, at 2110 East Covenant Drive in Bloomington, Perry Township, Monroe County.

The Department staff has determined that if the project is followed as described in the submitted information, it is approved if the following conditions are met:

1. do not leave felled trees, brush, or other debris in the floodway
2. upon completion of the project, remove all excavated material and construction debris from the floodway
3. obtain prior written approval from the Department for any additional construction, excavation, or filling in or on the floodway beyond the scope of this project

* NOTE: for regulatory purposes, the floodway is defined as that shown on PANEL #144 of the Monroe County Flood Insurance Rate Map dated December 17, 2010

This letter should be displayed at the project site. The Division of Water will place a copy of this letter in the file to be retained as a permanent record.

You should not construe this letter as a local building permit, nor is it a waiver of the provisions of any local building or zoning ordinances. Additionally, this letter does not relieve you of the responsibility of obtaining permits, approvals, easements, etc. as required by other federal, state and local agencies.

Thank you for this opportunity to be of assistance; your interest in providing safe floodplain development is appreciated. If you have any questions regarding this letter, please contact me, at (317) 234-1073 or 877-928-3755 (toll free).

Sincerely,



Becky S. Davis, CFM
Sr Environmental Manager
Division of Water

pc: Monroe County Plan Commission
Corps of Engineers, Louisville District
IDNR, Division of Law Enforcement District 6

BELGARD

Permeable Pavers

More than just a paver.

With Belgard, you never have to choose between pretty and practical. Innovative products like our Permeable Pavers offer the designed outdoor space you want, with the added benefit of water management.

Permeable interlocking concrete pavers (PICP) are installed with layers of varying-sized stone or aggregate underneath, that filter and direct stormwater to underground aquifers. Permeable paving mimics the way natural land absorbs water. Which means any rain

that falls on your patio, walkway or driveway seeps back into the ground or the nearest storm drain.

The surface of Permeable pavers can be made perfectly flat, with the stone reservoir being contoured to direct water wherever it needs to go. In fact, with a few added design features, the system can be used for water harvesting, with water being usable for irrigation or washing your car.

Benefits to homeowners

- Reduce water demand by paving over grassed areas
- Aid landscaping by reducing erosion that occurs when grass is dry or dead
- Eliminate standing water where mosquitoes can breed
- Lasts much longer than conventional paved surfaces

Benefits to communities

- Filter water back underground to recharge local groundwater supplies

- Maintain base flows in rivers to keep ecosystems self sustaining
- Minimize heat island effect when using highly reflective, light-colored pavers
- Reduce water use for landscaping

Our fully permeable pavers include:



Turfstone: Eco-friendly design allows greenery to grow right through it for a look that truly harmonizes with nature.



Subterra Stone: Featuring a false joint structure, Subterra offers the elegant look of chiseled stone for

homeowners who desire environmental stewardship—without compromising their style.

Some installation methods will allow water to flow through these pavers:



Eco Dublin: The latest addition to our Environmental Collection, Eco Dublin combines the classic look of cut stone with contemporary materials.

UV-12-15
Petitioner's Statement



Mega-Arbel: With a scale similar to flagstone, Mega-Arbel creates outdoor spaces that flow naturally into the surrounding landscapes.



Old World: Recalling the narrow, cobbled streets of Europe, Old World is crafted with a natural stone cleft finish for the look and feel of time-worn cut stone.



Urbana: Chiseled textures and contours combine its random shapes and patterns to recall the look and feel of vintage cut stone. Offered in a versatile, three-piece modular system.

