

**CITY OF BLOOMINGTON**



**PLAN COMMISSION**

**May 2, 2016 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION**

**May 2, 2016 @ 5:30 p.m.**

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

---

**ROLL CALL**

**MINUTES TO BE APPROVED: April**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

1. Conflict of Interest Questionnaire
- 

**PETITIONS CONTINUED TO JUNE 6, 2016**

**DP-6-16      Allen Dunn and Susan Peters Dunn**  
3727 E Cameron Ave.  
Preliminary and final plat approval of a two-lot subdivision for a new single family lot.  
Case Manager: Eric Greulich

**PETITIONS:**

**SP-1-16      Three Guys Funding, LLC**  
1909 W 3<sup>rd</sup> St.  
Site plan approval for three commercial buildings totaling approximately 18,500 square feet.  
Case Manager: Jackie Scanlan

**SP-12-16     H. M. Mac**  
403 S Walnut, 114 E Smith, 404 S Washington  
Site plan review for a 4-story mixed use building and a 4-story multifamily building  
Case Manager: Jackie Scanlan

## CITY OF BLOOMINGTON CONFLICT OF INTEREST QUESTIONNAIRE

Under Indiana Code 35-44.1-1-4, a public servant who knowingly or intentionally has a pecuniary interest in or derives a profit from a contract or purchase connected with an action by the governmental entity served by the public servant commits conflict of interest, a Level 6 Felony. A public servant has a pecuniary interest in a contract or purchase if the contract or purchase will result or is intended to result in an ascertainable increase in the income or net worth of the public servant or a dependent of the public servant who is under the direct or indirect administrative control of the public servant; or receives a contract or purchase order that is reviewed, approved, or directly or indirectly administered by the public servant. "Dependent" means any of the following: a spouse; a child, stepchild, or adoptee who is unemancipated and less than eighteen (18) years of age; and any individual more than one-half (1/2) of whose support is provided during a year by the public servant.

The City's personnel policy states that "The City strives to avoid situations that have the potential for impropriety or the appearance of impropriety even where not expressly prohibited by state law."

Therefore, the City of Bloomington requests commissioners, board members and committee members to disclose certain interests as follows to ensure compliance with applicable State and local law.

### 1. Business Affiliations

Please list, and briefly explain, all affiliations which you, any member of your immediate family or any dependent (as defined above) has as a director, officer, partner, member, employee, consultant, agent or advisor of any entity or organization which transacts business with the City of Bloomington.

---



---



---

### 2. Outside Interests

Please identify all material financial interest or investment which you, any member of your immediate family or any dependent has in any entity which transacts business with the City of Bloomington. Exclude any equity or stock ownership by way of mutual fund, index fund, retirement account, pension account or similar brokerage based financial account.

---



---



---

### 3. Outside or Community Activities

Please list all affiliations you, any member of your immediate family or any dependent has as a volunteer in any capacity with any entity or organization which transacts business with the City of Bloomington. Please describe the individual's role by title or duties.

---



---



---

### 4. Other

Please list any other activities in which you, any member of your immediate family or any dependent (as defined above) are engaged that might be regarded as constituting a potential conflict of interest.

---



---



---

I agree to promptly report any material situation or transaction that may arise during the forthcoming calendar year that to my belief or knowledge constitutes a potential conflict of interest consistent with the above questions.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
E-mail address

\_\_\_\_\_  
Title or Position with Governmental Entity

Please complete and return to Barbara E. McKinney, Assistant City Attorney, within two weeks. Email [mckinneb@bloomington.in.gov](mailto:mckinneb@bloomington.in.gov), fax 812-349-3441. Thank you.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1909 W. 3<sup>rd</sup> Street**

**CASE #: SP-1-16  
DATE: May 2, 2016**

**PETITIONER:** Three Guys Funding, LLC  
1428 E. 3<sup>rd</sup> Street, Bloomington

**CONSULTANTS:** Bynum Fanyo & Associates, Inc.  
528 North Walnut Street, Bloomington

Weber Group, Inc.  
5233 Progress Way, Sellersburg

**REQUEST:** The petitioners are requesting site plan approval of three commercial buildings totaling approximately 18,500 square feet on a 2.93 acre site.

**BACKGROUND:**

<b>Area:</b>	2.93 acres
<b>Current Zoning:</b>	CA
<b>GPP Designation:</b>	Community Activity Center
<b>Existing Land Use:</b>	Vacant/Wooded
<b>Proposed Land Use:</b>	Commercial
<b>Surrounding Uses:</b>	North – Vacant/Commercial West – Residential (partially outside city limits) East – Commercial South – Vacant/Residential (Sunset Hill, outside city limits)

**Changes Since March Meeting:**

The site plan has been changed to address some of the issues discussed at the March Plan Commission meeting. Those items are listed below.

1. The design of the building in the northeast corner was altered to match the design presented at the March Plan Commission meeting.
2. Based on Plan Commission concern, the drainage plan was altered so that the amount of runoff that currently drains to the sinkhole to the west will remain the same after construction. All of the runoff from impervious areas will be directed through a bioretention area on the Cory Lane lot outside of the city limits. The bufferyard area will drain directly into the ground.
3. The Mother Bear's building was moved three (3) feet to stay out of the 852 foot contour.

**REPORT:** The property is located at 1909 W. 3<sup>rd</sup> Street and is zoned Commercial Arterial (CA). Surrounding land uses include vacant land and business/professional offices to the north across 3<sup>rd</sup> Street, single family residences to the west and south, and commercial to the east. The property is vacant except for a billboard at the northeast corner. There are some trees on the site, but no wooded areas that would

require preservation. The property largely drains to the east, falling roughly 20 feet from the northwest to the east, and ultimately draining to a sinkhole located to the southeast of the property. The outer edge of a second large karst feature is located in the southwest portion of the parcel.

The petitioners propose to develop this property with three commercial structures and associated parking and access driveways. The petition site is part of a larger property holding and proposal that contains two additional properties outside of the city limits. The proposed site plan includes two one-story buildings fronting on 3<sup>rd</sup> Street, with approximate sizes of 2,400 square feet and 2,400 square feet. The western building is designed with a drive-through capable parking lot. The eastern building is largely oriented north-south and utilizes parking along the adjacent driveways without incorporating a stand-alone parking lot. A larger third building is proposed roughly 270 feet south of 3<sup>rd</sup> Street, with a plaza and fountain water feature separating it from the drive aisles. Per the petitioners' statement, this structure will contain 4,500 square feet for a new Mother Bear's location and two additional lease spaces of 5,000 square feet each. The petitioners propose to use the existing driveway location on 3<sup>rd</sup> Street for access, as well as a second access onto Cory Lane through an adjacent parcel that is outside of the city limits. All truck traffic will use the Cory Lane entrance. The entire proposal will contain a total of 220 parking spaces, with the majority to be located on a second parcel outside of city limits, directly to the south of the petition site. There are 50 parking spaces proposed to be located on the petition site. A roughly 237 foot long retaining wall is proposed to begin in the middle of the site near the eastern property line, running south from that point.

---

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

**Parking:** The Unified Development Ordinance does not require any parking for a commercial development of this type. Instead it specifies a maximum parking space regulation. However, the two parcels outside of the city limits are not held to the UDO parking standard and therefore contain no maximum parking space total. Each of the smaller northern buildings will have its own small parking lot. Per the UDO maximum parking standard, the maximum number of parking spaces allowed for a multi-tenant nonresidential center is 1 space per 250 square feet of ground floor area. The proposed development has 18,900 square feet of ground floor area, allowing for a maximum of 75 parking spaces. The petitioners propose a total of 220 parking spaces, with 50 being located on the City petition site, and the remaining 170 spaces on the two parcels outside of city limits.

**Landscaping/Bufferyard:** The petitioners have submitted a revised landscape plan to meet all of the UDO landscaping requirements, which includes interior site landscaping, parking lot landscaping, street trees and bufferyard landscaping.

The northeast corner has been redesigned by changing the building location and removing the parking lot. As a result, more greenspace has been added to the site. Permeable paver use has been removed from the site.

**Billboard:** There is a legal non-conforming billboard located at the northeast corner of the petition site. The billboard is owned by a third party. The site plan avoids any

grading disturbance at the billboard location. Because of proposed grading changes since the last meeting, the previously proposed retaining wall will no longer be located near the billboard. At this time, it appears that the billboard cannot be removed until the current lease contract expires. The presence of the billboard prohibits any other free-standing signs for the site.

**Architecture/Design:** All three buildings appear to meet the architectural standards of the UDO. The site meets the letter of the UDO by including the two small buildings along the 3<sup>rd</sup> Street frontage, with associated parking behind those buildings.

**Access:** This property will be accessed through one existing driveway cut on 3<sup>rd</sup> Street and one new commercial driveway cut on Cory Lane, which will connect to the site through a parcel outside of the city limits. Each driveway cut meets the width maximum requirements determined by its road classification in the Thoroughfare Plan. The driveway from 3<sup>rd</sup> Street contains parallel parking on both sides. The main driveways that traverse the site range in size from 24 feet wide to over 45 feet wide in places. Much of the designed width is caused by delivery truck needs. The entrance drives meet at a "T" intersection.

**Environmental Preservation:** The site currently contains some areas with a scattering of trees and very little understory. The site does not contain any defined wooded areas that require preservation. The petitioner proposes to preserve 5 trees along 3<sup>rd</sup> Street. A tree wall has been included to protect an existing tree on the property line in the northwest portion of the petition site.

There is a large karst feature in the southeast corner of the parking lot parcel to the south of the petition site. The petitioners have planned a buffer around the feature to meet the applicable Monroe County Zoning Ordinance requirements.

**Karst Feature:** The petitioner has moved the building 3 feet so that it will be outside of the 852 foot elevation contour. A 5,070 square foot portion of the southwest corner of the site is within an 11.17 acre sinkhole that is primarily located to the west of Cory Lane. The last closed contour of the sinkhole is the 852 foot elevation contour. 7 residences, 5 commercial structures, and 2 roads are currently located partially or entirely within the 852 foot elevation contour. The UDO requires a 25 foot Karst Conservancy Easement (KCE) outside of the last closed contour. There is an additional requirement of a 10 foot building setback from the KCE. The site plan proposes development within the building setback and the KCE.

A variance was received in 2005 by another property within the same sinkhole that established the 838 foot elevation contour as the no land disturbance limit in the sinkhole on that site and a subdivision in which it is located. The 841 foot elevation contour was established as the limit inside of which no net loss in storage area for the sinkhole could occur. The 845 foot contour was established as the lowest elevation allowed for building pads. The lowest elevation contour in the sinkhole on the petition site is the 848 foot elevation contour, three feet higher than the lowest building pad limit required of the other site in 2005. The petitioners have filed a variance for development in the KCE and the last closed contour of the sinkhole. However, the petitioners have since moved the building out of the last closed contour.

The single family homes along Cory Lane and the southern part of this development site are not located in the city limits and are subject to the Monroe County karst protection regulations. The county requires a 50' setback from the flooding limits of large sinkholes, not a setback from the last closed contour. The County has determined that these lots would not be subject to any karst protection regulations related to the 11.17 acre sinkhole.

Staff finds the large size of the sinkhole, the 250 foot distance from this property to the flooding limit established in 2005, the presence of 12 buildings and two roads in the sinkhole, and the conflicting County and City regulations to constitute a peculiar condition and practical difficulty in development of the property. Staff will recommend approval of the variance to the Board of Zoning Appeals.

**Impervious Surface Coverage:** The site plan has been revised to increase greenspace areas and remove permeable pavers. The site plan meets the maximum impervious surface coverage requirement of 60%, through the use of green space. Proposed impervious surface coverage is now 59.5%. Total impervious area on the site has decreased from 76,550 square feet in the March proposal to 75,910 square feet. No permeable pavers are proposed for the project. All pervious area is green space.

**Pedestrian Facilities/Alternative Transportation:** Sidewalk exists on 3<sup>rd</sup> Street along the northern frontage of the project. Although not directly on the petition site, the petitioners are also proposing a sidewalk to be added along the Cory Lane frontage of the larger proposal. Both Cory Lane and 3<sup>rd</sup> Street are connected to the remainder of the site with 5-foot wide sidewalks. There will also be direct pedestrian access to each of the northern buildings from 3<sup>rd</sup> Street. The majority of the site also contains 5-foot sidewalks to allow for interior circulation of pedestrians. However, the large parking lot outside of city limits does not appear to have any pedestrian connection to the larger development.

The main building has a large plaza with pedestrian access to the fountain water feature.

Bicycle parking is proposed at each of the three buildings and meets UDO requirements. No additional Bloomington Transit facilities are required with the development.

There is a Bloomington Transit bus stop on the south side of 3<sup>rd</sup> Street in front of the property immediately west of the petition site, as well as a stop in that same general location on the north side of 3<sup>rd</sup> Street.

**Utilities:** Water and sewer service is shown on the site plan connecting to existing main lines north of the property. Utility plans have been submitted and are under review by City Utilities. Since the March PC meeting, stormwater detention has been altered so that runoff from 1.15 acres of the petition site and one of the parcels outside of the city limits will be handled through a bioretention area on the Cory Lane parcel. This will eventually drain to the sinkhole to the west. The remainder of the petition site will drain to the detention feature in the northeast portion of the petition site, which has been

altered since the March PC meeting. Some stormwater will also be diverted to a smaller detention facility in the southeast portion of the site. Final acceptance and approval from City Utilities is needed before the issuance of a grading permit.

**Neighbor Concerns:** An adjacent neighbor expressed concern about an existing tree on the property line with the petition site, and the petitioners added a tree wall to protect that tree. A separate neighbor requested a privacy fence. The petitioners have opted for buffer landscaping, as opposed to the fence. Neither the fence nor the additional proposed landscaping are required by the UDO. A third neighbor whose property is adjacent to the southern parking lot outside of city limits submitted a letter suggesting that the development site be kept 'as-is' to protect existing the karst area and wildlife.

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

- 1.) The site plan shall comply with all karst protection standards in the UDO.

**Staff Response:** The petitioners have applied for a development standards variance to develop in the SCE and within the last closed contour. The site plan has subsequently been amended to move the building out of the last closed contour. The petition will be heard by the Board of Zoning Appeals later this month.

- 2.) The petitioner shall make a commitment to use no pesticides, and a minimal amount of salt chemicals on the site.

