CITY OF BLOOMINGTON

PLAN COMMISSION

September 12, 2016 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION
September 12, 2016 @ 5:30 p.m. ❖ **City Hall Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: August

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

ITEMS FOR THE CONSENT AGENDA:

UV-24-16 **Milestone Ventures Inc**
2450 S Henderson St
Use variance to allow ground floor residential dwelling units.
Case Manager: Eric Greulich

PETITIONS:

PUD-16-16 **Dwellings, LLC**
600-630 E Hillside Dr
Rezone from RS and RH to Planned Unit Development and approval of a PUD district ordinance and preliminary plan for 2.73 acres including commercial, multifamily and single-family dwellings.
Case Manager: James Roach

SP-21-16 **Tech Park Housing, LLC**
619 N Morton St
Site plan approval for a 3-story multifamily building.
Case Manager: James Roach

SP-23-16 **Bloomington Bagel Company LLC**
113 N Dunn St
Site plan approval for a 4-story mixed use building.
Case Manager: James Roach

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-16-16**
FIRST HEARING STAFF REPORT **DATE: September 12, 2016**
LOCATION: 600-630 E. Hillside Drive

PETITIONER: Mark Lauchli, Dwellings LLC
P.O. Box 5204, Bloomington

COUNSEL: Bynum Fanyo and Associates, Inc
528 N. Walnut Street, Bloomington

REQUEST: The petitioners are requesting a rezoning of approximately 2.73 acres from Residential Single-Family (RS) and Residential High-Density (RH) to PUD and approval of a new PUD District Ordinance and Preliminary Plan for a mixed residential PUD. Also requested is a waiver from the 5 acre minimum PUD size.

BACKGROUND:

Area:	2.73 acres
Current Zoning:	RS and RH
GPP Designation:	Urban Residential
Existing Land Use:	Single family
Proposed Land Use:	Commercial, multi-family, and single family
Surrounding Uses:	North – Institutional (Templeton Elementary)
	West – Commercial and multi-family
	East – Multi-family
	South – Single family

CHANGES SINCE AUGUST HEARING: Based on input from the Plan Commission, the public, and staff, the petitioners have made some changes to the petition. The changes are as follows:

- The preliminary plan has been amended to depict back-in angled parking, although the final design of the parking will be at the discretion of the Council. With this change, one additional on-street space was created.
- The petitioner has studied three additional days of on-street parking demand in the area after the start of the Indiana University academic year.
- The petitioner has committed to providing eight parking spaces at the Hillside Terrace development immediately to the east as parking for employees of the commercial space in this PUD. This effectively increases commercial parking to 29 spaces.
- The PUD District Ordinance has been amended to provide specific standards for the height, bulk, density, and architecture of the PUD.

This report focuses on the changes since August and provides a comparison between the PUD District Ordinance and the standard RH and Commercial Limits (CL) zoning districts.

REPORT: The property in question contains six parcels totaling 2.73 acres bounded by E. Hillside Drive to the north, S. Henderson Street to the west, a multifamily development to the east, and single-family homes to the south. The property is zoned Residential Single Family (RS) and Residential High-Density (RH) and currently contains 6 single family houses.

The two houses near the intersection of Hillside and Henderson (600 and 602 E. Hillside) will either be demolished or donated to a local preservation group for relocation. These houses are both listed as contributing structures on the 2001 Survey of Historic Sites and structures. Demolition of the houses was approved by the Historic Preservation Commission at its June 23, 2016 meeting. The other four single-family houses will remain on the property; these houses are included in the PUD, but the main impact is to their driveways and parking, with the exception of 612 E. Hillside Drive, where a small, detached unit will be removed.

The PUD can be broken down into two main areas.

- Area 1: the single-family area to the east.
- Area 2: The mixed-use area includes 3 buildings, parking, a courtyard area, detention pond, and other landscaping. The mixed use area is also where changes to the streetscape are proposed with added on-street parking, a multiuse path on Henderson, tree plots, space for outdoor seating, and wider, improved sidewalks.

There are three buildings proposed in Area 2. Building A is the mixed-use building that addresses the intersection. It is proposed as a three-story building with commercial and residential on the first floor and residential units on the second and third floors. Floors one and two are clad in brick with large windows and metal canopies. The third floor is a combination of board and batten and lap siding. A portion of the third floor along Hillside is setback from the front building wall. The building has a flat roof designed to accommodate several solar panels on the roof as well as 1,000 square feet of a green roof. The roof height at the corner is 36 feet.

The four commercial spaces in Building A total 6,400 square feet. The floorplan has been changed and now the commercial spaces face Hillside and the intersection. There are also three apartment units on the first floor: two 2-bedroom units and one 1-bedroom unit. The building has a total of 25 units: 8 2-bedrooms; 16 1-bedrooms, and 1 efficiency.

Building B is a 2-story building that faces Hillside Drive and contains only apartments. The proposal is for a total of 16 efficiency units with 8 on each floor. The building has a hip roof and proposed materials are shake and lap siding. The building was designed to contrast with the adjacent commercial building. The height of the roof ridge is 34 feet. No changes have been made to this building since the last meeting.

Building C faces Henderson Street and the single-family development to the south. The proposal is a 3-story building. The first floor of the building would be mostly for parking and the upper two stories for apartments. From the south elevation, the highest point is 41 feet and from Henderson the highest point is 36 feet. The building has a pitched roof and dormer windows. It utilizes several materials including cast stone, metal louvers, lap siding, shake siding, board and batten siding, and decorative window brackets. Three apartments are at street level on Henderson and conceal the first-floor parking. The first-floor contains 3 apartments and 40 parking spaces. Building C has a mix of units; 12 2-bedroom units, 19 1-bedroom units, and 2 efficiencies.

GROWTH POLICIES PLAN: The GPP designates this 2.73 acre site as "Urban Residential." Staff notes the following policy statements that apply to this development:

Compact Urban Form

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

Mitigate Traffic

- MT-1: Develop transit-oriented site planning standards as a required component of development and redevelopment projects. (page 14)
- MT-2: Require the siting of future high density multifamily and commercial projects within walking distance to transit routes. (page 14)
- MT-8: Require the construction of pedestrian and bicycle facilities that provide safety and convenience in all new and redevelopment projects. Examples of features to be considered are sidewalks, pedestrian crosswalks, sidepaths, bicycle lanes, and bicycle racks. (page 15
- MT-9: Create true pedestrian corridors by increasing the number of large species, street trees in tree plots, and other pedestrian amenities within the right-of-way. (page 15)
- MT-10: Ensure that designs for new construction and/or the retrofitting of existing intersections provide a safe environment for pedestrians to reduce crossing distances and include pedestrian signalization. (page 15)

Conserve Community Character

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

Urban Residential Land Use Category

- (The Urban Residential Land Use) category identifies existing residential areas with densities generally ranging from 2 units per acre to 15 units per acre.

Additional, this category also includes …. individual vacant lots and smaller acreages, known as neighborhood conservation areas. (page 31)

- The fundamental goal for (neighborhood conservation) areas is to encourage the maintenance of residential desirability and stability. Where new infill development is proposed, it should be consistent and compatible with preexisting developments. (page 31)
- (The Urban Residential areas should be developed) for predominately residential uses; however, incorporate mixed residential densities, housing types, and non-residential services where supported by adjacent land use patterns. (page 31)
- Thus, the main objectives for (the Urban Residential) areas are to maintain adequate levels of service when possible to improve the capacity and aesthetic of all urban services. (page 31)
- (The Urban Residential areas should) optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods as well as community activity centers. (page 31)
- (The Urban Residential areas should) ensure that new common open space is truly usable and accessible. (page 31)
- (The Urban Residential areas should) provide for marginally higher development densities while ensuring preservation of sensitive environmental features and taking into consideration infrastructure capacity as well as the relationship between new development and adjacent existing neighborhoods. (page 31)
- …development of…small parcels should respect the unique character and development pattern of the neighborhood. The development should emphasize building and site compatibility with existing densities, intensities, building types and other site planning features. (page 31)

Neighborhood Activity Center

- It should be noted that while several NACs have been identified on the land use map, more could be designated in the future as further study is done and appropriate locations identified. (page 33)
- NACs must relate to surrounding residential neighborhoods and not adversely affect the livability of these neighborhoods through traffic, lighting, noise, litter or other impacts. (page 33)
- The height of new commercial structures in a NAC shall be limited to three stories in order to minimize the impact of such uses on surrounding residents. (page 33)
- The main focus of the NAC should be commercial uses at a scale that services the immediate neighborhood, including such services as small food stores, video rental, or small cafes. (page 33)
- Residential uses should be limited to multi-family development, ideally on floors above street level commercial uses. (page 33)
- Commercial uses should be restricted to ensure their neighborhood focus. (page 33)

PUD DISTRICT ORDINANCE ISSUES:

Underlying Zoning Districts: The petitioners propose utilizing CL as underlying zoning. The CL and RH are very similar in terms of development standards. RH zoning is already in place at the Hillside Terrace development to the east. The CL zoning district was designed for commercial and mixed use developments within neighborhoods. The chart below compares some elements of the PUD to these two districts.

Standards Comparison

	PUD	**CL**	**RH**
Density	15 units/acre	15 units/acre	15 units/acre
Residential Parking	1 space/bedroom	1 space/bedroom max.	1 space/bedroom max.
Commercial Parking	21 on-street 8 off-site employee spaces	0 minimum 26 max. (small multi-tenant center)	N/A
Residential parking	103 spaces	0 minimum 103 maximum	0 minimum 103 maximum
Impervious surfaces	70%	50%	50%
Setbacks to Pinestone Neighborhood	15’ + 10’ buffer	10’ + 10’ buffer	15’ + 10’ buffer
Height	40’ plus stairs (Building A) 35’ (Building B) 42’ (Building C)	40 feet	50 feet
Occupancy	3 unrelated adults	5 unrelated adults	5 unrelated adults

Density: Unit counts and bedroom counts have not changed since the last hearing. The overall maximum site density is 15 units per acre. The buildings as proposed include 74 apartments and 4 single family houses with a total of 103 bedrooms. This equates to 29.75 DUEs or 10.89 DUES/acre for the entire PUD.

Unit Type		**Units**	**Bedrooms**
3	Bedroom house	2	3
2	Bedroom house	1	2
1	Bedroom house	1	1
2	Bedroom	20	40
1	Bedroom	35	35
1	Efficiency	19	19
	Total	78	103

Architectural Standards: The revised PUD District Ordinance includes controlling language to ensure that the building built will look like the building shown in terms of height, materials, windows, entries, and modulation.

Occupancy: The petitioner has committed to use the single family zoning definition of family in this PUD. Each unit can be occupied by a single family which can include no more than three unrelated adults.

PUD PRELIMINARY PLAN ISSUES:

Landscaping: The petitioners have submitted a schematic landscaping plan. This plan mostly meets UDO landscaping requirements. The petitioners propose a reduced percentage of the parking lot trees be provided as large canopy trees due to a lack of planting area. They propose 13% large canopy trees, as opposed to the UDO requirement of 75%. Also, the landscaping plan shows numerous plantings in the right-of-way other than street trees. Anything planted in the right-of-way must be a species that will not block vision clearance at maturity and the petitioner must agree to maintain this landscaping. Finally, street trees along Henderson must be located east of the multi-use path in order to avoid conflict with an existing storm sewer main. The schematic landscaping plan from Mader Design does not reflect this, but it is reflected on the Bynum Fanyo plans.

Parking: Area 1 includes 9 parking spaces for the four single family houses. Area 2 includes 94 on-site parking spaces for the apartments. This is a ratio of one parking space per one bedroom, which is the maximum permitted per the UDO.

The current Preliminary Plan shows 21 on-street parking spaces to serve the commercial space in Area 2. In addition, the petitioner has committed to assigning 8 parking spaces in the Hillside Terrace development to the east for employees.

The development includes 6,400 square feet of commercial space, divided between 4 tenant spaces. Considering a possible mix of uses from the CL permitted uses, 21 spaces is close to the UDO's maximum parking requirements. If this site were in a location without on-street parking, the UDO would cap the total number of on-site parking spaces as follows for this one possible scenario:

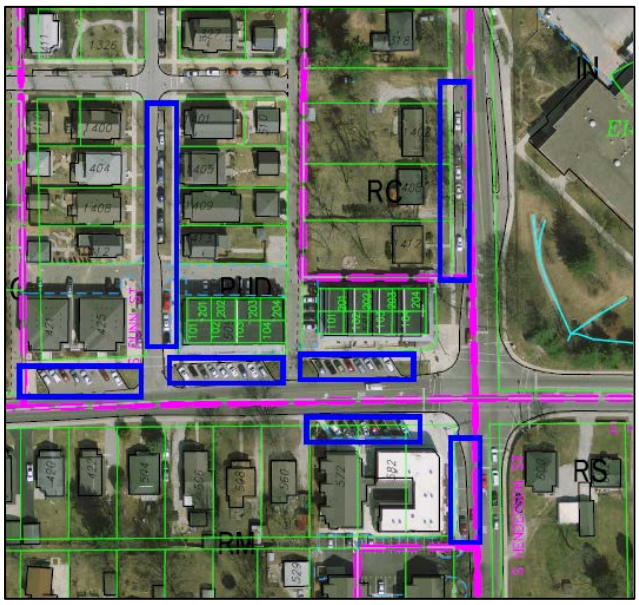
Chart 1: Possible Development Scenario and Maximum Parking Standards

Tenant Use	Parking Ratio	Commercial Tenant Space Size	Maximum Permitted Spaces
Restaurant	1: 200 sq. ft.	2,000 sq. ft.	10
Fitness/Training Studio	1: 400 sq. ft.	1,530 sq. ft.	3
Business/professional Office	1: 300 sq. ft.	1,580 sq. ft.	5
Retail, low-intensity	1: 300 sq. ft.	1,233 sq. ft.	4
		Total:	22

According to these numbers, providing 21 on-street parking spaces is close to the maximum permitted for the zoning district, not counting the 8 additional employee spaces. This is one scenario. If all of the commercial spaces were to be filled by one use, the following chart demonstrates several of those possibilities and the corresponding maximum parking per UDO standards:

Chart 2: Possible Uses and Maximum Parking Standards

Tenant Use	Parking Ratio	Entire Commercial Space	Maximum Permitted Spaces
Restaurant	1: 200 sq. ft.	6400 sq. ft.	32
Small multi-tenant center	1:250 sq. ft.	6400 sq. ft.	26
Fitness/Training Studio	1: 400 sq. ft.	6400 sq. ft.	16
Business/professional Office	1: 300 sq. ft.	6400 sq. ft.	21
Retail, low-intensity	1: 300 sq. ft.	6400 sq. ft.	21

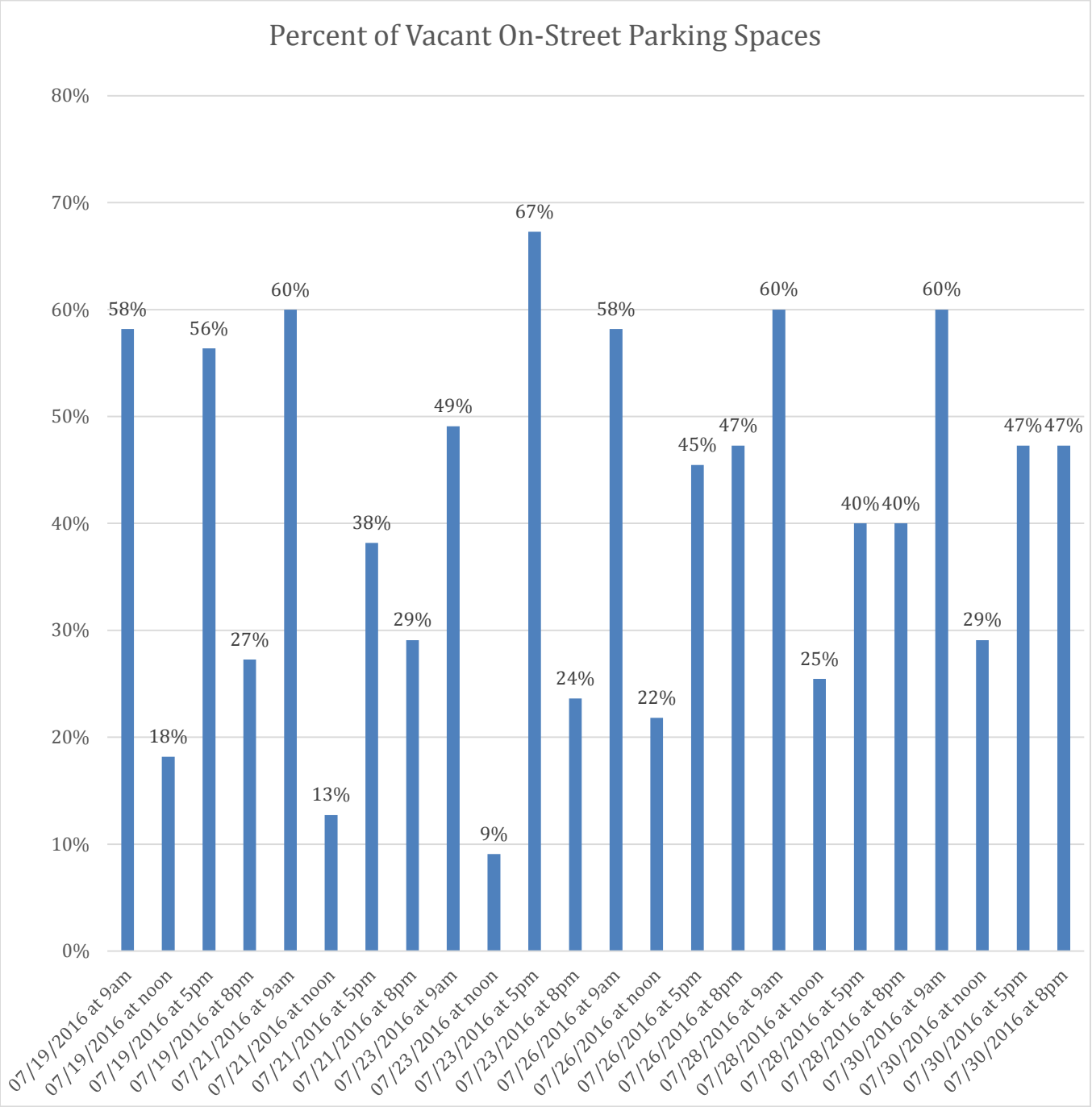


In order to gauge existing parking needs in the area, the petitioner has studied the on-street parking utilization rates. Prior to the last meeting, they studied 6 days. Since the last meeting and after the start of the Indiana University academic year, the petitioner studied 3 additional days and added a time period of 2:30 PM to the study.

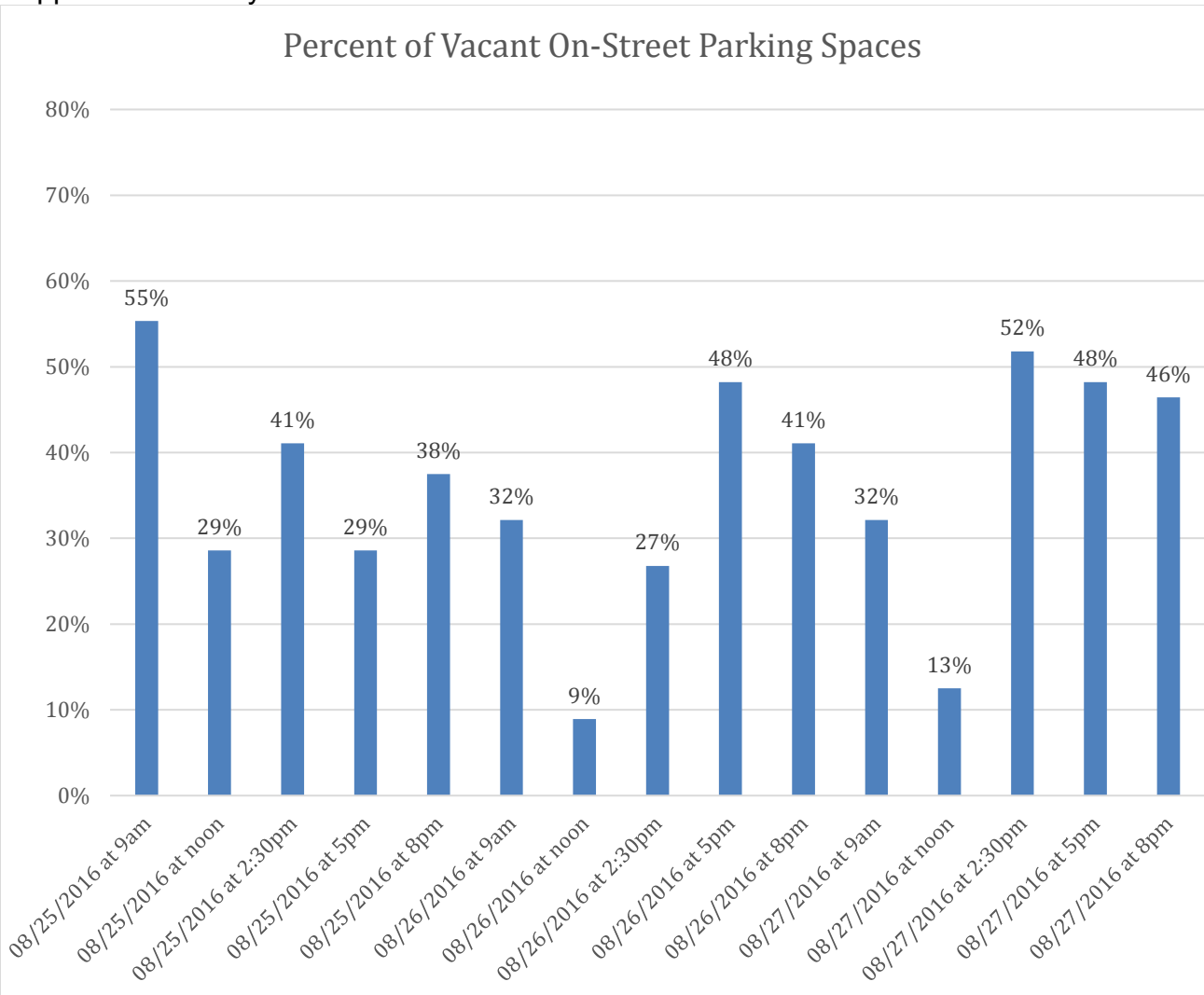
Across the 39 observations, there were only 4 instances when fewer than 15 percent of spaces were available. More than half of the time, 40 percent or more of spaces were available. According to research in on-street parking, aiming for 15 percent of spaces to be unoccupied at any time is a good goal, which allows for people to come and go and visit commercial spaces. Parking researcher Donald Shoup, PhD and transportation researcher Todd Litman, PhD have several studies that recommend approximately one in eight parking spaces be vacant at any one time. This works out to 12.5% vacancy (Shoup, *Cruising for Parking,* 2007) (Litman, *Parking Policy Implementation Guidelines*, 2015).

Chart 3: Percent of Vacant On-Street Parking Spaces

First study



Supplemental study



In conclusion, staff finds that the proposed 21 parking spaces, plus 8 off-site employee parking spaces, creates an effective 29 parking spaces associated with the commercial portion of the PUD. Staff finds this is an adequate number given the anticipated parking needs and parking maximums outlined by the UDO as well as the existence of additional on-street parking spaces in the immediate area.

If the Plan Commission disagrees with this conclusion, there are several options. Each option has different repercussions and impacts.:

- Require less commercial, creating a higher percentage of parking to square footage.
- Restrict high parking demand uses from the list of permitted uses, such as restaurants.
- Require more parking along Hillside further to the east in front of the single family houses.
- Require Henderson parking to be changed from parallel to angled. This will require that the building footprints shrink to accommodate the increased depth. The City Transportation and Traffic Engineer has concerns about this approach.
- Require more off-street parking.
- Require a reduction in density to free up off-street parking for commercial uses.
- Require more off-site parking or shared parking on-site.

Parking Design: The Traffic Commission voted unanimously to support back-in angled parking at this location. Back-in angled parking is safer than pull-in angled parking. While becoming more common in other cities, this would be the first block to contain back-in parking in Bloomington. This will be an adjustment for drivers but that will be true no matter where it is constructed in the City. The Traffic Commission recommended this parking configuration for both Hillside and Henderson as opposed to pull-in angled parking. Staff recommends continuing with the parallel parking on Henderson. Title 15 of the Bloomington Municipal Code will need to be amended to permit back-in angled parking, however Title 15 would need to be amended regardless to permit parking on Hillside or Henderson at all. Ultimately, staff does not believe the angle of the parking is a decision for the Plan Commission. Changes to street parking controls require review and approval by the City Council regardless of the direction of the parking.

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

1. The Petitioner should adjust the Site Plan such that more than 30% pervious surface is available.

   Staff Response: Staff finds that the proposed 70% maximum impervious surface coverage is appropriate given the context of the development as a neighborhood activity center. The Plan Commission can choose to require a greater amount of pervious surface. The petitioner may choose to meet this requirement through the

use of permeable pavers. In addition, the green roof associated with the maintenance building partially mitigates the impact of the increase impervious surfaces.

2. The Petitioner should clarify the language in the PUD District Ordinance regarding changing canopy trees to columnar trees.

   Staff Response: Staff has included this as recommended condition of approval #4.

20.04.080(h) Planned Unit Development Considerations

The UDO outlines that in their consideration of a PUD District Ordinance and Preliminary Plan, the Plan Commission and Common Council shall consider as many of the following as may be relevant to the specific proposal. The following list shall not be construed as providing a prioritization of the items on the list. Each item shall be considered individually as it applies to the specific Planning Unit Development proposal.

(1) The extent to which the proposed Preliminary Plan meets the requirements, standards, and stated purpose of Chapter 20.04: Planned Unit Development Districts.

   STAFF COMMENTS: This petition meets the requirements for a Planned Unit Development and accomplishes the purpose of a PUD which is to provide a unique development pattern that would not be allowed in a regular zoning district. The design of this PUD expands a neighborhood activity center in a way that promotes architecture that is compatible with the surroundings and counteracts urban monotony.

(2) The extent to which the proposed Preliminary Plan departs from the Unified Development Ordinance provisions otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

   STAFF COMMENTS: The proposed deviations from the UDO that are outlined in this report and the PUD District Ordinance are necessary to develop this site with a mix of land uses.

(3) The extent to which the Planned Unit Development meets the purposes of this Unified Development Ordinance, the Growth Policies Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.

   STAFF COMMENTS: The PUD meets the purposes of the City by expanding a neighborhood activity center in a way that is compatible with the existing

fabric of development. Commercial uses are restricted to ensure neighborhood focus. The PUD furthers the goal of compact urban form in a way that promotes gradual changes and marginally increasing densities while utilizing existing infrastructure. The PUD also extends a multi-use path on Henderson to advance the goals of the Bicycle and Pedestrian Plan.

(4) The physical design of the Planned Unit Development and the extent to which it:

a. Makes adequate provision for public services;
b. Provides adequate control over vehicular traffic;
c. Provides for and protects designated common open space; and
d. Furthers the amenities of light and air, recreation and visual enjoyment.

STAFF COMMENTS: The PUD is well served by existing public services. The proposed on-street parking will be a neighborhood and City amenity. Common open space will be maintained by the petitioner including an interior plaza. Opportunities are provided for sidewalk café style seating, a multi-use path and pedestrian lights that will increase the visual enjoyment of the area and extend the pedestrian friendly area created with other nearby developments.

(5) The relationship and compatibility of the proposed Preliminary Plan to the adjacent properties and neighborhood, and whether the proposed Preliminary Plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.

STAFF COMMENTS: The proposed PUD Preliminary Plan has been designed in such a way to buffer the site from the neighborhood to the south. The proposed 3-story buildings, while unique in this area, are not unreasonably tall. Other 3-story multi-family buildings exist to the southwest. The GPP recommends three-story buildings for neighborhood activity centers.

(6) The desirability of the proposed Preliminary Plan to the City's physical development, tax base and economic well-being.

STAFF COMMENTS: The development will surely increase the City's tax base and economic well being. The PUD will provide opportunities for small scale, neighborhood focused business.

(7) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.

STAFF COMMENTS: Staff finds that this proposal will not create undue traffic congestion and will instead calm traffic on the adjacent streets to make them more walkable and livable. The site is adequately served by existing public facilities.

(8) The proposal preserves significant ecological, natural, historical and architectural resources.

STAFF COMMENTS: There are no significant ecological, natural, or architectural resources on this site. One historic house on the property would be relocated and three historic houses will be retained.

(9) The proposal will not be injurious to the public health, safety, and general welfare.

STAFF COMMENTS: Staff finds no injury. On-street parking in this area, while controversial with the first new development in this area, has proven to not be a safety hazard.

(10) The proposal is an effective and unified treatment of the development possibilities on the PUD site.

STAFF COMMENTS: The establishment of a PUD for this property allows a unique development that would not otherwise be accomplished within the framework of existing zoning districts. The site will be maintained under common ownership and management.

CONCLUSION: Staff finds that this PUD satisfies many of the GPP policies toward compatible infill development and site design for Neighborhood Activity Center. The proposed density and height is extremely similar to the RH and CL zoning districts. The development provides neighborhood scale commercial uses designed to be compatible with other developments in the area. Staff finds that the proposed parking plan is adequate to meet the needs of the multi-family and commercial tenants and customers.

RECOMMENDATION: Staff recommends forwarding this to the Common Council with a favorable recommendation and the following conditions of approval:

1. Right-of-way dedication is required for Hillside and Henderson. The dedication must be the minimum Thoroughfare Plan requirement but must also include all on-street parking and sidewalks. This must be done within 180 days of Council approval.
2. Final Plan approval is delegated to the Planning and Transportation Department Staff.
3. Prior to Final Plan approval, the petitioner shall record a zoning commitment assuring the availability of eight parking spaces for employees in the Hillside Terrace Development.
4. Any landscaping within the public street right-of-way must be maintained by petitioner and must be species that will not block line of sight at full maturity.
5. Prior to review by the City Council, the petitioner shall amend the District Ordinance in regards to parking lot landscaping and any other changes required by the Plan Commission at the hearing. The District Ordinance should read "… we are proposing 13% large canopy trees and 87% medium or large columnar trees for the parking lot perimeter tree category. The site interior trees will meet UDO requirements."

MEMORANDUM

Date: September 1, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-16-16, Dwellings, third hearing
600 – 630 E. Hillside Dr.

The Environmental Commission (EC) commends the Petitioner for including and clarifying the issues that the EC still had at the time of the last hearing. We look forward to working together as the design and maintenance plans for the green roof, water harvesting, solar panels, and other environmentally conscientious practices become reality. There are however, still a couple specific recommendations the EC would like to provide.

ISSUES OF ENVIRONMENTAL IMPORTANCE

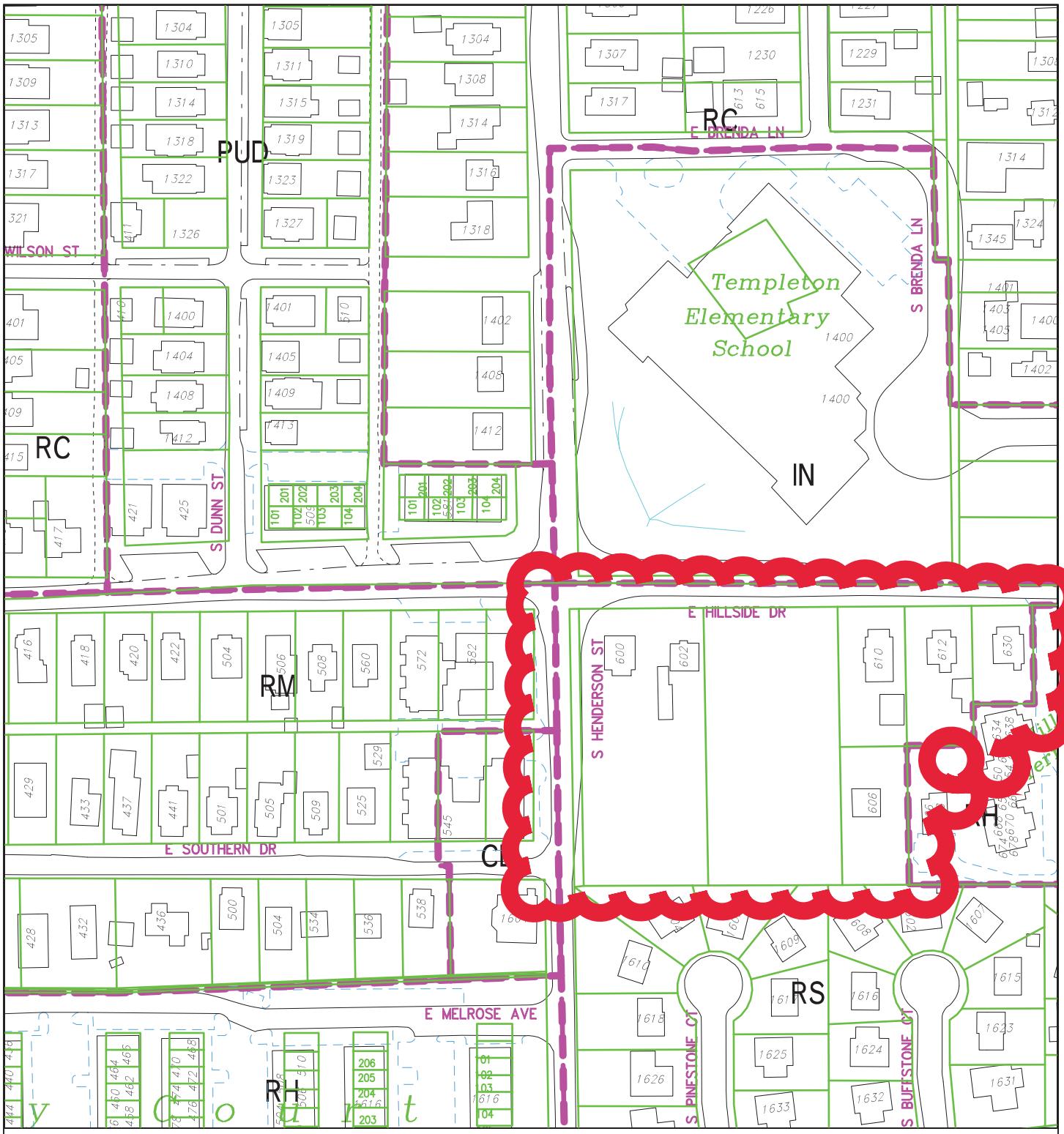
1. The eighth Proposed Site Development Standard listed on page four (4) of the District Ordinance states that the intent for surface area coverage is not to exceed 70% impervious materials. The EC remains disappointed in this high percentage. The Unified Development Ordinance (UDO) calls for a maximum of 50% impervious surface coverage in a Commercial Limited (CL) zoning district; thus the EC recommends at least the amount of open space required in the UDO. The EC always recommends that the environmental protection regulations in a PUD District Ordinance be at least as stringent as those in the UDO.

2. In the revised District Ordinance, on page five (5) the Petitioner states "The UDO requires 75% of the interior parking lot trees to be large canopy trees, we are providing 13% large canopy trees and the remainder columnar species of trees due to site design." This sentence should be revised to clearly state which UDO landscape category the columnar trees will be in. The Parking Lot Perimeter Trees are required to be at least 75% large canopy trees, whereas the Interior Canopy Trees are calculated by a number based on size, not a percentage. The EC suggests that the sentence be changed to "… we are proposing 13% large canopy trees and 87% columnar trees for the Parking Lot Perimeter tree category. The Site Interior Trees will be calculated as the UDO requires."

EC RECOMMENDATIONS

1. The Petitioner should adjust the Site Plan such that more than 30% pervious surface is available.

2. The Petitioner should clarify the language in the PUD District Ordinance regarding changing canopy trees to columnar trees.