PREVIOUS

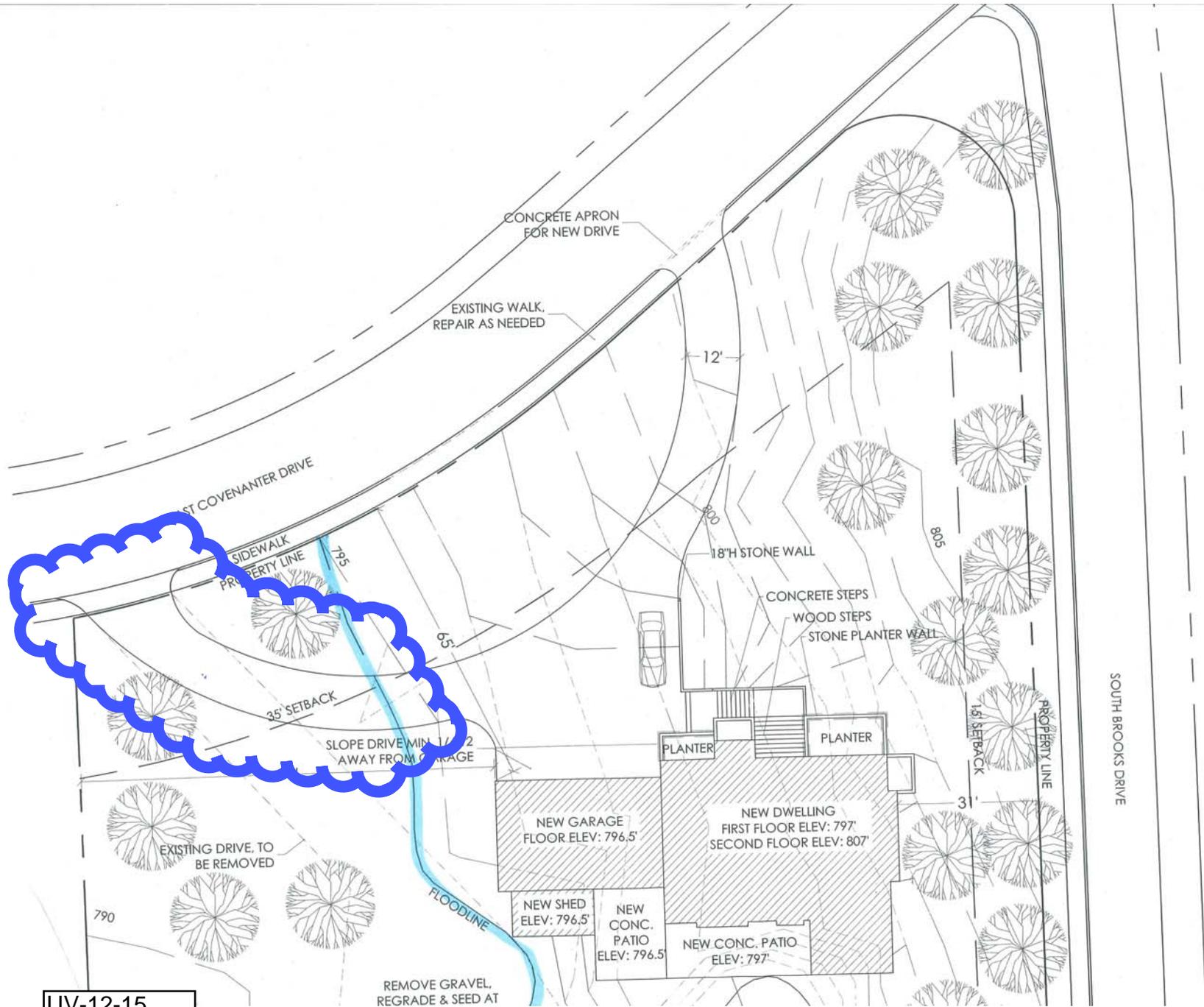
Comparing Pavers
Cobblestone? Concrete?
Wood?