**Staff Response:** Although not required by the UDO, a similar suggestion was made in the independent report, and staff encourages petitioners to incorporate as many practices as possible to provide on-going protection of the karst feature.

- 3.) The Petitioner shall create a plan to be approved by the Planning and Transportation Department that describes what will be done in the case of revealing other karst features during excavation.

**Staff Response:** Although not specifically required by the UDO, staff encourages petitioners to incorporate as many practices as possible to provide on-going protection of the karst feature.

- 4.) Along with the green building practices already committed to, the Petitioner should use locally sourced limestone or sandstone, and install solar photovoltaic cells to make these buildings some of Bloomington's greenest high performance, low-carbon footprint structures.

**Staff Response:** Although not required by the UDO, staff encourages the petitioner to incorporate as many green building practices as possible.

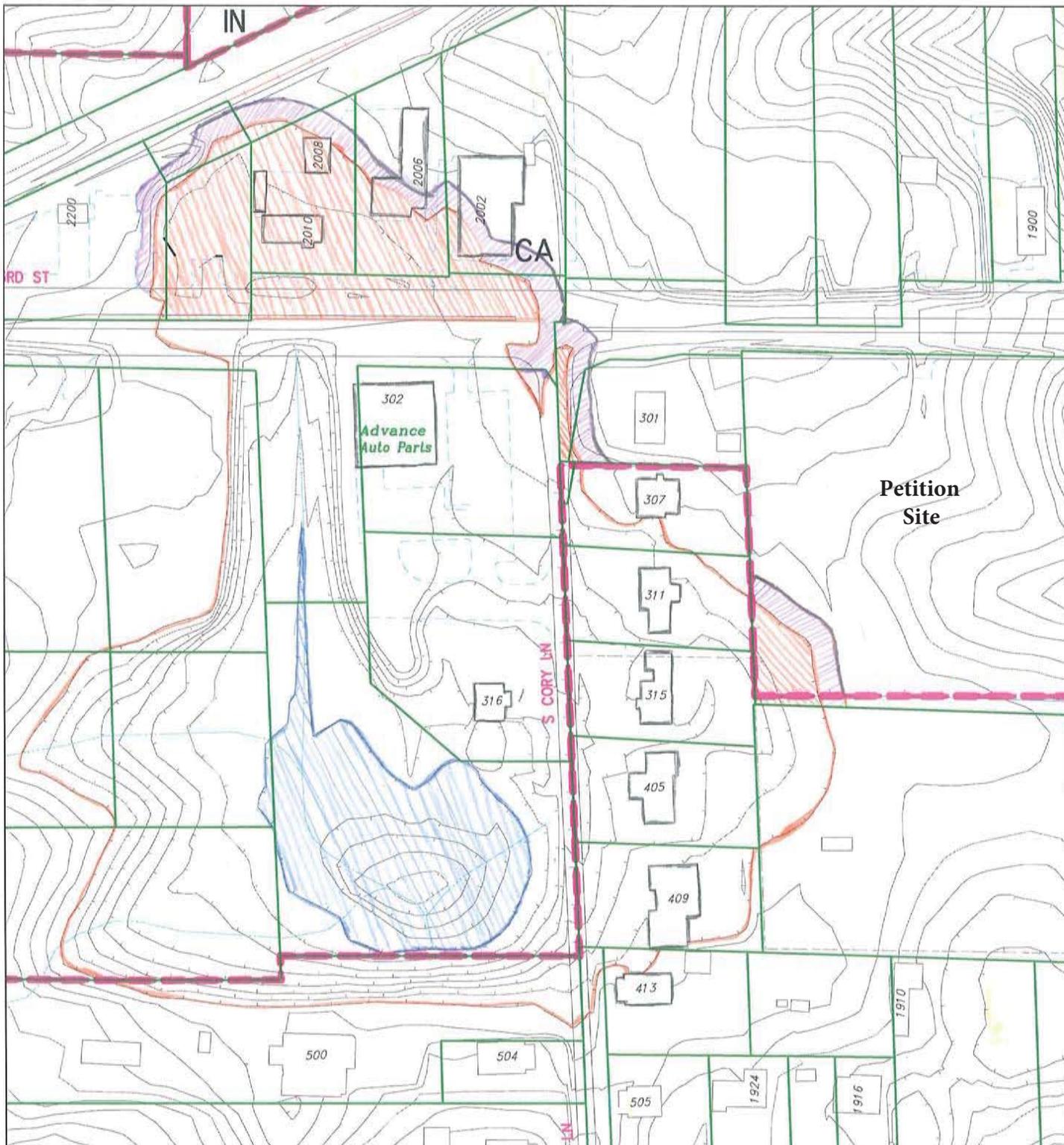
---

**CONCLUSION:** This petition involves development of 2.93 acres of a larger 5.71 acre proposal, with frontage on 3<sup>rd</sup> Street and Cory Lane. Various staff and Plan Commission concerns from March meeting have been addressed, including ‘street parking’ provided on the entrance driveway from 3<sup>rd</sup> Street; reorientation of the building in the northeast corner; movement of the larger building out of the 852 foot elevation contour; and inclusion of more green space. While staff anticipates that some Plan Commission members may still take issue with the fact that the main building is proposed on the rear of the property, the smaller buildings to the front ensure the site plan meets front parking setback requirements. The only UDO regulation not met by the current design is the development in the KCE building setback in the southwest corner of the site, which will be reviewed by the Board of Zoning Appeals later this month.

---

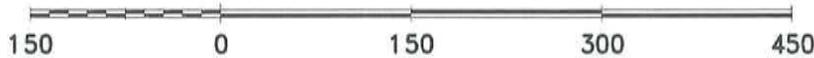
**RECOMMENDATION:** Staff recommends approval of the site plan based on the findings of fact and subject to the following condition:

1. Site plan approval is contingent on approval of a variance from the Board of Zoning Appeals for development within the Karst Conservancy Easement and the building setback in the southwest portion of the site.
2. At least one of the front buildings must be built at the same time as the main building to satisfy parking setback requirements.
3. No freestanding signage is allowed on the site until the billboard is removed.

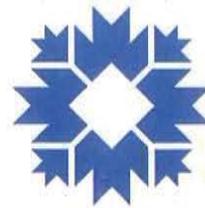


-  - No disturbance area within last closed contour
-  - No disturbance area within 25' Karst Conservancy Easement
-  - No disturbance area within 838' elevation contour

By: scanlanj  
3 Mar 16



City of Bloomington  
Planning & Transportation



Scale: 1" = 150'

# MEMORANDUM

Date: April 22, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Pride Thompson, Senior Environmental Planner

Subject: SP-1-16, Mother Bear's Pizza Commercial Site, Three Guys Funding  
1909 West 3<sup>rd</sup> Street

---

The purpose of this memo is to convey our environmental concerns and recommendations with the hope that action will be taken to improve the environmental integrity of this proposed plan. This request is for a Plan Commission approval of the Site Plan, then at a later date the petition will go to the Board of Zoning Appeals to request a Variance to the Environmental Standards; Karst Geology (20.05.042).

The EC is still opposed to this environmental-protection variance, and believes that the cumulative effect of encroachment is deleterious to the karst system, and earlier precedence does not justify further damage. In other words, previous sinkhole filling does not justify further sinkhole filling.

Part of this site lies within one of Bloomington's largest known sinkholes, and for this particular design to be built, a variance from our Bloomington Municipal Code (BMC) would need to be granted, and violate our publically vetted karst regulations. If the developer set aside the Karst Conservation Easement (KCE) on just the main city parcel, there would still be about 2.5 acres left to develop, which the EC does not consider a hardship.

The EC believes that the changes made from the first hearing, moving the building footprint a few feet and changing a bit of the stormwater design, still does not justify a variance in the regulations. The same variance will still be requested; construction within a sinkhole, the elimination of the Karst Conservancy Easement, and the elimination of the karst building setback.

The EC requests that the audience of this memorandum read the previous memoranda written by the EC to the Plan Commission, to familiarize themselves with some technical aspects of a karst system and why the city has regulations to protect them.

The EC does not believe that the changes made to the Site Plan that are related to the sinkhole are significant, and is still opposed to the variance of the 20.05.042 EN-05 [Environmental Standards; Karst Geology].

## **ISSUES OF CODE COMPLIANCE**

### 1.) KARST GEOLOGY

The EC was aware that the Plan Commission was uncomfortable with the old karst study, and recommended that the Petitioner commission an independent geologic or hydrogeologic consulting firm to evaluate the karst system at this location, which they did.

The report described that dye tracing showed that this sinkhole leads directly to Stony Springs East spring with minimal filtration. “Therefore it is critical to maintain or improve the quality of water draining to the Sinkhole.”

The report also recommended that “a low salt, no herbicide/pesticide spray policy should be considered for the Site.” The EC also recommends that this be made a requirement of the Site. (The term pesticide includes all of the following: herbicide, insecticide, insect growth regulator, nematicide, termiticide, molluscicide, piscicide, avicide, rodenticide, predacide, bactericide, insect repellent, animal repellent, antimicrobial, fungicide, disinfectant (antimicrobial), and sanitizer.)

The report stated that it is likely that erosion and siltation during construction could create a large impact on the sinkhole and the groundwater regime. However, the report is incorrect to say that no excavation will occur inside the 852 foot contour line defining the sinkhole. The plan shows that the edge of the building will be touching that contour line (it is impossible in the real world to construct a building without going outside the line drawn on a plan.) Also, the street, sidewalk, parking, grading, and fill placement will all occur within the sinkhole.

It is possible, perhaps even likely, that a sinkhole or spring that is not yet visible on the surface will be exposed during excavation. The EC recommends that the Petitioner have a plan ready to address what will be done when they expose another sinkhole or a spring. This plan should be crafted and submitted to the Planning and Transportation Department for approval.

In a karst drainage system it is possible for changes to occur rapidly and without warning; that is one of many reasons to protect these systems. There are many examples of springs or wells that have suddenly stopped producing water, or a sinkhole that instantaneously collapses when it had been gradually subsiding before. Because the water regime is partly underground, it may not be visible on the surface that changes have occurred, or are about to, in the subsurface.

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN**

### 2.) GREEN BUILDING & SITE DESIGN

The EC is pleased that the Petitioner committed to several “green building” features including low flow appliances, roofing material with a solar reflective index of 0.65, an area for recycling, all LED lighting, and permeable pavers. The EC recommends a couple more green building practices be employed that would really make these buildings a step above most others in town.

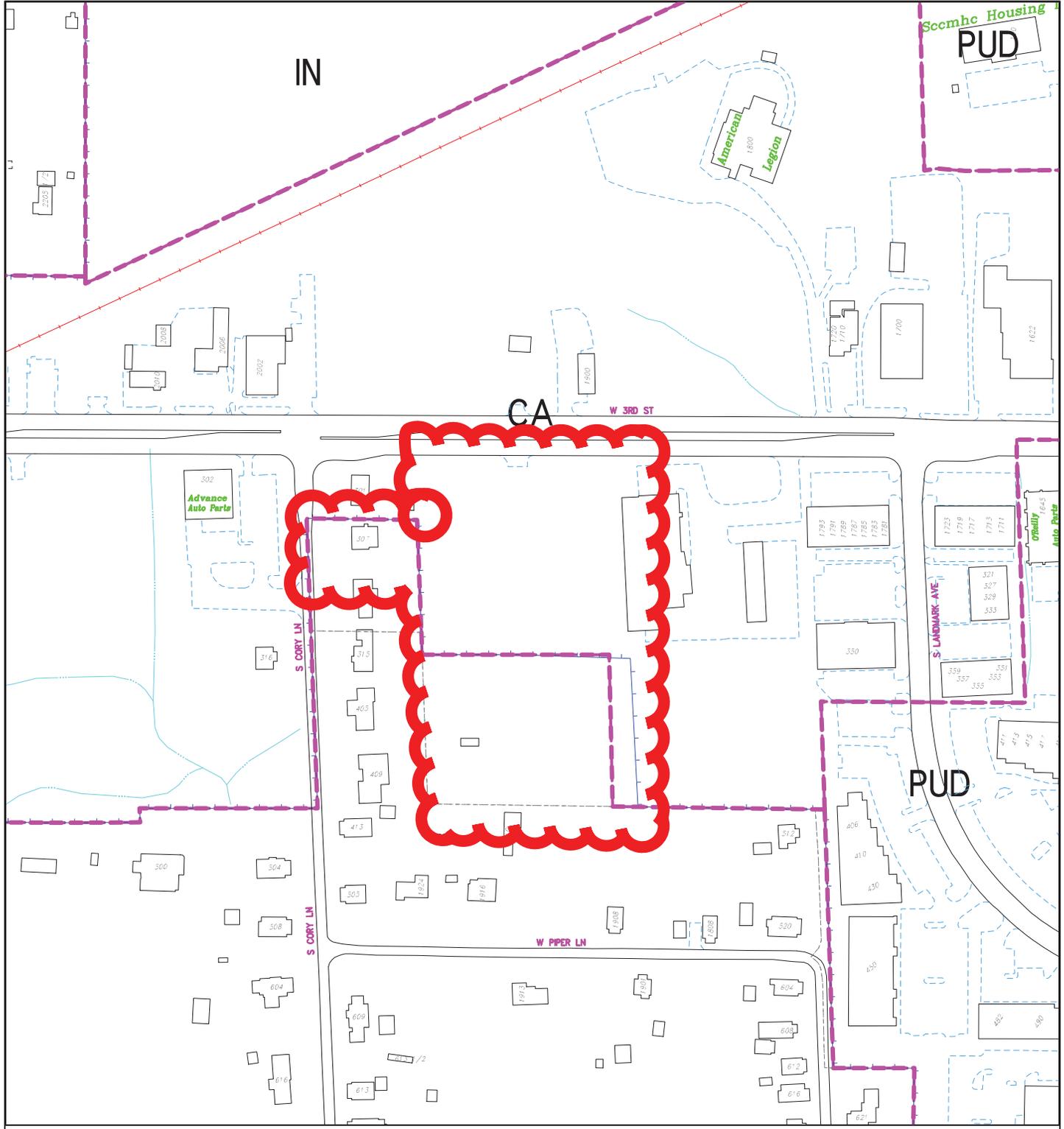
a. Use locally sourced, real limestone or sandstone instead of cast concrete or concrete blocks on

the facade of the building. Concrete building materials carry a large environmental footprint and are not produced here in our backyard like limestone is. Using locally produced and sourced materials ensures a smaller environmental footprint and enhances the community sense of the development.