Hillside and Henderson Southeast corner proposed PUD

Location, Buildings, Zoning

City of Bloomington
Planning & Transportation

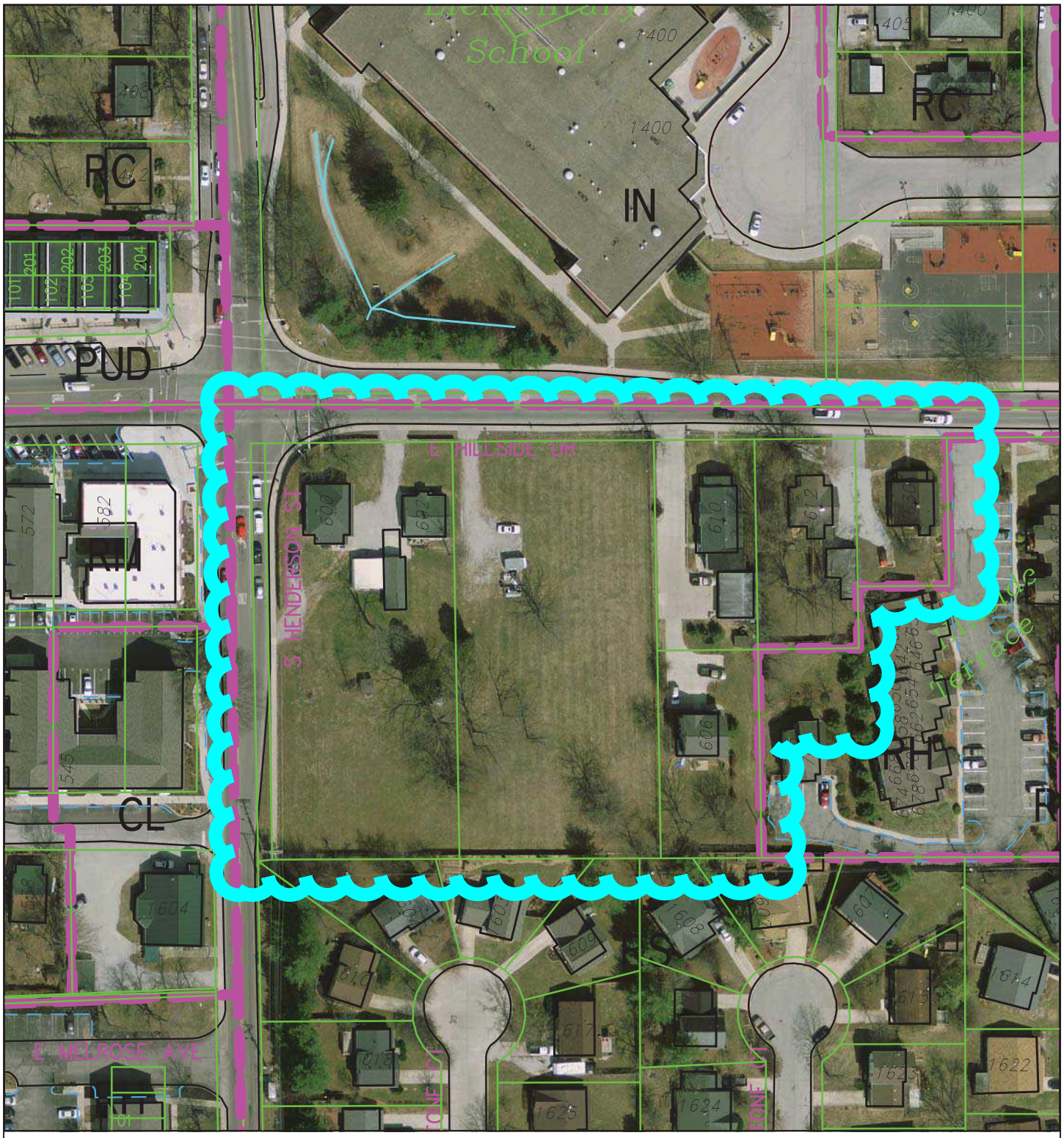
By: rosenbab
27 May 16

150 0 150 300 450

N

Scale: 1" = 150'

For reference only; map information NOT warranted.



Hillside and Henderson Southeast corner proposed PUD

2014 Aerial Photography

By: rosenbab

27 May 16

100 0 100 200 300

N

City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 29, 2016

City of Bloomington Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

Re: Dwellings LLC; South Park PUD

Attached please find revisions to the District Ordinance, Site Plan, Grading Plan, Landscape Plan and Architectural Plans. These plans reflect changes made as a result of issues raised at the August Plan Commission hearing.

A brief summary of changes follows:

- Back in angled parking has been shown on Hillside Drive with the approval of the City Council amending Title 15. If Title 15 is not amended head in angled parking from our original design will be constructed.
- Additional right of way dedication on Hillside Drive has been added to the project to make a minimum of 40' of ROW and contain all public improvements.
- Minimum setbacks have been incorporated to the District Ordinance (DO).
- Additional buffering has been added to the south property line adjoining Pinestone Subdivision.
- More detail has been added to the plans for construction documents.
- Steps and planters have been added to the outdoor seating area along Hillside Drive.
- Site Development Standards and Architectural Standards have been updated in the DO.
- A BBQ area and seating has been added to the interior court yard.
- Street scape plantings have been added to the single family homes east of Building B
- A commitment to provide 8 parking spaces at Hillside Terrace for employees in Building A has been included in the DO.

After you have reviewed our revised petition please feel free to contact us at any time for questions and clarifications.

Attachments: Civil Site Plans, Architectural Elevations, District Ordinance

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
Office 812 332 8030

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 29, 2016

City of Bloomington Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

Re: Dwellings LLC; South Park PUD Preliminary Plan Approval

Dear Plan Commission and City Council Members:

Our client Dwellings, LLC. respectfully request Preliminary Plan approval of a PUD located at the southeast corner of Hillside Drive and S. Henderson Street.

Existing Conditions

The PUD consist of 2.73 acres containing 6 platted lots at 600, 602, 606, 610, 612 and 630 E. Hillside Drive. The property is currently zoned RS. The property to the north is zoned IN, to the east RH, to the south RS, to the west CL and RM. At 600 E. Hillside Drive there are two single family residences, one of which will most likely be relocated to another nearby lot. 602 E. Hillside is a vacant lot, 606 E. Hillside has an existing 3-bedroom house, 610 E. Hillside has a 3-bedroom house, 612 E. Hillside has a 2-bedroom house and a 1-bedrooom converted garage and 630 E. Hillside has an existing 1-bedroom house.

Proposed Uses

The western two lots will have three new buildings A, B, and C constructed. These buildings are located in Use Area 2 of the proposed PUD. Building "A" at the intersection of Hillside and Henderson is a three story mixed use building with 6,400 square feet of commercial space on the first floor and 1 efficiency unit, 16 one bedroom and 8 two bedroom units on the first, second and third floors. The proposed uses for the commercial space shall be the same as allowed in the Commercial Limited (CL) District. To support the commercial space, we are proposing 6-parallel parking spaces on Henderson Street and 15-angled parking spaces in front of building "A" on E. Hillside Drive. Depending upon head in vs. back in angled parking approval we may lose one parking space on Hillside Drive. One of the 14/15-spaces will the ADA compatible. A zoning commitment will be recorded that provides 8-parking spaces in Hillside Terrace Apartments for the use of the commercial space employees in building A between the hours of 8 am to 6 pm.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

Building "B" east of building "A" is a two story building with 16 efficiency units. A landscaped court yard will be created to the south of building "A" and west of building "B" along with surface parking internal to the project. Access to this parking will be from Henderson Street and will align with the alley on the west side of Henderson Street. Additional parking is proposed east of building "B" along an existing driveway to E. Hillside Drive. Stacked parking has been added behind 610 Hillside Drive and next to the maintenance/ recycling center (building D). These stacked spaces will be assigned to the two bedroom apartments and 610 E. Hillside Drive.

Building "C" will be constructed south of the proposed internal parking lot with ground floor units facing Henderson Street and the mentioned parking lot. The first floor will consist 2-efficiencies units and one 1-bedroom unit and a partially submerged parking garage with 40-parking stalls and 8-bicycle storage spaces. The second and third floors consist of 18 one bedroom and 12 two bedroom units and 20 bike storage spaces. Access to the parking garage will be via a drive aligning with Southern Drive across Henderson Street.

The single family homes at 610, 612 and 630 are located in Use Area 1. The single family home at 610 E. Hillside Drive will remain as is but the garage, currently being used as storage will be removed and replaced with stacked surface parking. A new maintenance building, Building D, recycling center and trash compactor will be constructed between 606 and 610 E. Hillside Drive. A green roof will be included with the maintenance building. A minor lot line adjustment with 708 E. Hillside Drive will be made as a result of the maintenance building.

The houses at 612 and 630 E. Hillside Drive will have the shared driveway and front yard gravel parking area removed and landscaped (more on landscaping later). The converted 1-bedroom garage will also be removed and returned to yard and landscaping. Parking for these two homes will be provided to the rear of 630 E. Hillside Drive and accessed via an ingress-egress easement and minor lot line adjustment granted by Hillside Terrace Apartments. We are also proposing that four of the proposed units be designated for low income housing. An application has been submitted to Housing and Neighborhood Development for approval of this designation.

GPP Urban Residential

Intent

The GPP designates this property as Urban Residential stating "Urban Residential areas include those parts of the city developed after the Core Residential areas were built-out. Some minor development is still taking place in these areas. This category identifies existing residential areas, with densities generally ranging from 2 units per acre to 15 units per acre." The GPP goes on to state "Urban Residential areas have good access to roads, public water and sewer, and other public services."

We believe our project meets the intent of the GPP in the fact that our proposed density for the CL portion of the project has 24.47 DUE units on 1.83 acres for a density of 13.37 units

per acre. The RH portion of the project has 4 detached homes on 0.90 acres for a density of 4.44 units per acre. The project also has access to existing public roads, sewer, water, electricity, natural gas and fiber optic cable, all public services listed in the intended section of the GPP.

Land Use

The GPP and land use states "Develop site for predominantly residential uses; however, incorporate mixed residential densities, housing types, ands nonresidential services where supported by adjacent land use patterns."

This project meets the land use by the fact we have "mixed residential densities, a unit mix of efficiencies, one and two bedroom units and a component of commercial space.

Urban Services

The GPP states "Urban Residential Areas have full accessibility to all modern urban services. Thus, the main objectives for these areas are to maintain adequate levels of services ....."

This project is well placed for accessibility to urban services. We have an elementary school across E. Hillside Drive, a high school to the south, bus stops on E. Hillside Drive and S. Henderson Street and neighborhood serving shops and restaurant to our immediate west.

Site Design

Design goals include the following:

"Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods as well as to commercial activity centers."

This project is using existing streets to its optimization, the city is constructing a multi-purpose path along S. Henderson Street to the Black Lumber connection to the B-Line Trail and future Switch Yard Park. Sidewalks connect this project to Bryan Park located close by to the north. Commercial Activity Centers are to our immediate west and north west as well as this project providing additional neighborhood serving center.

"Ensure that each new neighborhood has a defined center or focal point. This center could include such elements as a small pocket park, formal square with landscaping, or a neighborhood serving land use."

The proposed site and building design incorporates all of the above. There is an outdoor seating area at the intersection of Hillside Drive and Henderson Street that creates a focal point of the entry to the commercial space. We have a court yard internal to the property to be used

for outdoor seating and passive recreation, the outdoor seating mentioned at the intersection with its landscaping island creates a formal setting for entry to our property and we are recruiting tenants that we hope to be similar to the other tenants west and north west of this project that are neighborhood serving.

"Ensure that new common open space is truly usable and accessible. Provide linkages between such open space and other public spaces."

The previously mentioned court yard meets this goal. In addition, we are removing driveways and inefficient parking areas to open up a usable lawn between the two of the detached homes.

"Provide for marginally higher development densities while ensuring the preservation of sensitive environmental features and taking into consideration infrastructure capacity as well as the relationship between the new development and adjacent existing neighborhoods."

This project is being proposed well within the urban densities listed in the intent section. We are fortunate that this site has no environmentally sensitive areas and is well served with excellent capacities of infrastructure. Finally, we are compatible with the existing uses to our east, west, northwest and north. We are providing a 35-foot setback to our south property line with a landscaped buffer to diminish our impact to these properties.

Proposed Site Development Standards

1. The entire petition area's underlying zone will be CL.
2. The petition area will be divided into two development styles, area 1 and area 2.
3. Area 1 will be the area surrounding the 4 single family residences and the maintenance building.
4. Area 1 will remove existing drives to 612 and 630 Hillside Drive along with gravel parking area and restore this area to usable yard space. The existing single family residences shall remain as is with the condition of the improvements outlined in the architectural standards. A new maintenance/ recycling building (building D) with a green room will be added south of 610 E. Hillside Drive. The existing garage will be removed.
5. Area 2 will include the mixed use building (A) the multi-family efficiency building (B) and building (C) with parking, efficiencies, 1 bedroom and 2 bedroom units.
6. Area 2 will allow ground floor residential units.
7. Dedicated right of way along Hillside Drive and Henderson Street frontage will be at least 40' from the center line and to ensure all street parking and sidewalks are in the right of way.
8. Impervious surface area shall not exceed 70%.

9. Maximum allowed density shall not exceed 15 units per acre.
10. Occupancy of all units will utilize the UDO single family district definition of "family".
11. Front yard setback from Hillside shall be no less than 8-feet for building A and 2.0-feet for building B excluding stoops and awnings. With the dedication of 40-feet of right of way in front of the single family residences the following setbacks apply: 610 not less than 10-feet, 612 not less than 8-feet and 630 not less than 6-feet.
12. Front yard setback from Henderson shall be no less than 10-feet for buildings A and C excluding stoops and awnings.
13. Side yard setbacks for both building and parking, shall be no less than 7-feet.
14. The rear yard along Pinestone Subdivision shall be a minimum of 15-feet with a type I buffer yard.
15. Parking setbacks shall be 20-feet from the face of the building fronting on a public street with the exception of the ADA unloading space east of building B. There will be no parking side yard setback for the three spaces accessed off of the private drive to Hillside Terrace Apartments being provided to 612 and 630 Hillside Drive.
16. A zoning commitment will be recorded that provides 8 parking spaces in Hillside Terrace Apartments for the use of the commercial space employees in building A between the hours of 8 am to 6 pm will be required prior to an occupancy permit is issued for building A
17. The PUD preliminary plan currently depicts back in angle parking but the final decision on the design of the parking will be based upon the City Council decision on how to amend Title 15.
18. Due to existing underground storm pipe and utility cables along Henderson Street we are placing the street trees and other landscape materials in landscape islands east of the 10' multi-purpose path where necessary to meet the City Utilities regulation of 10' offset of landscape material to their utilities. Street trees and landscaping will remain in the tree plots where we meet the CBU offset requirements. As a result of having to shift these trees east of the multi-purpose path 6 of the street trees will be columnar species of trees. The UDO also requires 75% of the interior parking lot trees to be large canopy trees, we are providing 13% large canopy trees and the remainder columnar species of trees due to the site design. There are 5 parking bump outs shown on the plans parking lot landscaping, interior plantings and street scape plantings, all as shown on the plans.

Proposed Architecture Development Standards

These Architectural Standards apply to the portion of the Park South Planned Unit Development in Area 1 (CL underlying zone), which encompasses four (4) existing single-family residences and one (1) proposed maintenance building (Building D).

The four (4) existing single-family residences that shall remain may incorporate the following exterior upgrades:

1. Exterior siding may be replaced or repaired using similar materials that maintain the current overall appearance within the guidelines of any and all historic designation requirements that may apply.
2. Exterior stone may be replaced or repaired using similar materials that maintain the current appearance, within the guidelines of any and all historic designation requirements that may apply.
3. Exterior roofing may be replaced or repaired using similar materials that maintain the current appearance, within the guidelines of any and all historic designation requirements that may apply.
4. Exterior windows & doors may be replaced or repaired using similar products that maintain the current appearance, within the guidelines of any and all historic designation requirements that may apply.
5. Exterior front porches or patios may be replaced or repaired using similar materials that maintain the current appearance, within the guidelines of any and all historic designation requirements that may apply.

The one (1) proposed maintenance building (Building D) shall incorporate the following architectural standards:

1. Building footprint shall not exceed 1500 sf.
2. Building height shall not exceed twenty-five (25) feet and two (2) stories.
3. Exterior materials shall consist of cementitious siding, glass, wood or other products that replicate the appearance and durability of the above materials, as approved by the staff.
4. Roof shall be flat with eaves a minimum of two (2) feet in depth or a parapet with a minimum one (1) foot height.
5. Roof plantings shall consist of a minimum extensive system (2.5" soil depth with sedum) 1000 sf minimum in area.
6. 360-Degree Architecture: Those sides of a building that are not visible from a street shall have a finished façade that is complimentary to the visible facades in terms of materials and architectural detailing.

These Architectural Standards apply to the portion of the Park South Planned Unit Development in Area 2 (CL underlying zone), which encompasses three (3) proposed buildings (Buildings A, B & C).

Building A shall incorporate the following architectural standards:

1. Building footprint shall not exceed 11,000 sf.

2. Building height shall not exceed three (3) stories and forty (40) feet except for one (1) stair enclosure to provide rooftop access for maintenance, mechanical equipment, solar photovoltaic and solar thermal equipment. These roof elements shall not extend more than ten (10) feet above the height limit.

3. Exterior materials shall consist of brick or stone masonry, precast concrete, cementitious siding, transparent glass, wood, metal or other products that replicate the appearance and durability of the above materials, as approved by the staff.

4. Roofs shall be flat or low-slope (less than 2:12) with eaves a minimum of two (2) feet in depth or a parapet with a minimum one (1) foot height.

5. Exterior facades along a street shall not have any blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:

   (A) Awning or canopy;

   (B) Porch, patio or balcony;

   (C) Change in building façade or eave height (minimum of two (2) feet of difference);

   (D) A regular pattern of transparent glass which shall comprise a minimum of fifty percent (50%) at commercial uses & thirty percent (30%) at residential uses of the total wall/façade area of the first floor façade/elevation facing a street;

   (E) Wall elevation recesses and/or projections, the depth of which shall be at least two (2) feet.

6. Entry: Along Hillside there shall be a minimum of three (3) commercial entrances that feature either an awning, canopy or other weather-protective element as well as a prominent building name, address or lighting. At the northwest building corner there shall be a minimum of one (1) commercial entrance that features either an awning, canopy or other weather-protective element as well as a prominent building name, address or lighting. Along Henderson there shall be a minimum of two (2) residential entrance(s) that feature either an awning, canopy or another weather-protective element as well as a stoop, porch or patio.

7. 360-Degree Architecture: Those sides of a building that are not visible from a street shall have a finished façade that is complimentary to the visible facades in terms of materials and architectural detailing.

Building B shall incorporate the following architectural standards:

1. Building footprint shall not exceed 6,000 sf.

2. Building height shall not exceed two (2) stories and thirty-five (35) feet except for mechanical equipment, solar photovoltaic and solar thermal equipment. These roof elements shall not extend more than five (5) feet above the height limit.

3. Exterior materials shall consist of brick or stone masonry, cementitious siding, transparent glass, wood, metal or other products that replicate the appearance and durability of the above materials, as approved by the staff.

4. Roofs shall be sloped (greater than 3:12) with eaves a minimum of two (2) feet in depth extended beyond the exterior wall. Materials shall consist of either asphalt shingles, fiberglass shingles or products that replicate the appearance and durability of the above materials, as approved by the staff.

5. Exterior facades along a street shall not have any blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:

   (A) Awning or canopy;

   (B) Porch, patio or balcony;

   (C) Change in building façade or eave height (minimum of two (2) feet of difference);

   (D) A regular pattern of transparent glass which shall comprise a minimum of thirty percent (30%) of the total wall/façade area of the first floor façade/elevation facing a street;

   (E) Wall elevation recesses and/or projections, the depth of which shall be at least two (2) feet.

6. Entry: Along Hillside there shall be a minimum of one (1) entrance that features either an awning, canopy or other weather-protective element as well as a prominent building name, address or lighting.

7. 360-Degree Architecture: Those sides of a building that are not visible

from a street shall have a finished façade that is complimentary to the visible facades in terms of materials and architectural detailing.

Building C shall incorporate the following architectural standards:

1. Building footprint shall not exceed 17,000 sf.

2. Building height shall not exceed three (3) stories and forty-two (42) feet except for mechanical equipment, solar photovoltaic and solar thermal equipment. These roof elements shall not extend more than five (5) feet above the height limit.

3. Exterior materials shall consist of masonry, cementitious siding, cast concrete, cast stone, transparent glass, wood, metal or other products that replicate the appearance and durability of the above materials, as approved by the staff.

4. Roofs shall be sloped (greater than 3:12) with eaves a minimum of two (2) feet in depth extended beyond the exterior wall. Materials shall consist of either asphalt shingles, fiberglass shingles or products that replicate the appearance and durability of the above materials, as approved by the staff.

5. Exterior facades visible from a street shall not have any blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:

   (A) Awning or canopy;

   (B) Porch, patio or balcony;

   (C) Change in building façade or eave height (minimum of two (2) feet of difference);

   (D) A regular pattern of transparent glass which shall comprise a minimum of thirty percent (30%) of the total wall/façade area of the first floor façade/elevation facing a street;

   (E) Wall elevation recesses and/or projections, the depth of which shall be at least two (2) feet.

6. Entry: Along Henderson there shall be a minimum of three (3) entrances that feature either an awning, canopy or another weather-protective element as well as a stoop, porch or patio.

7. 360-Degree Architecture: Those sides of a building that are not visible from a street shall have a finished façade that is complimentary to the visible facades in terms of materials and architectural detailing.

Density and DUE's

Area 1 portion of the project has 4 detached homes or 4 DUE's.

Area 2 buildings A, B, and C we have 20 2-bedroom units under 950 square feet, 35 one bedroom units under 700 square feet and 19 efficiency units under 550 square feet for a total of 25.75 DUE units for a total of 29.75 DUE's on 2.73 acres.

The overall density comes to 10.89 units per acre.

Sustainability

The petitioner is planning to incorporate several environmentally-conscious features and construction standards that would meet or exceed LEED Silver certification for Building A as well as other energy-efficient strategies for Buildings B & C. Some of the considerations are:

High-efficiency HVAC Systems

Energy Star Appliances

Low-flow Plumbing Fixtures

High Albedo (Solar Reflectivity) Roofing

Large Windows for Natural Light

Partial "Extensive" Green Roof (approx. 1000 sf)
PV Solar Panels

Rainwater Capture and Reuse for Irrigation

Recycling Collection

Phasing

The project will be completed in two phases. Phase I will consist of the construction of building "A" along with its associated parking and infrastructure improvements as well as the maintenance/recycling center with green roof (building D) and trash compactor. The street

scape along E. Hillside Drive will also be completed at this time. Construction for phase I is anticipate to start in the late fall of 2016 with completion in August of 2017.

Phase II consist of buildings B and C and its associated infrastructure. Construction for phase II would commence in the fall of 2017 for a completion in August of 2018.

Hillside Drive Streetscape

With the approval of this PUD the properties fronting on E. Hillside Drive from Henderson Street to one lot east of Hillside Terrace Apartments will be under common ownership. As a result, our client is proposing to create a uniform streetscape along the entirety of its frontage. This will allow two individual driveways at 600 and 602 E. Hillside Drive and one shared driveway at 612 and 630 E. Hillside Drive to be closed reducing points of conflict between vehicle and pedestrian. In addition, a uniform landscaping plan will enhance the beauty of the properties and increase the usable lawn and garden areas for the tenants.

Sustainability Initiatives

The following elements will be made a part of this petition to promote sustainability for the development:

1. A 40-panel roof mounted photovoltaic system.

2. An appropriately sized solar thermal hot water system for non-restaurant uses.

3. An approximate 1,000 square foot green roof system above the Maintenance/ Recycling building.

4. A white roof membrane on the flat roof system.

5. A cistern connected to roof drains for landscape irrigation.

6. LED lighting for all new construction.

7. Energy Star appliances for all new construction.

8. Low flow appliances for all new construction.

9. Native species and low water tolerant landscape materials.

10. Design Building A to LEED Certified Standard excluding the certification process.

Utilities and Storm Water Management

Existing storm water, sanitary sewer and potable water currently available in Hillside Drive and Henderson Street right of ways. Buildings "A" and "C" will connect to the sanitary sewer locate at the south west corner of 600 E. Hillside Drive in the Henderson Street right of way. Building "B" will connect to the sanitary sewer in E. Hillside Drive. A grease trap will be placed in the entrance drive to the internal parking lot in the event a restaurant becomes a tenant.

Domestic and fire suppression water will be connected to the 12-inch water main located in E. Hillside Drive near the northeast corner of building "B" and piped to the three proposed buildings.

Storm water from the eave drains will be piped where feasible to the cistern located in the internal court yard. An over flow pipe from this cistern will be connected to the storm drainage system and conveyed to the storm water quality/ detention pond where the storm water will be filtered and released at predevelopment rates.

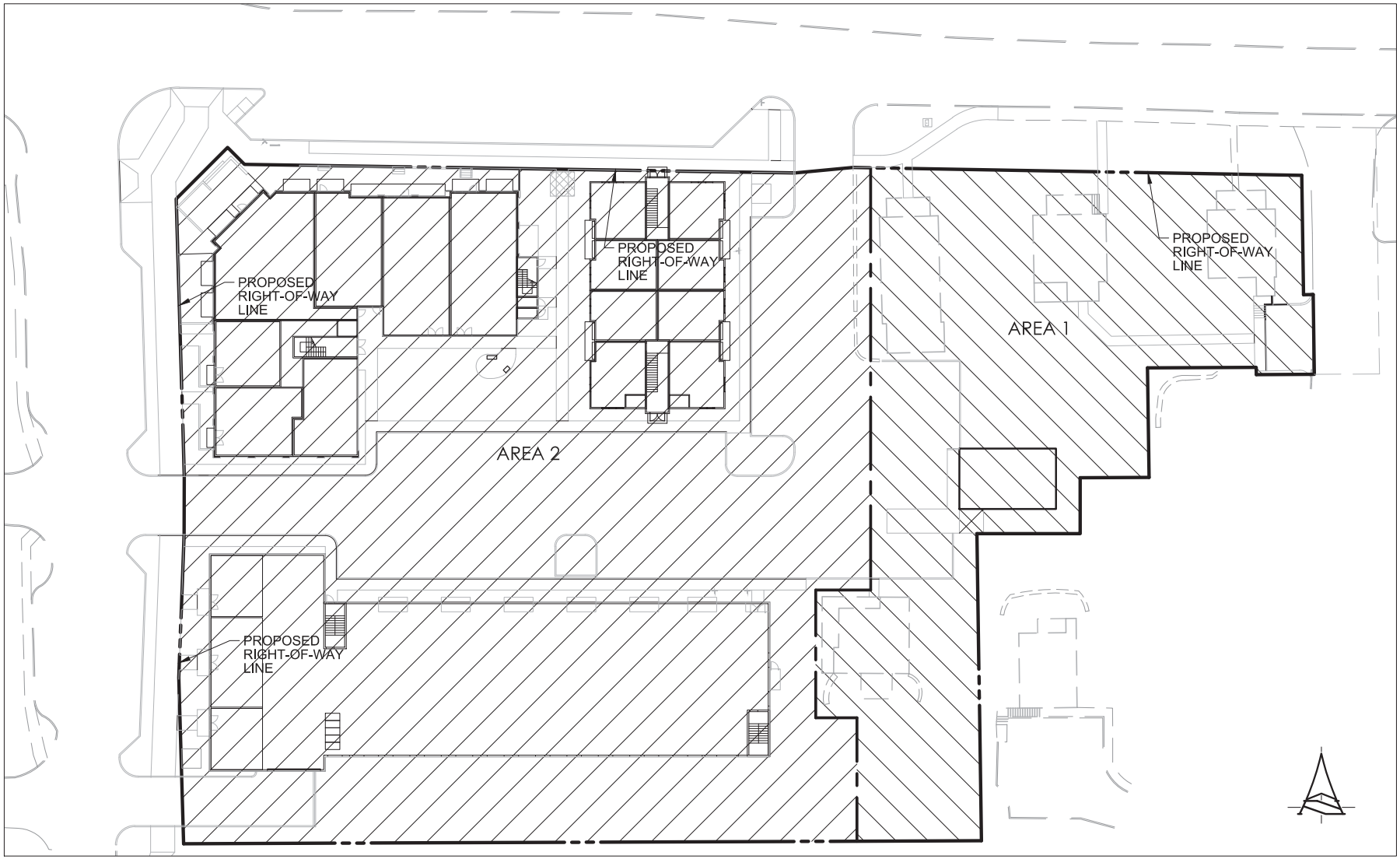
If you feel we have supplied enough detail during the PUD preliminary plan process, we would respectfully request staff level review of the final plan.

After you have had a chance to review our request please contact us at any time with questions or comments.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
Office 812 332 8030



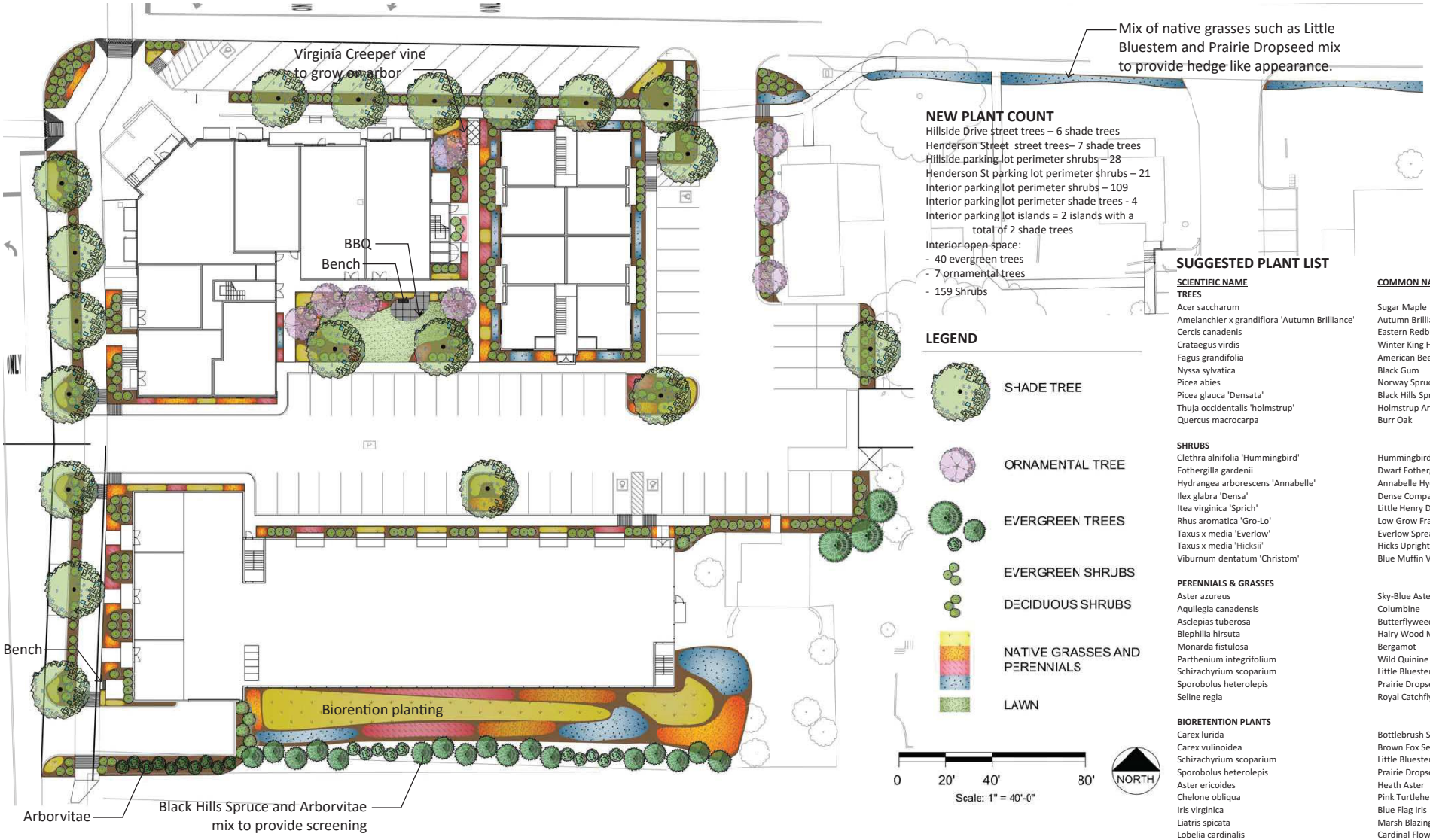
PARK SOUTH
AREAS 1 & 2 EXHIBIT

1" = 40'

Date: 8.29.16

Project No: 401612

BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
Phone (812)332-8030 Fax (812)339-2990



NEW PLANT COUNT

Hillside Drive street trees – 6 shade trees
Henderson Street street trees– 7 shade trees
Hillside parking lot perimeter shrubs – 28
Henderson St parking lot perimeter shrubs – 21
Interior parking lot perimeter shrubs – 109
Interior parking lot perimeter shade trees - 4
Interior parking lot islands = 2 islands with a total of 2 shade trees
Interior open space:
- 40 evergreen trees
- 7 ornamental trees
- 159 Shrubs

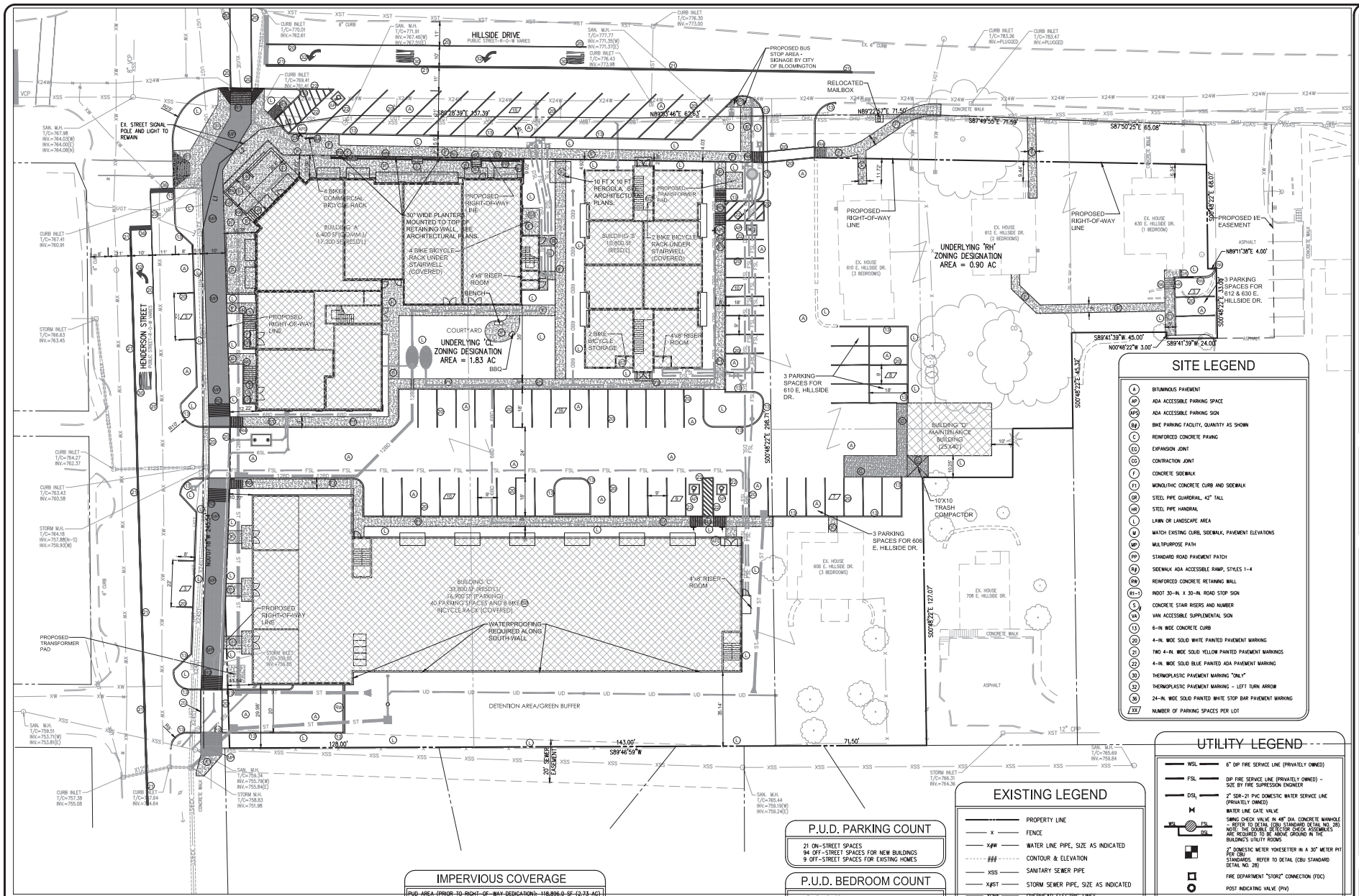
SUGGESTED PLANT LIST

SCIENTIFIC NAME	COMMON NAME
TREES	
Acer saccharum	Sugar Maple
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Cercis canadensis	Eastern Redbud
Crataegus virdis	Winter King Hawthorne
Fagus grandifolia	American Beech
Nyssa sylvatica	Black Gum
Picea abies	Norway Spruce
Picea glauca 'Densata'	Black Hills Spruce
Thuja occidentalis 'holmstrup'	Holmstrup Arborvitae
Quercus macrocarpa	Burr Oak
SHRUBS	
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
Fothergilla gardenii	Dwarf Fothergilla
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
Ilex glabra 'Densa'	Dense Compact Inkberry
Itea virginica 'Sprich'	Little Henry Dwarf Sweetspire
Rhus aromatica 'Gro-Lo'	Low Grow Fragrant Sumac
Taxus x media 'Everlow'	Everlow Spreading Yew
Taxus x media 'Hicksii'	Hicks Upright Yew
Viburnum dentatum 'Christom'	Blue Muffin Viburnum
PERENNIALS & GRASSES	
Aster azureus	Sky-Blue Aster
Aquilegia canadensis	Columbine
Asclepias tuberosa	Butterflyweed
Blephilia hirsuta	Hairy Wood Mint
Monarda fistulosa	Bergamot
Parthenium integrifolium	Wild Quinine
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Seline regia	Royal Catchfly
BIORETENTION PLANTS	
Carex lurida	Bottlebrush Sedge
Carex vulinoidea	Brown Fox Sedge
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Aster ericoides	Heath Aster
Chelone obliqua	Pink Turtlehead
Iris virginica	Blue Flag Iris
Liatris spicata	Marsh Blazing Star
Lobelia cardinalis	Cardinal Flower
Lobelia siphilitica	Great Blue Lobelia
Penstemon digitalis	Foxglove Beardtongue
Rudbeckia fulgida	Black Eyed Susan
Zizia aurea	Golden Alexanders