SEE WHY BELGARD PAVERS TOP THEM

NEXT

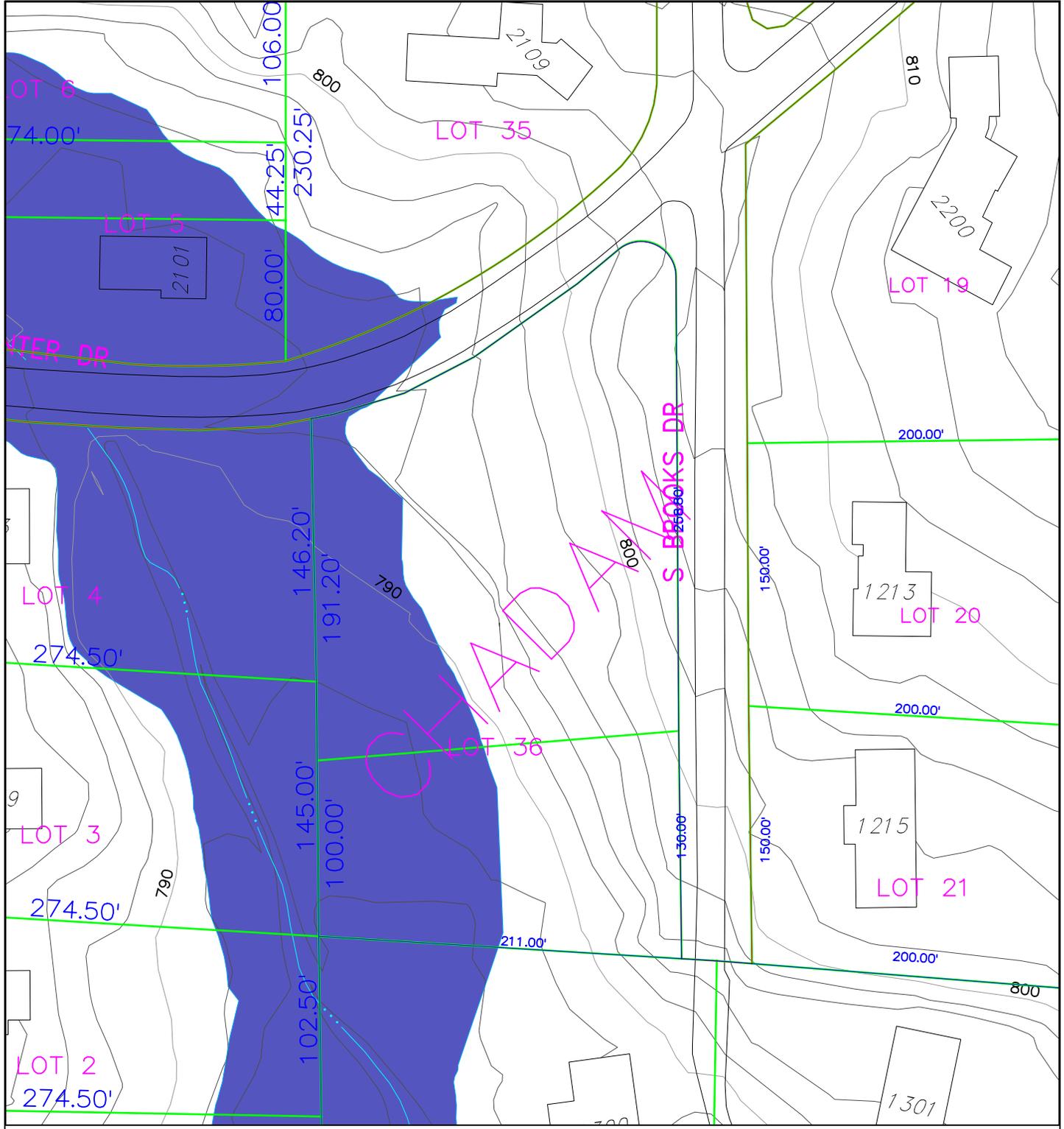
Installation
Everything you need in one
handy guide.