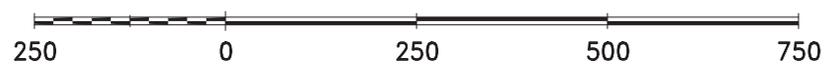
b. Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting pollutants.

### **EC RECOMMENDATIONS**

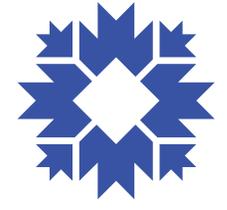
- 1.) The site plan shall comply with all karst protection standards in the UDO.
- 2.) The Petitioner shall make a commitment to use no pesticides, and a minimal amount of salt chemicals on the site.
- 3.) The Petitioner shall create a plan to be approved by the Planning and Transportation Department that describes what will be done in the case of revealing other karst features during excavation.
- 4.) Along with the green building practiced already committed to, the Petitioner should use locally sourced limestone or sandstone, and install solar photovoltaic cells to make these buildings some of Bloomington's greenest high performance, low-carbon footprint structures.



By: roachja  
23 Dec 15



City of Bloomington  
Planning & Transportation



Scale: 1" = 250'

For reference only; map information NOT warranted.





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

December 23, 2015

Jackie Scanlan  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, Indiana 47404

RE: Mother Bear's Pizza New Commercial Site  
Final Plan Approval Petitioner's Statement

Jackie Scanlan or To Whom It May Concern:

Our client, Three Guys Funding, LLC., respectfully request final plan approval for the referenced project and to be placed on the next Plan Commission agenda for the plan to be approved by the Plan Commission members.

**Project Narrative:**

The proposed development at 1909 West 3<sup>rd</sup> Street and 307 S. Cory Lane consists of the removal of one existing single family residential house at 307 S. Cory Lane along with developing 4 new structures for purposes of commercial development. The commercial applications include a new Mother Bears Pizza restaurant that will be the center of the large central proposed structure containing approx.. 4,500 sq. ft.. In addition, 4 other commercial spaces will be built; 2 on the wings of the large central structure (5,000 sq. ft. each) and 2 structures at the north end of the lot (2,000 sq. ft. each). This proposed development will also contain 199 parking spaces for the large central structure's 3 commercial applications including Mother Bears. The 2 northern buildings will propose 10 parking spaces each. There is a 380' long wall proposed along the eastern edge of the property to contain all drainage within our property and keep the proposed site at reasonable grading patterns. The total project site is 5.50 acres (2.93 area in City of Bloomington's planning jurisdiction). The entire site is within the City's 'CA' zoning boundary.

This proposed development is proposing no planning requirement variances and plan to adhere to all City and County ordinance standards.

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

Sincerely,  
Bynum Fanyo & Associates, Inc.

Daniel Butler, P.E., Project Engineer  
COPY: BFA FILE #401402

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990

revisions:

ARCHITECTURE	BBB	528 North Walnut Street Bloomington, Indiana (812) 332-8830
CIVIL ENGINEERING	BBB	528 North Walnut Street Bloomington, Indiana (812) 332-8830
PLANNING	BBB	528 North Walnut Street Bloomington, Indiana (812) 332-8830

certified by:

PROJECT: NEW COMMERCIAL SITE  
 1909 W. 3RD STREET  
 BLOOMINGTON, INDIANA 47404

18  
 designed by: JST  
 drawn by: JST  
 sheet no.: C301  
 project no.: 401443

### ZONING INFORMATION

JURISDICTION: MONROE COUNTY FOR PROPERTY TO WEST AND SOUTH -  
 CITY OF BLOOMINGTON FOR PROPERTY TO NORTH

ZONING: COMMERCIAL ARTERIAL (CA)

PROPOSED USE: COMMERCIAL USE, RESTAURANTS/FOOD SERVICE, OFFICES

MAXIMUM HEIGHT: 8'0"

MAXIMUM IMPERVIOUS COVERAGE: 60%

USABLE OPEN SPACE PER DWELLING UNIT: 1,000 SF

FLOOR AREA RATIO: 1.5

USE YARD BUILDING SETBACK: 10' UNLESS NOTED TO BE DIFFERENT

ADD 4' FOR EACH ADDITIONAL BUILDING STORY

USE YARD BUILDING SETBACK: 10' UNLESS NOTED TO BE DIFFERENT

USE YARD BUILDING SETBACK: 10' UNLESS NOTED TO BE DIFFERENT

SETBACK SHALL BE 6.05 TIMES THE LOT WIDTH ADJACENT TO THE NEAR-  
 HIGHEST INTERNAL NUMBER OR 3'. WHICHEVER IS GREATER UP TO A  
 MAXIMUM OF 25'. 10' IF ADJACENT TO RESIDENTIAL.

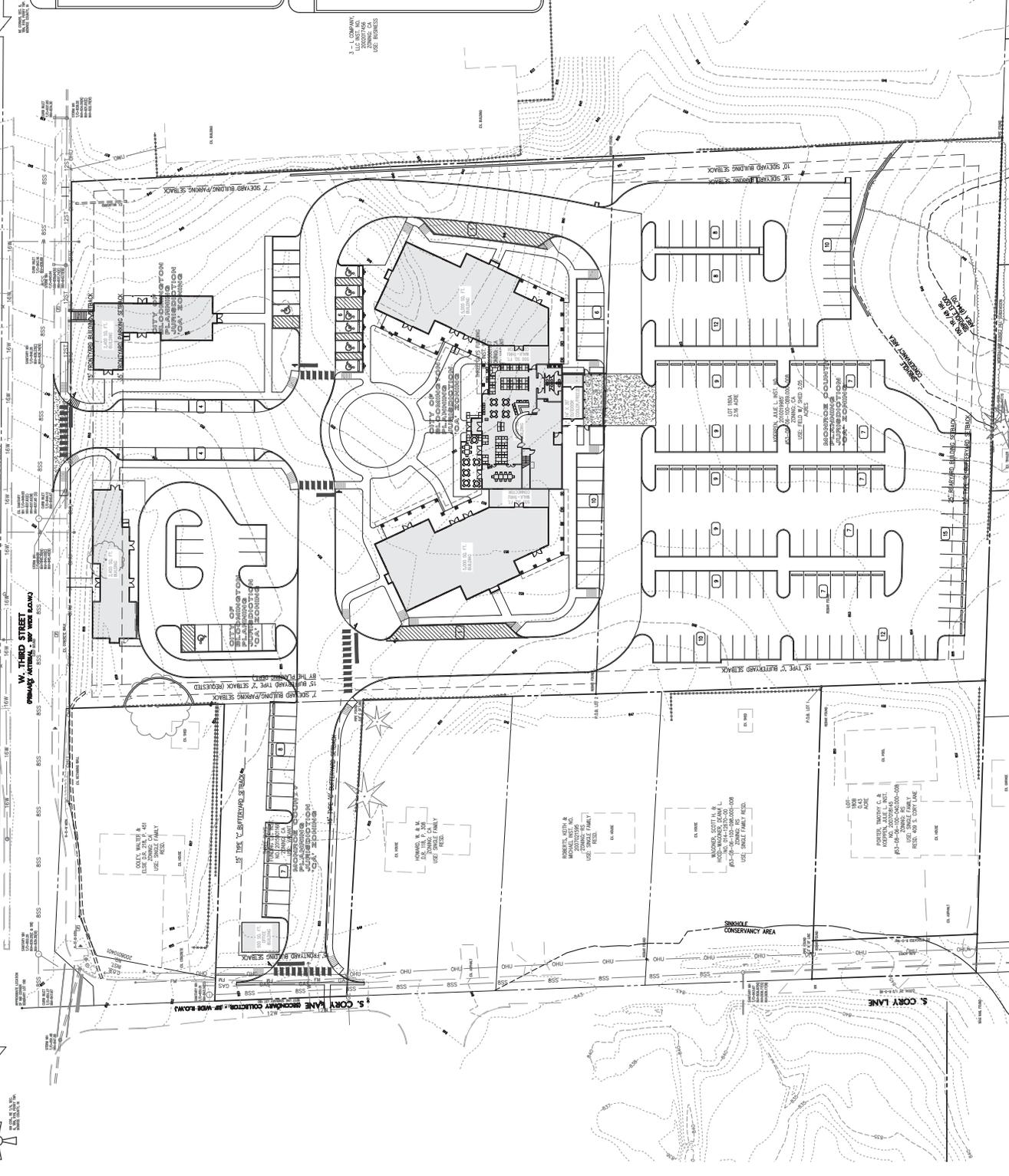
MINIMUM YARD AND PARKING SETBACK: 6'. 10' UNLESS NOTED TO BE  
 DIFFERENT.

### EXISTING LEGEND

- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND ELECTRIC LINES
- EXISTING UNDERGROUND TELEPHONE LINES
- EXISTING UNDERGROUND FIBER OPTIC LINES
- EXISTING GAS LINE
- EXISTING SANITARY FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- PROPERTY LINE

3 - 1' CURBWAY  
 1 - 1' SIDEWALK  
 1 - 1' SIDEWALK  
 USE: BUSINESS

**SITE PARKING COUNT**  
 ADA PARKING SPACES - 6 SPACES  
 PARKING SPACES - 188 SPACES  
 TOTAL - 194 SPACES





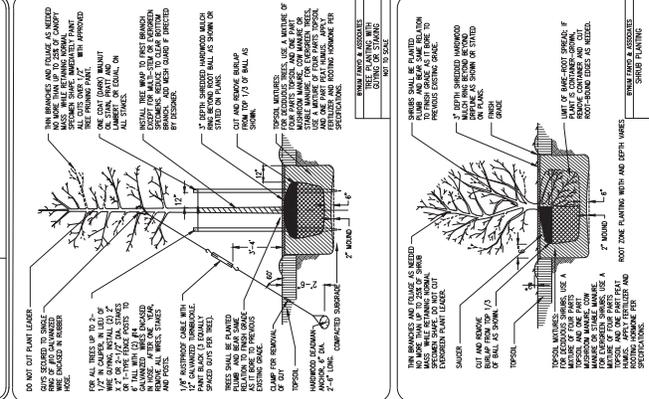
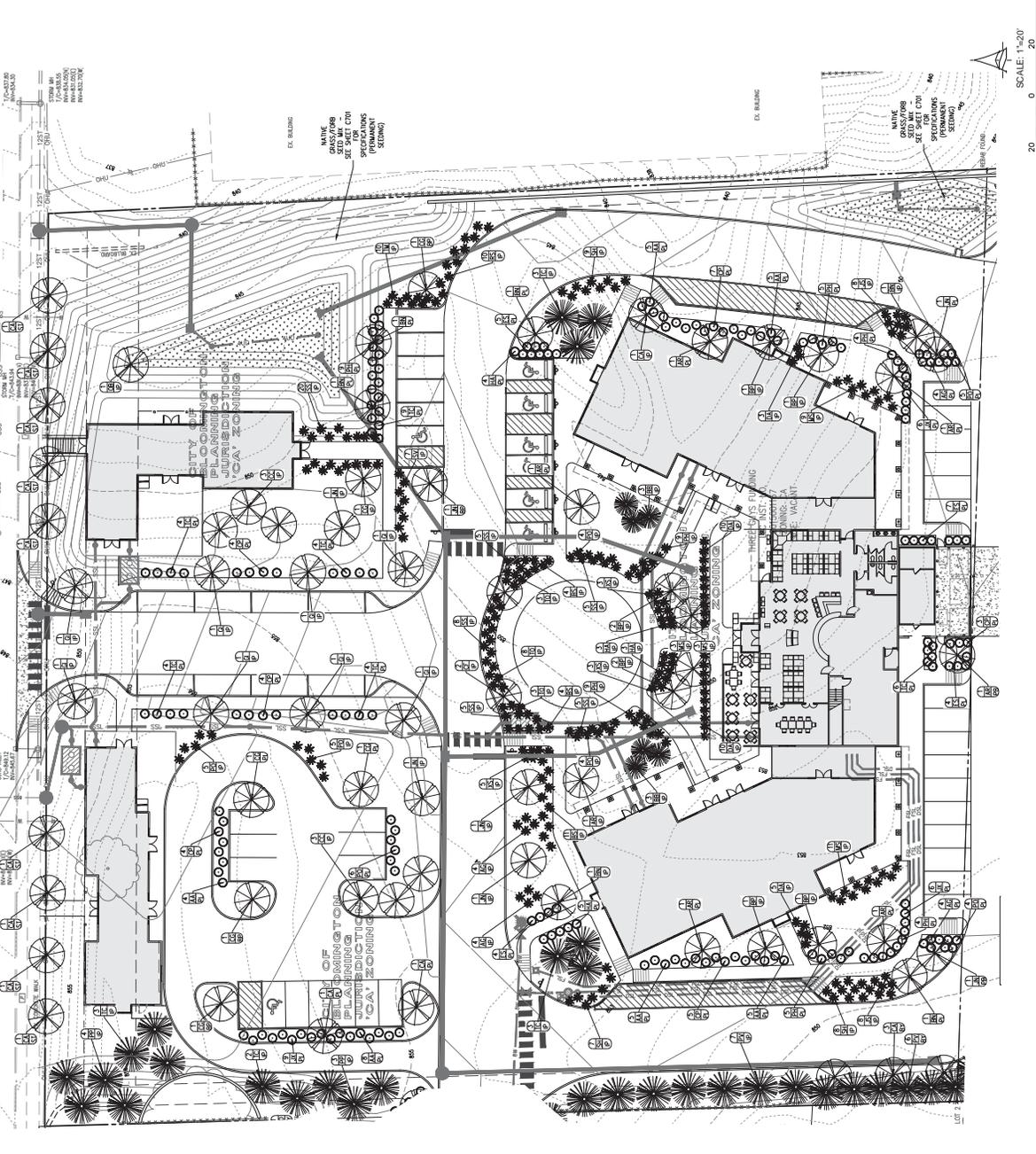
revision:

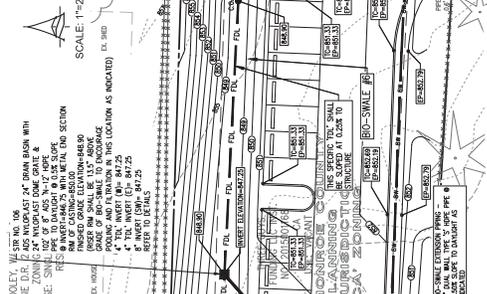
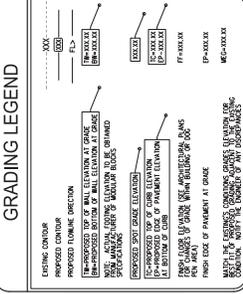
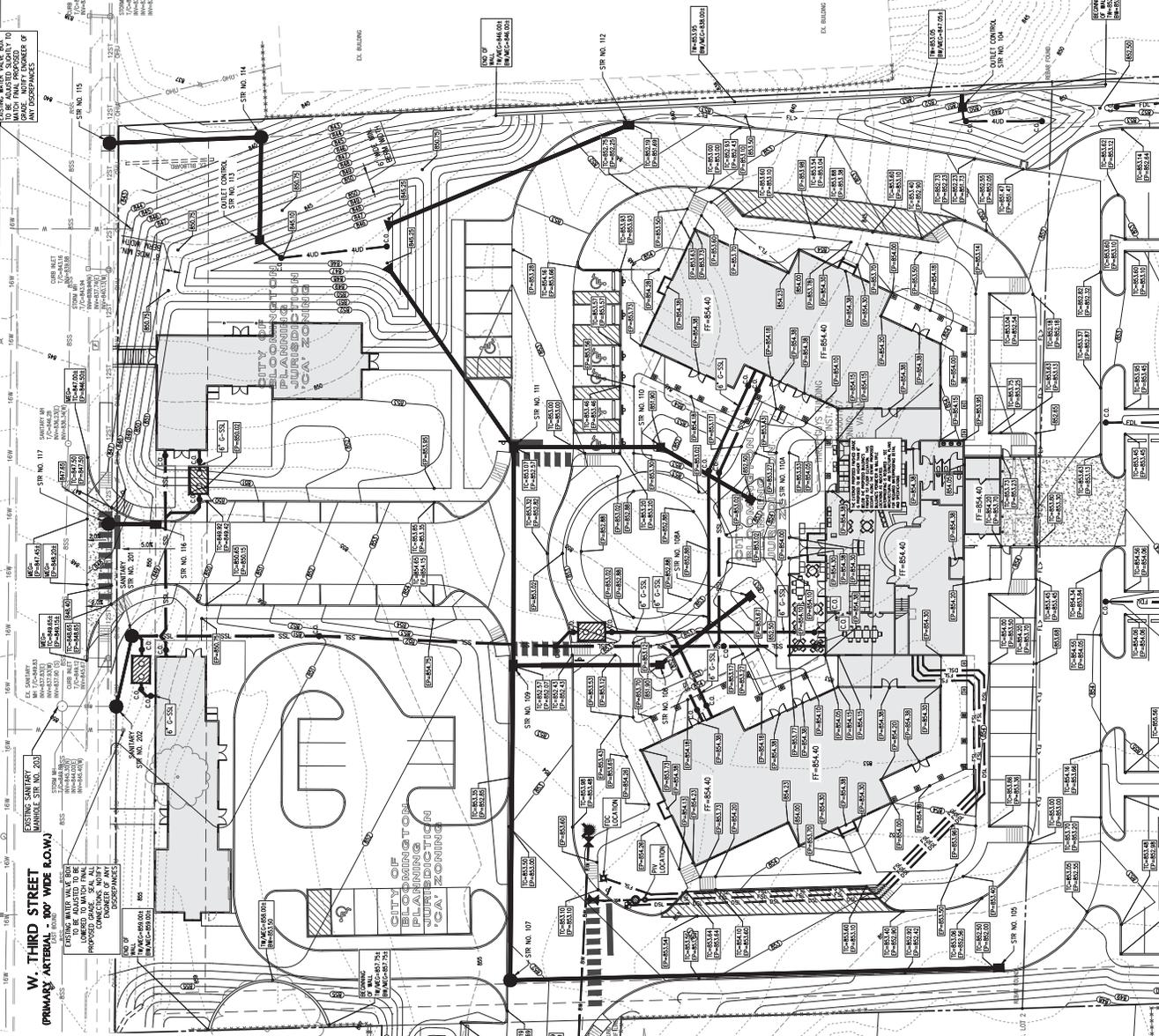
**PLANT LIST & LEGEND**

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	1	CEGROUS MACROCARPA	RED BARK	4	2" CAL. 8' H
	2	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	3	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	4	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	5	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	6	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	7	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	8	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	9	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	10	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	11	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	12	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	13	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	14	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H
	15	CEGROUS MACROCARPA	PROLIFERATING	6	2" CAL. 8' H

**NOTES TO CONTRACTOR**

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY CITY OF BLOOMINGTON UTILITY DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS PRIOR TO & AFTER ANY EXCAVATION. NO PAVERMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO COMPLETING ELEVATIONS.  
 THE CURRENT EDITIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS UTILITY LOCATION MAPS SHALL BE USED WITH THESE PLANS.





### NOTES TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DEPTERS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO ANY EXCAVATION. INFORMATION SHALL BE MADE AVAILABLE TO THE CONTRACTOR AND ENGINEER PRIOR TO ANY EXCAVATION REQUIRED DUE TO CONFLICTING UTILITIES.

THE CURRENT EDITIONS OF THE INDIAN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS IS TO BE USED WITH THESE PLANS.

### GEOTECHNICAL REPORT DEVELOPED BY AIT & WITZIG, 4105 WEST 90TH STREET, CARMEL, INDIANA 46032 AND CERTIFIED BY BRIAN A. WITZIG AND DAVID C. HARKNESS ON 12-11-15 IS BY REFERENCE MADE A PART OF THESE PLANS.

DO NOT SCALE FROM THIS SECTION  
SCALE: 1"=20'  
ELEVATIONS IN THIS LOCATION AS INDICATED  
USE: SPINNING  
DO NOT SCALE FROM THIS SECTION  
SCALE: 1"=20'  
ELEVATIONS IN THIS LOCATION AS INDICATED  
USE: SPINNING

### NOTES TO CONTRACTOR

PROPOSED WATER MAIN: DUCTILE IRON PIPE, 12" DIA. WITH 1% SLOPE TO NEAREST MANHOLE. ALL WATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED SANITARY MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL SANITARY MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED GAS MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL GAS MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED TELEPHONE MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL TELEPHONE MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CABLE MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CABLE MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED FIBER OPTIC MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL FIBER OPTIC MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED DRAINAGE MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL DRAINAGE MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED SEWER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL SEWER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED RAINWATER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL RAINWATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED FIRE MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL FIRE MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED AIR MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL AIR MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED VENT MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL VENT MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED EXHAUST MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL EXHAUST MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CHILLED WATER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CHILLED WATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED HEATING WATER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL HEATING WATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED COOLING WATER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL COOLING WATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED RETURN WATER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL RETURN WATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED MAKEUP WATER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL MAKEUP WATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED TOWER WATER MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL TOWER WATER MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE RETURN MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE RETURN MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST MAIN: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST MAINS SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH SLOPE: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 1% SLOPE: 12" DIA. WITH 1% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 1% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 2% SLOPE: 12" DIA. WITH 2% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 2% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 3% SLOPE: 12" DIA. WITH 3% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 3% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 4% SLOPE: 12" DIA. WITH 4% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 4% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 5% SLOPE: 12" DIA. WITH 5% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 5% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 6% SLOPE: 12" DIA. WITH 6% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 6% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 7% SLOPE: 12" DIA. WITH 7% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 7% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 8% SLOPE: 12" DIA. WITH 8% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 8% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 9% SLOPE: 12" DIA. WITH 9% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 9% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.

PROPOSED CONDENSATE EXHAUST PIPING WITH 10% SLOPE: 12" DIA. WITH 10% SLOPE TO NEAREST MANHOLE. ALL CONDENSATE EXHAUST PIPING WITH 10% SLOPE SHALL BE FULLY TESTED AND APPROVED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE MAINTAINED OR REMOVED.















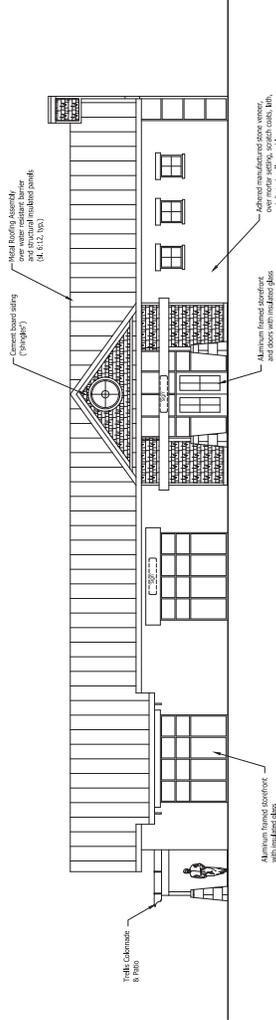
Reviewer Note: The design and/or schematic signs indicated are intended to guide general sign placement. Final sign locations to be determined based on design per occupant and compliance with City of Bloomington sign ordinance.

ISSUE	DATE	DESCRIPTION
	2014-01-15	Released for Design Review
	2014-01-20	Released for Revised Schematic Design
	2014-01-21	Released for Revised Schematic Design
	2014-01-26	Released for Revised Schematic Design

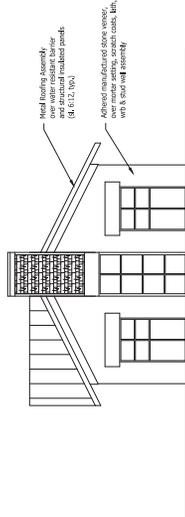
**WEBER GROUP, INC**  
 DESIGN  
 CONSTRUCTION  
 SPECIALTY FABRICATIONS  
 5233 PROGRESS WAY  
 TELLERSBURG, IN 47288  
 PHONE 812.246.2109  
 FAX 812.246.2109  
 WWW.WEBERGROUP.COM

© 2015. This drawing and the materials contained herein are the property of Weber Group, Inc. and is issued subject to the condition that it is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the express written permission of Weber Group, Inc. This drawing is the property of Weber Group, Inc. and is issued under license to the Architectural Record Group, Inc. (ARGI) for use in the project identified on the title block. All rights reserved.  
 Drawings are not to be scaled. It is the responsibility of the contractor to verify all dimensions and materials prior to the start of construction. Materials, methods, sizes, etc. are indicated on this drawing for review and approval prior to commencement of such work.

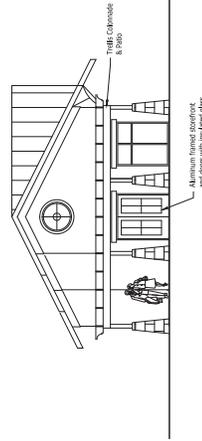
**Schematic Architectural Elevations-Outlot #2**  
 DATE: 2015-12-08  
 DRAWN BY: [redacted]  
 CHECKED BY: [redacted]  
 PROJECT NO.: BRG-015  
 SHEET: A1.7S



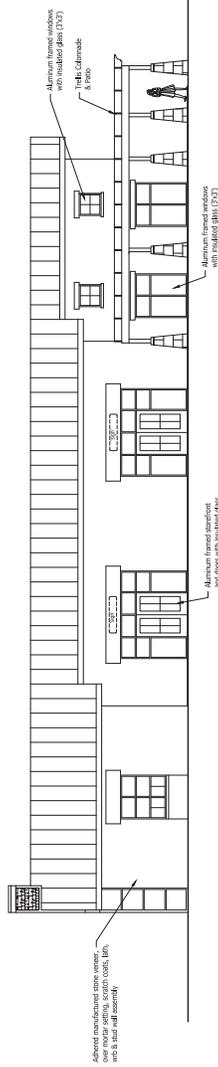
AE10S Schematic Building Elevation  
 SCALE: 1/8" = 1'-0" Outlot #2-West Building (North Elevation)



AE11S Schematic Building Elevation  
 SCALE: 1/8" = 1'-0" Outlot #2-West Building (West Elevation)



AE12S Schematic Building Elevation  
 SCALE: 1/8" = 1'-0" Outlot #2-West Building (East Elevation)



AE13S Schematic Building Elevation  
 SCALE: 1/8" = 1'-0" Outlot #2-West Building (South Elevation)

1211 S Walnut St  
Bloomington, IN 47401

Jeffrey S. Fanyo  
Bynum Fanyo and Associates, Inc.  
528 N Walnut St  
Bloomington, IN 47404

Subject:

**Cory Lane Karst Evaluation**

Date: April 14, 2016

Contact:

**Jason Krothe**

Phone:

**812-219-0210**

Email: [jnkrothe@hydrogeologyinc.com](mailto:jnkrothe@hydrogeologyinc.com)

**DRAFT**

Mr. Fanyo:

Hydrogeology Inc. has completed a karst evaluation for the property located at the southeast corner of Cory Lane and W 3<sup>rd</sup> St in Bloomington, Indiana (the Site, Figure 1).

#### I. Scope

The purpose of this study was to evaluate potential construction impacts to an approximately 10 acre sinkhole (the Sinkhole, Figure 2).

#### II. Generalized Site Geology

The Site is located within the Mitchell Plateau physiographic region, which is the primary karst forming region in Indiana. Bedrock at the Site ranges in elevation from 826.5 ft to 842.3 ft. This irregular bedrock surface is common in karst topography.

#### III. Sinkhole

The Sinkhole boundary is defined as the last closed topographic contour (852 ft, Figure 2), with 0.17 acres of the Site falling within the 852 ft contour. The lowest elevation of the Sinkhole, often referred to as the sinkhole eye, is approximately 400 ft southwest of the Site. The eye is likely to be the main drainage point for the sinkhole. The Sinkhole was dye traced to Stoney Springs East which is located 2300 ft to the southwest at a rate of 696 ft/hour (Fitch, 1994).