Concept Landscape Plan

Park South PUD
City of Bloomington
August 24 , 2016

mader design
integrating people and nature®



SITE LEGEND

A	BITUMINOUS PAVEMENT
AP	ADA ACCESSIBLE PARKING SPACE
APS	ADA ACCESSIBLE PARKING SIGN
BP	BIKE PARKING FACILITY, QUANTITY AS SHOWN
C	REINFORCED CONCRETE PAVING
EG	EXPANSION JOINT
CG	CONTRACTION JOINT
F	CONCRETE SIDEWALK
FI	MONOLITHIC CONCRETE CURB AND SIDEWALK
GR	STEEL PIPE GUARDRAIL, 42" TALL
HR	STEEL PIPE HANDRAIL
L	LAWN OR LANDSCAPE AREA
M	MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
MP	MULTIPURPOSE PATH
PP	STANDARD ROAD PAVEMENT PATCH
RP	SIDEWALK ADA ACCESSIBLE RAMP, STYLES 1-4
RW	REINFORCED CONCRETE RETAINING WALL
R1-1	INDOT 30-IN. X 30-IN. ROAD STOP SIGN
S	CONCRETE STAIR RISERS AND NUMBER
VA	VAN ACCESSIBLE SUPPLEMENTAL SIGN
L3	6-IN WIDE CONCRETE CURB
20	4-IN. WIDE SOLID WHITE PAINTED PAVEMENT MARKING
21	TWO 4-IN. WIDE SOLID YELLOW PAINTED PAVEMENT MARKINGS
22	4-IN. WIDE SOLID BLUE PAINTED ADA PAVEMENT MARKING
M6	THERMOPLASTIC PAVEMENT MARKING "ONLY"
M2	THERMOPLASTIC PAVEMENT MARKING - LEFT TURN ARROW
M5	24-IN. WIDE SOLID PAINTED WHITE STOP BAR PAVEMENT MARKING
XX	NUMBER OF PARKING SPACES PER LOT

UTILITY LEGEND

WSL	6" DIP FIRE SERVICE LINE (PRIVATELY OWNED)
FSL	DIP FIRE SERVICE LINE (PRIVATELY OWNED) - SIZE BY FIRE SUPRESSION ENGINEER
DSL	2" SDR-21 PVC DOMESTIC WATER SERVICE LINE (PRIVATELY OWNED)
	WATER LINE GATE VALVE
WSL FSL DSL	SWING CHECK VALVE IN 48" DIA. CONCRETE MANHOLE - REFER TO DETAIL (CBU STANDARD DETAIL NO. 28). NOTE: THE DOUBLE DETECTOR CHECK ASSEMBLIES ARE REQUIRED TO BE ABOVE GROUND IN THE BUILDING'S UTILITY ROOMS
	2" DOMESTIC METER YOKESETTER IN A 30" METER PIT PER CBU STANDARDS. REFER TO DETAIL (CBU STANDARD DETAIL NO. 26)
	FIRE DEPARTMENT "STORZ" CONNECTION (FDC)
	POST INDICATING VALVE (PIV)
SSL	6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
ST	ADS BRAND SERIES N-12 HDPE STORM SEWER PIPE (PRIVATELY OWNED)
BD	SDR-35 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
GAS	GAS SERVICE LINE
ELEC	ELECTRIC SERVICE LINE - SEE NOTE THIS SHEET

EXISTING LEGEND

	PROPERTY LINE
x	FENCE
X/W	WATER LINE PIPE, SIZE AS INDICATED
###	CONTOUR & ELEVATION
XSS	SANITARY SEWER PIPE
X/ST	STORM SEWER PIPE, SIZE AS INDICATED
XOHE	OVERHEAD ELECTRIC LINES
XUGE	UNDERGROUND ELECTRIC LINES
XOHT	OVERHEAD TELEPHONE LINES
XUGT	UNDERGROUND TELEPHONE LINE
XGAS	GAS LINE PIPE

P.U.D. PARKING COUNT

21 ON-STREET SPACES
94 OFF-STREET SPACES FOR NEW BUILDINGS
9 OFF-STREET SPACES FOR EXISTING HOMES

P.U.D. BEDROOM COUNT

NEW BUILDINGS:
20 - TWO BEDROOM UNITS W/ 2 BATHROOM
35 - ONE BEDROOM UNITS W/ 1 BATHROOM
19 - EFFICIENCY

EXISTING HOMES:
1 - ONE BEDROOM HOME
1 - TWO BEDROOM HOME
2 - THREE BEDROOM HOMES

P.U.D. COMMERCIAL SPACE

A TOTAL OF 6,400 SF OF COMMERCIAL SPACE WILL BE LOCATED IN BUILDING 'A'

IMPERVIOUS COVERAGE

~~PUD AREA (PRIOR TO RIGHT-OF-WAY DEDICATION): 118,896.0 SF (2.73 AC)~~

RIGHT-OF-WAY DEDICATION AREA: 11,636.3 SF (0.27 AC)

NEW PUD AREA: 107,259.7 SF (2.46 AC)

TOTAL IMPERVIOUS SURFACE AREA WITHIN NEW PUD AREA: +70,444.4 SF

FINAL IMPERVIOUS COVERAGE WITHIN NEW PUD AREA: 65.7%

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

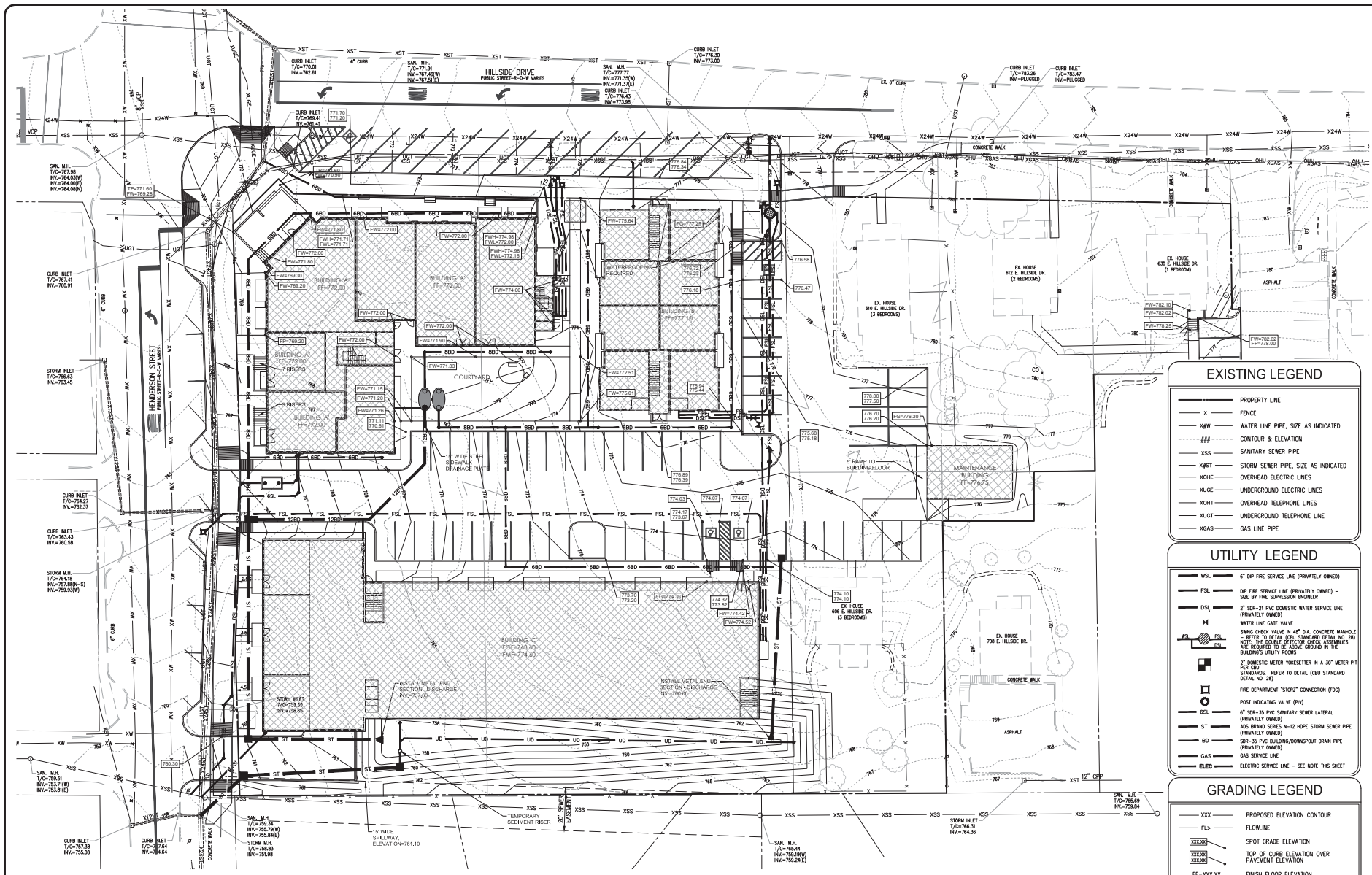
certified by:

PROPOSED PARK SOUTH P.U.D.
600 - 630 E. HILLSIDE DRIVE
BLOOMINGTON, INDIANA 47401

title: SITE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C202
project no.: 401612

BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)



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EXISTING LEGEND

	PROPERTY LINE
x	FENCE
X#W	WATER LINE PIPE, SIZE AS INDICATED
###	CONTOUR & ELEVATION
XSS	SANITARY SEWER PIPE
X#ST	STORM SEWER PIPE, SIZE AS INDICATED
XOHE	OVERHEAD ELECTRIC LINES
XUGE	UNDERGROUND ELECTRIC LINES
XOHT	OVERHEAD TELEPHONE LINES
XUGT	UNDERGROUND TELEPHONE LINE
XGAS	GAS LINE PIPE

UTILITY LEGEND

WSL	6" DIP FIRE SERVICE LINE (PRIVATELY OWNED)
FSL	DIP FIRE SERVICE LINE (PRIVATELY OWNED) - SIZE BY FIRE SUPRESSION ENGINEER
DSL	2" SDR-21 PVC DOMESTIC WATER SERVICE LINE (PRIVATELY OWNED)
	WATER LINE GATE VALVE
WSL FSL DSL	SWING CHECK VALVE IN 48" DIA. CONCRETE MANHOLE - REFER TO DETAIL (CBU STANDARD DETAIL NO. 28) NOTE: THE DOUBLE DETECTOR CHECK ASSEMBLIES ARE REQUIRED TO BE ABOVE GROUND IN THE BUILDING'S UTILITY ROOMS
	2" DOMESTIC METER YOKESETTER IN A 30" METER PIT PER CBU STANDARDS. REFER TO DETAIL (CBU STANDARD DETAIL NO. 28)
	FIRE DEPARTMENT "STORZ" CONNECTION (FDC)
	POST INDICATING VALVE (PIV)
6SL	6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
ST	ADS BRAND SERIES N-12 HDPE STORM SEWER PIPE (PRIVATELY OWNED)
BD	SDR-35 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
GAS	GAS SERVICE LINE
ELEC	ELECTRIC SERVICE LINE - SEE NOTE THIS SHEET

GRADING LEGEND

XXX	PROPOSED ELEVATION CONTOUR
FL>	FLOWLINE
XXX.XX	SPOT GRADE ELEVATION
XXX.XX / XXX.XX	TOP OF CURB ELEVATION OVER PAVEMENT ELEVATION
FF=XXX.XX	FINISH FLOOR ELEVATION
FGH=XXX.XX	FINISH EARTH GRADE ELEVATION ON HIGH SIDE OF RETAINING WALL
FGL=XXX.XX	FINISH EARTH GRADE ELEVATION ON LOW SIDE OF RETAINING WALL
FP=XXX.XX	FINISH PAVEMENT ELEVATION
FR=XXX.XX	FINISH RAMP ELEVATION
FW=XXX.XX	FINISH WALK ELEVATION
TC=XXX.XX	FINISH TOP OF CASTING
TW=XXX.XX	FINISH TOP OF RETAINING WALL

revisions:

SCALE: 1"=20'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
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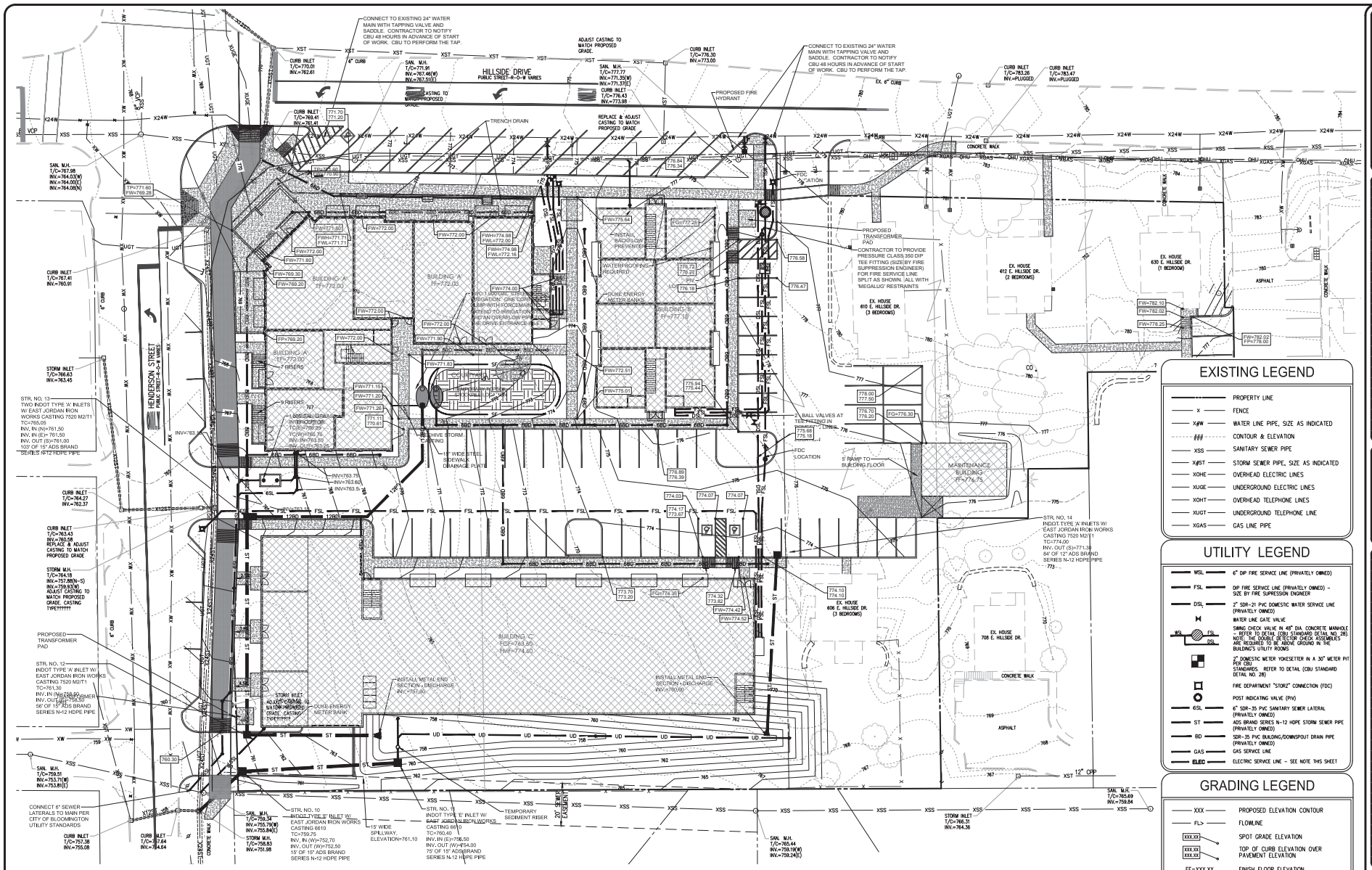
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

certified by:

PROPOSED
PARK SOUTH P.U.D.
600 - 630 E. HILLSIDE DRIVE
BLOOMINGTON, INDIANA 47401

title: SWPP PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C204
project no.: 401612



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TW=XXX.XX	FINISH TOP OF RETAINING WALL

revisions:

SCALE: 1"=20'

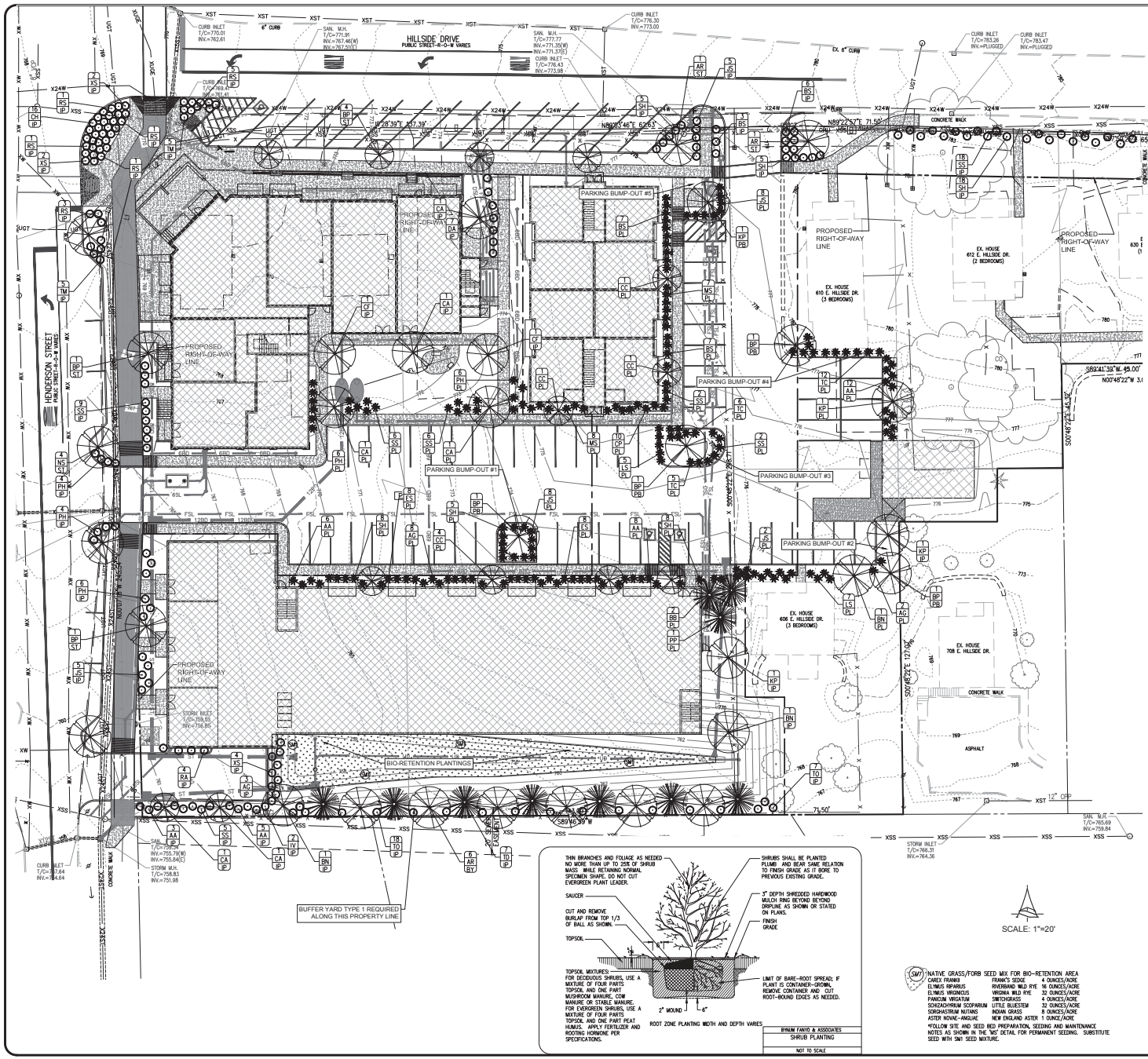
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

certified by:

PROPOSED
PARK SOUTH P.U.D.
600 - 630 E. HILLSIDE DRIVE
BLOOMINGTON, INDIANA 47401

title: SWPP PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C203
project no.: 401612



PLANT LIST

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE CANOPY DECIDUOUS TREES					
	BP	BETULA PLATYPHYLLA	COLUMNAR PINNACLE BIRCH	10	2" CAL., B & B
	AR	ACER RUBRUM	RED SUNSET MAPLE	8	2" CAL., B & B
	KP	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	4	2" CAL., B & B
	NS	NYSSA SYLVATICA	BLACKGUM	4	2" CAL., B & B
SMALL / MEDIUM DECIDUOUS TREES					
	QF	QUERCUS ROBUR "FASTIGIATA"	PYRAMIDAL ENGLISH OAK	2	2" CAL., B & B
	CA	CORNUS FLORIDA	FLOWERING DOGWOOD	6	2" CAL., B & B
	BN	BETULA NIGRA	RIVER BIRCH	3	2" CAL., B & B
	CC	CERCIS CANADENSIS	EASTERN REDBUD	7	2" CAL., B & B
EVERGREEN TREES					
	PP	PICEA PUNGENS	BLUE SPRUCE	1	6' HEIGHT
	BB	PICEA PUNGENS 'BABY BLUE EYES'	DWARF BLUE SPRUCE	2	6' HEIGHT
	TD	TAXODIUM DISTICHUM	BALD CYPRESS	7	6' HEIGHT
DECIDUOUS SHRUBS - PARKING LOT PERIMETER					
	AA	ARONIA ARBUTIFOLIA	BLACK CHOKEBERRY	26	18" HEIGHT*
	PH	PHILADELPHUS	MOCKORANGE	12	18" HEIGHT*
	MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	15	18" HEIGHT*
	SH	SPOROBULUS HETEROLEPSIS	PRAIRIE DROPSEED	21	18" HEIGHT*
	AG	ANDROPOGON GERARDII	BIG BLUESTEM	10	18" HEIGHT*
	LS	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	12	18" HEIGHT*
	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	14	3 GALLON CONTAINER
EVERGREEN SHRUBS - PARKING LOT PERIMETER					
	TC	TAXUS CANADENSIS	CANADIAN YEW	23	18" HEIGHT*
	JS	JUNIPER SPECIES	COMMON JUNIPER	18	3 GALLON CONTAINER
	ES	ILEX GLABRA	INKBERRY	16	3 GALLON CONTAINER
	CP	TSUGA CANADENSIS 'PENDULA'	WEEPING HEMLOCK	10	3 GALLON CONTAINER
	BS	BUXUS SPECIES	BOXWOOD	14	18" HEIGHT*
DECIDUOUS SHRUBS - INTERIOR PLANTINGS					
	AA	ARONIA ARBUTIFOLIA	BLACK CHOKEBERRY	8	18" HEIGHT*
	IV	ITEA VIRGINICA 'SPRICH'	'LITTLE HENRY' VIRGINIA SWEETSPIRE	2	18" HEIGHT*
	RA	RHUS AROMATICA	FRAGRANT SUMAC	4	18" HEIGHT*
	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	32	3 GALLON CONTAINER
	PH	PHILADELPHUS	MOCKORANGE	14	18" HEIGHT*
	RS	RUDBECKIA HIRTA	BLACK-EYED SUSAN	8	18" HEIGHT*
	AG	ANDROPOGON GERARDII	BIG BLUESTEM	3	18" HEIGHT*
	SH	SPOROBULUS HETEROLEPSIS	PRAIRIE DROPSEED	28	18" HEIGHT*
	DA	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	7	18" HEIGHT*
	CH	CHASMANTHIUM LATIFOLIUM	INLAND SEA OATS	16	18" HEIGHT*
EVERGREEN SHRUBS - INTERIOR PLANTINGS					
	TM	TAXUS X MEDIA 'BROWNII'	BROWN'S YEW	10	3 GALLON CONTAINER
	RS	RHODODENDRON SPECIES	RHODODENDRON	12	18" HEIGHT*
	TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	18	3 GALLON CONTAINER
	JS	JUNIPER SPECIES	COMMON JUNIPER	10	3 GALLON CONTAINER
	BS	BUXUS SPECIES	BOXWOOD	9	18" HEIGHT*

XX PLANT QUANTITY
XX PLANT KEY (TYPE)
XX REQUIREMENT DESIGNATION (AS SEEN BELOW)

PL=PARKING LOT PERIMETER PLANTINGS
IP=INTERIOR PLANTINGS
ST=STREET TREES
PB=PARKING LOT BUMPOUTS
BY=BUFFERYARD PLANTINGS

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

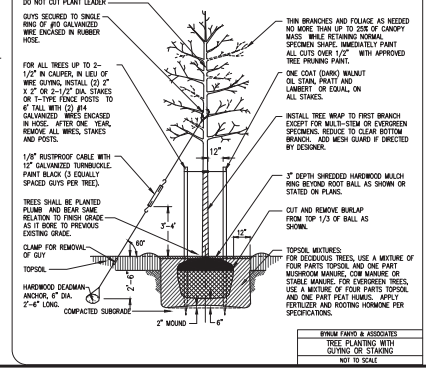
NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.05 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.

BYNUM FANYO & ASSOCIATES
SHRUB PLANTING
NOT TO SCALE

SM7 NATIVE GRASS/FORB SEED MIX FOR BIO-RETENTION AREA

CAREX FRANKII	FRANK'S SEDGE	4 OUNCES/ACRE	
ELYMUS RIPARIUS	RIVERBAND WILD RYE	16 OUNCES/ACRE	
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	32 OUNCES/ACRE	
PANICUM VIRGATUM	SWITCHGRASS	4 OUNCES/ACRE	
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	32 OUNCES/ACRE	
SORGHASTRUM NUTANS	INDIAN GRASS	8 OUNCES/ACRE	
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 OUNCE/ACRE	

*FOLLOW SITE AND SEED BED PREPARATION, SEEDING AND MAINTENANCE NOTES AS SHOWN IN THE 'MS' DETAIL FOR PERMANENT SEEDING. SUBSTITUTE SEED WITH SM1 SEED MIXTURE.



BYNUM FANYO & ASSOCIATES
TREE PLANTING WITH GUYING OR STAKING
NOT TO SCALE

revisions:

BFA
BYNUM FANYO & ASSOCIATES, INC.
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528 north walnut street
bloomington, indiana
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PRELIMINARY NOT FOR CONSTRUCTION
JULY 25, 2016

PROPOSED PARK SOUTH P.U.D.
600 - 630 E. HILLSIDE DRIVE
BLOOMINGTON, INDIANA 47401

title: SITE LANDSCAPE PLAN

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C204
project no.: 401612

PARK SOUTH

Courtyard between Buildings A and B

PARK SOUTH
BISTRO

BOUTIQUE
602 HILLSIDE

Buildings
A and C

PARK SOUTH - BUILDING A NORTH ELEVATION

PARK SOUTH - BUILDING A WEST ELEVATION

PARK SOUTH - BUILDING B NORTH ELEVATION

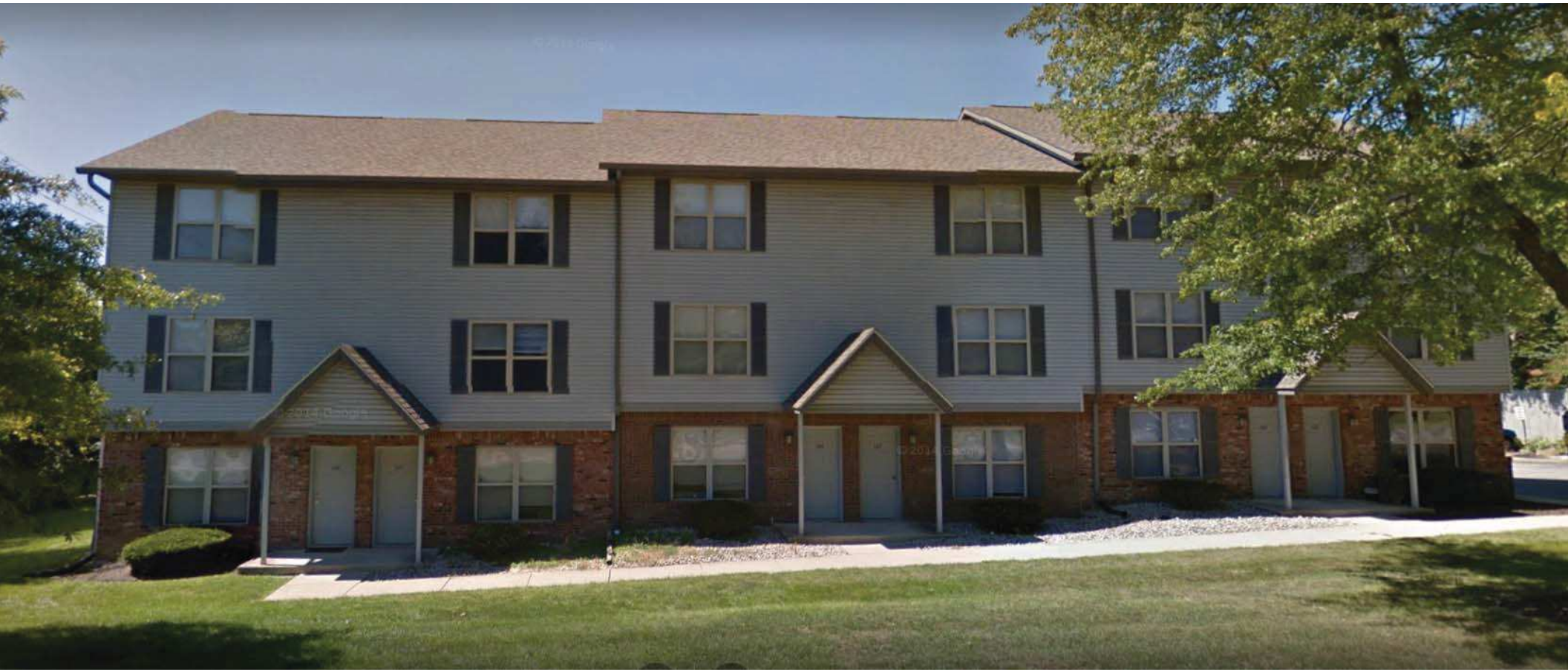
PARK SOUTH BUILDING B EAST ELEVATION

PARK SOUTH - BUILDING C WEST ELEVATION

PARK SOUTH - BUILDING C SOUTH ELEVATION

Building B

Area height examples provided by petitioner



Area height examples provided by petitioner

60

James Roach <roachja@bloomington.in.gov>

Fwd: [Planning] Feast Cafe

Carmen Lillard <lillardc@bloomington.in.gov> Mon, Aug 8, 2016 at 8:40 AM
To: James Roach <roachja@bloomington.in.gov>, Eric Greulich <greulice@bloomington.in.gov>
Cc: Emily Avers <averse@bloomington.in.gov>

~FYI

Carmen Lillard
Office Manager
City of Bloomington Planning and Transportation Dept.
PO Box 100 / Showers Center City Hall / 401 N. Morton Street, Ste 130 / Bloomington, IN 47402
p: 812.349.3423 / fax: 812.349.3520 / e: lillardc@bloomington.in.gov

---------- Forwarded message ----------
From: **Erika Yochum** <erika.lisa.yochum@gmail.com>
Date: Sun, Aug 7, 2016 at 11:55 PM
Subject: [Planning] Feast Cafe
To: "council@bloomington.in.gov" <council@bloomington.in.gov>, "mayor@bloomington.in.gov" <mayor@bloomington.in.gov>, "planning@bloomington.in.gov" <planning@bloomington.in.gov>, "rosenbab@bloomington.in.gov" <rosenbab@bloomington.in.gov>, "piedmoni@bloomington.in.gov" <piedmoni@bloomington.in.gov>

8-6-2016

To:

Mayor John Hamilton, City of Blooming Planning Department, Plan Commission Members, and City Council District Five Representative Isabel Piedmont-Smith and City Council Members

I am the co-owner of the family-owned restaurant, Feast Cafe, located at the corner of Hillside and Henderson. My family and I are concerned about the proposed PUD development located diagonally across the street from Feast. Specifically, we are concerned about the small number of on-street parking spaces proposed for customers and the lack of planning for on-site parking for employees.

I understand that the currently proposed PUD shows only 20 on-street customer/public parking spaces which is far less than are possible. Our experience has taught us that we do not have enough parking for successful retail tenants, their employees and customers.

At Feast the number one complaint we receive from our customers is that they cannot find adequate parking. Many have told us that if it appears there is no parking, they will not wait to find a spot, they just move on to another restaurant. None of my employees park in front of Feast, Mira or the other business along Hillside. They park on the neighborhood streets and I walk to work.

We have been told that the developers could provide up to 37 on-street parking spaces instead of the proposed 20. We do not understand why they wouldn't want to provide as much on-street parking as possible to encourage

successful retail. Feast supports maximum on-street parking. Without adequate parking our businesses will be at risk.

Feast welcomes other restaurants at this location. We think it would complement our successful cafe. Much like Restaurant Row, on Fourth Street, this Henderson/Hillside corner would become a true destination. Maximizing potential parking is a key issue and would help to safeguard the success of all the neighborhood-serving retail on all three corners of this intersection.

Sincerely,

Erika Yochum, co-owner,

Feast Cafe

James Roach <roachja@bloomington.in.gov>

Henderson/Hillside PUD

Loree Steinmetz <loree.steinmetz@comcast.net> Fri, Aug 19, 2016 at 7:53 PM
To: Joe Hoffman <hoffma@indiana.edu>, Jack Baker <ajbaker@indiana.edu>
Cc: Andrew Cibor <cibora@bloomington.in.gov>, Brad Wisler <brad@sproutbox.com>, Carol Gulyas <stewartgulyas@gmail.com>, Darryl Neher <darryl.neher@gmail.com>, Isabel Piedmont-Smith <piedmoni@bloomington.in.gov>, James Roach <roachja@bloomington.in.gov>, Nicholas Kappas <nicholas.kappas@gmail.com>, Susan Fernandes <sjfernan@indiana.edu>, Beth Rosenbarger <rosenbab@bloomington.in.gov>

Greetings Commissioners Baker and Hoffman,

My name is Loree Steinmetz and I'm an Executive Committee member of the Bryan Park Neighborhood Association (BPNA) who spoke during the Plan Commission meetings on Monday, August 8th. We shared several concerns the neighborhood has regarding the petitioner's proposed PUD development on the southeast corner of Henderson and Hillside. After all concerned parties had spoken, you, sirs, then had the opportunity to give your opinions about the development. You offered your comments and posed several questions to those of us who had shared our concerns.

For the purpose of this letter, I'm a concerned private citizen who has lived on S. Dunn St. for 6 years, not as a spokesperson for the BPNA. I love our neighborhood; it's an oasis of urban comfort in a city focused around its primary employer. Along with that comes a sea of rental properties where many are often neglected and with inhabitants who are often self-focused and not interested in interacting with their neighbors.

I've become more active in this community, often campaigning and voicing my concerns in the last several years as I had done before in other communities and states where I've lived. I must say that I find it a bit unusual and frustrating that there is no open dialogue permitted during the Plan Commission Meetings in our city. Especially when questions are asked of its citizens participating in that forum, I respectively request that we should have the opportunity to respond to the questions at that time. However, since that is not the policy of this city, I am writing you in response to your questions and comments.

I'm very happy to see a development being proposed for this site, however I'm concerned about the density of this PUD and what community benefits will be finally offered to this core neighborhood in exchange for all the zoning concessions that will be granted to the petitioner. These zoning changes will equate to a handsome profit for the petitioners as the land escalates in value, and as they design this project for the near-term future. They'd told me and my neighbors, in a previous neighborhood meeting, that managing commercial property is a challenge for them and not in their wheelhouse. It appeared to me then that they simply would rather not have any retail requirements attached to this PUD. By half-heartedly solving the needs of the retail space, they are not planning for the long-term future and the next generation of successful retail opportunities. I want to see wonderful retail destinations my family can walk or bike to and others as necessary, can drive to. I sincerely hope that the next generation of people in our neighborhood will have great retail destinations available for them too.