LEARN HOW TO INSTALL PAVERS →



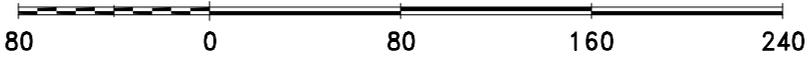
UV-12-15
Site Plan

ER RESIDENCE

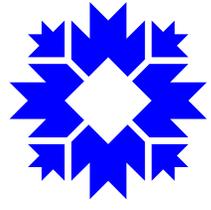


UV-12-15
Floodway Map

By: roachja
10 Jun 15



City of Bloomington
Planning & Transportation



Scale: 1" = 80'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 631 N. College Avenue**

**CASE #: SP-13-15
DATE: June 15, 2015**

**PETITIONER: WS Property Group
1557 S. Piazza Dr. Bloomington, IN**

REQUEST: The petitioner is requesting site plan review for a 1-story multifamily building.

Area:	0.19 Acres								
Zoning:	CD/Downtown Gateway Overlay (DGO)								
GPP Designation:	Downtown								
Existing Land Use:	Business/Professional Office								
Proposed Land Use:	Dwelling, multifamily								
Surrounding Uses:	<table> <tr> <td>North</td> <td>– Multifamily residences</td> </tr> <tr> <td>East</td> <td>– Multifamily residences</td> </tr> <tr> <td>South</td> <td>– Multifamily residences</td> </tr> <tr> <td>West</td> <td>– Multifamily residences</td> </tr> </table>	North	– Multifamily residences	East	– Multifamily residences	South	– Multifamily residences	West	– Multifamily residences
North	– Multifamily residences								
East	– Multifamily residences								
South	– Multifamily residences								
West	– Multifamily residences								

REPORT SUMMARY: The property is located on the west side of N. College Ave. mid-block between W. 10th Street and W. 11th Street. This 0.19 acre property is zoned Commercial Downtown (CD) and is within the Downtown Gateway Overlay (DGO). The adjacent property to the south is a notable surveyed historic structure, and the property to the north is a contributing surveyed historic structure.

The building is currently used as offices. The petitioner proposes to convert the building, constructed in approximately 1987, into four 2-bedroom residential units. The building would undergo internal remodeling, and the petitioner proposes adding a porch to the front of the building in order to create a more residential-feel. The property is located between two historic buildings. Currently, petitioner's property is approximately 5 feet forward of the historic property to the south, and approximately even with the property to the north. The porch addition will add 5 feet for a total of 10 feet forward of the property to the south and 5 feet forward of the property to the north. A waiver is requested from the Building Alignment Standards.

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

- The proposal includes ground floor residential units.
- The petitioner is requesting a waiver to the standards in BMC 20.03.340. The following waivers are being requested:
 - Building alignment adjacent to a historic structure

SITE PLAN REVIEW

Residential Density: The petitioner is proposing 4 units with a total of 8 bedrooms for a total of 2.98 DUEs and an overall density of 15.7 DUEs per acre. The maximum allowed density in this zoning district is 33 DUEs per acre.

Parking: The UDO does not require any parking spaces for multi-family residential uses with less than 10 bedrooms. The petitioner has proposed eight parking spaces and one ADA-compliant parking space on the site located off of the alley to the north. This exceeds the maximum parking standard and the maximum number of spaces permitted to back into an alley. Petitioner must reduce parking to 8 spaces before final occupancy.

Access: The parking area is located to the side of the building and is accessed entirely from the alley. A maximum of eight back-out parking spaces with alley access are permitted per site. With the removal of one parking space, access will meet the requirement.

Bicycle Parking: An 8-bedroom, multi-family development requires 4 bicycle parking spaces to be placed within 50' of the entrance of the building.

Architecture: The existing building is finished with brick and limestone accents along the east and north sides of the building. The south side of the building has lap siding. The roof is pitched and is finished with shingles. All mechanical equipment is inside the building or below ground. The proposal will add a front porch in the same materials as the existing facade--predominantly brick with limestone accents.

Landscaping: Part of the paved parking area is being removed to accommodate landscaping requirements. The landscaping will meet UDO requirements for this property.

Streetscape: Two street trees will be added along N. College Ave. The addition of a porch will improve the streetscape as well as the level of pedestrian interest. The porch creates a pedestrian entrance to the building that faces a public street.