#### IV. Water Quality

Groundwater recharge in karst topography predominately occurs through sinkholes and swallets. Water infiltrates into a sinkhole or swallet, then flows along karst conduits and

1211 S Walnut St  
Bloomington, IN 47401

finally discharges to springs. There is minimal filtration of the water throughout this shallow groundwater cycle. Therefore, it is critical to maintain or improve the quality of water draining to the Sinkhole located to the southwest of the Site. The portion of the Site within the Sinkhole boundary will drain through a bio-swale prior to entering the main sinkhole area. The bio-swale is designed to remove a minimum of eighty percent of the total suspended solids (TSS). Additionally the grasses, shrubs and other plants will be used with the intention of degrading automotive pollutants from the parking surface.

In addition, to the bio-swale, a low salt no herbicide/pesticide spray policy should be considered for the Site. While the bio-swale should be effective in remediating drainage from the Site, limiting salt, herbicides and pesticides should improve the effectiveness of the bio-swale and achieve the goal of maintaining the existing quality of the water draining to the Sinkhole.

#### V. Water Quantity

The drainage plan for the Site calls for the same amount of drainage to be directed toward the Sinkhole as it currently receives. Development on the Site should not impact water quantity to the sinkhole for that reason.

#### VI. Erosion and Sediment Control

Impacts to the sinkhole are most likely to occur due to erosion and sediment mobilization during construction. Erosion and sediment control will be critical to preventing impacts to the sinkhole. The Rule 5 plan for the Site has been approved by Monroe County. No excavation will occur within the 852 ft contour, which will prevent exposing karst conduits within the Sinkhole. If erosion and sediment controls, as outlined in the Rule 5 plan, are followed correctly, the development within the 852 ft contour should not result in impacts from erosion and sediment.

#### IV. Summary

The Site is located in an area of karst topography including 0.17 acres of an approximately 10 acre Sinkhole inside the property boundary. In order to limit impacts to the Sinkhole from development on the Site, water quality and quantity to the sinkhole should be maintained. The Sinkhole was dye traced 2300 ft to the southwest to Stoney Springs East, at a rate of 696 ft/day. Very little filtration is likely to occur to water entering the Sinkhole and flowing to Stoney Springs East. All water draining from the Site to the Sinkhole will flow through a bio-swale. The bio-swale is designed to remove up to 80% of the TSS and remediate automotive pollutants from the parking lot. Additionally, a low salt, herbicide and pesticide policy is recommended for the Site.

hydrogeology inc.

1211 S Walnut St  
Bloomington, IN 47401

The existing volume draining to the sinkhole is maintained in the Site design. The same amount of drainage will be directed toward the Sinkhole as it currently receives, so no impacts to water quantity are expected.

Impacts to the Sinkhole are most likely to occur during construction at the Site due to erosion and sediment mobilization. The approved Rule 5 plan, if implemented correctly, should prevent impacts to the Sinkhole from erosion and sediment. No excavation will occur in the 852 ft Sinkhole boundary, which will prevent exposing karst conduits within the sinkhole.

The current site drainage plan, Rule 5 plan, and low salt/spray policy should prevent impacts to the Sinkhole.

Sincerely,

Hydrogeology Inc.



Jason N. Krothe, LPG  
President

hydrogeology inc.

1211 S Walnut St  
Bloomington, IN 47401

#### References

Fitch, James R., Jr. "A Karst Groundwater Study To Delineate The Quarry Spring Basin Groundwaters Near The Lemon Lane Landfill, West-Central Bloomington, Indiana." Thesis. Indiana University, 1994. Print.



Figure 1: Site

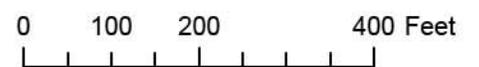
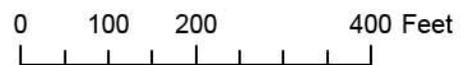




Figure 2: Sinkhole defined by 852 ft topographic contour (red line).





Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

---

**Fwd: Fw: 2nd Mother Bears Location**

---

Linda Thompson &lt;thompsol@bloomington.in.gov&gt;

Mon, Apr 4, 2016 at 9:11 AM

To: James Roach &lt;roachja@bloomington.in.gov&gt;, Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

FYI

----- Forwarded message -----

From: **Scott Wagoner** <shwags4@gmail.com>

Date: Sun, Apr 3, 2016 at 2:30 PM

Subject: Fw: 2nd Mother Bears Location

To: [environment@bloomington.in.gov](mailto:environment@bloomington.in.gov)

--- Original Message ---

**From:** [Scott Wagoner](mailto:enviroment@bloomington.in.gov)**To:** [enviroment@bloomington.in.gov](mailto:enviroment@bloomington.in.gov)**Sent:** Sunday, April 03, 2016 2:23 PM**Subject:** 2nd Mother Bears Location

Hello,

I recently read an article in the Bloomington Herald about your office's concern about developing further business within a Karst topography at 1909 W 3rd.

My wife and I recently purchased a home at 405 S Cory Lane and were aware, before we purchased the property, the land to the East may become a 2nd Mother Bears. After attending a public hearing and studying the potential development, we would like to express our desire to keep this area as is, to protect what is left of the Karst area.

Also, local inhabitants include a thriving community of deer, cooper hawks, red tail hawks, many species of woodpeckers and other native birds, fox squirrels, and many other types of wildlife. We oppose razing that kind of habitat and threatening a geological formation's destruction.

Thank you for any feedback.

Scott and Deana Wagoner

—  
Linda Pride Thompson  
Senior Environmental Planner  
Environmental Commission Administrator  
Planning and Transportation Department  
City of Bloomington  
401 N. Morton St., Suite 130  
PO Box 100  
Bloomington, Indiana 47402  
main office phone [812.349.3423](tel:812.349.3423)  
fax [812.349.3520](tel:812.349.3520)  
direct line [812.349.3533](tel:812.349.3533)

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT**

**CASE #: SP-12-16  
DATE: May 2, 2016**

**Location: 401-407 S. Walnut Street  
114 & 118 ½ Smith Avenue  
404 S. Washington Street**

---

**PETITIONER:** HM Mac Development LLC  
229 W. Grimes Lane, Bloomington

**CONSULTANTS:** Studio 3 Design Inc.  
8604 Allisonville Road, Indianapolis

Smith Brehob and Associates, Inc.  
453 S. Clarizz Boulevard, Bloomington

---

**REQUEST:** The petitioner is requesting site plan approval for a four-story mixed use building and a four-story multi-family building.

---

**BACKGROUND:**

**Area:** .98 acres  
**Current Zoning:** CD – Downtown Core Overlay  
**GPP Designation:** Downtown  
**Existing Land Use:** Commercial  
**Proposed Land Use:** Commercial / Dwelling, Multi-Family  
**Surrounding Uses:** North – School, Primary/Secondary / Dwelling, Multi-Family  
 West – Commercial / Dwelling, Multi-Family  
 East – Dwelling, Multi-Family, Middle Way House  
 South – Commercial

---

**REPORT:** The property is located on the south side of Smith Avenue between South Walnut and South Washington Streets and is zoned Commercial Downtown (CD), in the Downtown Core Overlay. The property is bisected by an alley that runs north/south in the middle of the petition site. Surrounding land uses include the Project School and multi-family residential to the north, commercial to the south, multi-family and Middle Way House to the east across Washington Street and commercial and multi-family to the west across Walnut Street. The property currently contains four commercial buildings, including The Chocolate Moose, and one single-family residential rental house. Much of the open space on the property is paved parking or graveled area. There are a couple of trees on the site, but no wooded areas that would require preservation. The adjacent property to the south along Washington Street is a contributing surveyed historic structure.

The petitioner proposes to develop this property with two buildings. Building One, which is located at the southeast corner of Smith Avenue and Walnut Street, contains roughly 4,850 square feet on the first floor for two commercial spaces. There is an outdoor courtyard adjacent to the southern commercial space. The first floor also contains a staffed lobby, two parking spaces accessed from the alley, a bike parking room, and various utility spaces. The second through fourth floors contain four 1-bedroom units,

five 2-bedroom units, and nine 4-bedroom units for a total of 18 units and 50 beds.

Building Two, which is located at the southwest corner of Smith Avenue and Washington Street, contains 47 parking spaces on the basement level, and 40 parking spaces, an unmanned lobby, and a bike parking room on the first floor. The parking areas are accessed from an entrance on Washington Street, with exits on both Washington and the alley. The second through fourth floors contain six 1-bedroom units, nine 2-bedroom units, twelve 3-bedroom units, and nine 4-bedroom units for a total of 36 units and 96 beds. The second floor also contains a shallow pool with deck area and an interior courtyard that is open to the sky. The third floor includes a 1,200 square foot fitness area overlooking the pool and a 530 square foot outdoor sundeck.

Two of the existing buildings on the site, the May Building at 403-407 N. Walnut Street and the barrel-roofed building at 114 E. Smith Avenue, are both listed as contributing on the most recent historical survey. The petitioner and property owner went through the demolition delay process for both buildings with the Bloomington Historic Preservation Commission. The BHPC voted not to locally designate either building at its March 24, 2016 meeting, therefore allowing either to be demolished under case numbers 16-08 and 16-09.

The BHPC held a special meeting on March 31, 2016 to discuss the Chocolate Moose building located at 401 S. Walnut Street. The Chocolate Moose is not listed on the latest historic structures survey, but because of its unique design and cultural significance, the BHPC met to discuss the possibility of local designation. The BHPC voted not to locally designate the building.

The issue of the removal of the Chocolate Moose building for the proposed development has become a topic of public discourse. There were a number of members of the public at the BHPC special meeting. Many of the commenters lamented losing an iconic Bloomington building as well as the open gathering space that it creates. The property owner spoke, as well, of the age and deterioration of the building itself and the difficulties it poses to the owners of the Chocolate Moose in their day-to-day operations. The Chocolate Moose business has committed to move into a ground floor space in the proposed building that will provide more adequate space to function, indoor and outdoor seating, and the ability to operate year round. The new space will maintain a walk-up window on Walnut Street and there will be benches for gathering. Discussion was had about the possibility of moving the building or incorporating the building into the new design.

**Plan Commission Site Plan Review:** Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.160. These aspects are as follows:

- The petitioner is requesting waivers to multiple standards in BMC 20.03.130.
- The proposal is adjacent to a residential use.

---

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

**Residential Density:** The maximum residential density in the Downtown Core Overlay

is 60 units per acre. The petition site is roughly .98 acres. The petitioner is proposing a density of 50.74 units per acre, meeting the density requirements.

#### Building One: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
1-bedroom	4	4	1.00
2-bedroom	5	10	3.30
3-bedroom	0	0	0.00
4-bedroom	9	36	13.50
	18 Units	50 beds	17.80 DUEs

#### Building Two: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
1-bedroom	6	6	1.50
2-bedroom	9	18	5.94
3-bedroom	12	36	12.00
4-bedroom	9	36	13.50
	36 Units	96 beds	32.94 DUEs

**Build-to-Line:** The UDO requires buildings in the Downtown Core Overlay to be built at the front property line. There are existing large overhead power lines along the Smith Avenue frontage. The petitioner requests a waiver from this standard to allow the buildings to be set 12 feet back from the right-of-way line along Smith Avenue.

**Parking:** The petitioner is proposing a total of 89 parking spaces. This is the equivalent of .61 parking spaces per bedroom. Code does not require parking for either the non-residential or residential uses at this location.

**Access:** Vehicular access to the parking spaces in Building One is located on the alley side of the building. Access to Building Two is located on the south end of the Washington Street frontage with exits on both Washington and the alley side. Pedestrian access to the buildings is provided on all three street frontages.

**Bicycle Parking:** Building One requires nine bike parking spaces and Building Two requires eight bike parking spaces. The current proposal meets all bike parking requirements, including providing covered, Class 1 parking, and short term spaces on the street.

**Architecture/Materials:** Building One is designed in a modern style, with cast stone and limestone on the lower level, and light colored brick veneer on the upper levels. A colored metal panel installation is used to highlight the recessed entry into the lobby at the northwest corner of the building. Building Two is more traditional with dark brick and some more industrial-style windows at the southern end of the building.

**Streetscape:** Street trees are required along Walnut Street, Smith Avenue, and Washington Street. The petitioner requests a waiver from street tree and street lighting standards for Smith Avenue and Washington Street.

**Impervious Surface Coverage:** The Downtown Core Overlay allows for 100% impervious surface coverage.

**Pedestrian Facilities/Alternative Transportation:** Sidewalk exists along Walnut and Washington Streets on the western and eastern frontages of the project. The petitioners propose to include a minimum five foot sidewalk along the northern edge of the building. The Build-to-Line waiver is necessary to facilitate this sidewalk.

No additional Bloomington Transit facilities are required with the development.

**Building Façade Modulation:** BMC 20.03.130(c)(1)(B) requires that the building façade module be offset by a minimum depth (projecting or recessing) of 3 percent of the total façade length, and the offset shall extend the length of its module. Staff is seeking guidance from the Plan Commission regarding the modulation provided along Smith Avenue in Building Two. The recessed areas do not extend the entire height of the building, but other areas have been shown as recessed or projecting on the same frontage.

**Building Height Step Down:** BMC 20.03.130(c)(2) requires that buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The one-story building to the south of Building Two is listed as contributing in the survey. The historic portion of the building is located, a barreled roof, is located on the rear half of the structure. The rear portion of the Building Two is more than 14 feet taller than the adjacent building. The petitioner requests a waiver from this standard.

**Building Height Step Back:** BMC 20.03.130(c)(3) requires that building facades over 45 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below 45 feet in height and above 35 feet in height. The petitioner requests a waiver from this standard.

**Void-to-Solid Percentage:** The DCO sets a minimum first floor void-to-solid requirement of 60%, consisting of transparent glass or façade openings, for facades facing a street. Building Two does not meet this requirement on either the Smith Avenue or Washington Street frontages. The petitioner requests a waiver from this standard for those areas.

**Neighbor Concerns:** Staff has met with representatives of the Project School, and they have raised various concerns, including the loss of parking, loss of natural light in the south-facing windows, traffic management on Smith Avenue, and the construction timeline. The petitioners and Project School representatives recently met to discuss these issues.

---

## ISSUES FOR DISCUSSION:

**Washington Streetscape:** Both the streetscape and void-to-solid requirements, for which the petitioner has requested waivers, are meant to enhance and enrich the pedestrian experience along the public frontages of new developments. Staff is seeking Plan Commission guidance on how to enhance the pedestrian experience along

Washington Street. Should the building be moved back to create space for the street tree and street lighting zone that would improve the pedestrian space?