Mr. Baker, you asked what the "harm" would be in a high-density project like this. I'm sure others may have a different option of what is "harmful", but in my opinion, by the petitioners refusing to back off of their planned bed count and reducing it, they are jeopardizing their retail from possible success and that of the existing retail. They are protecting their short-term profits while ignoring the need for adequate parking. The three massively sized buildings seem to overwhelm the site they are proposed for and overshadow the small neighborhood to the south.

As a side note, it was virtually impossible for our neighborhood speakers to demonstrate the issues that we wanted to highlight without having access to our overhead visuals. The technical difficulties that prevailed disallowed us from showing our prepared material during our comments. The commission members couldn't see

the visuals of the numerous parking challenges in our neighborhood, such as people parking on private property on the many uncurbed streets, or the inability to park on some streets because they are too narrow, or the “No Parking” signs that are currently placed on private property on and around the Hillside Crossing apartments. We couldn’t show the lack of opportunity with the nearby street configuration, to easily circle around the block again for the second or third time to look for an open parking space. It was especially frustrating to see that the technical issue was resolved in time for the petitioner’s visuals to rebut our concerns.

Mr. Hoffman, the Bryan Park neighbors were instrumental in requiring the South Dunn Street proposal, and the city, to make many concessions and create great benefits to the community, as required by the PUD regulations. That is why it is wildly successful and why we often evoked Matt Press’s name. It was not to pit the South Dunn Street project against the Park South PUD, and the BPNA against Mark Lauchli and his family. We want the best Park South can be for both the development and the neighborhood! We don’t want contention or aggression, but we’ve learned we have to be strident in fulfilling our goals for having the best we can for our neighborhood and our city!

I very much appreciate you taking the time to read my letter and I hope that you seriously consider the points I have made.

Most sincerely,

Loree Steinmetz
1311 S. Dunn St.
770.317.9388

James Roach <roachja@bloomington.in.gov>

Re: 602 E. Hillside

Beth Rosenbarger <rosenbab@bloomington.in.gov> Tue, Aug 9, 2016 at 4:55 PM
To: Steve Wyatt <bri@bloomingtonrestorations.org>
Cc: James Roach <roachja@bloomington.in.gov>

Hi Mr. Wyatt,

Thank you for that info. I will add it to the file.

Thanks again,
Beth

On Tue, Aug 9, 2016 at 4:51 PM, Steve Wyatt <bri@bloomingtonrestorations.org> wrote:

> Hello Ms. Rosenbarger:
>
> At the request of Max Lauchli, I am writing to let you know that Bloomington Restorations, Inc. has taken an option to accept the house at 602 E. Hillside for possible relocation. We will market the house's availability and then once we find someone who wants it we will acquire the house and transfer ownership to the new user along with preservation covenants that will allow us to ensure the house is preserved in the future. We have done this successfully with several other houses that otherwise would have been destroyed.
>
> Steve
>
> Steve Wyatt
>
> Executive Director
>
> Bloomington Restorations, Inc.
>
> 2920 E. Tenth St.
>
> Bloomington, IN 47408
>
> 812-336-0909 office

--
Beth Rosenbarger, AICP
Bicycle and Pedestrian Coordinator
City of Bloomington Planning and Transportation Dept.
PO Box 100 / Showers Center City Hall / 401 N. Morton Street, Suite 130 / Bloomington, IN 47402
p: 812.349.3423 / fax: 812.349.3520 / e: rosenbab@bloomington.in.gov

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-16-16**
FIRST HEARING STAFF REPORT **DATE: August 8, 2016**
LOCATION: 600-630 E. Hillside Drive

PETITIONER: Mark Lauchli, Dwellings LLC
P.O. Box 5204, Bloomington

COUNSEL: Bynum Fanyo and Associates, Inc
528 N. Walnut Street, Bloomington

REQUEST: The petitioners are requesting a rezoning of approximately 2.73 acres from Residential Single-Family (RS) and Residential High-Density (RH) to PUD and approval of a new PUD District Ordinance and Preliminary Plan for a mixed residential PUD. Also requested is a waiver from the 5 acre minimum PUD size.

BACKGROUND:

Area: 2.73 acres
Current Zoning: RS
GPP Designation: Urban Residential
Existing Land Use: Single family
Proposed Land Use: Commercial, multi-family, and single family
Surrounding Uses: North – Institutional (Templeton Elementary)
West – Commercial and multi-family
East – Multi-family
South – Single family

CHANGES SINCE FIRST HEARING: Based on input from the Plan Commission, the public, and staff, the petitioners made several changes to the proposal since the last hearing. The changes are mostly to Building A and Building C. Additionally, the location of the commercial space was switched to face Hillside, and more information has been provided regarding parking.

Originally, Building A had two distinct sections: the commercial brick area and the residential area on the east side of the building with both lap and board and batten siding as well as a more modern design. Changes:

- The length of the building along Hillside has been reduced, which provides a courtyard space between Buildings A and B
- A third floor has been added, which will be all residential units. A part of the third floor sets back from Hillside.
- The first two floors are brick and the third floor is siding.
- The commercial spaces in Building A were relocated to face Hillside.
- Space for outdoor seating has been added along Hillside, and the outdoor seating remains on the corner and a portion along Henderson.
- On the south end of Building A facing Henderson, there are now two first-floor residential units with walk-up entrances.

Building C is the building on the south side of the property. It has parking on the first level with residential units above. Changes to Building C:

- A floor has been removed, reducing the height to three stories.
- Two efficiency and a 1-bedroom unit were added to the first floor along Henderson.

Other changes include:

- Accepting all uses for the CL zoning district as permitted uses for the commercial spaces.
- Meeting requirements for the 10-foot multiuse path.
- Meeting the requirements for the 5-foot tree plot area.
- Adding two areas of stacked parking for the internal parking areas to be assigned and leased to the 2-bedroom units.

Petitioners conducted a parking utilization study of the on-street parking in the area. Over a two-week period, petitioners surveyed the number of occupied and vacant parking spaces at 4 different times during the day for 6 days. The study found that there was on-street parking available at all times. There were only 3 instances of the 24 observed when available on-street parking was below 20 percent. The study is discussed in more detail in the site design section.

The new unit mix varies from the last proposal, but the total number of bedrooms remains the same.

Total Units		Units	Bedrooms
2	Bedroom	20	40
1	Bedroom	35	35
1	Efficiency	19	19
	Total	74	94

REPORT: The property in question contains six parcels totaling 2.73 acres bounded by E. Hillside Drive to the north, S. Henderson Street to the west, a multifamily development to the east, and single-family homes to the south. The property is zoned Residential Single Family (RS) and Residential High-Density (RH) and currently contains 6 single-family houses.

The two houses near the intersection of Hillside and Henderson (600 and 602 E. Hillside) will either be demolished or donated to a local preservation group for relocation. These houses are both listed as contributing structures on the 2001 Survey of Historic Sites and structures. Demolition of the houses was approved by the Historic Preservation Commission at their June 23, 2016 meeting. The other four single-family houses will remain on the property; these houses are included in the PUD, but the main impact is to their driveways and parking, with the exception of 612 E. Hillside Drive, where a small, detached unit will be removed.

The PUD can be broken down into two main areas: the single-family area and the mixed-use area. The mixed-use area includes 3 buildings, parking, a courtyard area, detention pond, and other landscaping. The mixed use area is also where changes to the streetscape are proposed with added on-street parking, a multiuse path on Henderson, tree plots, space for outdoor seating, and wider, improved sidewalks.

Of the three buildings—labeled A, B, and C—Building A is the mixed-use building that addresses the intersection. It is proposed as a three-story, building with commercial and residential on the first floor and residential units on the second and third floors. Floors one and two are brick, with large windows and metal canopies. The third floor is a combination of board and batten and lap siding. A portion of the third floor along Hillside is setback from the front building wall. The building has a flat roof designed to accommodate several solar panels on the roof as well as 1,000 square feet of a green roof. The roof height at the corner is 36 feet.

The four commercial spaces total 6,400 square feet. The floorplan has been changed and now the commercial spaces face Hillside and the intersection. There are also three apartment units on the first floor: two 2-bedroom units and one 1-bedroom unit. The building has a total of 25 units: 8 2-bedrooms; 16 1-bedrooms, and 1 efficiency.

Building B faces Hillside Drive and contains only apartments. The proposal is for a total of 16 efficiency units with 8 on each floor. The building has a hip roof and proposed materials are shake and lap siding. The building was designed to contrast with the adjacent commercial building. The height of the roof ridge is 34 feet. No changes have been made to this building since the last meeting.

Building C faces Henderson Street and the single-family development to the south. The proposal is a 3-story building. The first floor of the building would be mostly for parking and the upper two stories for apartments. From the south elevation, the highest point is 41 feet and from Henderson the highest point is 36 feet. The building has a pitched roof and dormer windows. It utilizes several materials including cast stone, metal louvers, lap siding, shake siding, board and batten siding, and decorative window brackets. Three apartments are at street level on Henderson and conceal the first-floor parking. The first-floor contains 3 apartments and 40 parking spaces. Building C has a mix of units; 12 2-bedroom units, 19 1-bedroom units, and 2 efficiencies.

The Bicycle and Pedestrian Transportation and Greenways System Plan calls for a multiuse path along Henderson Street. The multiuse path will run from Hillside Drive to Winslow Road, providing a separated facility for people to safely walk and bicycle to many destinations along the way—Bloomington High School South, Frank Southern Ice Area, the YMCA, etc. The path will be on the east side of the street for its entirety. One of the key connections will be to the B-Link Trail, which is a separated trail that will connect with Switchyard Park and the B-Line. The B-Link Trail is currently under construction.

This section of the multiuse path will be constructed with the PUD. Staff has requested and the petitioners have provided a 10-foot width path along the length of the property. This will connect with a 10-foot wide path to the south. The path is colored concrete in order to differentiate it from a standard sidewalk. The commercial spaces now front on Hillside, instead of Henderson, reducing the concerns of conflicts.

Other streetscape improvements include street trees, on-street parking, intersection improvements, and the narrowing of lanes on Hillside and Henderson. Tree plots have been expanded to meet minimum requirements of 5 feet in width. The on-street parking includes 6 parallel spaces on Henderson and 14 angled spaces on Hillside. One of the spaces on Hillside will be ADA van accessible parking. There has been much debate about angled parking in this area. The Traffic Commission has proposed and supported back-in angled parking for this development. This is discussed in the Site Design section.

GROWTH POLICIES PLAN: The GPP designates this 2.73 acre site as "Urban Residential." Staff notes the following policy statements that apply to this development:

Compact Urban Form

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

Mitigate Traffic

- MT-1: Develop transit-oriented site planning standards as a required component of development and redevelopment projects. (page 14)
- MT-2: Require the siting of future high density multifamily and commercial projects within walking distance to transit routes. (page 14)
- MT-8: Require the construction of pedestrian and bicycle facilities that provide safety and convenience in all new and redevelopment projects. Examples of features to be considered are sidewalks, pedestrian crosswalks, sidepaths, bicycle lanes, and bicycle racks. (page 15
- MT-9: Create true pedestrian corridors by increasing the number of large species, street trees in tree plots, and other pedestrian amenities within the right-of-way. (page 15)
- MT-10: Ensure that designs for new construction and/or the retrofitting of existing intersections provide a safe environment for pedestrians to reduce crossing distances and include pedestrian signalization. (page 15)

Conserve Community Character

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

Urban Residential Land Use Category

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

PUD REVIEW ISSUES:

Use Issues: The petitioners have proposed a list of uses for the commercial area of the development. The proposal is to follow the Commercial Limited (CL) zoning district. The petitioners updated the District Statement to include all uses within the CL district. The CL zoning district intent fits this area well, and there is CL zoning adjacent to this property.

Underlying Zoning Districts: In the District Ordinance, the petitioners propose utilizing CL as underlying zoning. However, this does not function with the multifamily structures proposed. Building C is 41 feet at its tallest, which exceeds the CL maximum height of 40 feet. Additionally, first floor dwelling units are not permitted in CL. The maximum height in the RH zoning district is 50 feet. This needs to be resolved with the petitioner and addressed in the District Ordinance. The District Ordinance proposes RH zoning as the underlying zoning for the single-family houses portion of the PUD. At this time, no other uses or densities are proposed for this area of the development. In order to change that, a PUD amendment would be necessary in the future.

Architectural Standards: Architectural Standards have been submitted for the PUD that follow CL zoning standards. Staff finds this to be too general to ensure the quality of development proposed for the site. The CL District can be a useful template, but staff recommends more detail and narrowly tailoring the standards to provide more predictability.

Occupancy: Occupancy was not discussed in the district ordinance. If the goal is to set the underlying zoning district as “CL” and “RH,” then occupancy of all dwelling units would be the multi-family definition of “family” which includes not more than 5 unrelated adults**.** For the apartments, staff recommends a maximum occupancy of 3 unrelated adults or one family, according to the definition of “family.”

SITE DESIGN:

Development Standards: The submitted PUD District Ordinance proposes utilizing CL zoning standards; however, Building C does not meet these standards in reference to height. The District Ordinance needs to better reflect the buildings presented as part of the preliminary plan.

Impervious Surfaces: The petitioners propose a maximum impervious surface coverage of 64%. This percentage is more than the RM and RS districts (40%), and the RH and CL districts (50%). Impervious surface coverage relates to the density, height, number of units, and parking ratio. If the impervious coverage is deemed too high, then one or more of the other variables will need to be changed as well. The petitioner is proposing a 1,000 square foot green roof and capturing rainwater for reuse from the roof of Building A.

Access and Parking layout: There is an on-site parking ratio of 1 space per 1 bedroom, which is the parking maximum for multifamily. There are 94 parking spaces on-site for the 94 proposed bedrooms. On the street, they are proposing adding 6 parallel spaces and 14 angled parking spaces. There are three ways for a vehicle to access the site: a curb cut on Hillside and one on Henderson that lead to internal site parking. One additional curb cut on S. Henderson aligns with Southern Drive and provides access to first floor parking under Building C.

The islands within the parking lot have been enlarged to meet the UDO parking lot landscaping standards. Landscaping species and quantity will be reviewed at the Final Plan stage. Staff recommends following the standards in the UDO or detailing proposed landscaping standards within the District Ordinance.

Right-of-Way: Hillside and Henderson are both classified as Secondary Arterials in the thoroughfare plan. Both of these require 80 feet of right-of-way, or 40 feet from the centerline. The right-of-way dedication is shown on the site plan adjacent to the mixed-use portion of the site, but it needs to be dedicated in front of the single-family houses as well.

Phasing and Final Plan Review: The petitioners have developed a phasing plan for the public and private improvements in the PUD.

- Phase 1: Construction of Buildings A and B along with associated parking and infrastructure improvements, the maintenance building, recycling center and trash compactor. The streetscape along Hillside will also be completed. Stormwater quality and quantity facility would be completed. All streetscape improvements with the exception of those immediately in front of Building C. Anticipated timing: late fall of 2016 with completion in May/June of 2017
- Phase 2: Building C and associated infrastructure including the streetscape improvements and multiuse path. Anticipated timing: fall of 2017 with completion in May of 2018

In addition to the proposed phasing plan, the petitioners have requested staff-level Final Plan review. Staff level final plan is typically reserved for projects where there is a high level of detail already provided with the Preliminary Plan and District Ordinance. The preliminary plan and elevations submitted have provided a high-level of detail. Staff recommends Final Plan review be completed at staff level.

Architecture: The petitioners have submitted schematic renderings of the potential architecture as well as architectural standards. The mass of Building C has been reduced by removing one story. The design of the commercial building fits within the context of the area and historic commercial building sytles. By using a different material, the third floor on Building A appears less imposing and is consistent with additions to historic buildings. The design of the two residential buildings have less of an urban feeling, and the BHPC commented that the residential buildings “feel suburban.” The liner apartments added to Building C improve the street-level appeal and design. The pattern for the materials was slightly altered on Building C to create a more cohesive feel. At the first hearing, Plan Commission members expressed a range of opinions on the architecture.

Transit: The PUD site will include one bus stop along Hillside. The intersection is served by two Bloomington Transit routes: Route 1 and Route 7.

Bicycle and Pedestrian Design: The PUD preliminary plan attempts to provide walkable, pedestrian friendly design. Sidewalks and tree plots are shown on Hillside Dr. and Henderson St. Tree species and spacing will be determined by UDO standards with the Final Plan. There will be a 10-foot multiuse path along Henderson. Along Hillside, there will be a 5-foot sidewalk.

Space for outdoor seating is provided in front of Building A and is approximately 10 feet in width. The elevation varies and the outdoor seating varies from above grade to slightly below grade. The outdoor seating area at the corner and along Henderson are slightly above the grade of the sidewalk. These seating areas will be flat in order for tables and chairs to stay level. Along the east side of Building A, the outdoor space is slightly below the sidewalk. Below grade seating is not ideal, but there is a balance with keeping the first floor of the commercial space on one level to accommodate changing or growing business needs. Outdoor diners can still interact with passersby on the sidewalk and vice-versa. The railing and planters serve to delineate the space as a porous border. Additionally, there are multiple outdoor seating options—below, at, and above grade for the site.

Bicycle Parking: The petitioner has committed to providing the number and type of bicycling parking required per UDO standards. Some of the commercial bicycle parking spaces can be seen in the building elevations. Long term bicycle storage will be provided in Buildings A, B, and C, but the design details of the indoor bicycle parking areas have not yet been provided. These details can be resolved at the Final Plan stage and bicycle parking must meet UDO requirements.

Parking: The site plan has 94 on-site parking spaces for the apartments. This is a ratio of one parking space per one bedroom, which is the maximum permitted per the UDO. The proposal includes 20 on-street parking spaces. The development includes 6,400 square feet of commercial space, divided between 4 tenant spaces. Considering a possible mix of uses from the CL permitted uses, 20 spaces is close to the UDO’s maximum parking requirements. If this site were in a location with no on-street parking, the UDO would cap the total number of on-site parking spaces as follows for this one possible scenario:

Chart 1: Possible Development Scenario and Maximum Parking Standards

Tenant Use	Parking Ratio	Commercial Tenant Space Size	Maximum Permitted Spaces
Restaurant	1: 200 sq. ft.	2,000 sq. ft.	10
Fitness/Training Studio	1: 400 sq. ft.	1,530 sq. ft.	3
Business/professional Office	1: 300 sq. ft.	1,580 sq. ft.	5
Retail, low-intensity	1: 300 sq. ft.	1,233 sq. ft.	4
		Total:	22

According to these numbers, providing 20 on-street parking spaces is close to the maximum permitted for the zoning district. This is one scenario. If all of the commercial spaces were to be filled by one use, the following chart demonstrates several of those possibilities and the corresponding maximum parking per UDO standards:

Chart 2: Possible Uses and Maximum Parking Standards

Tenant Use	Parking Ratio	Entire Commercial Space	Maximum Permitted Spaces
Restaurant	1: 200 sq. ft.	6400 sq. ft.	32
Fitness/Training Studio	1: 400 sq. ft.	6400 sq. ft.	16
Business/professional Office	1: 300 sq. ft.	6400 sq. ft.	21
Retail, low-intensity	1: 300 sq. ft.	6400 sq. ft.	21

The petitioner submitted a street parking utilization study at staff's request. For two weeks, the petitioner counted the number of occupied on-street parking spaces in the area to gauge the amount of parking available at different times of day. They collected data on Tuesdays, Thursdays, and Saturdays at 9:00 am, noon, 5:00 pm, and 8:00 pm. Two charts below outline the results of the number of vacant spaces at those times.

Across the 24 observations, there were only 2 instances when fewer than 15 percent of spaces were available. More than half of the time, 40 percent or more of spaces were available. According to research in on-street parking, aiming for 15 percent of spaces to be unoccupied at any time is a good goal, which allows for people to come and go and visit commercial spaces. Parking researcher Donald Shoup, PhD and transportation researcher Todd Litman, PhD have several studies that recommend approximately one in eight parking spaces be vacant at any one time. This works out to 12.5% vacancy (Shoup, *Cruising for Parking,* 2007) (Litman, *Parking Policy Implementation Guidelines*, 2015).

Parking Study Area:

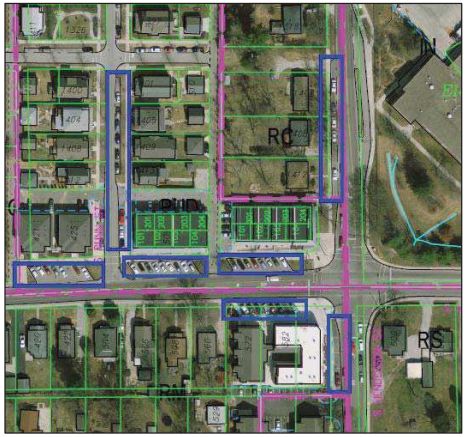


Chart 3: Percent of Vacant On-Street Parking Spaces

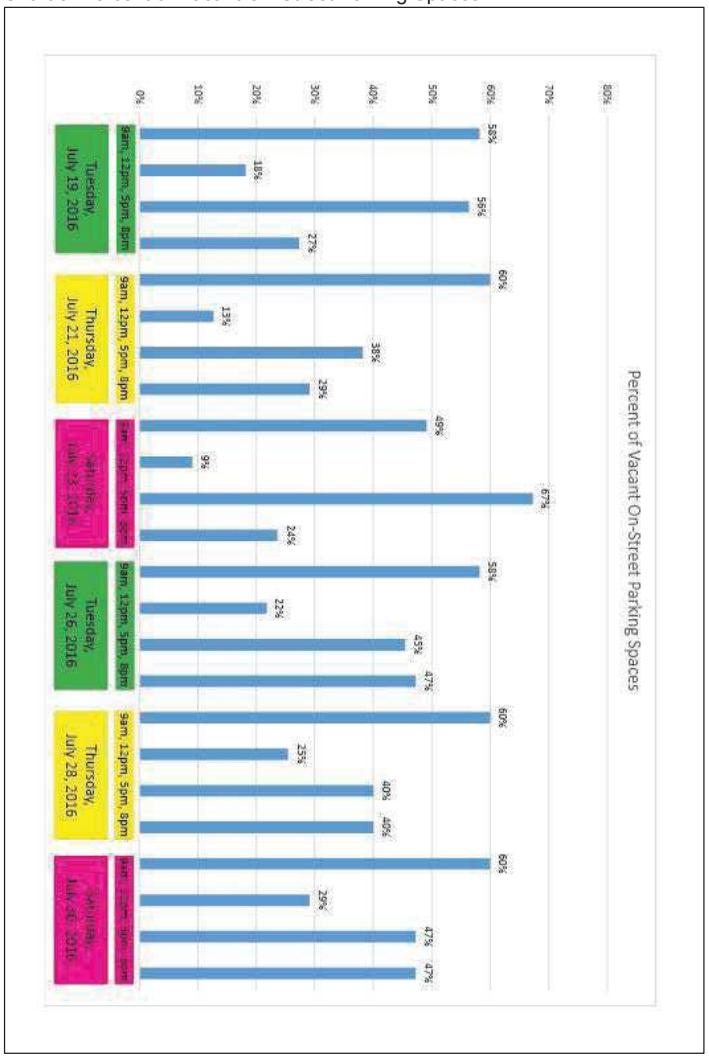
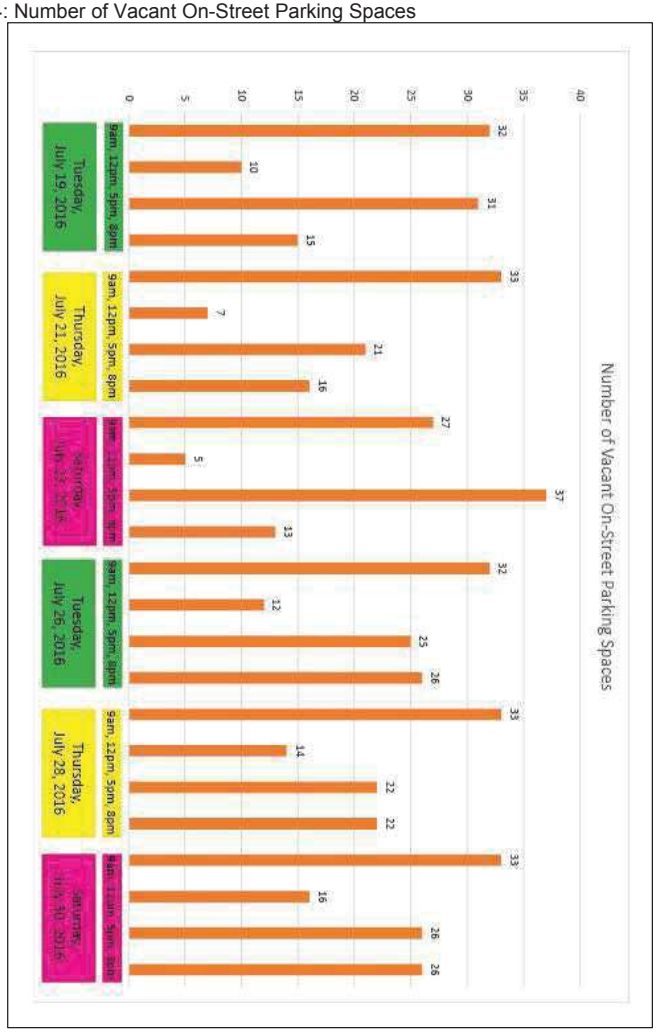


Chart 4: Number of Vacant On-Street Parking Spaces



The Traffic Commission voted unanimously to support back-in angled parking at this location. Back-in angled parking is safer than pull-in angled parking. It would be the first location for back-in parking in Bloomington; however, it is prevalent in many other cities. While this will be an adjustment for some drivers, that will be true no matter where it is installed in town as a "first" location. The Traffic Commission recommended this parking configuration for both Hillside and Henderson as opposed to pull-in angled parking. Staff recommends continuing with the parallel parking on Henderson and switching the angled parking on Hillside to back-in angled. The Traffic Commission does not review nor comment on the number of parking spaces provided.

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

Stormwater: A schematic stormwater plan has been submitted to CBU and is under review. This plan includes a detention pond on the south side of the property.

CONCLUSIONS: Staff supports the project and finds that this petition satisfies some of the GPP goals including mixed residential housing types and connectivity. Some topics for discussion at the hearing, or between staff and petitioner prior to the third hearing, include the following:

- Including more detail in the architectural standards
- Including commitments to the discussed positive environmental measures
- Including more detail in the District Ordinance

RECOMMENDATION: Staff recommends forwarding this petition to the September 12, 2016 Plan Commission meeting.

BLOOMINGTON PLAN COMMISSION **CASE #: SP-21-16**
STAFF REPORT **DATE: September 12, 2016**
Location: 619 Morton Street

PETITIONER:	**Tech Park Housing, LLC** **601 N. College Ave., Bloomington**
CONSULTANT:	**Studio 3 Design, Inc.** **8604 Allisonville Rd., Suite 330, Indianapolis**

REQUEST: The petitioner is requesting site plan approval in order to build a 3-story mixed use building with 2,400 square feet of commercial space and 14 multi-family dwelling units.

Area:	**0.19 Acres**	
Zoning:	**Commercial Downtown/Shower Technology Park Overlay**	
GPP Designation:	**Downtown**	
Existing Land Use:	**Vacant**	
Proposed Land Use:	**Mixed use (commercial and Multi-family Residential)**	
Surrounding Uses:	**North**	– Mixed Use
	West	– Vacant – Historic Showers Mill and Kiln buildings within the Trades District
	South	– Vacant – Historic Showers Administration Building and garage within the Trades District
	East	– Multi-family

REPORT: The subject property is located on the west side of N. Morton Street between W. 10th Street and W. 11th Street. The property is made up of a single 0.19 acre platted lot and is currently vacant. It is bound on the north and west by platted alleys. The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO).

Since the August meeting when the petition was not heard and continued, the petitioner has amended the site plan to bring it more in line with the UDO requirements for the Showers Tech Park Overlay. The petitioner has removed the ground floor apartments and converted all of the first floor to non-residential space and building services spaces. Removal of these apartments and reconfiguring the upper floor units brings the site plan in line with Density requirements.

With the current petition, the petitioner proposes to construct a 3-story, mixed-use building on the property. The proposed building would have approximately 2,400 square feet of commercial space on the first floor and a mix of 1 bedroom and studio apartments on the upper floors with a total of 14 units and 14 bedrooms.

Plan Commission Site Plan Review: Three aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.370. These aspects are as follows:

- The proposal is adjacent to a residential use (North)
- The proposal includes waivers to the standards in BMC 20.03.400 and 20.03.410

SITE PLAN REVIEW

Residential Density: The property is approximately 0.19 acres in area. The petition is for 14 units with 14 total bedrooms (13 studio apartments and 1 1-bedroom apartment). The STPO allows for 15 units per acre, or 2.85 units on this property. The proposed density, once DUEs are considered, is 2.85 DUEs.

First Floor Use: Since the packet was created for the August meeting, the petitioner has amended the site plan to include 2,400 square feet of commercial space on the first floor and no apartments.

Height: The building is three stories and 44 feet tall. The maximum height in the STPO is 45 feet.

Modulation: The building is less than 60 feet wide, therefore no horizontal modulation in the façade is required.

Step back: The STPO requires that any building over 35 feet in height must step back the portion over 35 feet a minimum of 15 feet from the front build-to-line. At the tallest, this building is 44 feet tall. All portions of the building, including the height above 35 feet, are built to the build-to-line without a step back. A waiver is required.

> **Building Height Step Back Waiver-20.03.410(c)(3):** A waiver from the minimum stepback height architectural standard of the DCO is required. Staff believes this requirement was created to ensure a stepback for building taller than 3 stories in height. Staff recommends approval of this waiver.

Historic Alignment and Stepdown: This property is immediately adjacent to the Showers Administration Building and associated “garage.” The Showers Administration Building was recently protected as a local historic structure, along with the Mill and Kiln buildings. The associated garage building was not locally designated, but is listed on both the 2001 Historic Survey and the 2015 SHAARD as a contributing historic structure. The STPO requires that new building adjacent to surveyed historic structures match the front setback of the historic structure and be no more than 1 story taller than the historic structure. The garage building is set at the far back side of the lot and is only 1 story tall. The building is also partially built into the grade and appears shorter than 1 story as viewed from Morton Street. Waivers are required for these two standards.

> **Historic Alignment and Stepdown-20.03.410(a)(2) & 20.03.410(c)(2):** While the Showers garage building is a surveyed contributing historic structure, it was not

deemed important to preserve as a local historic structure when the Administration Building, Mill and Kiln were preserved. The building is setback much further from the street than is appropriate for new downtown building. The height is also not of a scale compatible with downtown policies. The proposed building is of a similar height and alignment as the Administration Building further to the south. Staff recommends approval of this waiver.

Parking: The petitioner is proposing 8 off-street parking spaces that directly access the two adjacent alleys. Within the STPO, the UDO sets a minimum parking requirement for the project's 14 bedrooms at 2 off-street parking spaces. The maximum parking for the first floor, assuming office use, is 8 spaces. This petition meets the minimum and does not exceed the maximum permitted parking requirements.

Bicycle Parking: A 14 bedroom multi-family development requires 4 bicycle parking spaces. In addition, the commercial space requires 4 bicycle parking spaces for a total of 8 spaces. The site plan currently shows 4 class-2 spaces along Morton St. and 4 Class-1 spaces inside of the building.

Materials: The majority of the building is clad in brick, metal panels and storefront glass. Metal panels are a permitted secondary material and account for less than 20% of the façade.

Streetscape: The existing combined curb and sidewalk would be replaced with a sidewalk separated from the street by a 5 foot tree zone with street trees in grates. Pedestrian scale lighting is proposed on Morton St. in accordance with the STPO. In addition, 2 on-street parking spaces would be removed to extend the curb line and create "bump-outs" to narrow the street and protect the on-street parking. The location of the street trees may need to be adjusted in order to avoid underground utility lines.

Entrances: The building contains a prominent pedestrian entrance for the non-residential use which contains or will contain three of the required entrance details of 20.03.410 (b)(5). Due to grade issues and the inability to create a flat landing zone along the street, the accessible entrance will be to the rear of the building.

Void-to-solid Percentage: The STPO sets a minimum upper story void-to-solid architectural standard at 20%. The petition contains approximately 35% void. The STPO also sets a minimum first floor void-to-solid at 40%, "consisting of display windows, entries and doors." The proposed building contains approximately 40% void on Morton St.

Utilities: Water and sanitary sewer services are available in Morton Street. Stormwater will be captured and directed to the nearby public storm sewers. Stormwater and utility plans have been submitted to the City Utilities Department and are under review.

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

1.) The EC recommends the building be re-designed to have a modern look and feel, and use sustainable building practices.

Staff response: The petition meets architectural and material requirements of the UDO and STOP.

2.) The Petitioner should apply real, green building practices to create a high performance, low carbon-footprint structure that reflect the sustainable practices called out for in the Master Plan.

Staff response: While highly desirable, these items are not required by UDO.

CONCLUSION: Staff finds that the petition meets most requirements of the UDO and the STPO inclusion height, parking, density and first floor use. The required height and alignment waivers adjacent to the historic garage would be required for nearly any building that would be built on this lot. This garage is anticipated to eventually be demolished per the "Master Plan and Redevelopment Strategy/Certified Technology Park." While some parts of the petition do not meet the standards of the STPO, the requested waivers are appropriate based on the merits of proposal, its compatibility with surrounding buildings and compliance with the recommendations of the Downtown Plan.

RECOMMENDATION: Based on the written findings above, staff recommends approval of SP-21-16 with the following conditions:

1. A staff level right-of-way encroachment agreement is required for the street light and the bike racks in the right-of-way.
2. A Maintenance of Traffic Plan must be approved as part of the right-of-way excavation permit. Any street or sidewalk closures of more than 14 days must be approved by the Board of Public Works. Any removal of metered parking spaces from service must be paid to the City prior to release of a grading permit.
3. Entrance from Morton Street must contain three of the required entrance details of 20.03.410 (b)(5).

MEMORANDUM

Date: September 1, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-21-16: Tech Park Housing, LLC
619 N. Morton Street

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a proposal to build a mixed use structure within the Trades District Certified Technology Park (CTP). The site is in the Commercial Downtown District and Showers Technology Park Overlay.

ISSUES OF THE MASTER PLAN

1.) SUSTAINABILITY
The EC is still not fond of this proposal because we believe that it does not reflect what was envisioned in the "Master Plan and Redevelopment Strategy / Certified Technology Park, Bloomington, Indiana July 2013 (Master Plan)." To view the Master Plan please see http://bloomington.in.gov/media/media/application/pdf/15735.pdf.

The Master Plan was intended to "assist the City and community in realizing the vision for the area as a sought-after model of modern, sustainable urban redevelopment that nurtures creativity and entrepreneurship among its citizens and workforce, helps brand Bloomington as a lively tech sector hub, attracts private investment, employment and visitors, and provides welcoming living options to citizens." The EC doesn't believe this petition embodies this vision because sustainable building practices are not being used, and we don't believe the design is modern and creative, or invites walkability.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

2.) GREEN BUILDING
The EC recommends that the developer plan and commit to as many best practices for energy savings and resource conservation as possible, rather than simply stating an interest as the Petitioner's Statement did. Additionally, the EC does not consider following existing building and energy codes to be "green building", or that concrete blocks, called concrete masonry units (CMU) by some, or cast concrete, are examples of "green friendly" as the Petitioner's Statement also claimed.