Alignment: The existing building is set back 15 feet from the street right-of-way; with the proposed porch, the building will be set back 10 feet from the street right-of-way. The historic buildings to the north and south are approximately 15 feet and 19 feet, respectively, from the street right-of-way. The DGO permits setbacks of as much as 15 feet, however the DGO also requires the building to match the setback of the adjacent historic residential buildings to the north and south. The proposal is a reuse of an existing building and the porch is proposed to match the residential character of adjacent properties and provide pedestrian interest.

Building Alignment Waiver-20.03.340(a)(2): The proposed porch addition will have a 10 foot setback from the street right-of-way, while the UDO requires that the building align with the adjacent historic structures, which are set back 15 and 19 feet from the street right-of-way. The existing structure does currently align with the historic property to the north. This is a reuse of an existing building, and

the addition of a porch is intended to promote residential character that matches surrounding properties and increase pedestrian interest. Currently, the front facade is a brick wall with two windows and no entrance facing the street. The Downtown Plan guideline 3.1 addresses this issue. The Downtown Plan makes alignment recommendations for all character areas except for the Downtown Gateway. In general, it recommends some kind of landscaped setback be maintained in transitional areas, like the DGO. The DGO character area also recommends that all redevelopment should enhance the streetedge and streetscape to improve pedestrian safety. Guideline 3.2 encourages a "clearly-defined primary entrance" that faces the street. The proposed porch will add a street-facing entrance to one of the apartment units. The Historic Preservation Commission reviewed this proposal electronically, and only one comment was submitted, which viewed the porch addition as favorable.

Historic Preservation Commission: The HPC reviewed the proposal electronically and only one comment was provided, which was favorable toward the porch addition.

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

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

Staff response: Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

- 2.) The petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up.

Staff response: Although not required, staff encourages the petitioner to provide for, accommodate, and encourage recycling on the premise.

DEVELOPER TRACK RECORD: The developer of the property is WS Property Group, also known as Wininger/Stolberg. Other developments in Bloomington include Brighton Pointe, Renwick, Walnut Station II, and the 9North building immediately to the south of this property. They have no outstanding zoning compliance issues with their other properties in Bloomington.

CONCLUSION: The Planning Department staff finds that the proposed building meets use, density, and streetscape requirements. With a few small changers noted in the conditions, the site plan will meet all requirements other than the alignment standard. The site plan has been designed to redevelopment an existing building while complimenting other nearby sites and will not diminish from the historic nature of the adjacent residential structure.

RECOMMENDATION: Staff recommends approval of SP-13-15 with the following conditions:

1. A minimum of 4 bike parking spaces must be placed within 50' of the entrance to the building.
2. Petitioner must reduce parking to 8 spaces before final in order to meet maximum parking, access, and parking setback standards.
3. Petitioner will submit an updated site plan reflecting above conditions and adjusting the landscaping as needed to meet all requirements before the issuance of a building permit.

MEMORANDUM

Date: June 5, 2015

To: City of Bloomington Plan Commission

From: City of Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-13-15: Manors@631 College LLC
631 N. College Ave.

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for a Site Plan to add a porch to an existing structure and remodel the interior to four (4) residential units.

ISSUES OF SOUND ENVIRONMENTAL DESIGN:

1.) GREEN BUILDING & SITE DESIGN:

The EC recommends that green building practices be employed at this site to the extent possible. 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 general recommendations the EC offers for this site include LED lighting and energy-saving appliances; solar systems (e.g. solar photovoltaic cell and solar hot water systems); recycled products, such as counter tops and carpets; and high-efficiency insulation and windows.

Some specific recommendations for this site include:

1. enhancing the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air, thus reducing the site's carbon footprint;
2. installing charging stations for electric vehicles for some of the parking spaces; and
3. using reflective roofing shingles.

2.) RECYCLING:

The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facilities' 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 of the facility to 21st -century customers.

EC RECOMMENDATIONS:

- 1.) The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and yard that exhibit our City's commitment to environmental sustainability.
- 2.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up.