**Building Two Pedestrian Interest:** What can be done on the building to enhance the pedestrian experience in the ways that first floor commercial storefront windows are meant to do, especially in the blank areas on the north and south ends of the Washington Street facade? Art? Living Wall? Grate System? Windows?

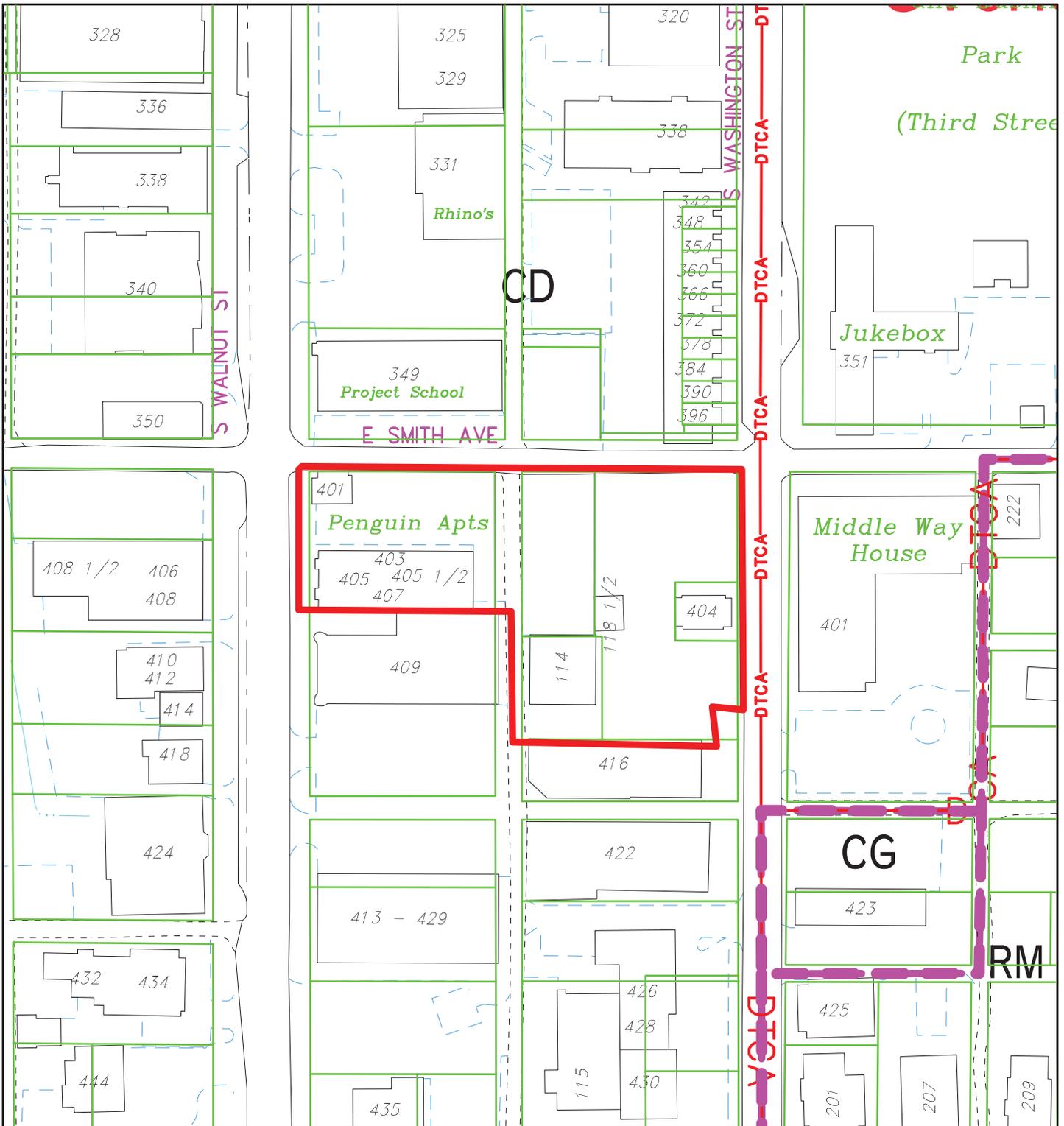
**Fourth-Floor Step Back:** Would recessing the fourth floor of the buildings 15 feet from the right-of-way benefit the pedestrian experience on the street or the perceived mass and height of the building?

**Step Down Next to Historic Property:** Does the property to the south have enough significance to warrant the step down of this development?

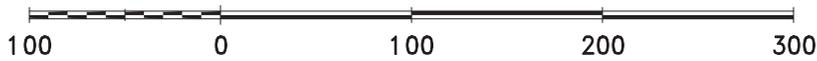
**Modulation:** While the recessed modules in Building Two along Smith Avenue do not extend to the first floor, does the combination of those recessed areas and the projecting entrance portion satisfy the intent of the modulation requirement in the UDO?

---

**RECOMMENDATION:** Staff recommends continuance of SP-1-16 to the June 6, 2016 meeting.



By: scanlanj  
18 Mar 16



City of Bloomington  
Planning & Transportation

N

Scale: 1" = 100'



City of Bloomington  
 Planning & Transportation

Scale: 1" = 40'



By: scanlanj  
 18 Mar 16

For reference only; map information NOT warranted.



Attn: James Roach

**RE: Urban Station  
Mixed Use Development. 403 S. Walnut and 404 S. Washington  
April 18 2016**

## **PETITIONERS STATEMENT**

Dear Mr. Roach;

Studio 3 Design is pleased to submit the attached developments for a new development "Urban Station" located on Smith Street between Walnut and Washington Streets – also known as the Chocolate Moose Site at 403 S. Walnut and 404 S. Washington Streets. The following document outlines the project scope for the project site.

### **Project Location:**

The project is located at along the South side of Smith Street between Walnut Street and Washington Street and will be comprised of two separate structures divided by the existing North-south alley. Building 1 (403 S. Walnut) and Building 2 (404 S. Washington Street).

### **Proposed Land Use:**

The proposed project is being developed as market rate apartments targeting young professionals and students that are locating in Bloomington and are looking for an environment that provides a unique blend of amenity spaces not found anywhere else in the downtown.

The Site will contain two buildings, Building 1 at the corner of Walnut and Smith (403 S. Walnut) and Building 2 at the corner of Washington and Smith (404 S. Washington). Each will be four stories above grade. Building "2" will also have a full parking level underground.

### **Continuation of a Tradition:**

The "Moose" is a well-known establishment in Bloomington that has lived at the corner of Smith and Walnut for several decades. There is perhaps the perception that this project will be the end of the "Moose and the memories that it has forged as being a part of the Bloomington Community. This project does not take away the Moose but instead provides an opportunity for it to grow and thrive. The life that the Chocolate Moose ice cream shop brings Walnut Street will be enhanced by providing both indoor and outdoor seating to allow for year round operation and greater more inviting seating areas for gathering with friends. The iconic Neapolitan canopy will be recreated and wrap the building corner along Walnut. Customers will have the option of using a walk up window along Walnut Street and meeting with friends in a safe environment devoid of vehicular traffic or stepping inside to enjoy an expanded menu in a temperature controlled space regardless of the weather outside.

Urban Station  
 403 S. Walnut and 404 S. Washington  
 April 18, 2016  
 Page 2

This is in no way the end of the Moose but simply a new chapter in its history and a way to help it remain as an economically viable and thriving Bloomington Based business for the future

**Building “1”** – located at 403 S. Walnut along Walnut Street and Smith Avenue will contain a minimum of 50% retail / office space on level 1 in compliance with the UDO. The primary tenant will be the Chocolate Moose Ice Cream shop whose ownership wants to expand their current size and provide both indoor and outdoor seating for an expanded season of operation. Building “1” has been set back 12’ from the right of way along Smith Street to provide for a much needed sidewalk and pedestrian path along Smith. On the South side of the building, a courtyard accessed from both Walnut Street and directly from the Chocolate Moose Retail space will provide outdoor seating for the retailer a safe gathering area for customers to socialize without the impact of vehicular traffic. A walk-up window on Walnut Street will maintain the same feel and pedestrian life on the street that the Moose currently creates. Bench seating on the sidewalk, ample bike parking and direct access outdoor tables in the courtyard will all support this outdoor life while indoor seating will now be available to get out of bad weather. The upper three floors of the building will be market rate apartments accessed from a main building entrance with a doorman at the corner of Smith and Walnut. Security cameras at the doorman station will monitor additional entrance points along Smith and for the Washington street entrance.

**Building “2”** – Located along Smith and Washington Streets will provide the parking and amenity spaces for the development. A full underground garage and a full parking deck on level 1 will provide 87 of the 89 parking spaces on site. Level 2, 3 and 4 will contain market rate apartments clustered around amenity spaces. On level 2 a central courtyard will be developed. The south facing wall will contain a living wall and the lower portion of the north wall will provide a smooth surface for movie projection within the courtyard (not viewable from the street). The second floor will include a pool deck that is a two story interior volume that can be opened up in the summer to both the courtyard and to Washington Street for air movement to create an indoor/outdoor environment. The third level will contain a workout room that overlooks the pool area but remains enclosed for temperature control year round. Level 3 will also open to a sun deck that sits in the Southeast corner. All in all the building creates a series of indoor and outdoor activity zones for a unique downtown living experience.

**Units/ Beds/ DUE's**

<b>Building 1</b>	<b>.3 acre x 60 due</b>		<b>18 DUE avail.</b>
Units			
1 bed	04 units	04 beds	1.00 DUE
2 bed	05 units	10 beds	3.30 DUE
3 bed	00 units	00 beds	0.00 DUE
4 bed	09 units	36 Beds	13.5 DUE
	18 units	50 beds	17.80 DUE

<b>Building 2</b>	<b>.64 acre x 60</b>		<b>38.40 DUE avail.</b>
Units			
1 bed	06 units	06 beds	1.50 DUE
2 bed	09 units	18 beds	5.94 DUE
3 bed	12 units	36 beds	12.00 DUE
4 bed	09 units	36 Beds	13.50 DUE
	36 units	96 beds	32.94 DUE

Urban Station  
 403 S. Walnut and 404 S. Washington  
 April 18, 2016  
 Page 3

**Parking provided:**

Building 1	2 spaces
Building 2	<u>87 spaces</u>
	89 total space

**Site Information:**

**Zoning**

The site is in the downtown Core Overlay. Zoning allows for 50 feet of vertical height, 60 DUE's per acre and a mx parking standard of one space per bed with no parking required for commercial. Approx. 60% of the first level will be dedicated to non-residential use with the Chocolate Moose as a planned tenant. We will meet the major standards for Density, Height and Parking but will be seeking some secondary waivers for the project

**Vehicular Access:**

The site has been designed with consideration given to the current traffic flow in the area. Primary parking, 87 of the 89 spaces, will be accessed from Washington Street with in and out traffic at the far South end of the property- away from Smith Avenue. This location for access was selected in recognition of the heavy use of Smith Avenue by the project school for drop off and pick up. The garage will have a secondary access point for egress only out onto the alley. Trash pick-up will occur off of the alley for both buildings with the anticipated truck route being from the South with the truck continuing north across Smith Avenue to service the project school and sites to the North. Smith Ave. is a narrow one-way street, limiting opportunities for truck traffic ability to turn out of the alley onto Smith.

**Delivery:**

The alley is currently two way traffic. The project has created a large widened section of the alley (approx. 30 ' in width) to allow for an unloading zone for both the businesses and the residents. This zone would allow a delivery truck to pull off parallel to the alley for delivery without blocking the alley for use by others.

**Pedestrian:**

Building 1 (403 S. Walnut) will have a primary pedestrian entrance at the NW corner of Smith and Walnut streets. The entrance is recesses to provide cover at the corner and will be articulated to meet UDO standards. A retail entrance and a walk-up window will reside on the West face along Walnut Street and a second retail entrance will be centered along Smith Avenue. A back door for cross access to Building 2 as well as access to the trash location will be provided off of the alley.

Building 2 (404 S. Washington Street will have a primary pedestrian access off of Washington Street with secondary access points off of Smith Avenue (NW), SE corner of building off of Washington Street and from the parking garage into the building.

Urban Station  
 403 S. Walnut and 404 S. Washington  
 April 18, 2016  
 Page 4

### **Waivers:**

**Build to line:** Current zoning requires the building to be set at the property line – in order to create a much needed pedestrian walk-way along the length of Smith Street we will be holding the building back 12 feet from the property line which is also the street curb line on Smith. The setback will also allow us to address the existing power lines and maintain a safe distance away from them.

**Adjacency to a historic structure:** The UDO requires that our building frontage align with the historic building to our South and that our building height not exceed 14' greater than the tallest part of the historic structure. The Florist shop to the South of our property on Washington Street is single story structure set back near the alley that was added as a contributing structure this year based on its age. The HPC voted to allow demolition of two other structures of similar design that current exist on the subject property. The buildings are considered to provide little architecture benefit. It is not realistic to hold the new building in alignment with this structure nor to carve the building back to two story structure for the length of the South side of the building. In respect for the standards we have held the SE module of the building along the street down to two levels and set the façade back from the remainder of the building frontage along Washington Street. We will be requesting a waiver should it be viewed as a being required.

### **Void to Solid:**

60% void area is required on Walnut, Smith and Washington Streets. The purpose of this is to provide interest long the street. While we meet the standard on Building 1 for Walnut Street, we do not meet it for Building 2 on Washington Street (see breakdown below), we have looked at multiple ways to address the desire to create interest along the street. Walnut Street will be faced with retail and the primary entrance, Smith Avenue will provide a mix of retail, building entrances and display windows and alcoves for art across from the project school. Washington Street will be faced with the building lobby / entrance locations, parking entrance, bike room access and views of the amenity space above. With the exception of a few parking spaces, the garage parking is held back away from the street front and out of view.