Some examples of best practices that go beyond the building and energy codes mentioned in the Petitioner's Statement include enhanced insulation; high efficiency heating and cooling; low flow toilets; programmable thermostats in each unit; sustainable floor coverings; and recycled products such as carpet and counter tops. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

Reduce Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

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

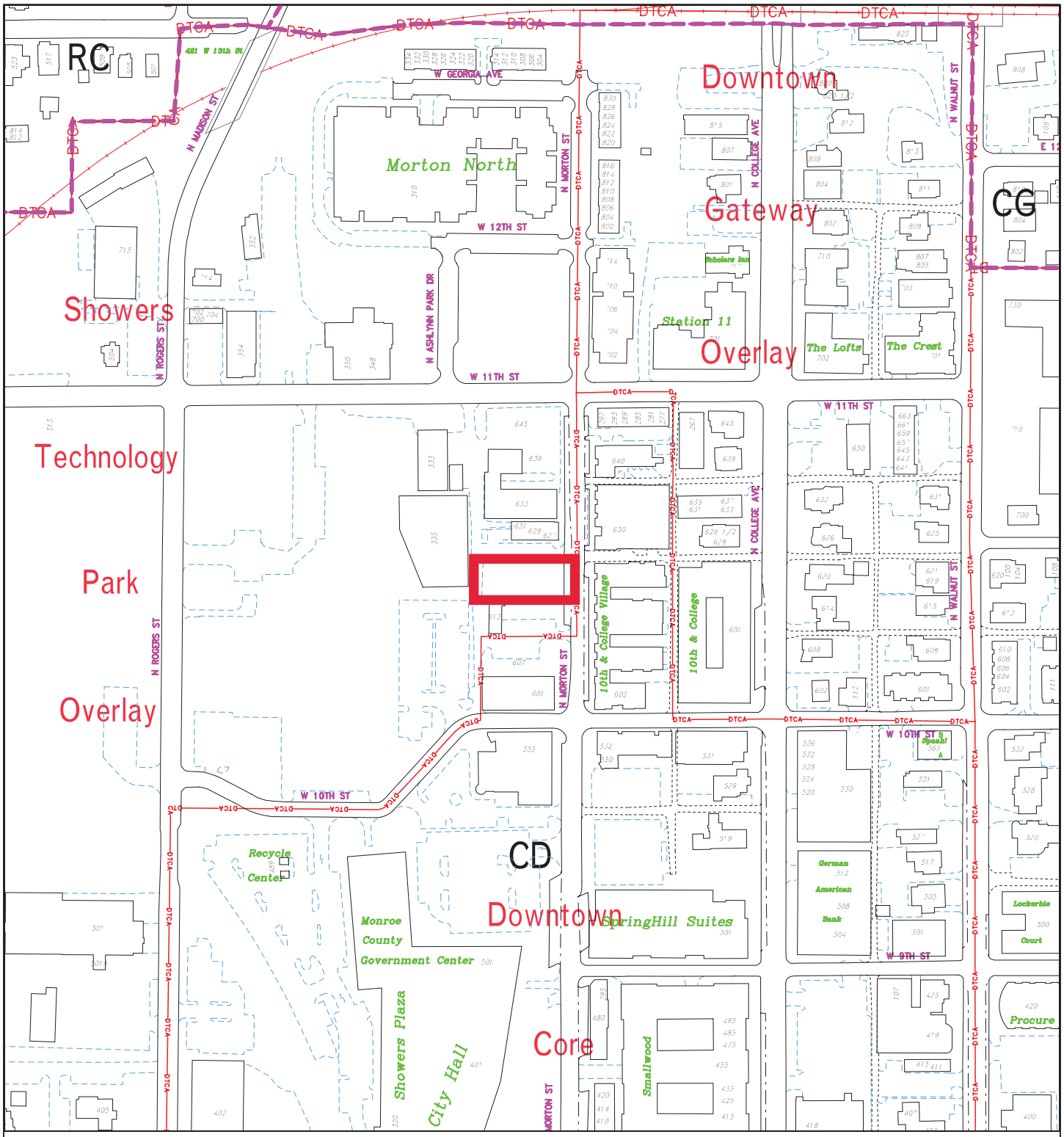
Charging stations for electric vehicles Many people are now purchasing electric vehicles (EV), making installation of charging stations a necessity for residents. Therefore the EC recommends that electric charging stations be installed for some of the parking spaces.

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

EC RECOMMENDATIONS

1.) The EC recommends the building be re-designed to have a modern look and feel, and use sustainable building practices.

2.) The Petitioner should apply real, green building practices to create a high performance, low carbon-footprint structure that reflect the sustainable practices called out for in the Master Plan.



City of Bloomington
Planning & Transportation

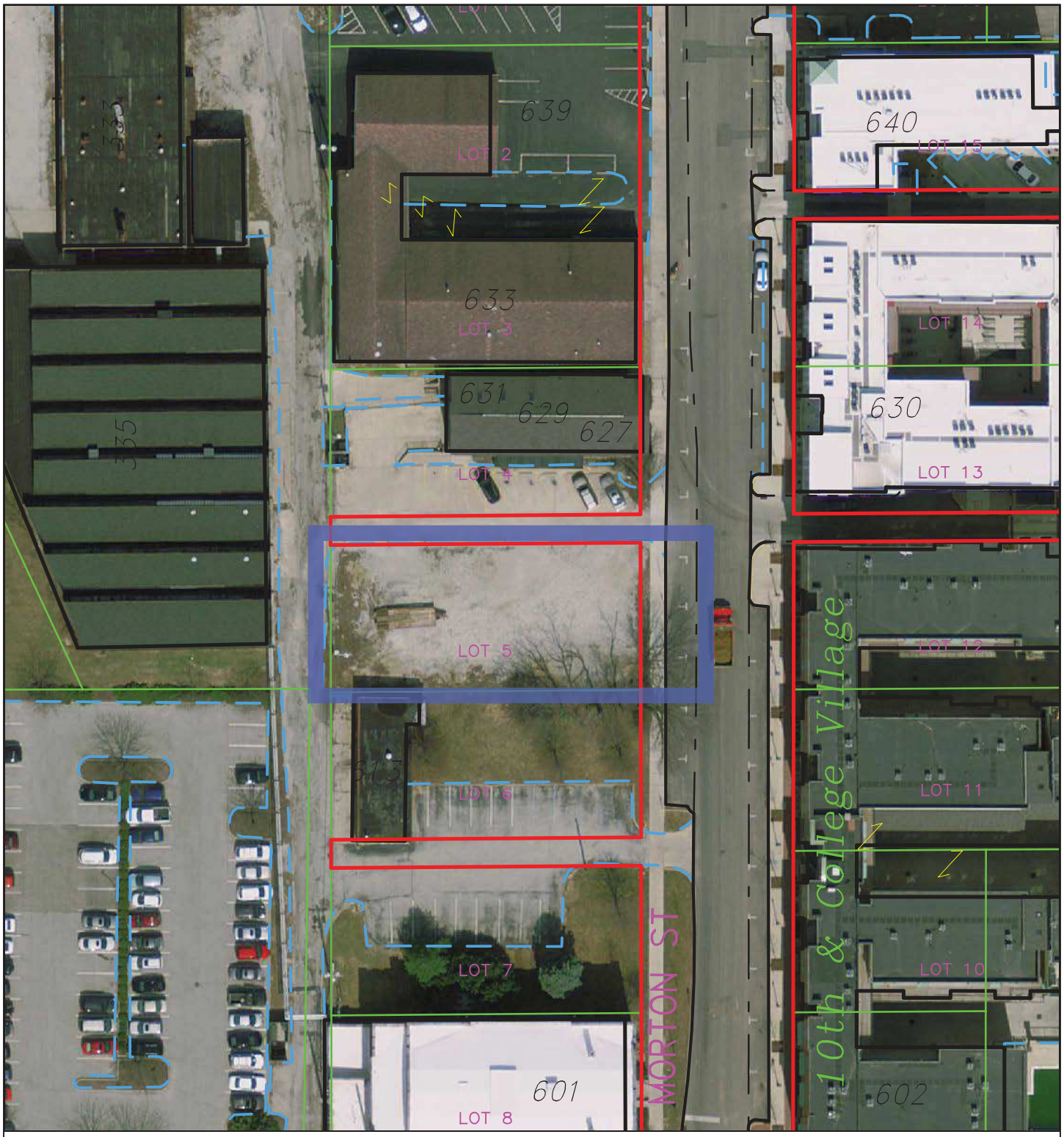
By: roachja
15 Jul 16

250 0 250 500 750

N

Scale: 1" = 250'

For reference only; map information NOT warranted.



By: roachja
15 Jul 16

60 0 60 120 180

N

City of Bloomington
Planning & Transportation

Scale: 1" = 60'

For reference only; map information NOT warranted.

STUDIO THREE DESIGN

August 29, 2016

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

Attn: Mr. James Roach

RE: 619 N. Morton St.

PETITIONERS STATEMENT

Dear Mr. Roach

Studio 3 Design is pleased to submit the attached apartment development, "619 N. Morton" for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

Apartment Types	Count	Beds
Studio Apartment	13 Units	13 Beds
1 Bedroom Flat	1 Units	1 Beds
	14 Units	**14 Beds**

Property density:

Site: 62.75' x 131.5'**= .19 acres**
15 DUE's/acre = **2.85 DUE's allowed**

Studio .20 DUE x 13 = **2.6 DUE's**
1 bed . .25 DUE x 2 = **0.25 DUE's**

2.85 DUE's provided

Project Location

The project is located along the west side of Morton St. just north of 10th Street in the Showers Technology Park Overlay district. The surrounding land use includes apartment buildings to the East, an office/apartment building to the north, the Showers Mill building to the west and the Showers Administration Building and a vacant lot with a garage to the south. The property is currently unimproved.

8604 Allisonville Road, Suite #330 · Indianapolis, IN 46250 · Phone (317) 595-1000 · Fax (317) 572-1236

Project Concept

The buildings architecture is defined by a strong brick, glass, metal panel and fiber cement reveal panel façade capped with a linear roof element along Morton St. Brick veneer wraps back the immediate north and south facades and transitions to a regular rhythm of residential scale windows, fiber cement siding and exterior walkways. The fiber cement element extends past the 5' setback in the center of the east façade to create an interesting entry portal into the non-residential space on Level 1. The overall form, detailing and material palette has been composed to provide a modern feel while still blending in architecturally with the surrounding developments. The structure takes a simple shape for building efficiency with 2 full levels of apartment units stacking directly over a mixed use Level 1.

Non-Residential Space

Non-residential space is required in the Showers Tech Park Overlay district for the ground floor footprint. Non-residential applies to any allowable type of business or retail for the area. We are excited to have Smithville as a proposed tenant for the retail space on level 1. They have signed a letter of intent to move to this location and will provide the infrastructure backbone for the telecommunication system for the Tech Park. Having Smithville in place at this location will allow future Tech Park businesses the security of knowing the systems are there for their businesses to tap into as they get ready to bring their businesses on line.

Recycling

As part of the project we are planning on the providing recycling as an option for the tenants. Space will be provided in the trash enclosure for recycling totes and pick-up will be provided.
We see this as a great amenity for the young professionals / Tech park employees that may choose to live here.

Parking Counts

Required parking for non-residential	6 spaces
Based on office use tenant (75% x 1 space/300 s.f.)	
Required parking for 14 beds	2 spaces .
Parking provided	**8 spaces**

Setbacks

The building is positioned on the building-to-line along Morton Street, and has greater than 5'-0" of setback along the north, south and west property lines.

Streetscape

A simple rhythm of (2) grated trees and a single pole mounted street lamp are set in a hard-scape concrete sidewalk to enhance the curb appeal and charm of the development. Where possible, additional landscaping and bike racks have been provided.

Site Accessibility

Due to the existing natural slope of the site, an accessible entrance cannot be provided from Morton St. A single 6" step is required to get to the non-residential entrance. An accessible path has been provided to the back side of the non-residential space and an accessible apartment unit on Level 1.

Building Façade modules

The building provides (1) 5'-0" setback on the east façade per UDO requirements. The setback is accented with alternate materials and variations in material modulation, a pronounced entry canopy, and a clearly marked entry point to help accent the building setback.

Building Height

The overall building height is based off a level 1 floor height at the pedestrian entrance in the center of the building along Morton Street. The highest parapet on the building is 38'-0" level 1 finished floor. The project site slopes approximately 6 feet away from this level with a low point at the SW corner of the site. This puts the highest point of the building approx. 44'-0" above the lowest point on site, which is within the allowable height of the overlay district of 45'.

Building Materials

Brick, metal panel system and storefront glass form the palette for the public facing Morton St elevation of the building. The North, South and West facades are a min. of 80% brick with the remaining area clad in a panelized fiber cement and reveal system. This combination of materials complies with the standards as outlined in the Udo for the Tech Park Overlay.

Void to Solid Percentages

The UDO asks for a building in this overlay district to have a 40% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors facing a public street. The East façade (Morton St.) currently has 40.1% void space on the ground floor and 35.8% void space on the upper floors, meeting the requirement.

Building Step Back

The Showers Tech Park Overlay district requires that any building over 35' step back at the 35' mark a minimum of 15' from the build-to line. This requirement is intended to change the feel of buildings that have a full 4th story – not to require the last few feet of a building parapet to be pushed back 15'.
The building along Morton Street ranges in height above the sidewalk from 36' to 38' above the sidewalk and does not step back at the 35'-0" mark. A waiver will be sought for building step back.

Bike Storage/ Parking

An effort has been made to make the facility "bike friendly" through the incorporation of bike parking focused around the Morton Street entry point and the resident entry point around the back of the building. A minimum of (4) Class 2 spaces are required for both the residential and non-residential portions of the building. (4) Class 2 bicycle spaces are provided along Morton Street in proximity of the building entrance. Another (4) Class 2 bicycle spaces are provided at the rear of the non-residential space which is the primary resident entrance point on site.

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. The building will be designed to meet the requirements of the IECC and ASHRAE Standard 90.1, as well as several state-specific codes as required by the federal government. 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.

- High efficiency appliances and building systems.
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation and reduced heat island effect.
- 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
- Recycling

Encroachments:

The project will require the following encroachments with the city:

- (2) Street trees and (1) pole mounted street light along Morton Street.
- Building Canopy over the non-residential entrance along Morton Street.

Trash Removal

Trash removal has been provided off of the North alley. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days. The alley will be modified to have a concrete apron for the garbage truck to sit on while dumping the trash.

Anticipated Waivers

We will be asking for 2 waivers for the development:

1. Historic Alignment and Stepdown – The proposed building is greater than 14' above the adjacent garage and does not align with the front façade do to the extreme setback from the city.

2. Building Height Stepback - A waiver is being requested to allow the building to not step back at 35 feet above grade.

Respectfully submitted,

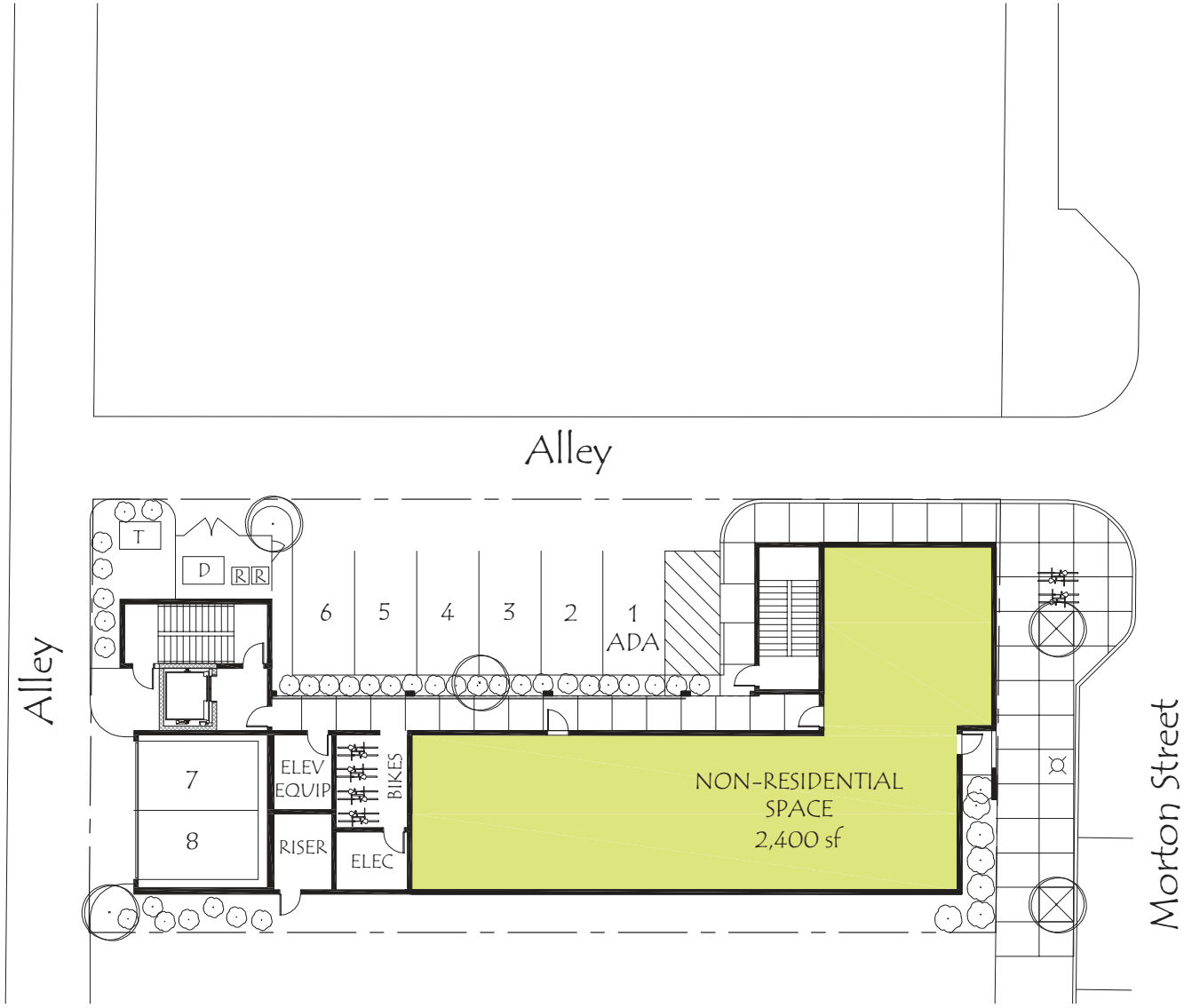
STUDIO 3 DESIGN, INC

J. Zach Bode
Architect

Total Apartment Units: 17

(13)	Studio	2.6 DUEs
(1)	One Bed	0.25 DUEs
TOTAL -		2.85 DUES
DUEs Allowed		2.85

Parking Spaces provided: 8 spaces
2 required for residential
6 required for non-residential



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

SHEET NUMBER
A1

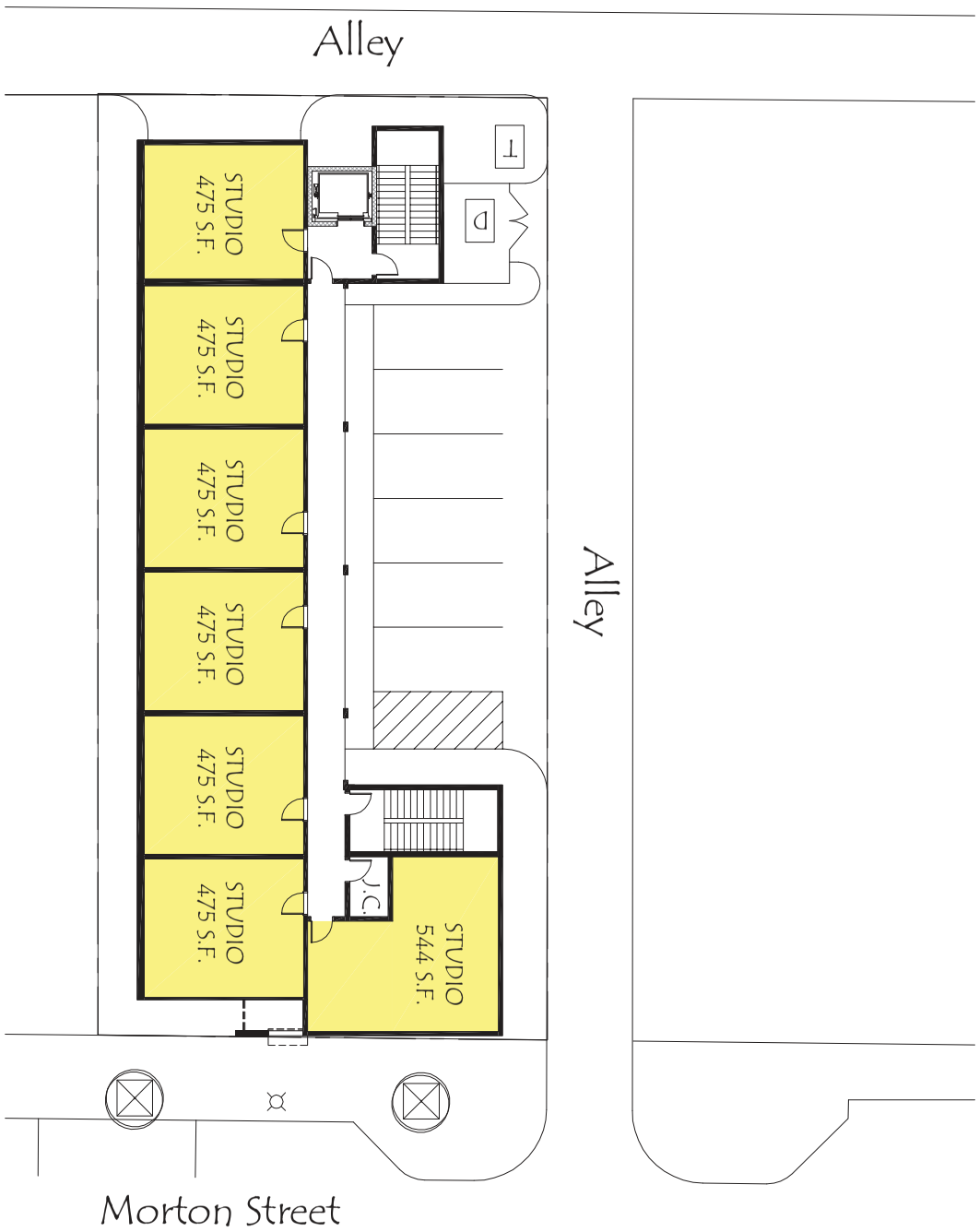
SHEET DESCRIPTION
LEVEL 1
FLOOR PLAN

PROJECT NO.
16049

DATE
8-29-16

TECH PARK HOUSING, LLC
619 N. MORTON ST.
Bloomington, Indiana

STUDIO THREE DESIGN
architecture interior design
www.studiothreedesign.net
317 595.1000 main 317 572.1328 fax
8004 Allisonville Road, Suite 300 Indianapolis, IN 46250

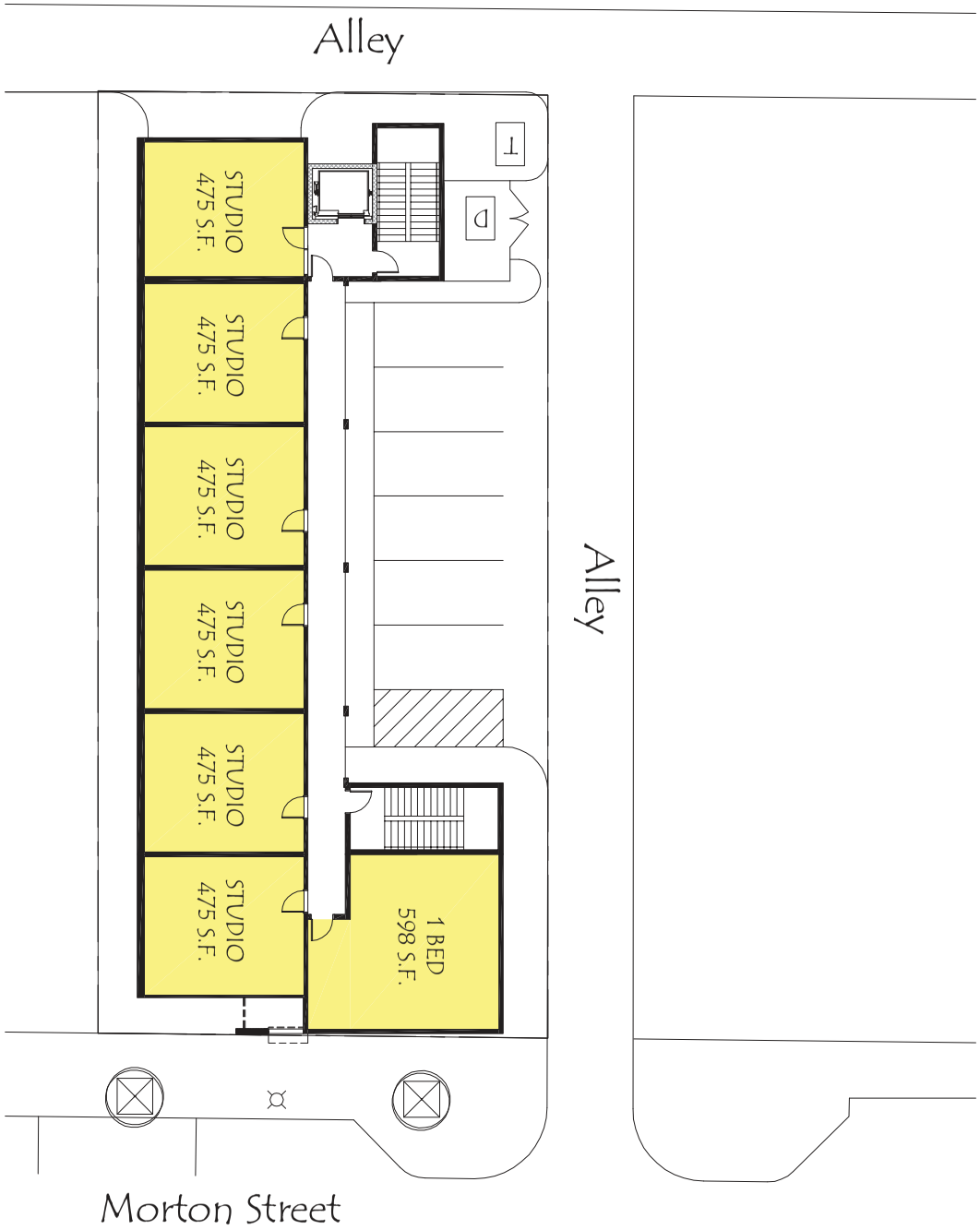


1
A2
LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

STUDIO THREE DESIGN
architecture ∞ interior design
www.studio3design.net
317 595.1000 main 317 572.1238 fax
8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

TECH PARK HOUSING, LLC
619 N. MORTON ST.
Bloomington, Indiana

PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
16049	LEVEL 2 FLOOR PLAN	A2
DATE 8-29-16		

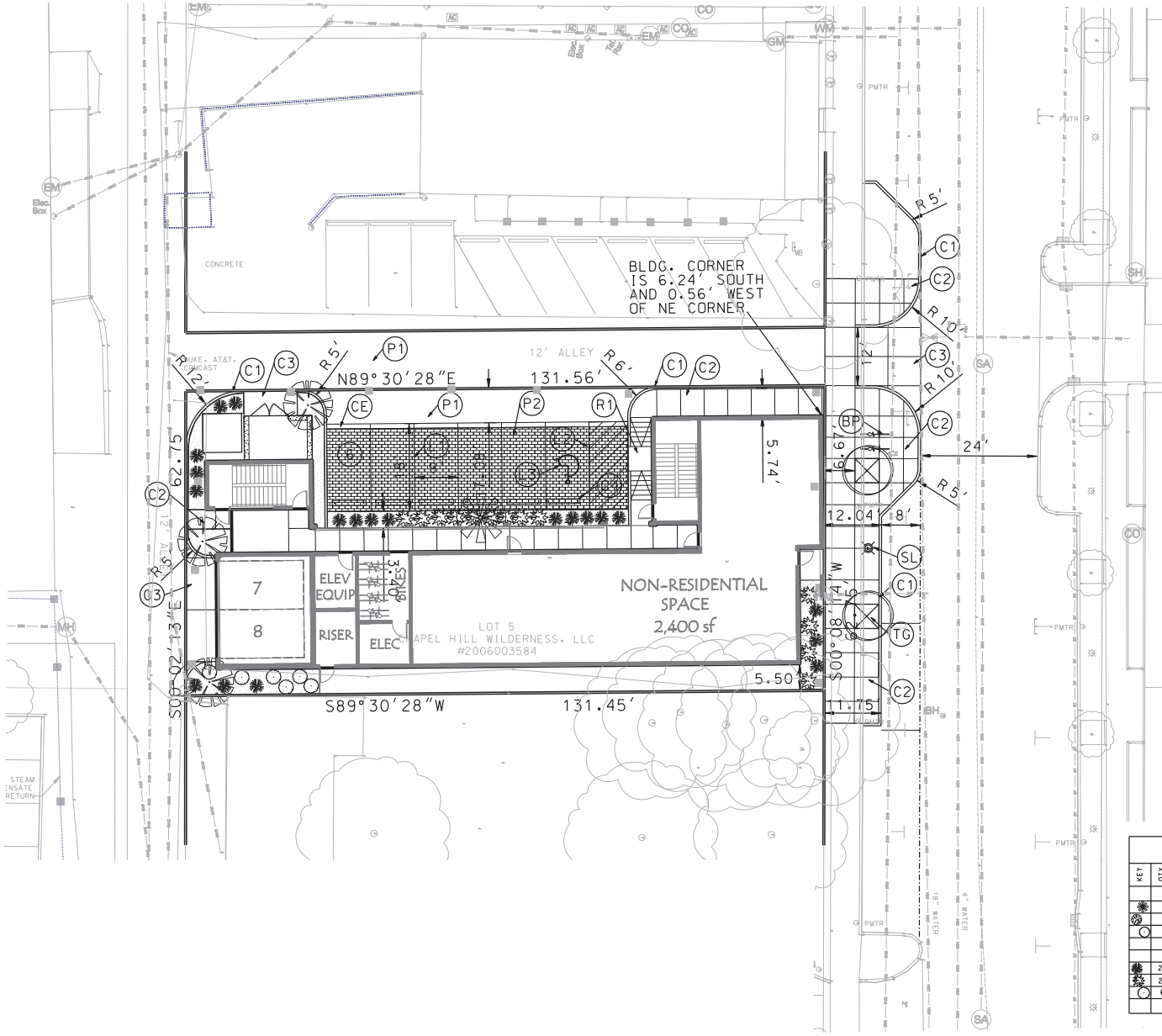


1 / A3 LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

STUDIO THREE DESIGN
architecture ⇔ interior design
www.studio3design.net
317 595.1000 main 317 572.1238 fax
8604 Allisonville Road, Suite 330 Indianapolis, IN 46250

TECH PARK HOUSING, LLC
619 N. MORTON ST.
Bloomington, Indiana

PROJECT NO.	SHEET DESCRIPTION	SHEET NUMBER
16049	LEVEL 3 FLOOR PLAN	A3
DATE 8-29-16		



GENERAL NOTES

1) SEE SMITH BROBOB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION B) INLETS: GUTTER ELEVATION
3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

SITE PLAN NOTES

1) SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
2) PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.
3) CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.

MATERIALS LEGEND

- (1) 1" HMA SURFACE ON 3" HMA BASE ON 8" COMPACTED AGGREGATE BASE #53, TYPE "D"
- (2) HYDRABRICK PERMEABLE PAVER SYSTEM
- (3) CONCRETE EDGE RESTRAINT, 12" X 12"
- (4) 6" STANDING CURB
- (5) CONCRETE SIDEWALK - WIDTH VARIES 4" THICK CONCRETE 4" COMPACTED AGGREGATE BASE #53, TYPE "D"
- (6) CONCRETE SLAB 6" THICK, 4000 PSI CONCRETE 8" COMPACTED AGGREGATE BASE #53, TYPE "D"
- (7) PRECAST CONCRETE WHEEL STOPS
- (8) LINE, PAINT, SOLID, WHITE, 4"
- (9) LINE, PAINT, SOLID, BLUE, 6"
- (10) SYMBOL, PAINT, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY
- (11) NURSERY SOD
- (12) ACCESSIBLE RAMP TYPE K
- (13) STREET LIGHT
- (14) 5' X 5' TREE GRATE
- (15) BICYCLE PARKING "HOOP RACK"

DEVELOPMENT DATA

SITE AREA = 8252.83 SF
IMPERVIOUS SURFACE AREA PERMITTED = 75% = 6191.54 SF
BUILDING AREA = 4580.42 SF
WALKS = 369.73 SF
CONCRETE DRIVE = 145.14 SF
ASPHALT PARKING = 513.75 SF
DUMPSTER SLAB = 168.31 SF
TRANSFORMER PAD = 64 SF
TOTAL IMPERVIOUS SURFACE = 5841.35 SF
TOTAL IMPERVIOUS SURFACE COVERAGE = 70.78%

PERVIOUS SURFACE AREA
PAVER AREA = 1054 SF
LAWN OR PLANTER AREA = 1357.48 SF
TOTAL PERVIOUS SURFACE COVERAGE = 29.22%

10 20
0 5
SCALE: 1"=10'

SITE LEGEND

DRAINAGE EASEMENT	10'DE
UTILITY EASEMENT	10'UE
DR. & UT. EASEMENT	10'DAUE
2" ROLL CURB	
2" CURB AND GUTTER	
6" STANDING CURB	
CONCRETE SIDEWALK	
HANDICAPPED RAMP	
HANDICAPPED RAILING	
RET. WALL (CONCRETE)	
RET. WALL (MASONRY)	
RET. WALL (STONE)	
RET. WALL (WOOD)	
FENCE (BARB WIRE)	
FENCE (CHAIN LINK)	
FENCE (SMOOTH WIRE)	
FENCE (POST & RAIL)	
FENCE (WOOD SLAT)	
GUARD RAIL	
PROPOSED STREET TREE	
BOLLARD	
DUMPSTER (WOOD)	
DUMPSTER (MASONRY)	

LANDSCAPE PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		TREES			
	1	CORNUS florida	Flowering Dogwood	2" Caliper	
	3	AMELANCHIER canadensis	Shadblow Serviceberry	2" Caliper	
	2	QUERCUS rubra	Red Oak	2" Caliper	
		SHRUBS			
	20	BUXUS "Green Mountain"	Green Mountain Boxwood	3 Gallon	
	28	ITEA virginica	Virginia Sweetspire	3 Gallon	
	6	HYDRANGEA quercifolia	Oakleaf Hydrangea	3 Gallon	

Smith Brobob & Associates, Inc.
403 B. Charles Boulevard
Bloomington, Indiana 47401
Telephone: (812) 336-6536
Fax: (812) 336-0613
Web: http://smithbrobob.com

CERTIFICATION DATE
/ /

JOB TITLE
619 N. MORTON

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN SAB
CHECKED
Date

JOB NUMBER 5362
SHEET C202
Date 08/26/16
SITE PLAN

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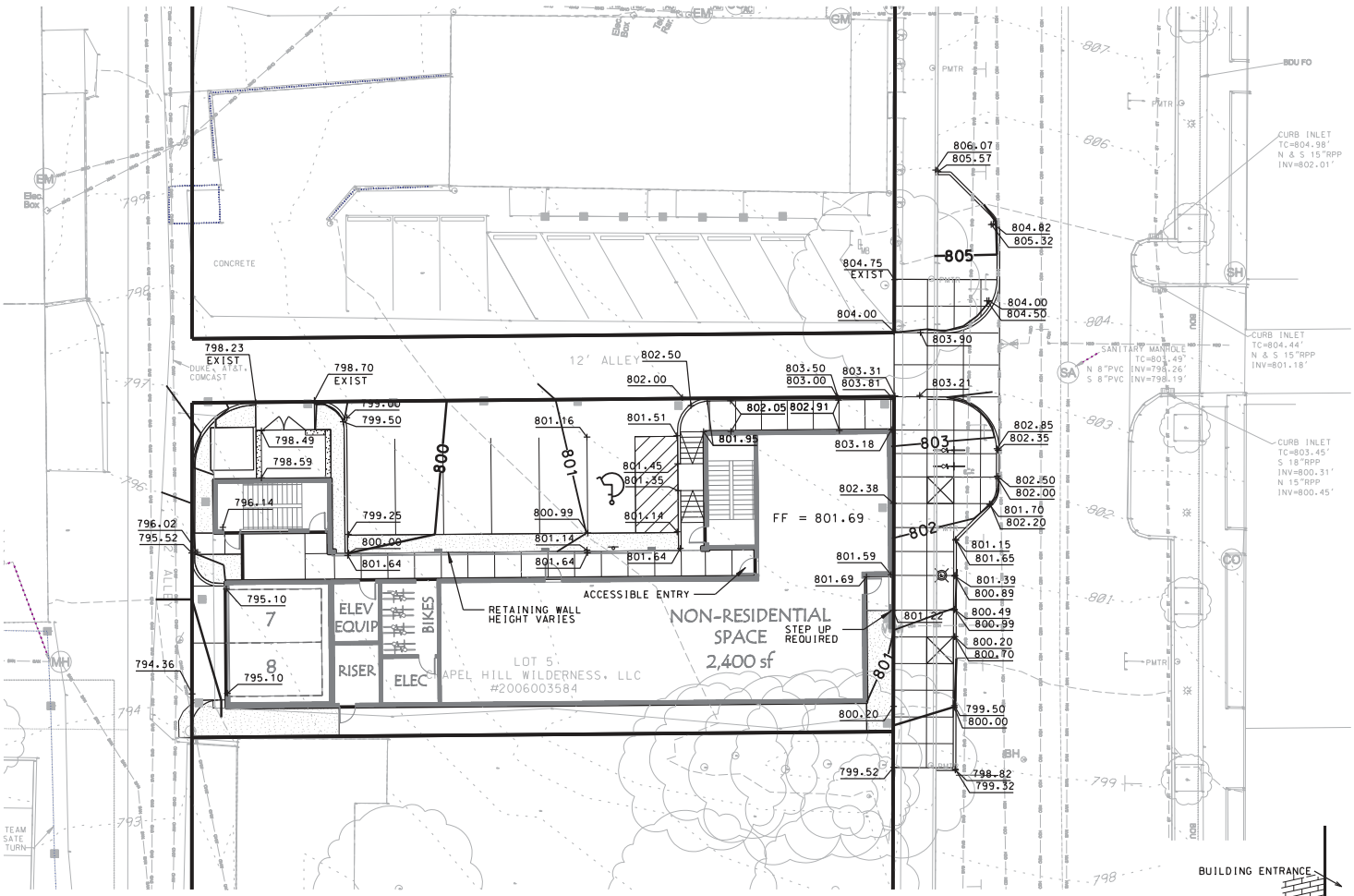


SCALE: 1"=10'

GRADING & EROS. CTRL LEGENDS

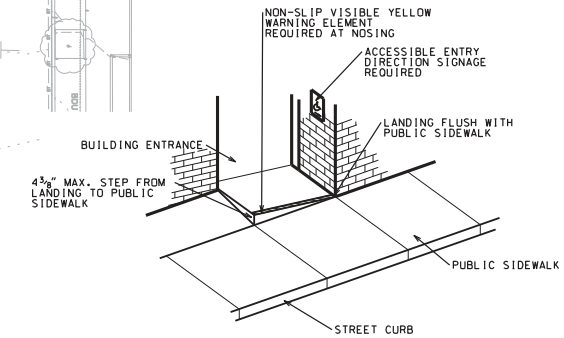
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SPOT ELEVATION
- SOIL BORING
- RIP-RAP
- SILT TRAP
- INLET PROTECTION
- DETENTION BASIN
- STRAW BALE DAM
- ROCK CHECK DAM
- PAVED SIDE DITCH
- DIVERSION DITCH
- TREE PROTECTION FENCE
- FLOOD LINE
- FLOW LINE
- GRADING LIMITS
- SEDIMENT BASIN
- SILT FENCE

GENERAL NOTES

1) SEE SMITH BREHOB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION B) INLETS: GUTTER ELEVATION
3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

GRADING NOTES

1) FF.=: IF SHOWN ON THE PLANS. = RECOMMENDED FINISH FLOOR ELEVATION.
2) GRADING LIMITS: IF SHOWN ON THE PLANS. INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
3) PROPOSED SPOT ELEVATIONS. IF SHOWN. ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS
4) MAXIMUM SIDEWALK CROSS SLOPE IS 2% OR ¼" PER FOOT FALL.
5) MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5% OR ½" PER FOOT FALL. UNLESS FOLLOWING AN EXISTING ROADWAY.
6) MAXIMUM ACCESSIBLE RAMP SLOPE IS 8.0% OR 1' IN 12' FALL.