Tim Hanson
WS Property Group
1557 S. Piazza Dr
Bloomington, IN 47401

May 19, 2015

Mr. Patrick Shay
401 N. Morton Street
Bloomington, IN 47404

Dear Pat:

Please find attached our proposal for Site Plan Approval for the existing building located at 631 North College Ave. The existing building at this location has been used for office in the past, but with the increase of newer office space in the downtown with adjacent retail uses, the office property has been all but vacant for the past year.

Our proposed remodel of the building will create four, two bedroom residential units. Adjacent to the property and across the street are other buildings that of been converted into multi family dwellings. The site will predominately remain the same with the exception that parking will be reduced to allow for landscaping on the College Avenue frontage. Also, as part of the proposal, we will be reworking the facade of the building to give it a more residential character.

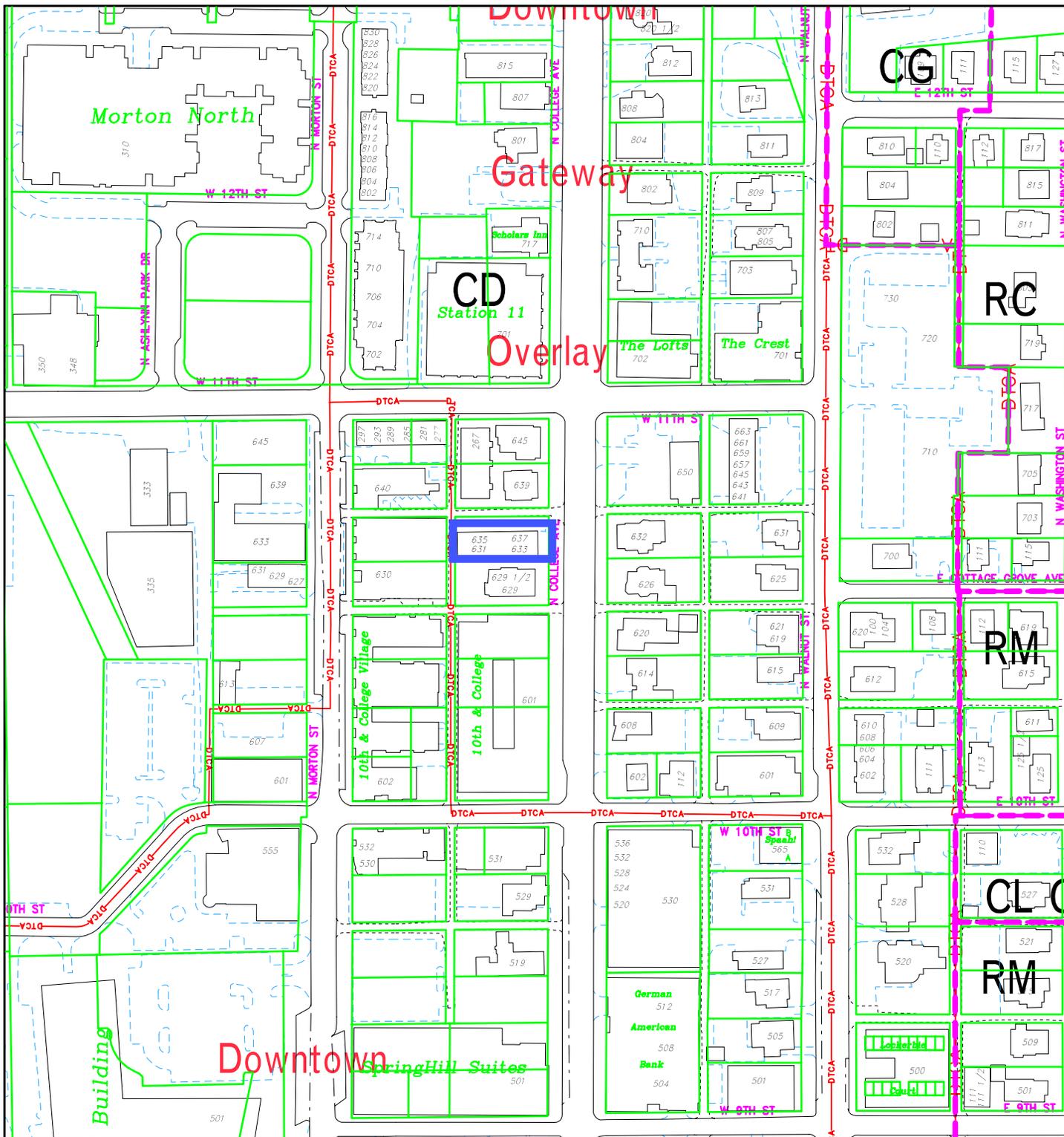
We ask your support of our proposal, if there are any questions regarding the application or the proposal please contact me.