Current Void to Solid areas for Level 1 and upper levels are:

#### Building 1:

Walnut Street – Level 1:	60% required	64% provided
Walnut Street – upper level:	20% required	52% provided
Smith Avenue – Level 1:	60% required	71 % provided
Smith Avenue Upper Level:	20% required	48% provided

#### Building 2:

Smith Avenue – Level 1:	60% required	44.5% provided
Smith Avenue – Upper Level:	20% required	47.9% provided
Washington Street Level 1:	60% required	33% provided
Washington – Upper level:	20% required	48.6% provided

### **Landscape:**

UDO requires street trees / street lights along Walnut, Smith and Washington Streets. Smith Avenue has power lines running the length of the street and is better served by lighting mounted off the building ornamental street trees have been provided. Washington streets right of way is roughly 7 ½ feet wide only allowing for a landscape strip along the building with low level plantings-no street trees. Street lighting along Washington is also better served off the building as street lights would impede on the available side walk space.

Urban Station  
403 S. Walnut and 404 S. Washington  
April 18, 2016  
Page 5

**Building step-down:**

The UDO has a provision requiring buildings to step back 15' from the street frontage once they exceed 45' in height. Our structures max out at 47'-8" to 49' above grade with modules stepping down lower along Washington Street. We will be requesting a waiver to not recess the top 3-to 4 'of the building back 15'.

**Site Services / Utilities/ Streetscape:****Impervious Surface Area**

The current site is roughly 100% impervious. We will be coming back with a structure that covers 90 to 95% of the site again. Remaining zones will be landscaped and are shown on the site plan.

**Drainage and Detention**

Storm water detention is not required as the site is currently all impervious and covered with open air parking lots.

**Sanitary Sewer**

Sanitary sewer service will be provided by a connection to the existing City sewer main will be provided out to Smith street and out to Washington Street.

**Water Service**

Water service will be provided by a connection to the existing City main with connections out to Smith Street and Washington. The City underground culvert runs on Walnut Street and limits access to the West.

**Trash removal**

Trash rooms will be located in Building 1 and Building 2 off of the alley. Space within each trash room will be provided recycling containers. While dedicated recycling pick-up can't be committed to, the space will be available should the City ever provide for recycling pick-up in the downtown, similar to those services provided in residential areas outside of the downtown.

**Streetscape**

Along walnut Street the existing planters and streetscape will be maintained and enhanced by larger sidewalk zones, street lighting and landscaping. On Smith Street, low level planting and ornamental trees that will remain low under the power lines will be added along with street lighting on the building to provide a much need pedestrian walkway along this busy narrow street. On Washington street, the right of way is shallow and only allows room for low level plantings along the building and street lighting mounting on the building. A wider public right of way at the SE corner of the building allows for the incorporation of additional landscaping and a street tree at that location.

**Bike Parking:**

Covered, secured and open air bike parking will be provided around the two sites. Locked bike rooms will be added at level 1 of Building 1 and Building 2 along with space in the garage of building 2 will be provided to secure bikes for residents. Bike racks placed on Walnut Street, at the retail on Smith Street and at the entrance off of Washington Street will provide ample spaces for visitors, residents and patrons of the commercial spaces.

Urban Station  
403 S. Walnut and 404 S. Washington  
April 18, 2016  
Page 6

### **Bike Parking:**

Building 1 required: 13 bikes (4 secured, 7 covered, 2 exposed)  
Building 1 provided: 28 bikes (12 secured/cover, 6 additional covered, 10 exposed)

Building 2 required: 16 bikes (4 secured, 8 covered, 4 exposed)  
Building 2 provided: 24 bikes (18 secured and covered, 6 additional covered along  
Washington Street

### **Project organization, scale and architecture:**

The Site will contain 2 building structures each of which will be 4 levels above grade with a maximum height not to exceed 50'. Each building will have a different look but will be articulated using a similar material palette of brick masonry, limestone, cast stone, metal panel and a mix of residential and storefront windows for the primary facades. Building 1 (Walnut Street) will have a more modern edge to the design. Two levels of cast stone / limestone create the base for the building and frame the level 1 retail space. Brick veneer with a mix of larger storefront windows and simple punched window openings define the upper levels while a colorful metal panel system creates an eye catching corner element that identifies the entrance. At the corner the entrance is recessed under the building to provide protection from bad weather as well as increase the grade level open space at the street corner. The material changes as well as a cornice above level 2 break the building mass down horizontally into a base, body and cap. Vertical breaks with deep recesses divide the building into smaller modules along both Walnut and Smith Avenues with the deep setback on the South face creating the zone for the outdoor courtyard.

Building 2 will be more traditional in nature, taking cues from structures on Washington Street. The building will be predominately brick with an accent brick color used to define recesses and heads and sills at windows. Large windows broken down by an internal mullion grid pattern provide an industrial feel to portions of the façade and break down the building massing. Steps in the height of the building along Washington Street help to break up the mass into small modules and provide visual interest and relief. The primary building entrance on Washington Street will be articulated with a canopy and lighting, as well as glazing and brick detailing to accentuate the location and call attention to its importance as a primary point of entry. Washington Street is broken down into 4 building modules with variations in window detailing and massing tied together with a consistent use of brick as a unifying element.

The primary materials will be a mix of brick and limestone with both residential windows and zones of storefront glazing to create larger scale openings and maximize internal natural lighting. A limited use of cementitious siding and paneling (not viewable from the street) will articulate portions of the internal courtyard in building 2 and a flat white TPO roof for energy efficiency will cover both structures. Brick colors from each building will be used as accents on each other as a means of providing a connection between the two structures even though the overall feel of each building will be different.

Urban Station  
403 S. Walnut and 404 S. Washington  
April 18, 2016  
Page 7

### **Environmental Considerations:**

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

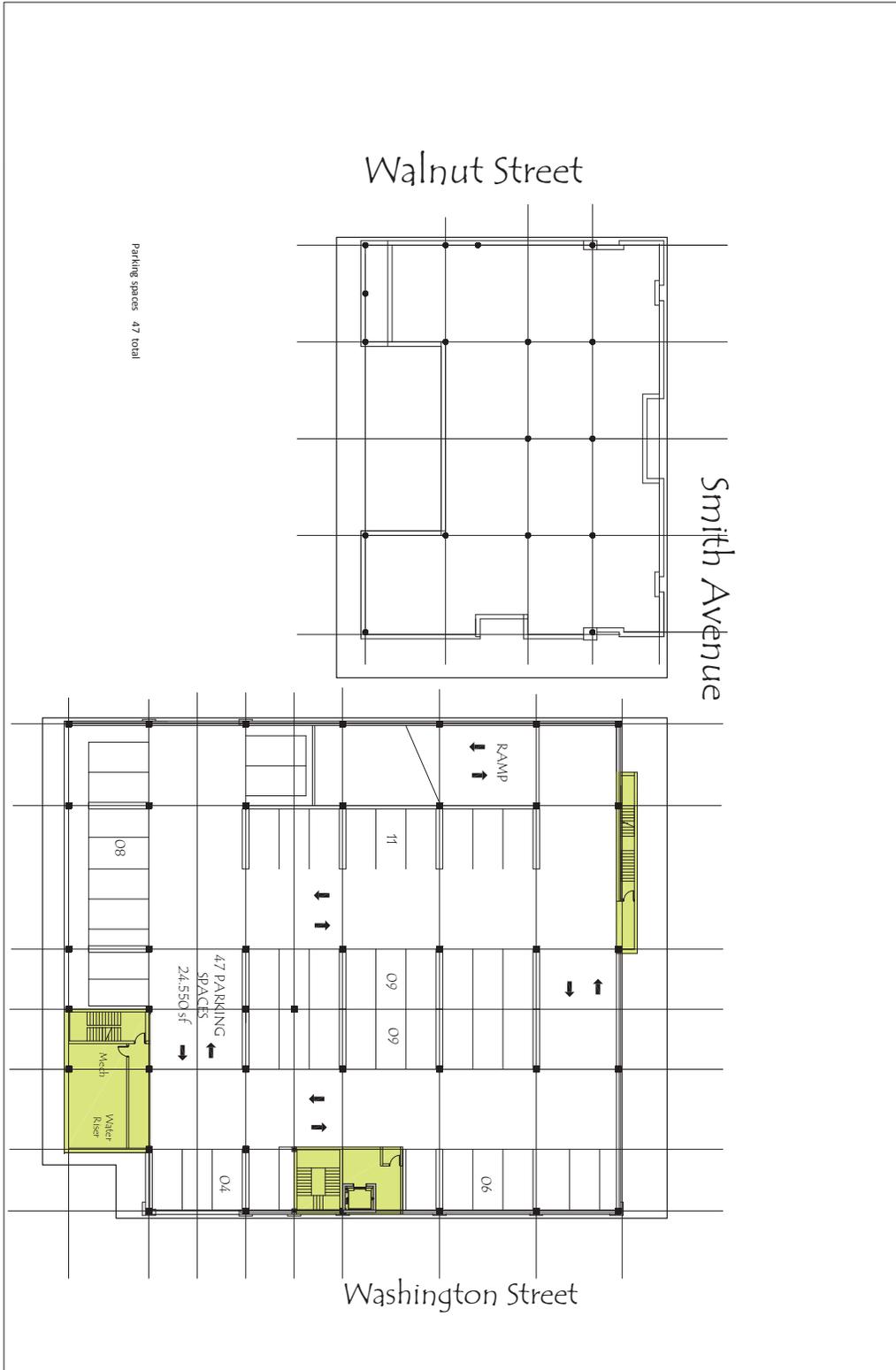
- "Green friendly" building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Examples of these materials include cementitious siding/panels, brick, CMU blocks, and cast concrete and limestone.
- A living wall on the south façade of the Courtyard in Building 2
- Energy efficient "Energy Star" appliances.
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation and reduced heat island effect at flat roof areas.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Energy efficient lighting fixtures – use of LED lighting as primary light source.
- Building shell and demising wall insulation.
- Space or recycling at each of the trash rooms
- Bike parking in excess on that required to promote non- vehicular means of transportation.
- Interior finish selections that are "green friendly" in their manufacturing and use of recycled content where possible.

Overall the project will provide a positive change to a corner currently covered by open parking lots and limited pedestrian connection between Walnut and Washington Streets. The incorporation of outdoor amenity space and the creation of a walkable street along Smith Avenue are sure to improve the pedestrian experience in the area. The project site will be design, provide a safer environment for the continued congregation of patrons of the Chocolate Moose and allow the tradition of this site as a point of destination and social activity to carry on for the future.

Sincerely;

Tim Cover  
Studio 3 Design

1 OVERHEAD VIEW  
 1 LOWER LEVEL FLOOR PLAN  
 A2 1/32" = 1'-0"



**STUDIO THREE DESIGN**  
 architecture • interior design  
 www.studiothreedesign.net  
 317.956.1000 main 317.672.1296 fax  
 8504 Allisonville Road, Suite 350 Indianapolis, IN 46250

Mixed Use Development  
 403 S. Walnut Street  
 404 S. Washington Street  
 BLOOMINGTON, IN

DATE 4/18/2016
REVISIONS
PROJECT NO. 15069

CERTIFICATION

SHEET DESCRIPTION LOWER LEVEL FLOOR PLANS
SHEET NUMBER A3

Petitioner's Statement



STREET LEVEL  
April 18, 2016

BUILDING 1		BUILDING 2	
one bedroom	4	one bedroom	6
two bedroom	5	two bedroom	9
three bedroom	0	three bedroom	12
four bedroom	9	four bedroom	9
<b>18 units</b>		<b>36 units</b>	
	50 beds		96 beds
	17,800 DUE		32,944 DUE
	18 DUE available		38,400 DUE available
	Level 1 gross area 8,060 sf		Level 1 gross area 4,550 sf
	Level 1 non-residential 4,550 sf		Level 1 non-residential 4,550 sf
	non-residential % 60%		non-residential % 60%
	Parking		Parking
	Level 1 47		Lower Level 47
	Street Level 42		Street Level 42
	total parking 89		total parking 89

1 STREET LEVEL FLOOR PLAN  
A3 1/32" = 1'-0"



1 LEVEL 2 FLOOR PLAN  
 A4 1/32" = 1'-0"



1 LEVEL 3 FLOOR PLAN  
AS 1/32" = 1'-0"

**STUDIO THREE DESIGN**  
 architecture + interior design  
 www.studiothreedesign.com  
 317.556.1020 main 317.672.1238 fax  
 8804 Allisonville Road, Suite 300 Indianapolis, IN 46220

Mixed Use Development  
 403 S. Walnut Street  
 404 S. Washington Street  
 BLOOMINGTON, IN

DATE 4/18/2016
REVISIONS
PROJECT NO. 15069

CERTIFICATION  
 Petitioner's Statement

SHEET DESCRIPTION LEVEL 3 FLOOR PLANS
SHEET NUMBER A6



LEVEL 4  
April 18, 2016

1 LEVEL 4 FLOOR PLAN  
A6 1/32" = 1'-0"

**STUDIO THREE DESIGN**  
 architecture • interior design  
 www.studiothreedesign.net  
 317.582.1000 main 317.572.1234 fax  
 8004 Allisonville Road, Suite 330 Indianapolis, IN 46250

Mixed Use Development  
 403 S. Walnut Street  
 404 S. Washington Street  
 BLOOMINGTON, IN