ENTRY STEP DETAIL
NO SCALE

Smith Brehob & Associates, Inc.
463 B. Charles Boulevard
Greenville, North Carolina 27834
Telephone: (919) 355-0355
Fax: (919) 355-0313
Web: http://smithbrehob.com

CERTIFICATION DATE / /

JOB TITLE
619 N. MORTON

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN SAB
CHECKED
DATE

JOB NUMBER 5362
SHEET C203
DATE 08/26/16
GRADING PLAN

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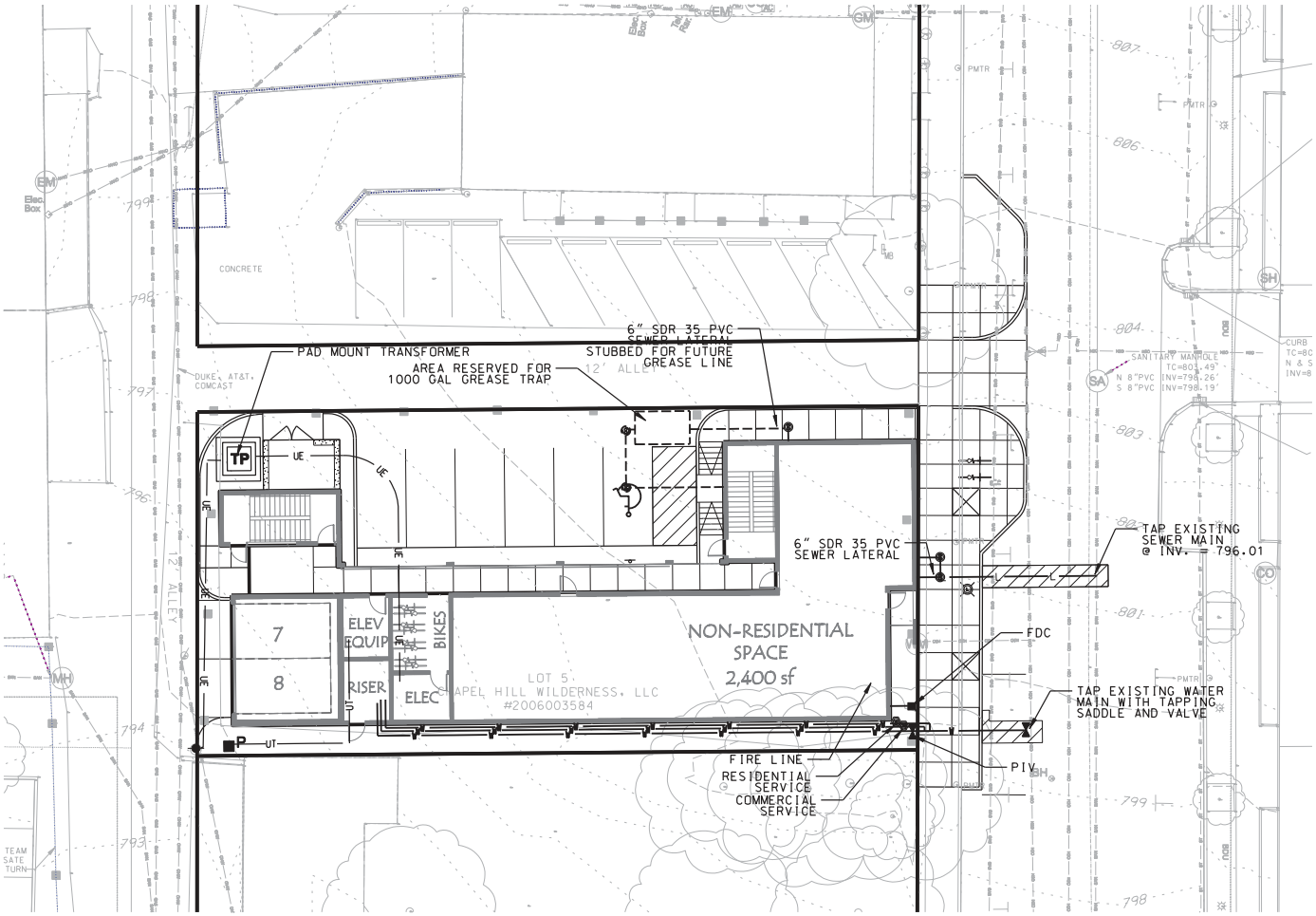

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UTILITY NOTES

1) ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.
2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
4) MS.=: IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL I OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
10) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLOGY ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
11) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
12) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL). POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS, THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
13) BACFLOW PREVENTER CONDUIT REQUIREMENTS:
   - RADIO READ EQUIPMENT MUST BE PLACED ON THE OUTSIDE OF THE BUILDING.
   - CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE RAIO HEAD DEVICE FROM CBU.
   - CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUIT AND WIRING FROM THE METER LOCATION, THROUGH THE BUILDING WALL, AND ATTACHING THE DEVICE TO THE WALL AT A POINT HIGH ENOUGH TO KEEP IT OUT OF REACH FROM TAMPERING AND DAMAGE. YET ACCESSIBLE WITH A LADDER.
   - CBU WILL MAKE THE WIRING CONNECTIONS AT THE TWO END POINTS.

SCALE: 1"=10'

UTILITY LEGEND

WATER IRRIGATION LINE
DOMESTIC WATER SERVICE
FIRE WATER SERVICE
WATER MAIN
WATER SERVICE LINE
WATER VAULT
WATER HANDHOLE
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
FLUSH HYDRANT
WATER MASTER METER
WATER AIR RELEASE VALVE
WATER END CAP
WATER TANK
SANITARY MAIN LINE
SANITARY FORCE MAIN
LOW PRESSURE SEWER
SANITARY LATERAL
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY VAULT METER
SANITARY METER
SANITARY LIFT STATION
SINGLE FLUSHING CONN.
DOUBLE FLUSHING CONN.
LOW PRESSURE SEWER PUMP
L.P.S. AIR RELEASE VALVE
F.W. AIR RELEASE VALVE
GREASE TRAP
SEPTIC TANK
MONITORING WELL
STORM PIPE
ROOF DRAIN PIPE
UNDERDRAIN PIPE
STORM MANHOLE
STORM CURB INLET
STORM CATCH BASIN
STORM YARD INLET
STORM DOWNSPOUT
STORM TRENCH DRAIN
STORM PIPE END SECTION
PROPOSED GAS LINE
GAS MANHOLE
GAS VAULT METER
GAS METER
GAS PLANT
GAS SHUTOFF VALVE
GAS MARKER
CABLE TV
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
ELECTRIC VAULT
ELECTRIC MANHOLE
ELECTRIC TRANS. PAD
ELECTRIC TRANS. VAULT
ELECTRIC HANDHOLE
ELECTRIC POWER POLE
PHONE RISER
PHONE VAULT
PHONE MANHOLE

Smith Brehob & Associates, Inc.
453 S. Clarion Boulevard
Bloomington, Indiana 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com

CERTIFICATION DATE
/ /

JOB TITLE
619 N. MORTON

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN SAB
CHECKED
Date

JOB NUMBER 5362
SHEET C204
Date 08/26/16
UTILITY PLAN

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1 / A4 EAST ELEVATION
1/8" = 1'-0"

SHEET NUMBER
A4

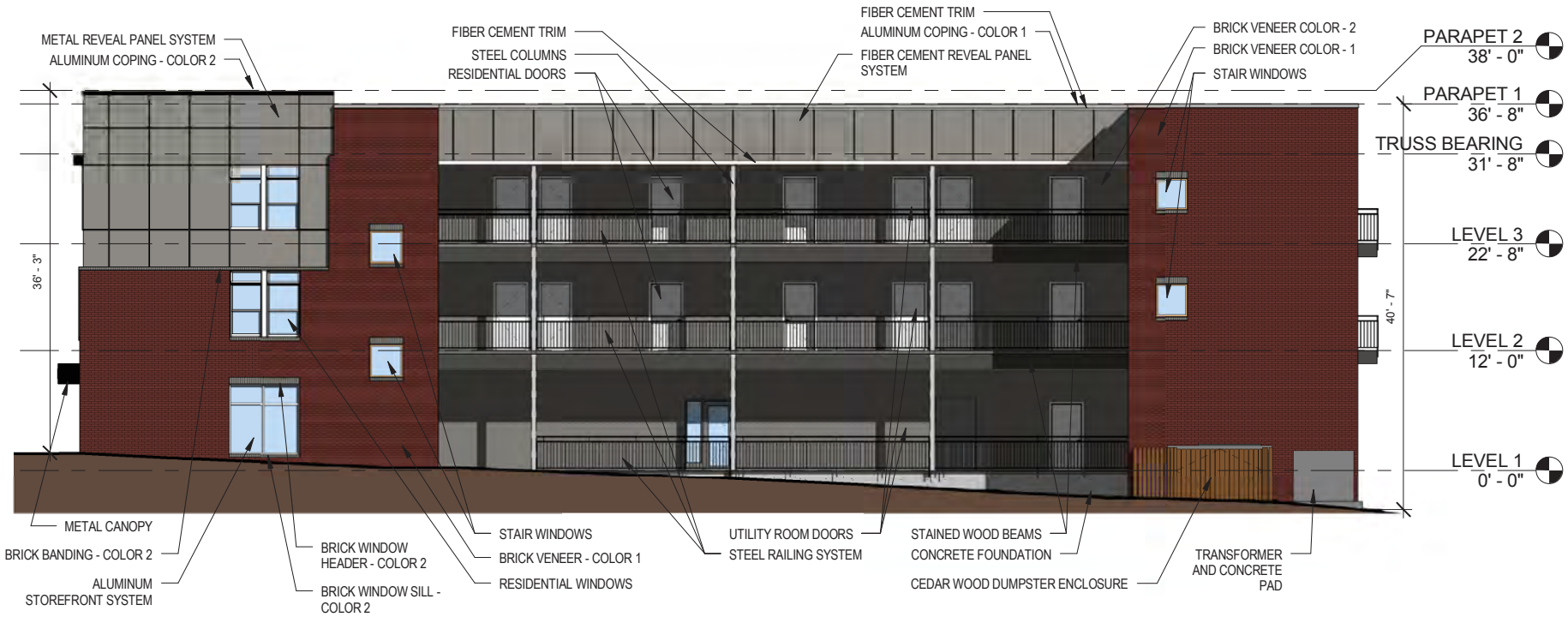
SHEET DESCRIPTION
EAST ELEVATION

PROJECT NO.
16049

DATE
8/29/2016

TECH PARK HOUSING, LLC
619 N. MORTON ST.
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design



1 / A5 NORTH ELEVATION
3/32" = 1'-0"

SHEET NUMBER
A5

SHEET DESCRIPTION
NORTH ELEVATION

PROJECT NO.
16049

DATE
8/29/2016

TECH PARK HOUSING, LLC
619 N. MORTON ST.
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

1 / A6 WEST ELEVATION
3/32" = 1'-0"

SHEET NUMBER
A6

SHEET DESCRIPTION
WEST ELEVATION

PROJECT NO.
16049

DATE
8/29/2016

TECH PARK HOUSING, LLC
619 N. MORTON ST.
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

1 / A7 SOUTH ELEVATION
3/32" = 1'-0"

SHEET NUMBER
A7

SHEET DESCRIPTION
SOUTH ELEVATION

PROJECT NO.
16049

DATE
8/29/2016

TECH PARK HOUSING, LLC
619 N. MORTON ST.
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

LOOKING NORTHWEST AT ENTRY

SHEET NUMBER
A8

SHEET DESCRIPTION
ENTRY VIEW 1

PROJECT NO.
16049

DATE
8/29/2016

TECH PARK HOUSING, LLC
619 N. MORTON ST.
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

LOOKING SOUTHWEST AT ENTRY

STUDIO THREE DESIGN Architecture • Interior Design	TECH PARK HOUSING, LLC 619 N. MORTON ST. BLOOMINGTON, IN	PROJECT NO. 16049 DATE 8/29/2016	SHEET DESCRIPTION ENTRY VIEW 2	SHEET NUMBER A9

VIEW FROM ALLEY LOOKING SOUTH

SHEET NUMBER
A10

SHEET DESCRIPTION
ALLEY VIEW 1

PROJECT NO.
16049

DATE
8/29/2016

TECH PARK HOUSING, LLC
619 N. MORTON ST.
BLOOMINGTON, IN

STUDIO THREE DESIGN
Architecture • Interior Design

VIEW FROM ALLEY LOOKING NORTH

STUDIO THREE DESIGN Architecture • Interior Design	TECH PARK HOUSING, LLC 619 N. MORTON ST. BLOOMINGTON, IN	PROJECT NO. 16049 DATE 8/29/2016	SHEET DESCRIPTION ALLEY VIEW 2	SHEET NUMBER A11

AERIAL PERSPECTIVE FROM SOUTHEAST

STUDIO THREE DESIGN Architecture • Interior Design	TECH PARK HOUSING, LLC 619 N. MORTON ST. BLOOMINGTON, IN	PROJECT NO. 16049 DATE 8/29/2016	SHEET DESCRIPTION AERIAL 1	SHEET NUMBER A12

AERIAL PERSPECTIVE FROM SOUTHWEST

STUDIO THREE DESIGN Architecture • Interior Design	TECH PARK HOUSING, LLC 619 N. MORTON ST. BLOOMINGTON, IN	PROJECT NO. 16049 DATE 8/29/2016	SHEET DESCRIPTION AERIAL 2	SHEET NUMBER A13

AERIAL PERSPECTIVE FROM NORTHWEST

STUDIO THREE DESIGN Architecture • Interior Design	TECH PARK HOUSING, LLC 619 N. MORTON ST. BLOOMINGTON, IN	PROJECT NO. 16049 DATE 8/29/2016	SHEET DESCRIPTION AERIAL 3	SHEET NUMBER A14

BLOOMINGTON PLAN COMMISSION **CASE #: SP-23-16**
STAFF REPORT **DATE: September 12, 2016**
Location: 113 N. Dunn Street

PETITIONER: Bloomington Bagel Company LLC
113 N. Dunn Street, Bloomington

CONSULTANTS: Tabor/Bruce Architecture and Design
1101 S. Walnut Street, Bloomington

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

BACKGROUND:

Area:	.07 acres
Current Zoning:	CD – University Village Overlay
GPP Designation:	Downtown
Existing Land Use:	Restaurant
Proposed Land Use:	Mixed Use
Surrounding Uses:	North/West – Multifamily
	East – Parking lot, People's Park
	South – Commercial

REPORT: The property is located on the west side of N. Dunn Street between E. Kirkwood Ave and E. 6th Street The property is zoned Commercial Downtown (CD) and is located in the University Village Overland (UVO). There is a platted alley on the south side of the property. Surrounding land uses include historic residential uses to the north and northwest, commercial uses along Kirkwood Ave. to the south and People's Park and an IU parking lot to the east. The property currently contains a 1-story restaurant that fills the property.

The petitioner proposes to demolish the existing building and to build a 4-story mixed use building. The building would contain 16 very small studio apartments (less than 350 square feet) and a 1400 square feet restaurant space. One accessible apartment is proposed on the first floor. The petition meets the minimum 50% first floor commercial requirement. No off-street parking is proposed with this site plan. The roof is accessible and usable for catering and other commercial use. If approved, the petitioner would need to request a Conditional Use for a Standardized Business in the UVO to allow for the Bloomington Bagel Co. to relocate into this building.

This proposal was reviewed as a courtesy by the Historic Preservation Commission at its regular meeting on September 8, 2016. The property is located immediately to the south and to the side of a surveyed historic residential structure at the SW corner of Dunn and 6th. That meeting took place after the writing of this report, but before the Plan Commission meeting. Staff will present their feedback at the meeting.

Plan Commission Site Plan Review: Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.170. These aspects are as follows:

- The petitioner is requesting waivers to multiple standards in BMC 20.03.190 and 20.03.200.
- The proposal is adjacent to a residential use.

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the University Village Overlay is 33 units per acre. The petition site is roughly 0.07 acres. Based on the acreage, the maximum Dwelling Unit Equivalents for the property is 2.31 DUEs. The proposal of 16 studio apartments accounts for a total of 3.2 DUEs. If the 4th floor were removed, the petition would have 11 studio apartments and only 2.2 DUEs.

> **Residential Density Waiver – 20.03.190(a)(1):** The site is very small. Density, height, on-site parking and design are interconnected. Staff would like to discuss this waiver in more depth during the hearing and has no recommendation at this time.

Parking: The UDO requires 3 parking spaces for the residential units; no parking is required for the commercial use. The petitioner is proposing no on-site parking. On-street parking is available on Dunn, Kirkwood and 6th. A City owned public parking lot exists at Dunn and 4th. Indiana University permits after hours parking in its surface parking lot to the east. Public parking is also available for a fee at the Indiana University Poplars Garage a ½ block to the north. The downtown is well-served by transit and 5 different routes use Kirkwood Ave. If the fourth floor were removed, the petition would only require 1 off-street parking space.

> **Parking Waiver – 20.03.190(c)(2):** The site is very small. Density, height, on-site parking and design are interconnected. Staff would like to discuss this waiver in more depth during the hearing and has no recommendation at this time.

Materials: The building is clad with brick, metal and painted smooth face concrete block on the alleys. Because of the size of the lot, the petitioner anticipates the need to build the building from the "inside out." They have chosen materials that can be installed without the need for an exterior scaffolding on the south, west or north façades. In addition, the petitioner has regular problems with graffiti at the existing restaurant building. The smooth faced concrete block was chosen because it can be easily painted to cover graffiti. Because the building is built to the property line on all sides it is not feasible to include windows on the north or south sides of the building because of fire codes. The petitioner has attempted to increase the visual interest of these sides of the building through faux glass panels that tie into the actual glass panels on the front and decorative brick courses. Waivers are required to permit the smooth faced concrete block and the amount of metal siding.

> **Materials Waiver – 20.03.200(a)(5):** Materials proposed are related to the specific challenges to constructing and maintaining this building. Staff would like to discuss

this waiver in more depth during the hearing and has no recommendation at this time.

Street Trees: Street trees are required along Dunn Street. However because of the location of existing combined curb and sidewalks on adjacent lots and the need to keep a clear, straight path for ADA compliance, a planting area is proposed but it pushed against the building. This planting area will include shrubs, but given how close it is to the building it can not include trees. **A Waiver from 20.03.200(a)(4)(A) is required.**

Impervious Surface Coverage: This portion of the UVO permits a maximum impervious surface coverage of 85%. The existing lot is 100% impervious. Immediately to the south of the alley, within the Kirkwood Corridor portion of the UVO, 100% impervious surface coverage is permitted. **A wavier from 20.03.190(a)(2)(A) is required.**

Building Height: The UVO permits a maximum building height of 40 feet. The main parapet line of the building is proposed at 41'6". The building includes a section at the north end that is taller to accommodate a stair tower to access a useable roof. The full height of the building is 51'6". The UVO does not require an upper story step back. A waiver from the maximum height is required. If the 4th floor were removed, the building would be approximately 42'6" with the stair tower.

> **Height Waiver – 20.03.190(b)(1)(B):** The site is very small. Density, height, on-site parking and design are interconnected. Staff would like to discuss this waiver in more depth during the hearing and has no recommendation at this time.

Building Height Step Down: The UVO requires that buildings located to the side of a surveyed historic structure not be more than one story, or 14 feet, taller than the surveyed structure. The two-story residential building to the north is listed as contributing in the survey. The proposed building is one story plus a stair tower, or 18'6" taller than the surveyed historic structure. A waiver is required. If the 4th floor were removed, the building would meet this requirement.

> **Building Height Step Down Waiver-20.03.200(c)(2)**: The site is very small. Density, height, on-site parking and design are interconnected. Staff would like to discuss this waiver in more depth during the hearing and has no recommendation at this time.

Bicycle Parking: The development requires 4 bicycle parking spaces for the commercial uses and 4 for the residential uses. The plan shows short term commercial parking in the Dunn Street right-of-way and long term tenant parking in the building.

Windows: While the upper floor windows meet the minimum 1.5:1 height to width ratio they are ganged together to create larger horizontal openings. The windows also have a modern aesthetic and do not contain the more traditional required sills and lintels. Finally, the stair towers include a curtain wall of windows that extend from the ground to the roof. **Waivers are required from 20.03.200(b)(3)(C).**

Lighting: A streetlight is required on Dunn Street near the alley. The light is not yet shown on the plans.

Pedestrian Facilities: Combined curb and sidewalk existing along Dunn Street and will be rebuilt with this petition. No additional Bloomington Transit facilities are required with the development. Bloomington Transit has 5 routes on Kirkwood Ave. and one on Dunn Street.

Void-to-Solid Percentage: The UVO sets a minimum first floor void-to-solid requirement of 50% and an upper story void of 20%, consisting of transparent glass or façade openings, for facades facing a street. The proposal meets this requirement.

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

1.) The Petitioner should reduce the size and scale of the building footprint to allow additional landscaping, thus improving the walkability and reducing the site's total environmental footprint.

2.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.

CONCLUSION: The petition involves redevelopment of very small, 0.07 acre, site in the University Village Overlay. The site is located immediately adjacent to the Kirkwood Corridor and is currently developed with a 1 story restaurant that fills out the lot. The property is more similar in development pattern to the Kirkwood Corridor to the south than to the row of historic homes on 6th Street to the north. The petitioner proposes several waivers related to the height, bulk, density and intensity of the development. Staff believes all of these elements are interrelated. For example, if the building height and massing is found to be appropriate, then the density and parking is alike appropriate. Staff would like discussion of these issues by the Plan Commission.

Topics for discussion:

1. Is the density and lack of parking appropriate for this location?
2. Is the height/bulk/impervious surface coverage appropriate for this location?
3. Is the architecture consistent with the recommendations of the Downtown Plan?

RECOMMENDATION: Staff recommends continuing SP-23-16 to the October 10 hearing.

MEMORANDUM

Date: September 1, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-23-16, Bloomington Bagel Company LLC
113 N. Dunn St.

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental significance of this proposed Plan. The request is for a Site Plan approval of a 4-story mixed use building in the Commercial Downtown district and the University Village Overlay.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) WALKABILITY
The 2002 Growth Policies Plan, Part 2, The Geography of the Policies, Site Design, page 29, calls for the downtown to continue to be developed at a human scale, with amenities such as street trees, and that downtown greenspace should be improved.

The EC believes that this building is too big for the lot and the space within the block. Understanding that the lot is very small, the EC still believes the building should be shortened (front to back) so that landscape material and possibility art can be installed to enhance its walkability. The extent to how inviting this site is to pedestrians is important environmentally as well as to quality of life by promoting walking instead of driving, thus reducing CO^2 emissions; increasing plant diversity, which will attract birds and butterflies downtown; and reducing the urban heat island effect that has multiple environmental benefits.

Another very important reason to enhance walkability by installing landscaping in our urban areas is to reduce crime and improve public safety. There are a multitude of scientific studies indicating that landscaped and natural-feeling areas reduces aggression, violence, graffiti, and other nefarious activities.

2.) GREEN BUILDING
The EC recommends that the developer design the building with as many best practices for

energy savings and resource conservation as possible. Some examples of best practices that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats; sustainable floor coverings; and recycled products such as carpet and counter tops. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

Reduce Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

Water conservation As recommended in the *City of Bloomington Utilities Water Conservation Plan*, every effort should be used to conserve water. All fixtures should be the low-flow type. The faucets for hand washing sinks should be the self-closing type, and the toilet design and plumbing should be the high efficiency type.

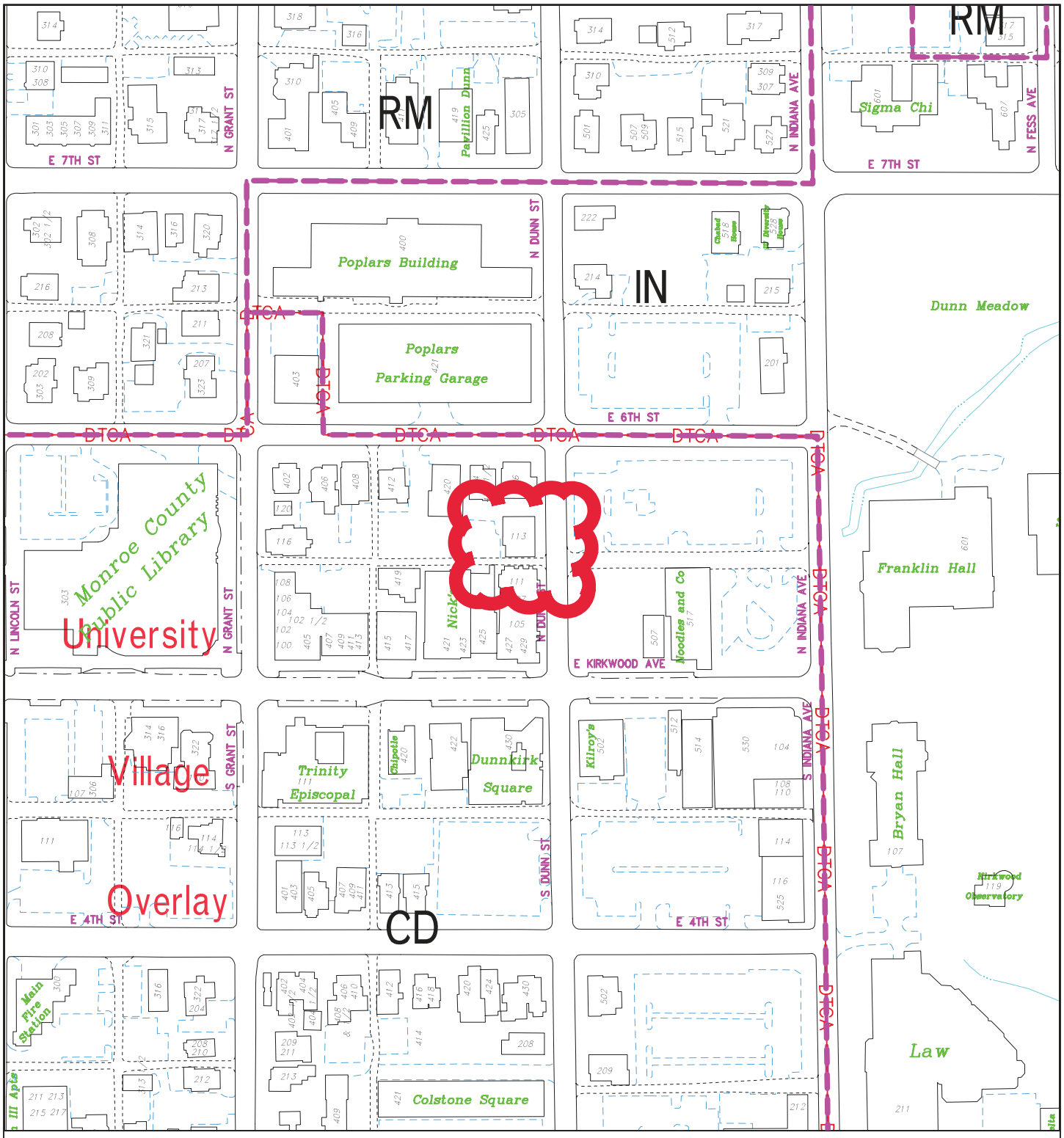
Energy efficiency Enhance the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air to reduce greenhouse gas emissions in our region.

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

EC RECOMENDATIONS

1.) The Petitioner should reduce the size and scale of the building footprint to allow additional landscaping, thus improving the walkability and reducing the site's total environmental footprint.

2.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.



City of Bloomington
Planning & Transportation

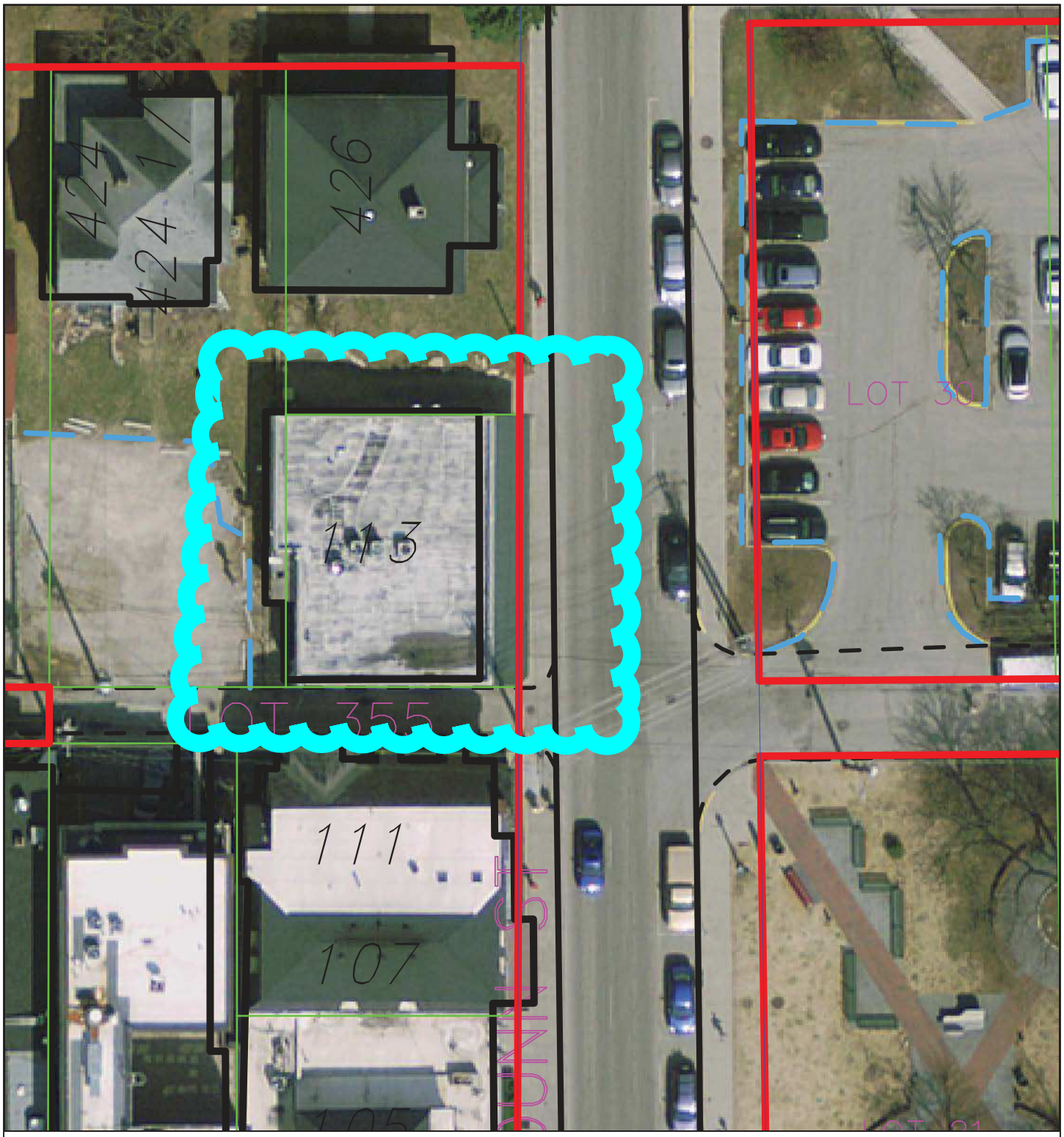
By: roachja
28 Jul 16

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.



By: roachja
28 Jul 16

30 0 30 60 90

N

City of Bloomington
Planning & Transportation

Scale: 1" = 30'

For reference only; map information NOT warranted.

TABOR BRUCE ARCHITECTURE & DESIGN

BLOOMINGTON PLAN COMISSION

Petitioner's Statement

Concerning the petition of Sue Aquilla for the purpose of consideration of her Petition for the property located at 113 North Dunn Street, Bloomington, Indiana.

Location
The project site is currently a single story existing concrete block building located on an extremely small 50 feet by 58 feet .066 acre site within the University Village overlay zone. It is located on North Dunn Street across from People's Park and a Indiana University surface parking lot.

Background
We are proposing to remove the existing exposed concrete block structure and building a new 4 story mixed use structure with a 1500 square feet retail space on the ground floor level with a small ADA required residential unit and a total of fifteen other micro apartments on the upper levels, (five per floor). The lot currently has a 2,615 sq ft single story building that currently contains a the owner's locally founded Bagel Company as a restaurant use.

The Petitioner founded her business on this site in 1996 and has grown her business in the current structure and is celebrating her 20th year this year. The structures to the south are a mixture of concrete block or older storefronts that lack any architectural cohesiveness. The house to the north sits on a corner lot and is 28 feet away from our proposed building and additionally, faces 6th Street and not Dunn Street. The next block north of this site contains the Poplars building at 81 feet and a parking garage at 51 feet in height. The area, while only a block away from Kirkwood Avenue, is very much a part of the Kirkwood commercial area as is this block of shops all along the North of Kirkwood Ave.

Design
The new structure will provide an accessible retail space on the main floor that will be used as a single 1,500 square foot restaurant space. There will be a entrance for the Bagel Company on Dunn Street and a dumpster areal for trash and recycling along the alley on the South side. 2.18 allowable due's are permitted and 3.20 are provided. The code does not yet recognize smaller unit of this size that fill a need for housing tenants who live and work downtown. Our Maximum allowable impervious surface is 85% and currently, the site is at 100% and will seek to remain at 100% because of the small lot size. Just across the adjacent alley to the south 100% impervious surface is allowed. Required parking for our residential use would require a total of 3 spaces but our small site would not make that economically feasible. We have focused on providing for our proposed used by providing more secure bicycle spaces than required.

The apartment design for this proposal is geared to working professionals who might work downtown or with the university but have no need or way to afford the higher priced rentals of one and two bedroom units available and the high rent they are attached to. These studio units are becoming a common unit design in cities where the cost of living is higher and the cost of housing outpaces earnings. Workforce Housing is a commonly used term for these type of units-but they are more than just a cheap form of housing, these units will have small kitchens, washer/dryer units, a full bathroom and more windows than much larger apartments. The building will be four stories in height with a 12 foot first floor ceiling height which is what one would expect in a typical downtown commercial district-larger storefront windows and transom glass which continues design cues from other commercial structures.

Because the site is so small and only allows a very small footprint, our building is built almost to each property line. Our north facade is visible to Dunn Street traffic and also sits upon the property line-so we have added windows but they are not allowed per the building code, to function to the interior as a window, but do serve to add visible interest to this facade along with a decorative brick pattern. Currently, the BBC rents a shared dumpster down the alley. This design will create an enclosed dumpster area within the building footprint.

This petition brings a very modern style structure that we hope, will encourage investment into nearby existing developments. The exterior will be clad with a combination of Brick, smooth plaster and metal; materials to reflect the past and reflect towards the future. The brick ties the proposal into the use of brick in nearby existing houses and the neighborhood, while the metal and plaster will allow for a modern twist in the design. The roof will be utilized as a gathering space and will be landscaped.