Sincerely yours,



Tim Hanson

SP-13-15
Petitioner's
Statement



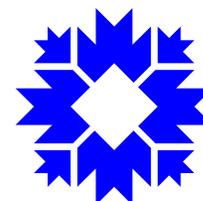
Sp-13-15 WS Property Group
 631 N. College Ave
 Plan Commission
 Site Location, Zoning, Parcels, Buildings

By: rosenbab
 4 Jun 15

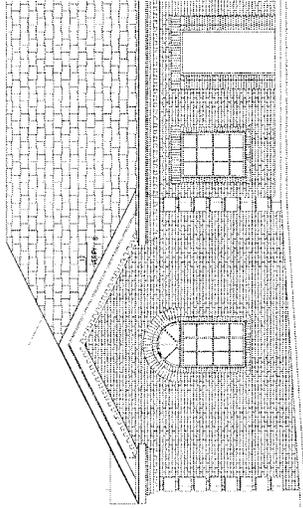


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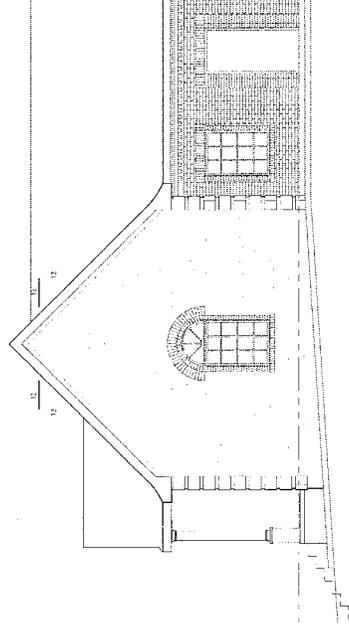
City of Bloomington
 Planning & Transportation



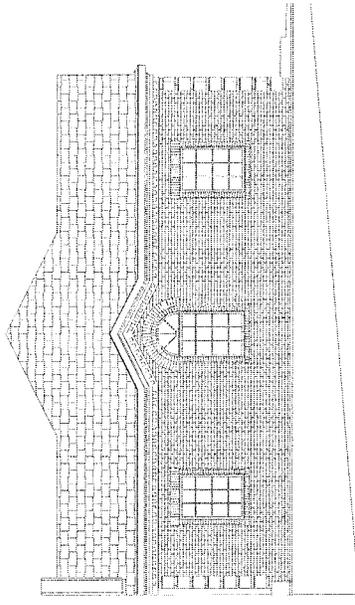
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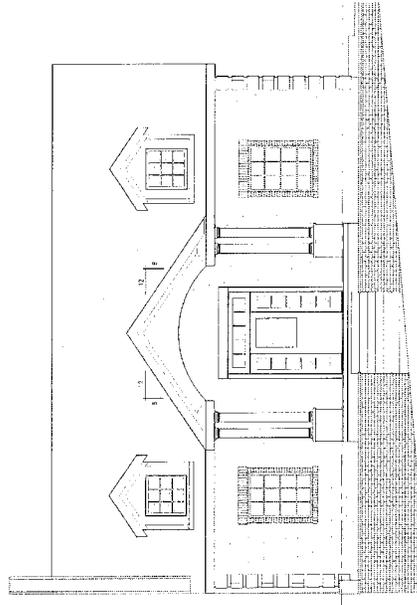
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING EAST ELEVATION