DATE 4/18/2016
REVISIONS
PROJECT NO. 15069

CERTIFICATION

SHEET DESCRIPTION  
 LEVEL 4  
 FLOOR PLANS

SHEET NUMBER

Petitioner's Statement 47



SITE PLAN - RENDERING  
 NOT TO SCALE  
 NORTH



1 Aerial - Northwest Corner  
 A2



West Bldg. - Northwest Corner

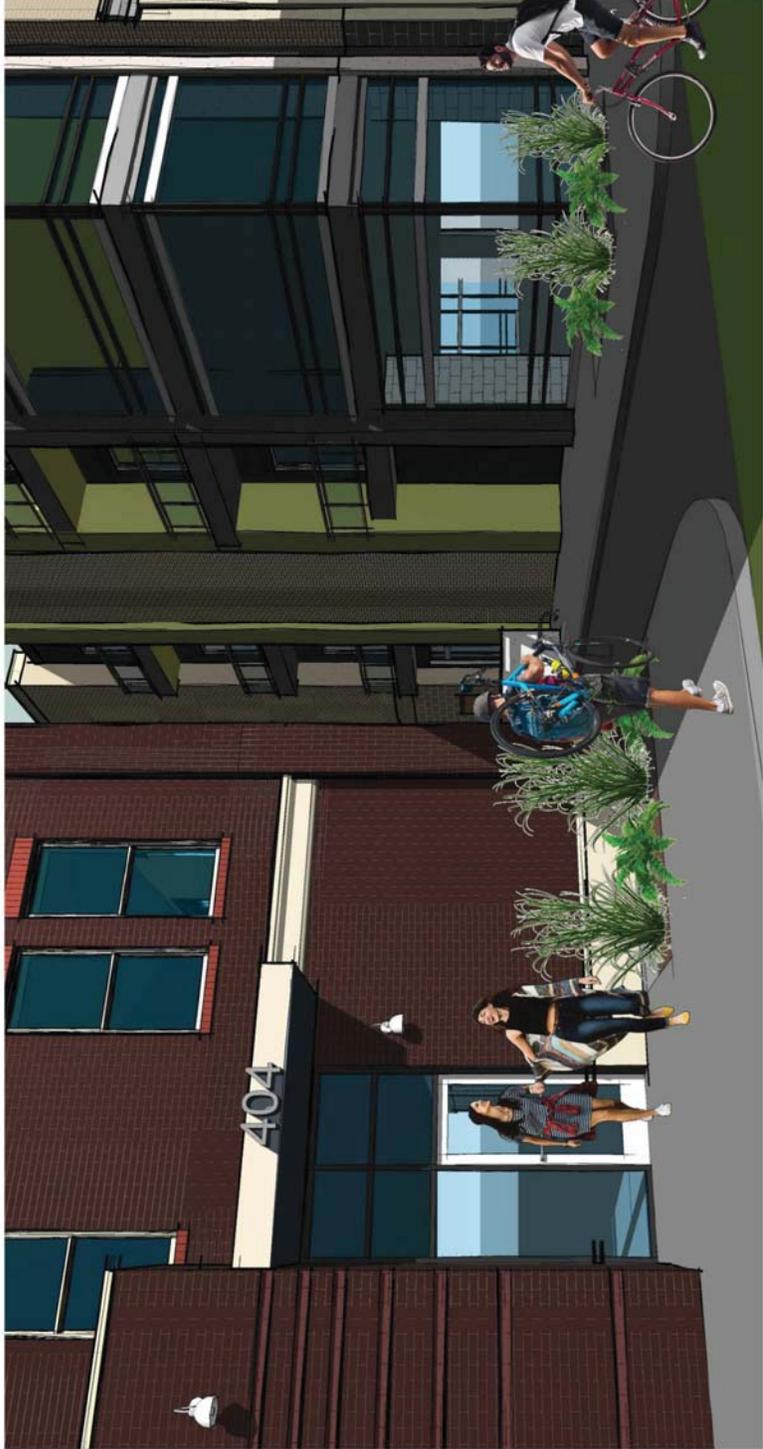




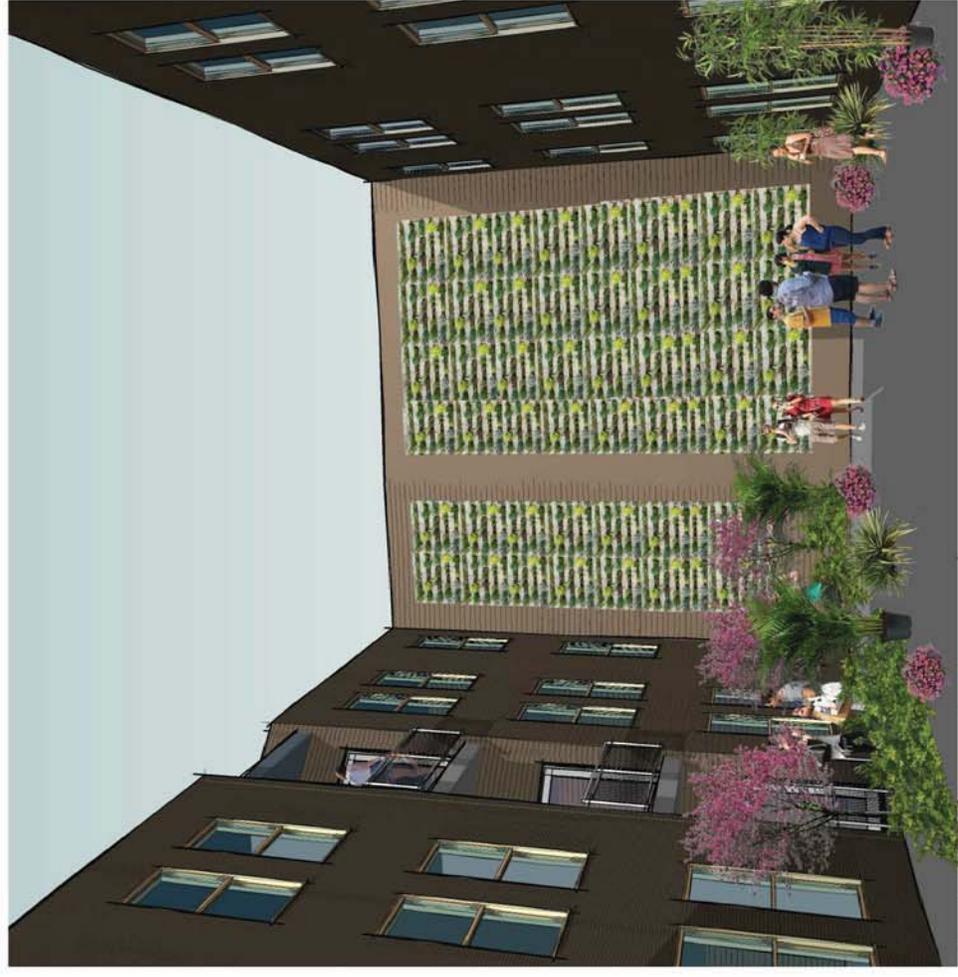
East Bldg. - Northeast Corner



East Bldg. - Southeast Corner



Smith St. - Alley



East Bldg. - Interior Courtyard - Greenwall



1 AERIAL - SOUTHEAST CORNER  
 A18

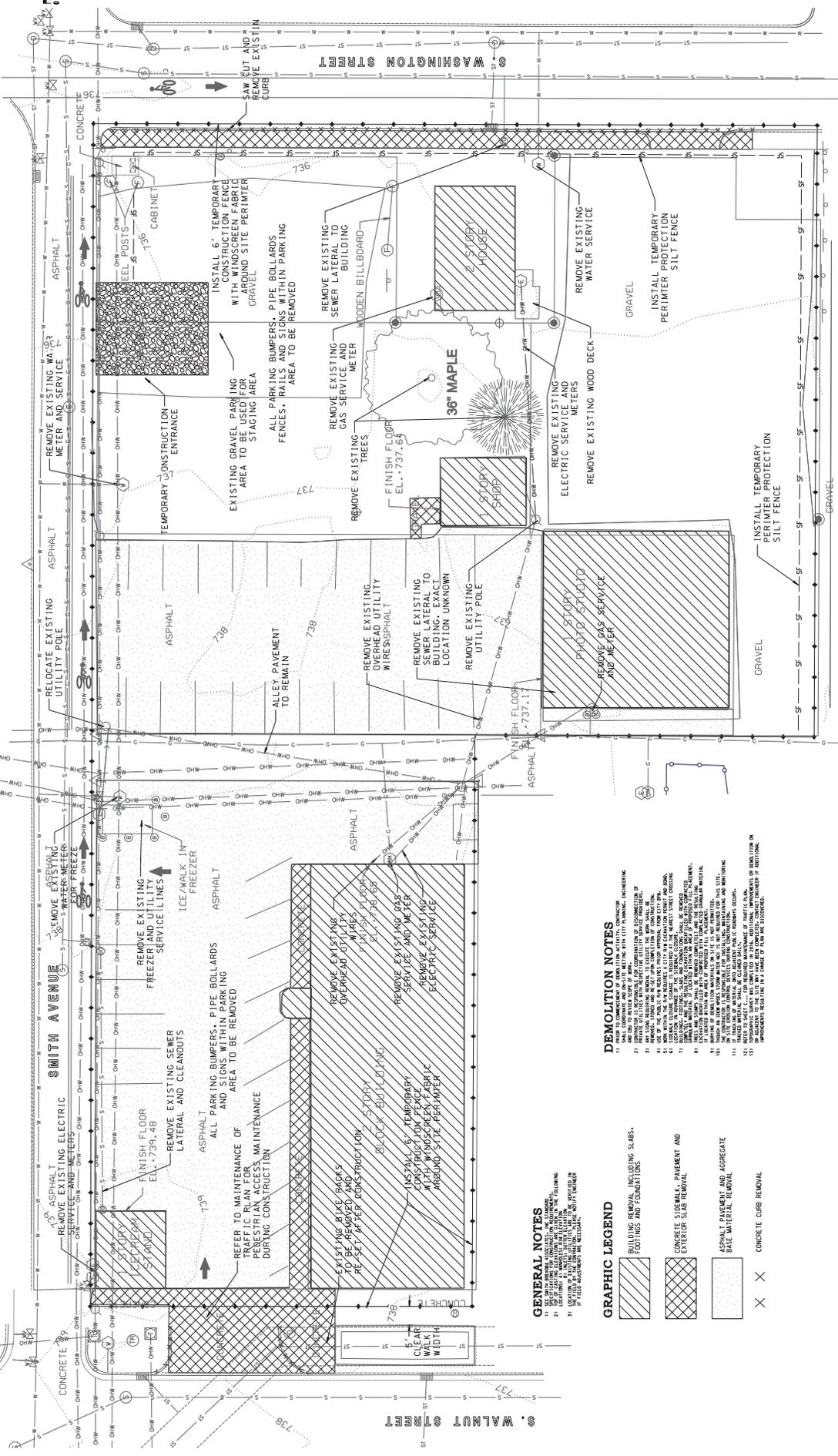


1 AERIAL - SOUTHWEST CORNER  
 A19



1 AERIAL - NORTHEAST CORNER

A20



**GENERAL NOTES**

1. SEE ALL NOTES ON SHEETS S301-1 THROUGH S301-10.
2. VERIFY ALL UTILITIES AND SERVICES BEFORE DEMOLITION.
3. VERIFY ALL PERMITS AND REGULATIONS WITH THE CITY OF WASHINGTON.
4. VERIFY ALL DEMOLITION METHODS AND PROCEDURES WITH THE CITY OF WASHINGTON.
5. VERIFY ALL DEMOLITION SCHEDULE AND TIMING WITH THE CITY OF WASHINGTON.
6. VERIFY ALL DEMOLITION SAFETY AND PROTECTION MEASURES WITH THE CITY OF WASHINGTON.
7. VERIFY ALL DEMOLITION WASTE DISPOSAL AND RECYCLING REQUIREMENTS WITH THE CITY OF WASHINGTON.
8. VERIFY ALL DEMOLITION NOISE AND VIBRATION REQUIREMENTS WITH THE CITY OF WASHINGTON.
9. VERIFY ALL DEMOLITION AIR QUALITY REQUIREMENTS WITH THE CITY OF WASHINGTON.
10. VERIFY ALL DEMOLITION WATER QUALITY REQUIREMENTS WITH THE CITY OF WASHINGTON.
11. VERIFY ALL DEMOLITION SOIL REMEDIATION REQUIREMENTS WITH THE CITY OF WASHINGTON.
12. VERIFY ALL DEMOLITION ASBESTOS AND LEAD REQUIREMENTS WITH THE CITY OF WASHINGTON.
13. VERIFY ALL DEMOLITION HAZARDOUS MATERIAL REQUIREMENTS WITH THE CITY OF WASHINGTON.
14. VERIFY ALL DEMOLITION HISTORIC PRESERVATION REQUIREMENTS WITH THE CITY OF WASHINGTON.
15. VERIFY ALL DEMOLITION ARCHITECTURAL RECORDS WITH THE CITY OF WASHINGTON.
16. VERIFY ALL DEMOLITION ARCHITECTURAL DRAWINGS WITH THE CITY OF WASHINGTON.
17. VERIFY ALL DEMOLITION ARCHITECTURAL SPECIFICATIONS WITH THE CITY OF WASHINGTON.
18. VERIFY ALL DEMOLITION ARCHITECTURAL CONTRACTS WITH THE CITY OF WASHINGTON.
19. VERIFY ALL DEMOLITION ARCHITECTURAL AGREEMENTS WITH THE CITY OF WASHINGTON.
20. VERIFY ALL DEMOLITION ARCHITECTURAL CORRECTIVES WITH THE CITY OF WASHINGTON.

**GRAPHIC LEGEND**

- BRICK, CONCRETE, AND OTHER SOLID MATERIALS
- CONCRETE SIDEWALKS, PAVEMENT AND EXTERIOR SLAB REMOVAL
- ASPHALT PAVEMENT AND AGGREGATE BASE MATERIAL REMOVAL
- CONCRETE CURB REMOVAL

**DEMOLITION NOTES**

1. DEMOLITION OF ALL EXISTING STRUCTURES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
2. DEMOLITION OF ALL EXISTING UTILITIES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
3. DEMOLITION OF ALL EXISTING SERVICES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
4. DEMOLITION OF ALL EXISTING MATERIALS SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
5. DEMOLITION OF ALL EXISTING STRUCTURES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
6. DEMOLITION OF ALL EXISTING UTILITIES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
7. DEMOLITION OF ALL EXISTING SERVICES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
8. DEMOLITION OF ALL EXISTING MATERIALS SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
9. DEMOLITION OF ALL EXISTING STRUCTURES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
10. DEMOLITION OF ALL EXISTING UTILITIES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
11. DEMOLITION OF ALL EXISTING SERVICES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
12. DEMOLITION OF ALL EXISTING MATERIALS SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
13. DEMOLITION OF ALL EXISTING STRUCTURES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
14. DEMOLITION OF ALL EXISTING UTILITIES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
15. DEMOLITION OF ALL EXISTING SERVICES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
16. DEMOLITION OF ALL EXISTING MATERIALS SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
17. DEMOLITION OF ALL EXISTING STRUCTURES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
18. DEMOLITION OF ALL EXISTING UTILITIES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
19. DEMOLITION OF ALL EXISTING SERVICES SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.
20. DEMOLITION OF ALL EXISTING MATERIALS SHALL BE ACCORDING TO THE CITY OF WASHINGTON DEMOLITION REGULATIONS.