This location is walking distance to great shopping and retail centers downtown as well as the university. The Unified Development Ordinance has listed as an objective in the University Village Overlay description:

“Promote infill **and redevelopment of sites using moderate residential densities** for the University Village area and high residential densities along the Kirkwood Corridor”
We believe this proposal is ideally positioned to meet this objective as part of the Kirkwood corridor. This infill development allows for residential uses within our city’s core where development is best served by not only existing infrastructure but by public transportation.

Green Building Initiatives
The Bloomington Bagel Company has been recycling items and waste since before it became popular. The proposed project will have a shared on site recycling area for all tenants as well as high efficiency HVAC units, a secure and very visible bicycle storage area, and utilize materials that qualify as green building materials as is feasibly possible.

Access & Parking
The primary pedestrian entry to the units will be an individual door along the east facade at the front North corner into an entry alcove and stair. The Bagel Company will have a set of doors along Dunn Street as well into their new restaurant space. The site is substantially smaller than almost every other typically sized downtown Bloomington site. Because of this, we cannot provide on site parking but the nature of the residential units this project includes and their small size, we feel the tenants will most likely not own vehicles but will own bicycles or will use public transportation for their needs. For this reason, we have designed a highly visible bicycle storage area with an entry that is more than an afterthought. The proposed bicycle storage facility will act as a bicycle hub that is easily accessible and located along the main building facade. No parking is required for the commercial portion of the building, and only three parking spaces are required for the residential portion-we feel we are providing more bicycle parking in a more convenient manner than required by the city or any other apartment in the downtown.

We believe this project will be an attractive improvement to this area of Dunn Street and perfectly scaled as an expected development in our downtown where we want mixed use buildings and apartments. We believe this petition will finally allow for a viable long term tenants and use of the property at 113 North Dunn Street and we hope this development will spur a higher level of thought and improvements along this street that is so close to the gateway of out university as well as our downtown and Kirkwood Avenue.

Thank you for the opportunity to submit the proposed development for review. We look forward to working together on this Development. We kindly ask for your approval of our request.

Sincerely,

Doug Bruce
Architect
Tabor/Bruce Architecture & Design

James Roach <roachja@bloomington.in.gov>

BBC Percentages

Doug Bruce <dbruce@taborbruce.com> Fri, Sep 9, 2016 at 7:44 AM
To: James Roach <roachja@bloomington.in.gov>

James,

Here are the items you requested

FRONT (EAST)

Total - 2535 sf

Brick - 4.7%
Metal accent- 15.1%
Metal paneling- 16.9%
Glazing- 63.3%

SIDE (SOUTH)

Total - 2048 sf

Brick- 54.8%
Metal paneling- 17.1%
Metal accent- 12.3%
Conc. block- 3.0%
Glazing- 9.8%
Solid doors- 3.0%

SIDE (NORTH)

Total - 2062 sf

Brick- 35.1%
Metal paneling- 42.7%
Glazing- 22.2%

Doug Bruce
Architect-President-Leed AP
Tabor/Bruce Architecture & Design, Inc.
www.taborbruce.com

BLOOMINGTON BAGEL CO. LLC & BLOOMINGTON BAGEL CO. INC.

812-322-8209
sue@bbcbagel.com

113 N Dunn St
Bloomington, IN
47408

August 1, 2016

City of Bloomington Planning and Transportation Department
401 N Morton St
Bloomington IN 47404

To Whom it May Concern.

The Bloomington Bagel Co. will be celebrating our 20th anniversary this month. Our business has thrived despite the Big Dig, anti-gay protestors and a failed attempt by a motorist to create a drive through lane! We could have not done it without the incredible support of our family, friends and customers. It takes a village to stay 'Locally Owned and Boiled!'

During the last 20 years, I have watched the world around us change, much for the better. The downtown and the university have made incredible aesthetic improvements. Much of which has left the BBC behind. Painfully behind.

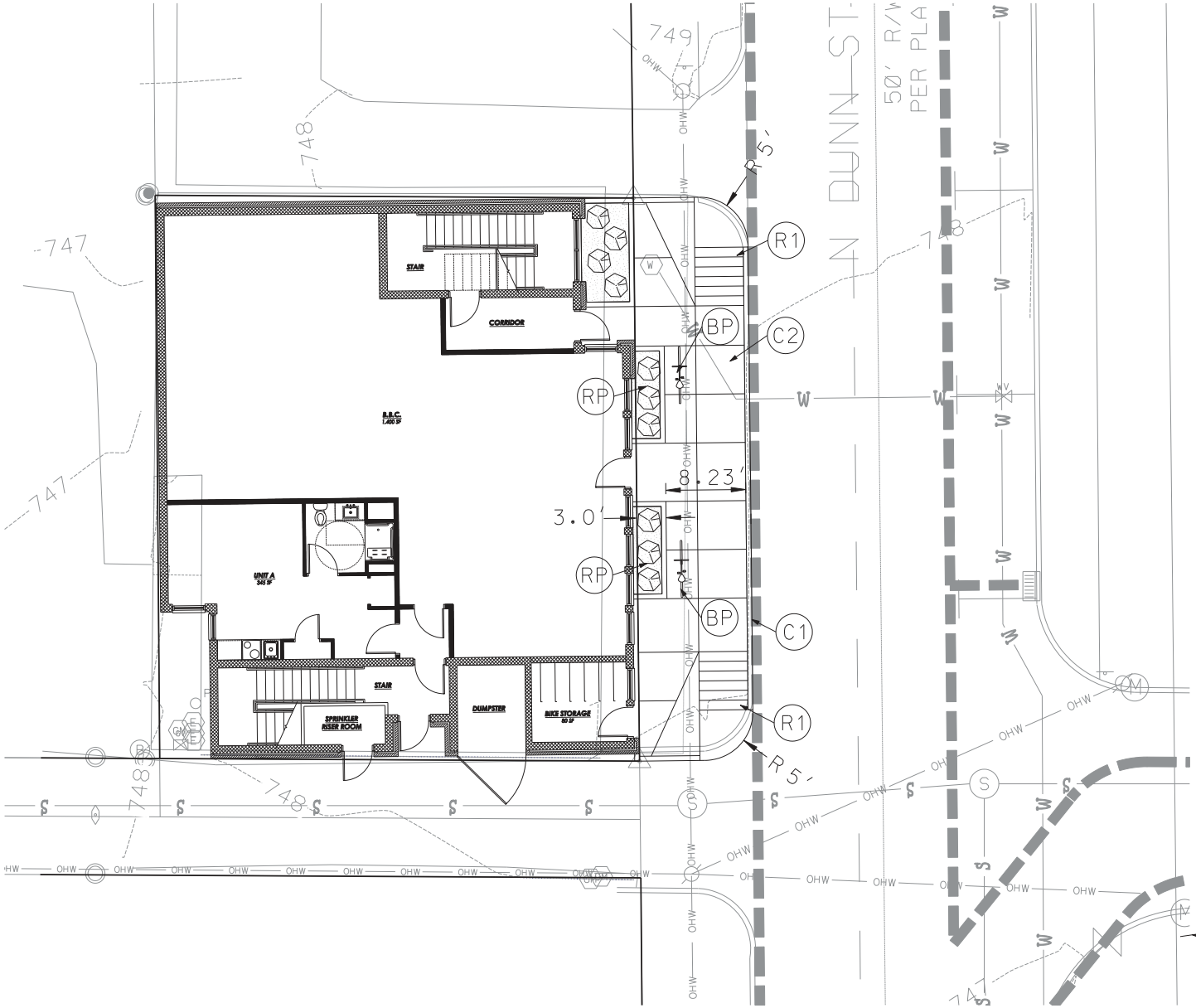
When I wrote my business plan decades ago, I never envisioned our building failing. In the last year our oven broke, our roof needed replacement, various air-conditioning systems failed and structural issues developed in our walls. The investment required just to continue to tread water was untenable. Urban renewal became a choice and my mission.

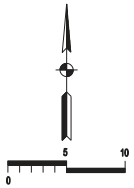
What better way to celebrate our anniversary than demolishing the ugliest building in the downtown. The new mix used building will contribute to the beauty and innovation of our vibrant downtown. This will be the first building downtown that is targeting young professionals interested in urban living. We will have micro units reflecting innovative housing we are seeing in New York City and other urban environments.

Thank you to everyone for your support. We look forward to our next 20 years.

Sincerely yours,

Suzanne K Aquila





SITE LEGEND

DRAINAGE EASEMENT	10'DE
UTILITY EASEMENT	10'UE
DR. & UT. EASEMENT	10'D&UE
2" ROLL CURB	
2" CURB AND GUTTER	
6" STANDING CURB	
CONCRETE SIDEWALK	
HANDICAPPED RAMP	
HANDICAPPED RAILING	
RET. WALL (CONCRETE)	
RET. WALL (MASONRY)	
RET. WALL (STONE)	
RET. WALL (WOOD)	
FENCE (BARB WIRE)	
FENCE (CHAIN LINK)	
FENCE (SMOOTH WIRE)	
FENCE (POST & RAIL)	
FENCE (WOOD SLAT)	
GUARD RAIL	
PROPOSED STREET TREE	
BOLLARD	
DUMPSTER (WOOD)	
DUMPSTER (MASONRY)	

GENERAL NOTES

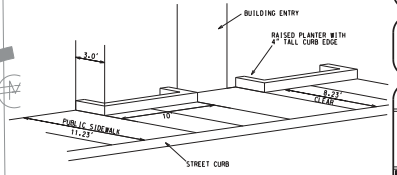
1) SEE SMITH BREHOB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION
   B) INLETS: GUTTER ELEVATION
3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

SITE PLAN NOTES

1) SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
2) PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.
3) CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.

MATERIALS LEGEND

- (1) 1" HMA SURFACE ON 3" HMA BASE ON 7" COMPACTED AGGREGATE BASE #53, TYPE "D"
- (3) 6" STANDING CURB
- (2) CONCRETE SIDEWALK - WIDTH VARIES 4" THICK CONCRETE 4" COMPACTED AGGREGATE BASE #53, TYPE "D"
- (8) ACCESSIBLE RAMP
- (5) STREET LIGHT
- (7) RAISED PLANTER
- (9) BICYCLE PARKING "HOOP RACK"



RAISED PLANTER SKETCH
NO SCALE

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Web: http://smithbrehob.com

CERTIFICATION DATE
/ /

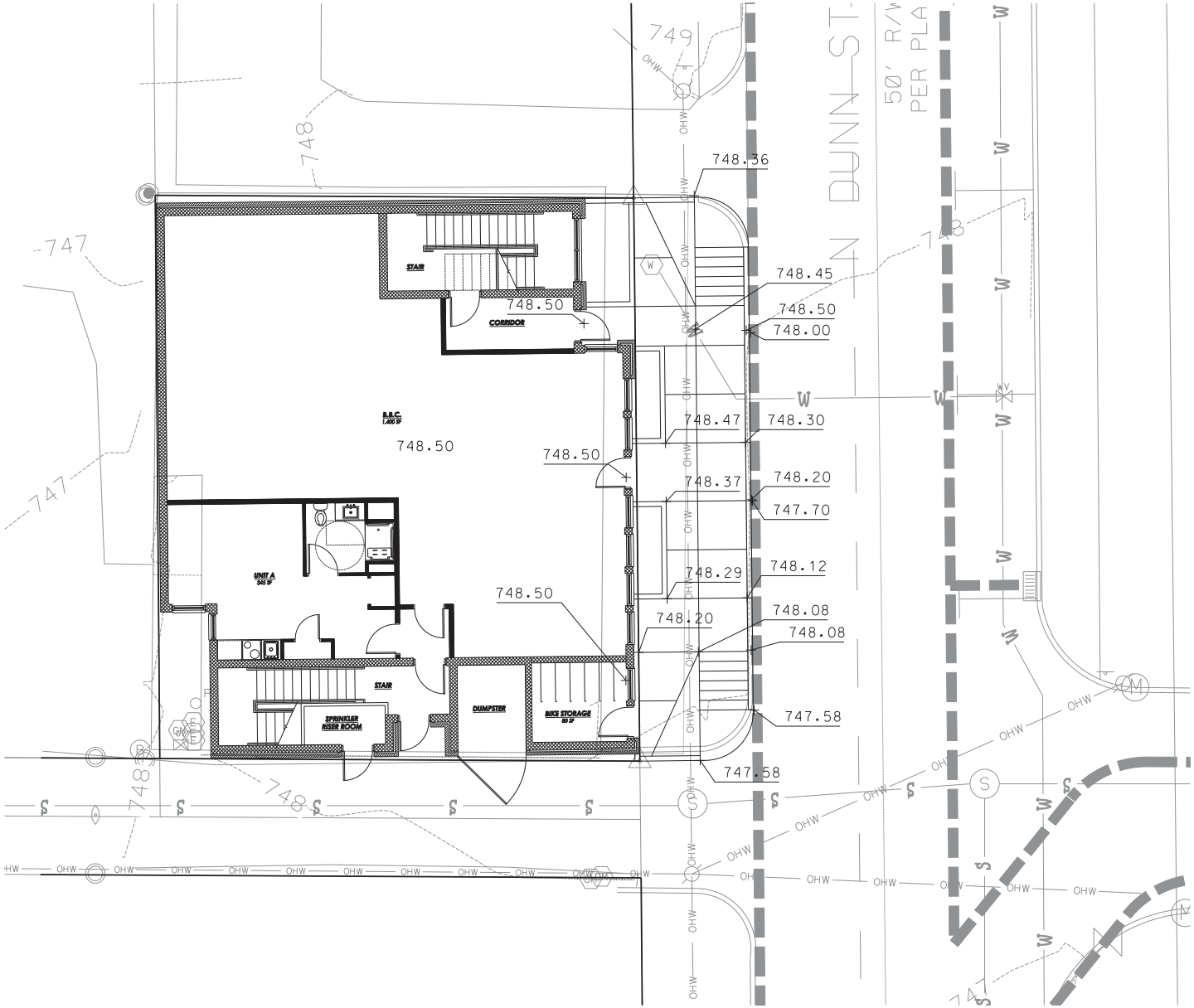
JOB TITLE
BLOOMINGTON BAGEL
113 N DUNN STREET
BLOOMINGTON, IN

REVISIONS	BY	DATE

DRAWN SAB
DRAFTED SAB
CHECKED
DATE

JOB NUMBER 5362
SHEET C202
DATE 08/29/16
SITE PLAN

SITE_C202_Site Plan.dgn 8/29/2016 7:08:23 AM



SCALE: 1"=5'

GRADING & EROS. CTRL LEGENDS

PROPOSED 1' CONTOUR — 101 —
PROPOSED 5' CONTOUR — 100 —
PROPOSED SPOT ELEVATION × 105.00
SOIL BORING
RIP-RAP
SILT TRAP
INLET PROTECTION
DETENTION BASIN
STRAW BALE DAM
ROCK CHECK DAM
PAVED SIDE DITCH — DD —
DIVERSION DITCH — DD —
TREE PROTECTION FENCE — TP —
FLOOD LINE — FL —
FLOW LINE — FL —
GRADING LIMITS — GL —
SEDIMENT BASIN — SB —
SILT FENCE — SF —

GENERAL NOTES

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GRADING NOTES

1) FF.=: IF SHOWN ON THE PLANS. = RECOMMENDED FINISH FLOOR ELEVATION.
2) GRADING LIMITS: IF SHOWN ON THE PLANS. INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
3) PROPOSED SPOT ELEVATIONS. IF SHOWN. ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS
4) MAXIMUM SIDEWALK CROSS SLOPE IS 2% OR ¼" PER FOOT FALL.
5) MAXIMUM SIDEWALK LONGITUDINAL SLOPE IS 5% OR ½" PER FOOT FALL. UNLESS FOLLOWING AN EXISTING ROADWAY.
6) MAXIMUM ACCESSIBLE RAMP SLOPE IS 8.0% OR 1' IN 12' FALL.

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BLOOMINGTON, IN

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JOB NUMBER 5362
SHEET C203
DATE 08/29/16

GRADING PLAN

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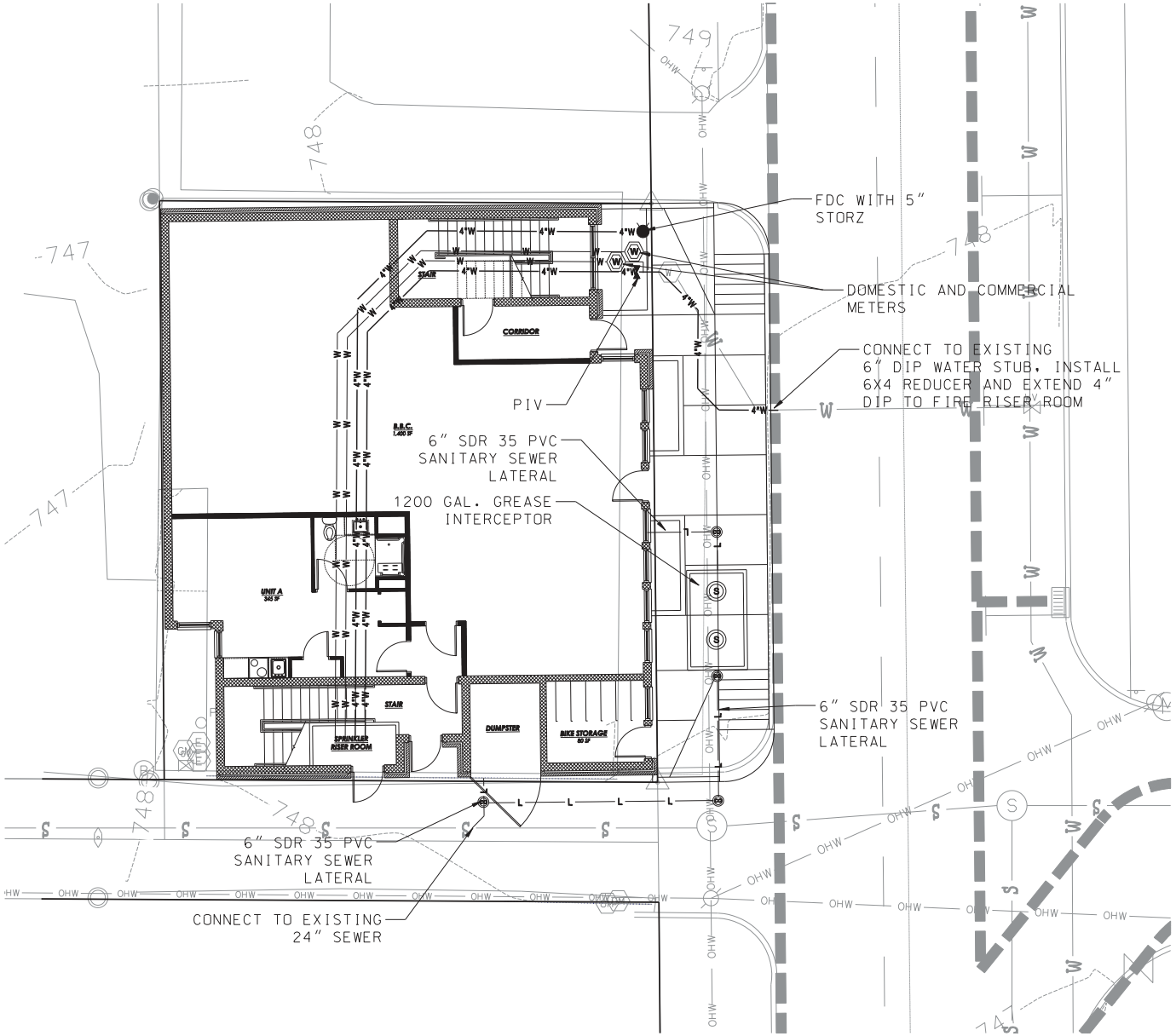

GENERAL NOTES

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3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

UTILITY NOTES

1) ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.
2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
4) ML=# IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING. MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
10) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLOGY ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
11) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
12) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL), POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
13) BACKFLOW PREVENTER CONDUIT REQUIREMENTS:
   - RADIO READ EQUIPMENT MUST BE PLACED ON THE OUTSIDE OF THE BUILDING.
   - CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE RAIO HEAD DEVICE FROM CBU.
   - CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUIT AND WIRING FROM THE METER LOCATION, THROUGH THE BUILDING WALL, AND ATTACHING THE DEVICE TO THE WALL AT A POINT HIGH ENOUGH TO KEEP IT OUT OF REACH FROM TAMPERING AND DAMAGE, YET ACCESSIBLE WITH A LADDER.
   - CBU WILL MAKE THE WIRING CONNECTIONS AT THE TWO END POINTS.

0 5 10
SCALE: 1"=5'

UTILITY LEGEND

WATER IRRIGATION LINE
DOMESTIC WATER SERVICE
FIRE WATER SERVICE
WATER MAIN
WATER SERVICE LINE
WATER VAULT
WATER HANDHOLE
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
FLUSH HYDRANT
WATER MASTER METER
WATER AIR RELEASE VALVE
WATER END CAP
WATER TANK
SANITARY MAIN LINE
SANITARY FORCE MAIN
LOW PRESSURE SEWER
SANITARY LATERAL
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY VAULT METER
SANITARY METER
SANITARY LIFT STATION
SINGLE FLUSHING CONN.
DOUBLE FLUSHING CONN.
LOW PRESSURE SEWER PUMP
L.P.S. AIR RELEASE VALVE
F.W. AIR RELEASE VALVE
GREASE TRAP
SEPTIC TANK
MONITORING WELL
STORM PIPE
ROOF DRAIN PIPE
UNDERDRAIN PIPE
STORM MANHOLE
STORM CURB INLET
STORM CATCH BASIN
STORM YARD INLET
STORM DOWNSPOUT
STORM TRENCH DRAIN
STORM PIPE END SECTION
PROPOSED GAS LINE
GAS MANHOLE
GAS VAULT METER
GAS METER
GAS PLANT
GAS SHUTOFF VALVE
GAS MARKER
CABLE TV
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
ELECTRIC VAULT
ELECTRIC MANHOLE
ELECTRIC TRANS. PAD
ELECTRIC TRANS. VAULT
ELECTRIC HANDHOLE
ELECTRIC POWER POLE
PHONE RISER
PHONE VAULT
PHONE MANHOLE

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CERTIFICATION DATE
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BLOOMINGTON BAGEL
113 N DUNN STREET
BLOOMINGTON, IN

REVISIONS	BY	DATE

DRAWN SAB
DRAFTED SAB
CHECKED
DATE

JOB NUMBER 5362
SHEET C204
DATE 08/29/16
UTILITY PLAN

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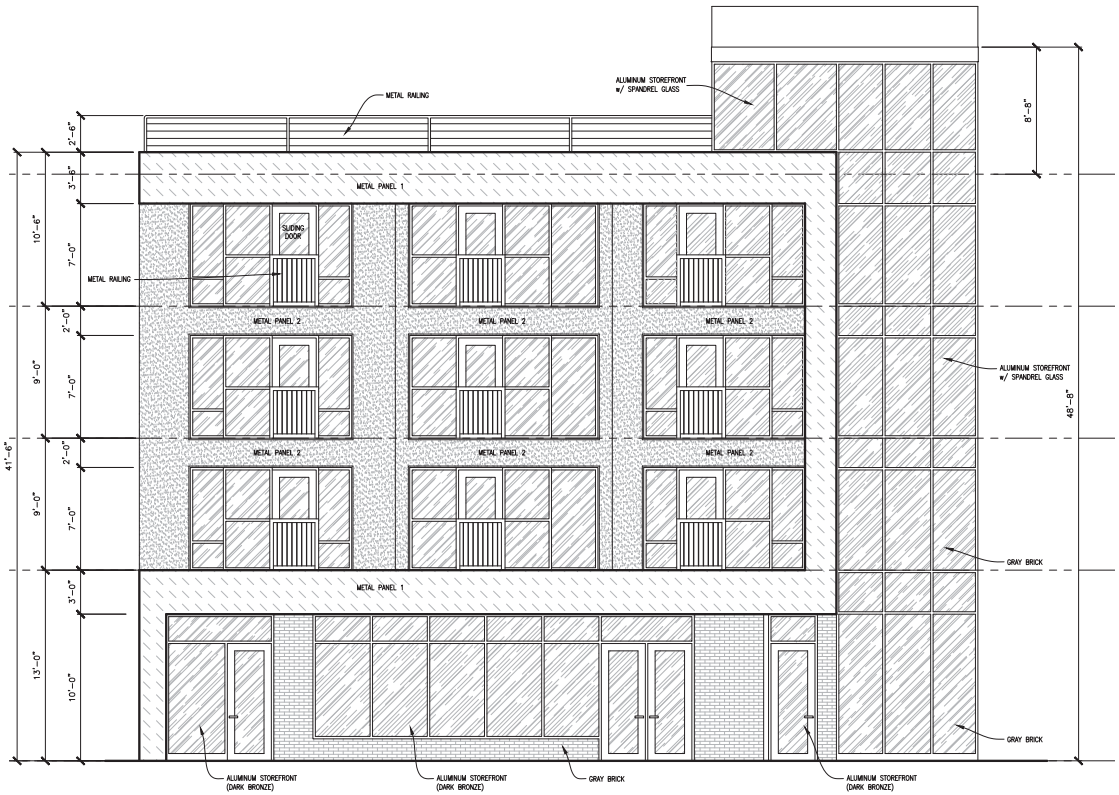
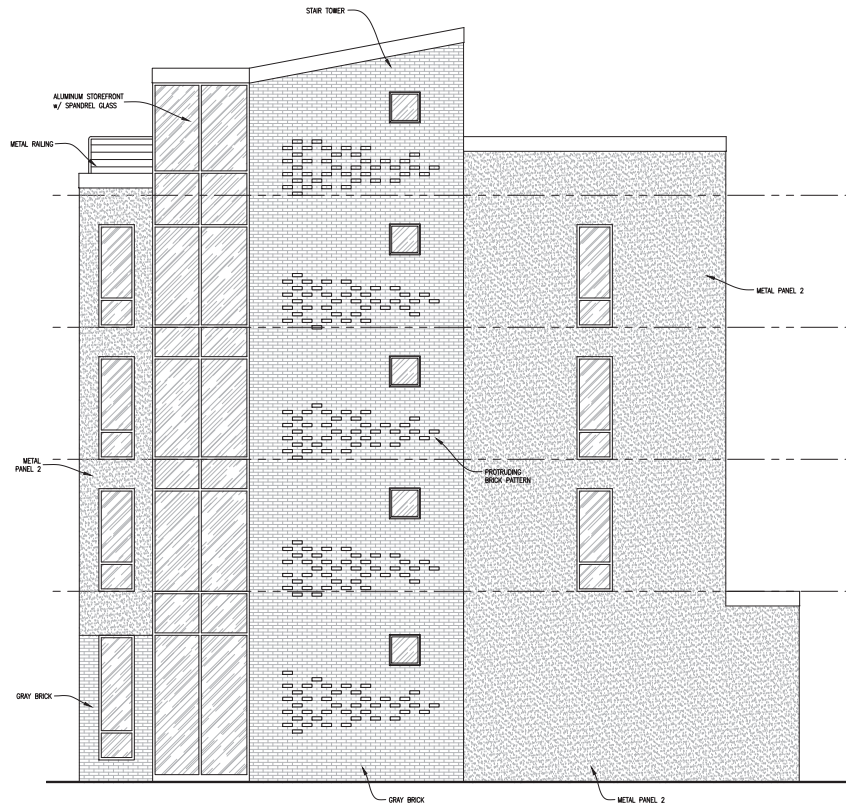


EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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SCHEMATIC ELEVATIONS

PROJECT NAME:	PROJECT LOCATION:	DATE:
BLOOMINGTON BAGEL COMPANY	113 NORTH DUNN STREET	08.15.16
DESIGN PHASE:	© 2016 TABOR BRUCE ARCHITECTURE & DESIGN	DRAWING SCALE:
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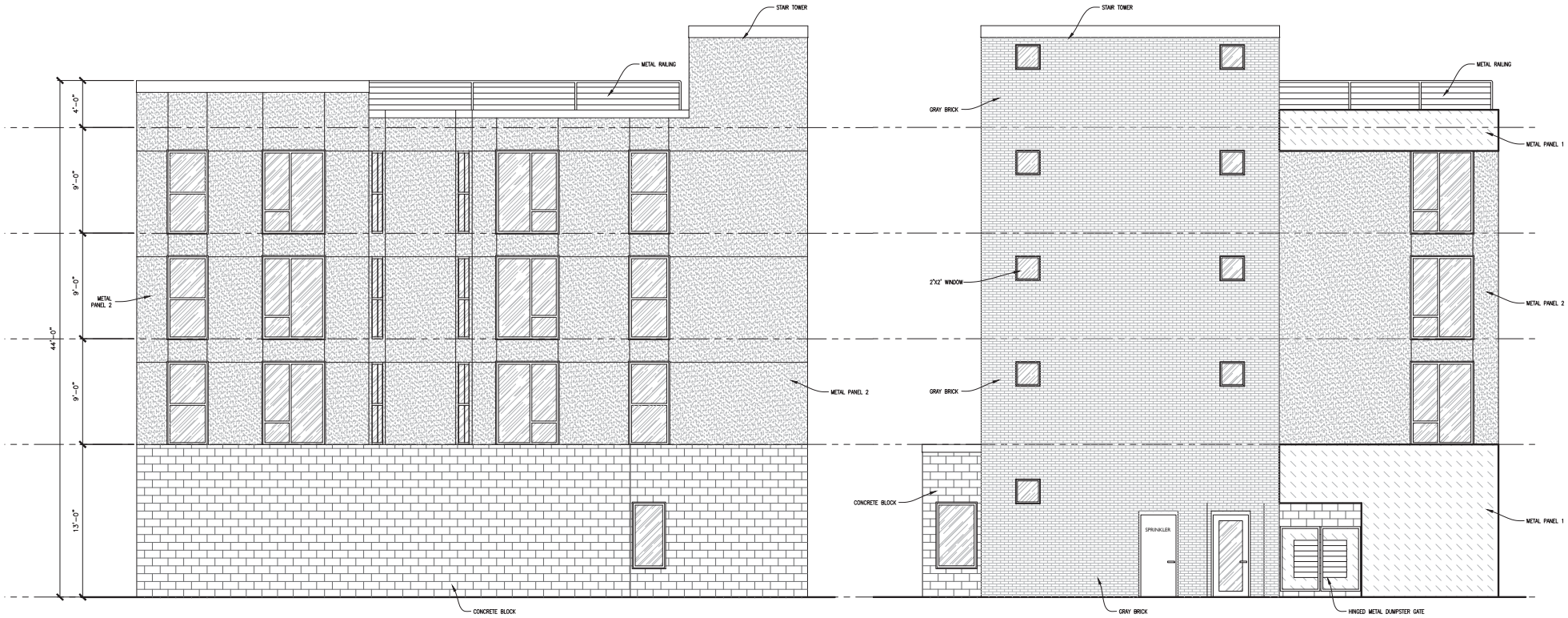

WEST ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION
1/4" = 1'-0"

SCHEMATIC ELEVATIONS

PROJECT NAME:	PROJECT LOCATION:	DATE:
BLOOMINGTON BAGEL COMPANY	113 NORTH DUNN STREET	08.15.16
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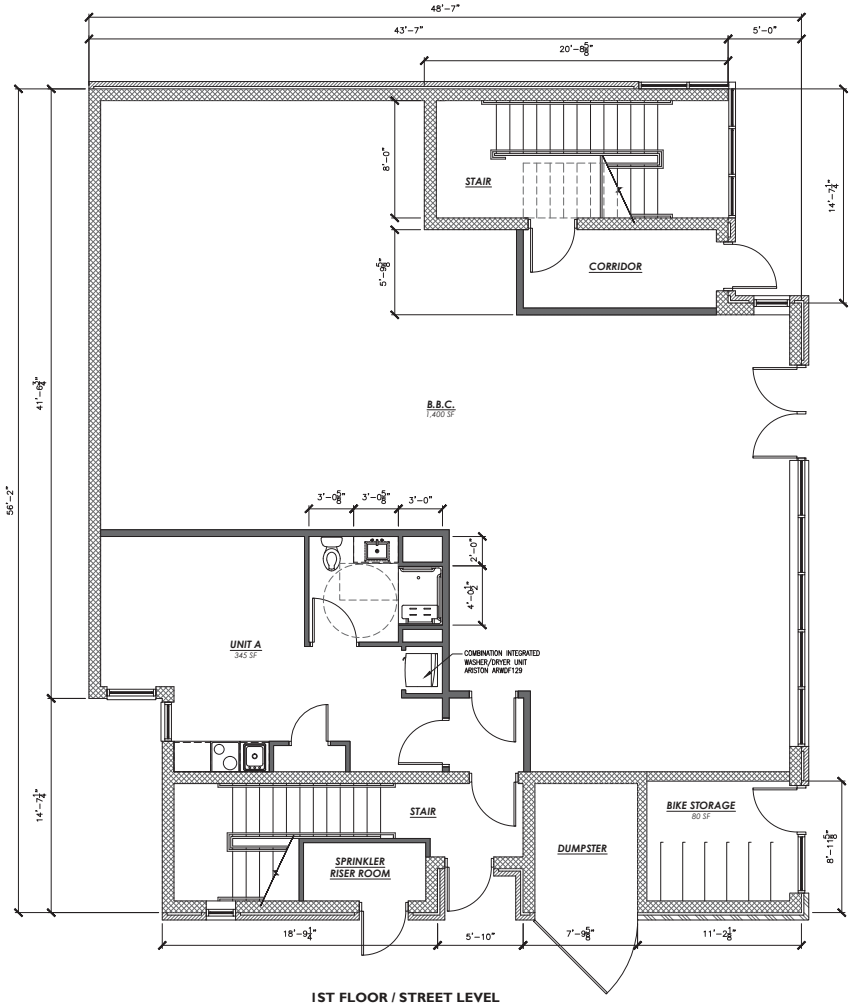

1ST FLOOR / STREET LEVEL FLOOR PLAN

2ND, 3RD AND 4TH FLOOR PLAN

SCHEMATIC FLOOR PLAN

PROJECT NAME:	PROJECT LOCATION:	DATE:
BLOOMINGTON BAGEL CO.	113 NORTH DUNN STREET	08.15.16
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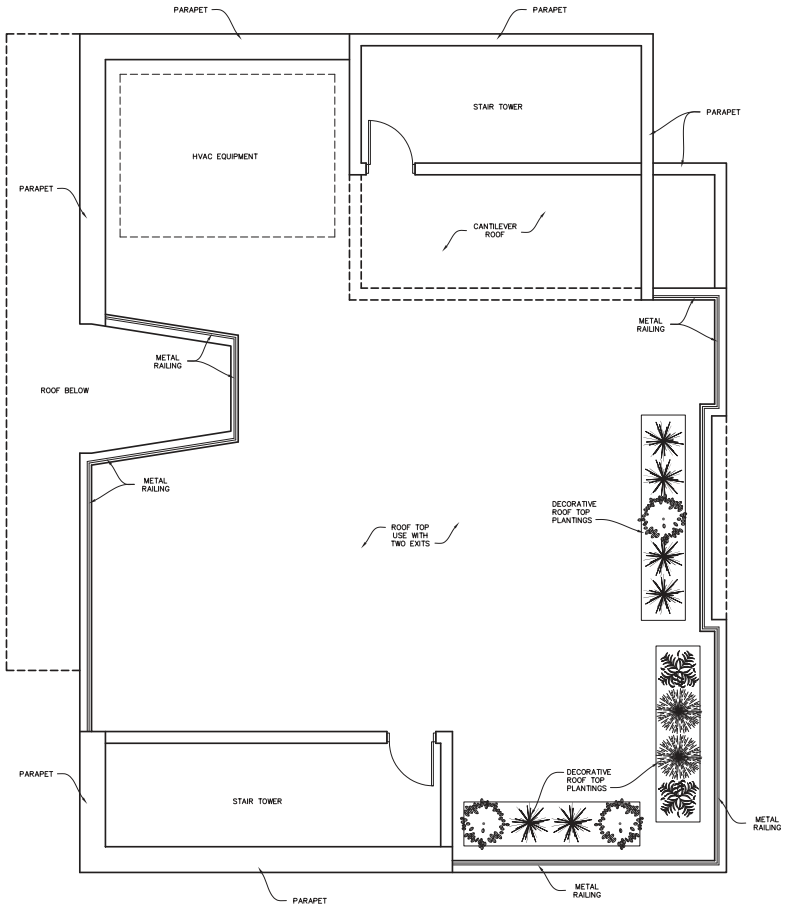

ROOF PLAN

SCHEMATIC ROOF PLAN

PROJECT NAME:	PROJECT LOCATION:	DATE:
BLOOMINGTON BAGEL COMPANY	113 NORTH DUNN STREET	07.28.16
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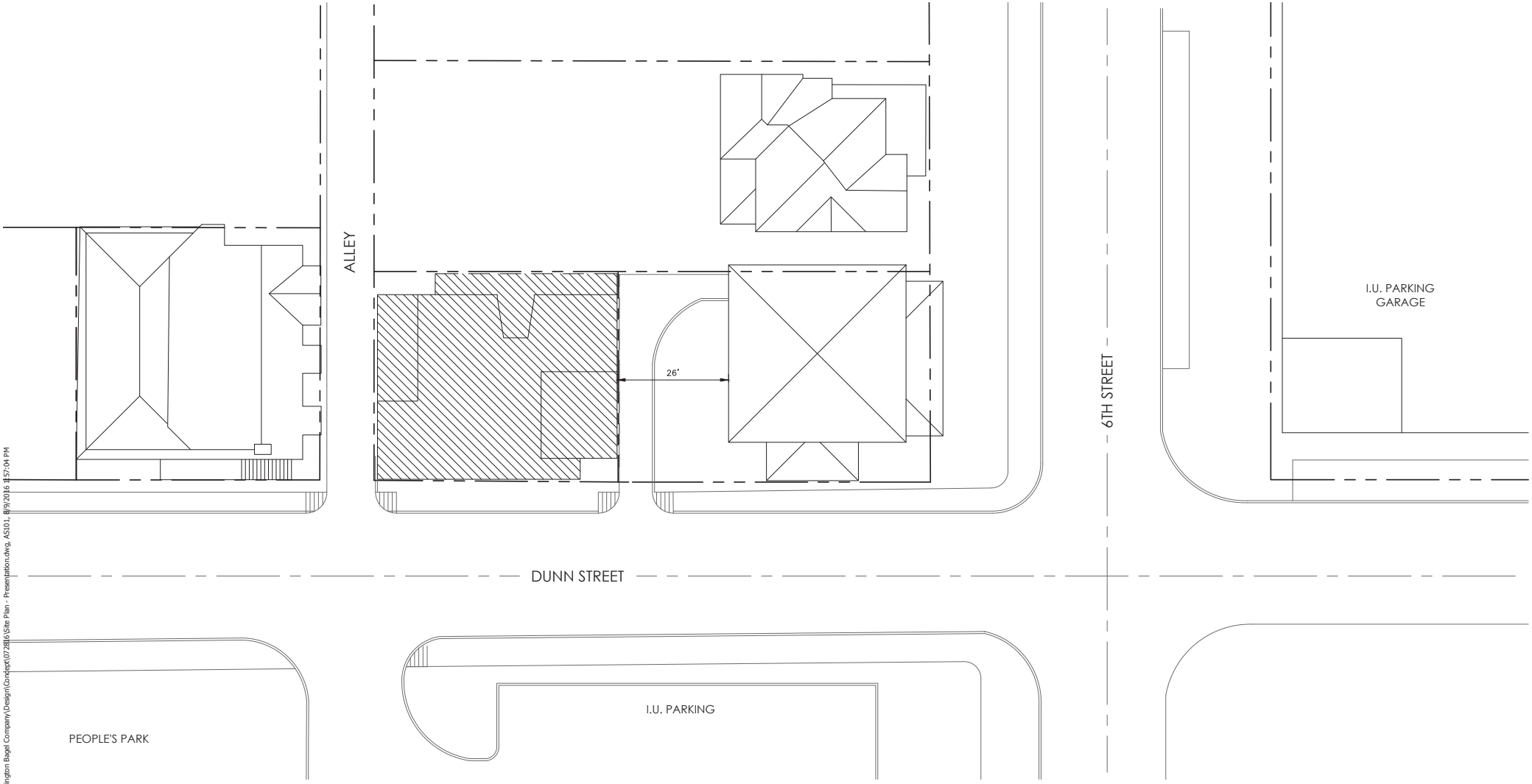
HOP



SITE PLAN

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SCHEMATIC ELEVATIONS

PROJECT NAME:	PROJECT LOCATION:	DATE:
BLOOMINGTON BAGEL COMPANY	113 NORTH DUNN STREET	08.08.16
DESIGN PHASE:	© 2016 TABOR BRUCE ARCHITECTURE & DESIGN	DRAWING SCALE:
CONCEPT PLANNING		N.T.S.