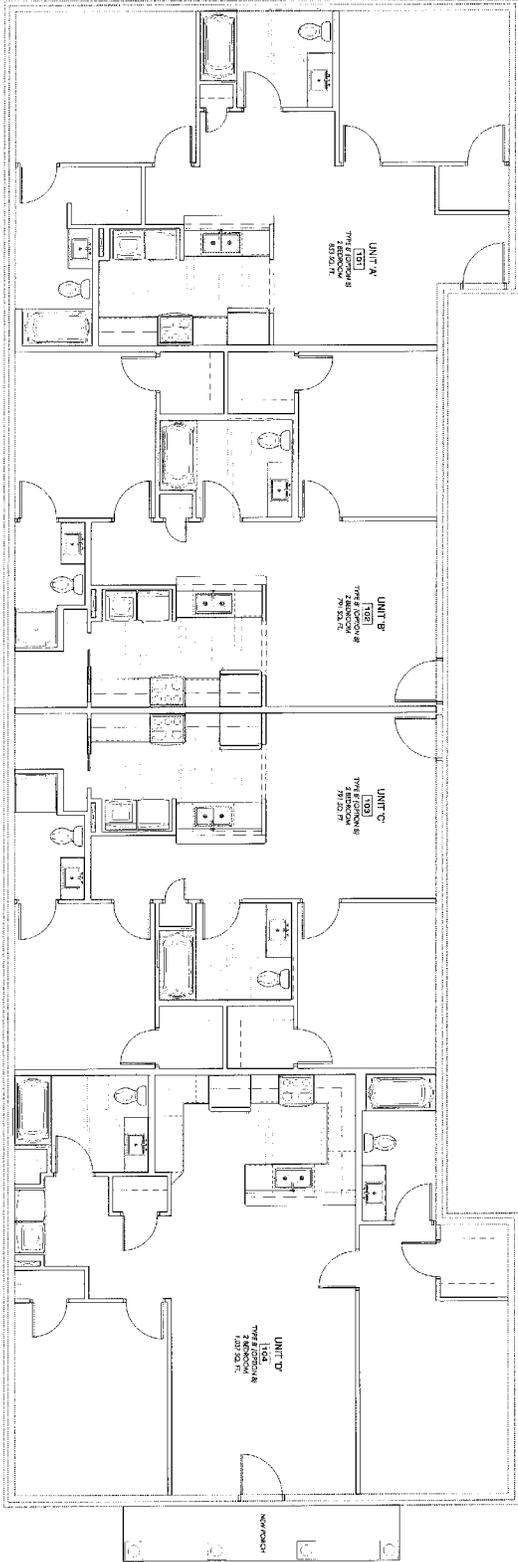
PROPOSED EAST ELEVATION

SCHEMATIC ELEVATIONS

PROJECT NAME:	PROJECT ADDRESS:	DATE:
145 PROPERTY GROUP	431 NORTH COLLEGE AVENUE	03.19.13
DESIGN FIRM:	PROJECT ARCHITECT:	DRAWING SCALE:
CONCEPT PLANNING	© 2013 MAJOR BRUCE ARCHITECTURE & DESIGN	1/4" = 1'-0"

MAJOR BRUCE
ARCHITECTURE & DESIGN
1000 W. 10TH STREET, SUITE 100
DENVER, CO 80202

SP-13-15
Site Plans



8 BEDROOMS

SCHEMATIC FLOOR PLAN

PROJECT NAME	PROJECT LOCATION	SCALE
WELLS FARGO	431 NORTH COLLEGE AVENUE	DATE
CONCEPT PLANNING	© 2015 HARBURG REYNOLDS & HORN	REVISIONS





Existing building: sign and tree to be removed.



Existing view of the sidewalk. Two street trees will be added as well as a sidewalk to the proposed porch. The existing sign and most of the shrubs would be removed.