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STREET VIEW

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SCHEMATIC ELEVATIONS

PROJECT NAME:	PROJECT LOCATION:	DATE:
BLOOMINGTON BAGEL COMPANY	113 NORTH DUNN STREET	08.08.16
DESIGN PHASE:	© 2016 TABOR BRUCE ARCHITECTURE & DESIGN	DRAWING SCALE:
CONCEPT PLANNING		N.T.S.

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BLOOMINGTON PLAN COMMISSION **CASE #: UV-24-16**
STAFF REPORT **DATE: September 12, 2016**
Location: 2446 S. Henderson Street

PETITIONER: **Milestone Ventures**
8152 Castilla Dr, Indianapolis

CONSULTANT: **Bynum Fanyo and Assoc., Inc.**
528 N. Walnut St., Bloomington

REQUEST: The petitioner is requesting a use variance to allow ground floor residential units in a Commercial Arterial (CA) zoning district.

SITE DESCRIPTION: This 0.98 acre property is located at 2446 S. Henderson Street and is zoned Commercial Arterial (CA). The property was previously used as a parking lot for the adjacent property to the east. Surrounding land uses include multi-family units (Timber Ridge and Crawford Apartments) to the north and various commercial uses to the east (Winslow Plaza), business/professional offices to the south, and commercial business to the west. The Plan Commission and Board of Zoning Appeals approved a similar use variance petition (UV-25-12) for the Crawford apartments to the north of this site that were constructed in 2012.

The petitioner is proposing to remove the existing parking area and construct a 4-story building with 36 one-bedroom apartments. The apartments are used as supportive housing for individuals transitioning to more permanent housing options. A parking area will be provided under the building with 7 parking for the tenants and employees. New landscaping will be planted throughout the property as required. There is an existing ingress/egress easement along the north property line for an existing shared access drive that will provide access for this property from Henderson Street. The building has been designed to meet at least the gold level LEED (Leadership in Energy & Environmental Design) standards (similar to the other Crawford apartment building) and will also officially be certified as a LEED building.

The petitioner is requesting a use variance to allow 3 ground floor dwelling units. Although the ground floor of this building will be mostly offices and nonresidential uses, the ground floor dwelling units are not allowed in the Commercial Arterial district. The petitioner is also seeking a variance from the maximum height in order to allow a portion of an exterior stairwell to be 53’ tall rather than the standard 50’ height limit. No other variances are being requested.

SITE PLAN ISSUES:

Density: The petitioner is proposing 36, one-bedroom units for a total of 9 DUE’s for an overall density of 9.2 units/acre. This is within the maximum allowed density of 15 units/acre of the Commercial Arterial district.

Parking: No parking is required for this multi-family use. The petitioner proposes 7 spaces, including a van accessible handicap space. The proposed 36 dwelling units are

permitted a maximum of 1 parking space per bedroom, 36 parking spaces. Because of the limited use of vehicles by the residents, the 7 space parking lot will be used primarily by employees and visitors and will meet the parking needs for this use.

Environmental: There is creek that runs through the rear of this site that would require a 25' riparian buffer and that has been shown on the site plan. The riparian buffer prevents a majority of the rear of the property from being developed. Most of the disturbance for the new building would occur on the existing parking area and there would be very little new disturbed area.

Architecture: The building will have a variety of architectural materials including brick, limestone, and fiber cement siding and panels. The building will be four stories overall. There will be two entrances to the building with one entrance on the north side and the other on the south side.

GROWTH POLICIES PLAN: The GPP designates this property as Community Activity Center (CAC). The CAC designation "is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development." The small size of the property does not provide an opportunity to really develop the site as envisioned by a typical CAC, however some of the relevant policies for this area state that:

- *Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.*
- *Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.*
- *Street cuts should be limited as much as possible to reduce interruptions of the streetscape.*
- *Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.*

In addition to the policies of the CAC, the GPP's guiding principles have several policy recommendations that relate to this petition. The "Sustain Economic and Cultural Vibrancy" guiding principle states:

- *…the redevelopment of under-utilized parcels should not be neglected in favor of open land outside of the City.*
- *Within Bloomington, there are significant numbers of properties within downtown, along arterial roadways, and even in core neighborhoods that could be better utilized through redevelopment strategies.*

CA DISTRICT INTENT: Within the UDO is a description of the CA zoning district intent and guidance for the Plan Commission and Board of Zoning Appeals. Staff believes that this proposal meets the intentions for the district.

BMC 20.02.330 Commercial Arterial (CA); District Intent

The CA (Commercial Arterial) District is intended to be used as follows:

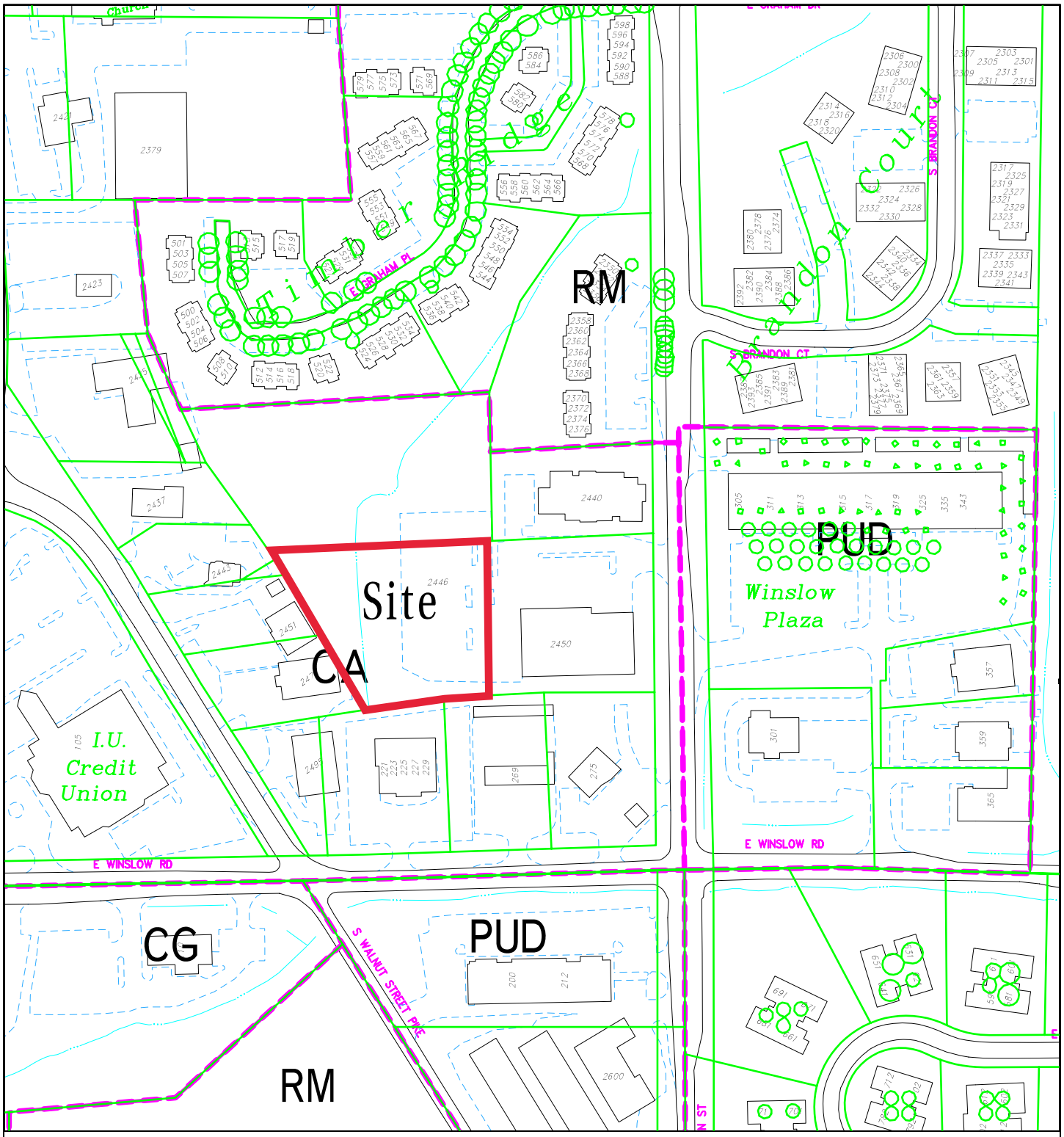
- Identify locations for higher intensity commercial developments along major thoroughfares.
- Ensure that new developments and redevelopment opportunities incorporate a balances mix of retail, office and multifamily residential uses.

Plan Commission/Board of Zoning Appeals Guidance:

- Site plan design of retail centers should ensure access to all modes of transportation.
- Redevelopment and expansion of commercial uses should incorporate improvement to access management, signage, and landscaping.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

CONCLUSIONS: Staff finds that this petition provides an ideal reuse of an underdeveloped property. The small size of this property, environmental constraints, and lack of direct street frontage does not provide a viable opportunity for a commercial use. The use of a portion of the ground floor space for 3 dwelling units does not interfere with the goals and policies of the Growth Policies Plan. The presence of several commercial uses immediately surrounding this property provides commercial services in this area. The petitioner will be providing a needed housing type with this project that will be furthered with the granting of this use variance.

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



UV-24-16 2446 S Henderson St

Milestone Ventures

Plan Commission

Site Location, Zoning, Land Use, Parcels

By: greulice

9 Sep 16

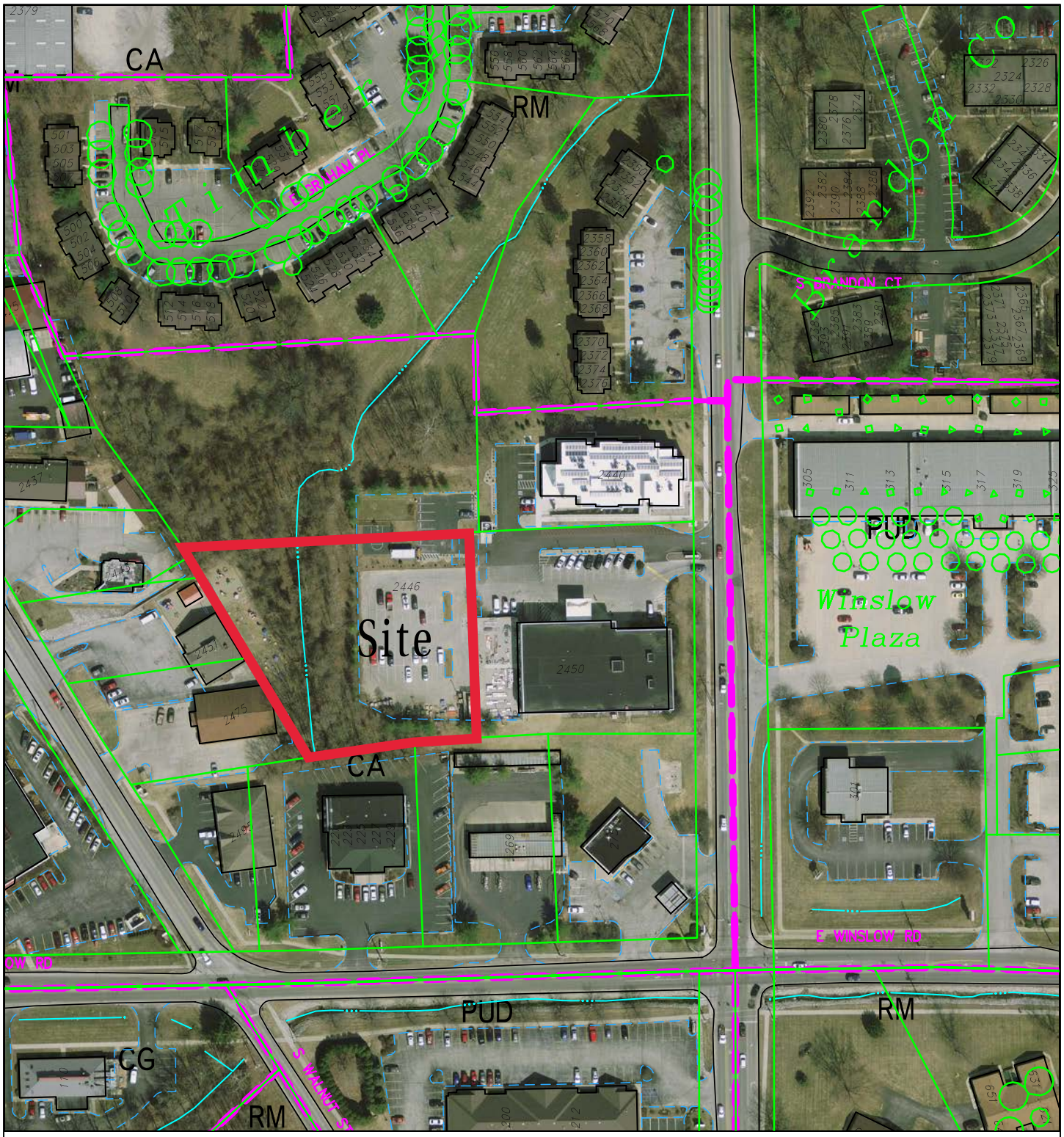
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



UV-24-16 Milestone Ventures

2446 S Henderson Street

Plan Commission

2014 Aerial Photogragh

By: greulice

9 Sep 16

150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

August 8, 2016

City of Bloomington Plan Commission

401 N. Morton Street

Bloomington, Indiana 47403

Re: Crawford Apartments II

Dear Plan Commission and BZA Members:

Our client, Milestone Ventures, Inc., respectfully request approval of variances to the CA zoning for residential uses on the first floor and height. Most of the square footage on the first floor is office, meeting rooms, case manager offices, etc. however, there are 3 one bedroom apartments that do require a variance. While the majority of the building at the parapet elevation is well below the 50-foot height restriction at 43' 7" the extension of the stair tower on the north end of the building does exceed the maximum height allowed at 53' 4".

The property is 0.98 acres located south and west of the completed Crawford Apartment building. We are proposing a 4 story building with 8 parking spaces. As stated there will be 3 apartments on the first floor and 11 apartments on each of the upper three floors for a total of 36-one bedroom apartments each at 565 square feet. Allowable density is 14 units. Using the DUE of .25 for a one-bedroom apartment we have a density of 9 units, well below the 14 allowed.

With the exception of some minor grading at the southwest corner of the access drive all construction activities will occur on previously disturbed ground. The following narrative prepared by the petitioner describes the sustainable initiatives to be included in this project:

Crawford Apartments II is modeled on its predecessor, Crawford Apartments I, which is the State's first certified LEED Platinum multi-family building. At a minimum, Crawford Apartments II will be certified LEED Gold, although it may achieve the Platinum designation.

To be LEED Gold certified, the site and building will have been judged to have been designed and constructed to minimize its carbon footprint to an exceptional degree.

Specific Sustainable Features to be Incorporated are:

- **Insulation exceeding Energy Code by 15% or more.**
- **At least 50% of rainwater will be captured.**
- **Low flow plumbing fixtures will be installed**

UV-24-16
Petitioner Statement

- All lighting will be LED lighting.
- Ceiling fans will be installed in each apartment.
- Energy Star certified appliances will be installed.
- High Energy Efficient Heating and Cooling will be installed
- Highly Efficient Windows will be installed
- Good Indoor air quality will be ensured through minimization of VOC materials and incorporating fresh air systems.

In addition to typical architect, engineer, local and state inspections, third-party construction inspectors for the LEED program will verify all insulation, caulking, and sealing is installed to the highest standards.

After you have had a chance to review our petition please feel free to contact me with any questions or clarifications you have.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

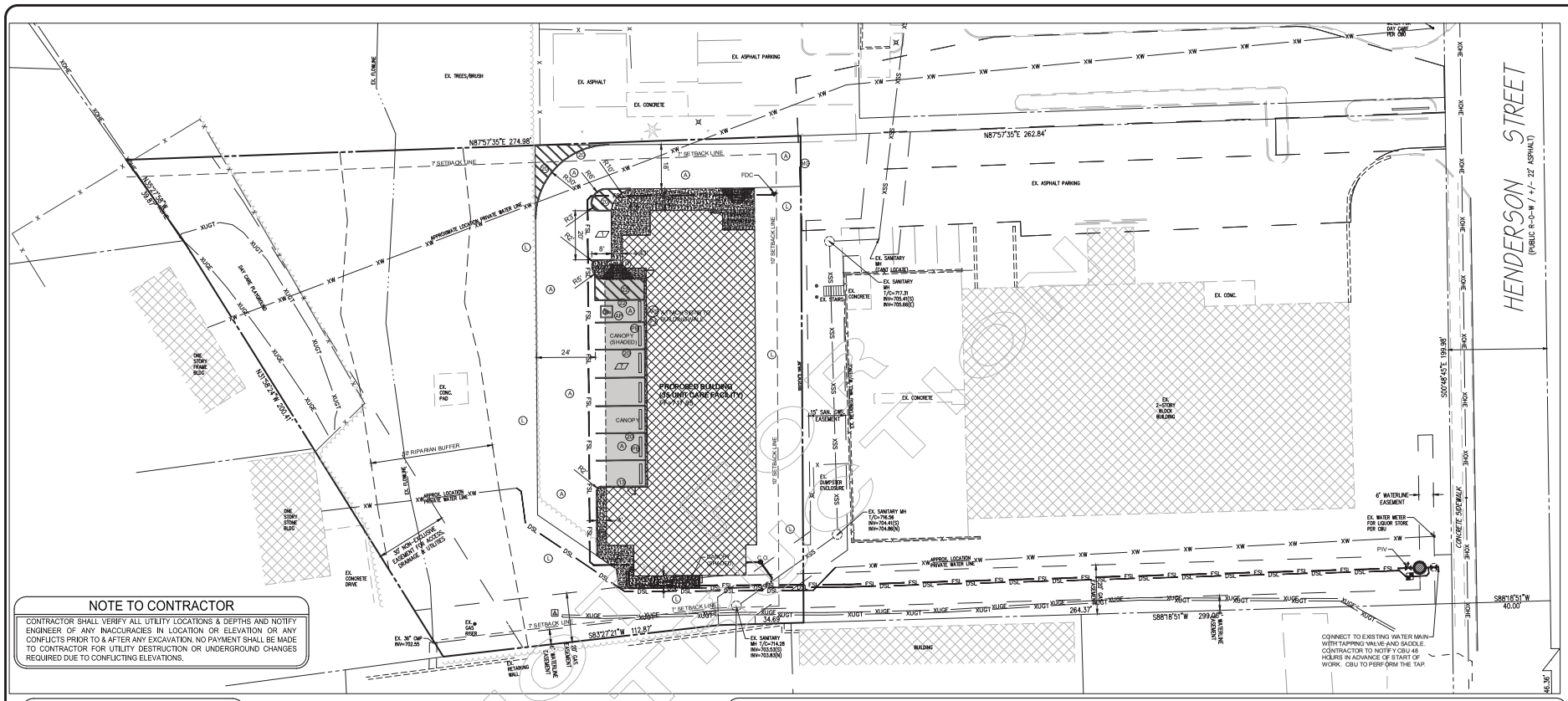
Bynum Fanyo and Associates, Inc.

528 North Walnut Street

Bloomington, Indiana 47404

Office 812 332 8030

UV-24-16
Petitioner Statement



NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SITE INFORMATION

PROPOSED NUMBER OF PARKING SPACES: 8

LOT WIDTH: 198.39 FT

LOT AREA: 0.98 AC (42,614.23 SF)

EXISTING IMPERVIOUS AREA: 15,745.87 SF

EXISTING IMPERVIOUS COVERAGE (ON PROP. LOT ONLY): 36.95%

PROPOSED IMPERVIOUS AREA: 15,685.65 SF

PROPOSED IMPERVIOUS COVERAGE: 36.81%

ZONING INFORMATION

JURISDICTION: CITY OF BLOOMINGTON

ZONING: COMMERCIAL ARTERIAL (CA)

MINIMUM LOT AREA: 32,670 SF

MINIMUM LOT WIDTH: 130 FT

MAXIMUM PRIMARY STRUCTURE HEIGHT: 50 FT

MAXIMUM ACCESSORY STRUCTURE HEIGHT: 30 FT

MAXIMUM IMPERVIOUS COVERAGE: 60%

MAXIMUM DENSITY: 15 UNITS/AC; 2,904 SF/UNIT

FRONT YARD BUILDING SETBACK: 15 FT FROM THE PROPOSED R.O.W. INDICATED ON THE THOROUGHFARE PLAN; OR THE AVG. OF FRONT SETBACKS OF THE EXISTING PRIMARY STRUCTURES ON THE SAME BLOCK FACE, WHICHEVER IS LESS. FOR LOTS OF RECORD WITH NO STREET FRONTAGE, A MINIMUM SETBACK OF 10 FT IS REQUIRED FROM THE PROPERTY LINE WHERE ACCESS IS GAINED.

SIDE & REAR YARD BUILDING SETBACK: 7 FT

FRONT YARD PARKING SETBACK: 20 FT BEHIND THE STRUCTURE'S FRONT BUILDING WALL.

SIDE & REAR YARD PARKING SETBACK: 7 FT ADJACENT TO NONRESIDENTIAL ZONING DISTRICTS; 15 FT ADJACENT TO RESIDENTIAL ZONING DISTRICTS.

EXISTING LEGEND

- PROPERTY LINE
- FENCE
- WATER LINE PIPE
- CONTOUR & ELEVATION
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- OVERHEAD TELEPHONE LINES
- UNDERGROUND TELEPHONE LINE
- GAS LINE PIPE

UTILITY LEGEND

- W — 6" DIP. FIRE SERVICE LINE (OWNED BY C.O.B. UTILITIES)
- FSL — 6" DIP FIRE SERVICE LINE (PRIVATELY OWNED)
- DSL — 2" SDR-21 PVC DOMESTIC WATER SERVICE LINE (PRIVATELY OWNED)
- WATER LINE GATE VALVE
- F.D.C. — FIRE DEPARTMENT "STORZ" CONNECTION
- P.I.V. — POST INDICATING VALVE
- 6SL — 6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
- ST — ADS BRAND SERIES N-12 HDPE STORM SEWER PIPE (PRIVATELY OWNED)
- BD — SDR-35 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
- GAS — GAS SERVICE LINE
- ELEC — ELECTRIC SERVICE LINE - SEE NOTE THIS SHEET

SITE LEGEND

- A — BITUMINOUS PAVEMENT
- AP — ADA ACCESSIBLE PARKING SPACE
- APS — ADA ACCESSIBLE PARKING SIGN
- BP — BIKE PARKING AREA ON CONCRETE PAD
- C — REINFORCED CONCRETE PAVING
- EC — EXPANSION JOINT
- CC — CONTRACTION JOINT
- F — CONCRETE SIDEWALK
- F1 — MONOLITHIC CONCRETE CURB AND SIDEWALK
- M — MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
- PB — CONCRETE PARKING BUMPER BLOCK
- PP — STANDARD ROAD PAVEMENT PATCH
- R — SIDEWALK ADA ACCESSIBLE RAMP
- VA — VAN ACCESSIBLE SUPPLEMENTAL SIGN
- 13 — 6-IN WIDE CONCRETE CURB
- 20 — 4-IN. WIDE SOLID WHITE PAINTED PAVEMENT MARKING
- 22 — 4-IN. WIDE SOLID BLUE PAINTED ADA PAVEMENT MARKING
- 30 — THERMOPLASTIC PAVEMENT MARKING ("ONLY")
- XX — NUMBER OF PARKING SPACES PER LOT

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY BYNUM FANYO AND ASSOCIATES, 528 NORTH WALNUT STREET, BLOOMINGTON, INDIANA 47404. PHONE (812) 332-8030
2. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
3. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
4. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
5. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY A.G.C. OF AMERICA, INC. AND THE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
7. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE FACILITY.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
9. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
10. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
11. BUILDING CONTRACTOR SHALL PROVIDE & INSTALL A PERMANENT INDICATING VALVE 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST & WILL REMAIN AS PART OF THE SYSTEM ONCE ALL TESTING IS COMPLETED. THE FIRE LINE MAIN WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FIRE MAIN WITH THE BUILDING CONTRACTOR.
12. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT TOM AXSOM AT (812)349-3633 TO SCHEDULE THE MEETING.
13. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
14. CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
15. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOLS.
16. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS).
17. NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED OR PLANTED.
18. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED OR PLANTED SHALL RECEIVE 6" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR.
19. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEEDED OR PER LANDSCAPE PLAN).
20. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
21. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.
22. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-698 (98 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.
23. ALL WATER PIPE 6" AND LARGER SHALL BE PRESSURE CLASS 350 DIP WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS.
24. WATER MAIN FITTINGS 6" AND LARGER SHALL BE DUCTILE IRON CONFORMING TO AWWA/ANSI STANDARD SPECIFICATIONS C153/A21.53, LATEST REVISION.
25. 2" WATER MAINS SHALL BE SDR-21 (PR200) AND 4" PIPE MAY BE EITHER SDR-21 (PR200) OR C900 (DR-14).
26. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
27. WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0" ABOVE TOP OF PIPE.
28. ALL WATER LINE GATE VALVES OTHER THAN AIR RELEASE VALVES AND TAPPING VALVES SHALL BE CAST IRON BODY, FULLY BRONZE MOUNTED, WITH RESILIENT SEAT AND NON-RISING STEM AND SHALL BE MANUFACTURED BY M & H VALVE COMPANY, DARLING VALVE AND MANUFACTURING COMPANY, KENNEDY VALVE COMPANY, OR MUELLER COMPANY.
29. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
30. 6" GRAVITY SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SDR-35 PVC.

revisions:

SCALE: 1"=20'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

PRELIMINARY NOT FOR CONSTRUCTION

JUNE 30, 2016

PROPOSED
CRAWFORD HOUSE

2450 SOUTH HENDERSON STREET
BLOOMINGTON, INDIANA 47401

title: SITE PLAN

C101

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C101
project no.: 401626

Symbol Legend

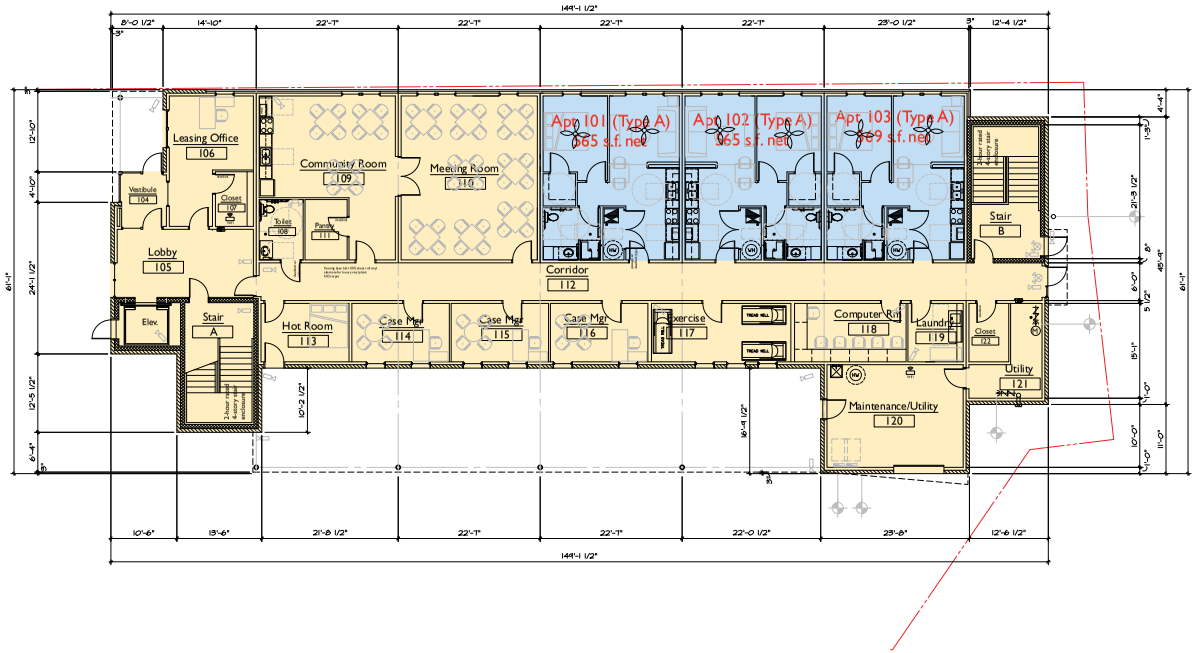
- DOOR IDENTIFICATION– (SEE DOOR SCHEDULE ON SHEET A–801)
- PLAN KEYNOTE– SEE NOTES INDICATED ON EACH SHEET
- WINDOW IDENTIFICATION– (SEE ELEVATIONS ON SHEET A–803)
- PARTITION WALL TYPE– (SEE DETAILS ON SHEET A–901)
- ENLARGED PLAN MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- BUILDING SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- WALL SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ELEVATION MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ROOM IDENTIFICATION– ABOVE – ROOM NAME BELOW – ROOM NUMBER
- DRAWING REVISION (SEE TITLE BLOCK FOR DATES)
- BUILDING LINE
- COLUMN CENTERLINE
- WIFI ACCESS POINT SEE E–SERIES DRAWINGS
- SECURITY CAMERA SEE E–SERIES DRAWINGS
- FIRE EXTINGUISHER CABINET SEMI–RECESSED, FIRE RATED WITH FIRE EXTINGUISHER SEE Q–SERIES DRAWINGS
- FIRE EXTINGUISHER WALL MOUNT ON BRACKET, SEE Q–SERIES DRAWINGS

Area Summary

XX s.f.	(gross s.f. building)
XX s.f.	(common s.f.)
XX s.f.	(apartment s.f.)

General Plan Notes

1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE 2X WOOD STUDS or METAL STUDS AT 16" O.C. (SEE PLAN FOR SIZE), WITH 5/8" GYP. BOARD EACH SIDE. ALL CORRIDOR WALLS AND TENANT DEMISING WALLS TO BE 1-HOUR RATED (5/8" TYPE 'X' GYP. BOARD.) SEAL ALL PENETRATIONS WITH FIRE CAULKING.
2. INTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD. EXTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD ON INTERIOR FACE AND FACE OF BRICK AT EXTERIOR FACE. EXISTING WALLS ARE DIMENSIONED TO FACE OF WALL.
3. ALL CORRIDOR STUD WALLS TO HAVE 3-1/2" FIBERGLASS SOUND BLANKETS TO CEILING HEIGHT. PROVIDE FOAM GASKET UNDER ALL BOTTOM PLATES. PROVIDE CONTINUOUS BEAD OF SEALANT ON BOTH SIDES OF BOTTOM PLATE BETWEEN BOTTOM OF GYP. BOARD AND FLOOR SLAB.
4. ALL FLOOR-CEILING ASSEMBLIES ARE 1-HOUR RATED. ALL PENETRATION TO BE SEALED WITH LISTED FIRE SEALANT. PROVIDE SLIPS VIS AND COLLARS AS NECESSARY TO COMPLY WITH JOINT ASSEMBLY LISTING. PENETRATIONS OF RATED CEILING MEMBRANE BY STUD WALLS TO HAVE DOUBLE STUD PLATES.
5. ALL WOOD STUD WALLS SHALL HAVE FIRE-BLOCKING AT TOP OF CEILING HEIGHT. ALL GAPS BETWEEN DOUBLE STUD WALLS TO EITHER BE COMPLETELY FILLED WITH FIBERGLASS INSULATION, OR HAVE FULL HEIGHT WOOD FIRESTOP BLOCKING AT 10'-0" O.C. HORIZONTALLY.
6. ALL APARTMENT TOILET ROOMS TO HAVE BLOCKING IN WALLS AT WATER CLOSET AND SHOWER FOR GRAB BARS AND SHOWER SEATS. INSTALL BLOCKING IN WALLS FOR ALL TOILET ACCESSORIES.
7. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY.
8. SEE 'Q' SERIES DRAWINGS FOR CASEWORK DETAILS AND CLOSET SHELVING.
9. SEE 'Q' SERIES DRAWINGS FOR RESIDENTIAL APPLIANCES.
10. SEE 'Q' SERIES DRAWINGS FOR TOILET ACCESSORIES AND ADA CLEAR FLOOR SPACES.
11. SEE '1' SERIES DRAWINGS FOR INTERIOR FINISH DETAILS



North

Overall
First Floor Plan
full size plot scale: 1/8"=1'-0"

	1st Floor
Common Area	5,229 s.f.
Apartments	1,760 s.f.
Total Gross Floor Area	6,989 s.f.
Horizontal Projections	1,662 s.f.

UV-24-16
Floor Plan

NOTE: THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR. IF THIS SHEET APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

Notice

The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices, and quotations.

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KovertHawkins architects
600 Massachusetts Avenue
Indianapolis, Indiana 46204-1120
317 263 9554
317 263 9556 fax
www.koverthawkins.com

Review Print
Not for Construction

Drawn: JA
Checked By: JH
Project No: 1620.01
Date: 06-26-14
Revisions: 1
Certified By:

MILESTONE VENTURES
8152 Castillo Drive
Indianapolis, IN 46236

EQUAL HOUSING OPPORTUNITY

Crawford 2 Apartments
~~2400 S. Henderson St.~~
Bloomington, Indiana 47401

Sheet
A-101

Symbol Legend

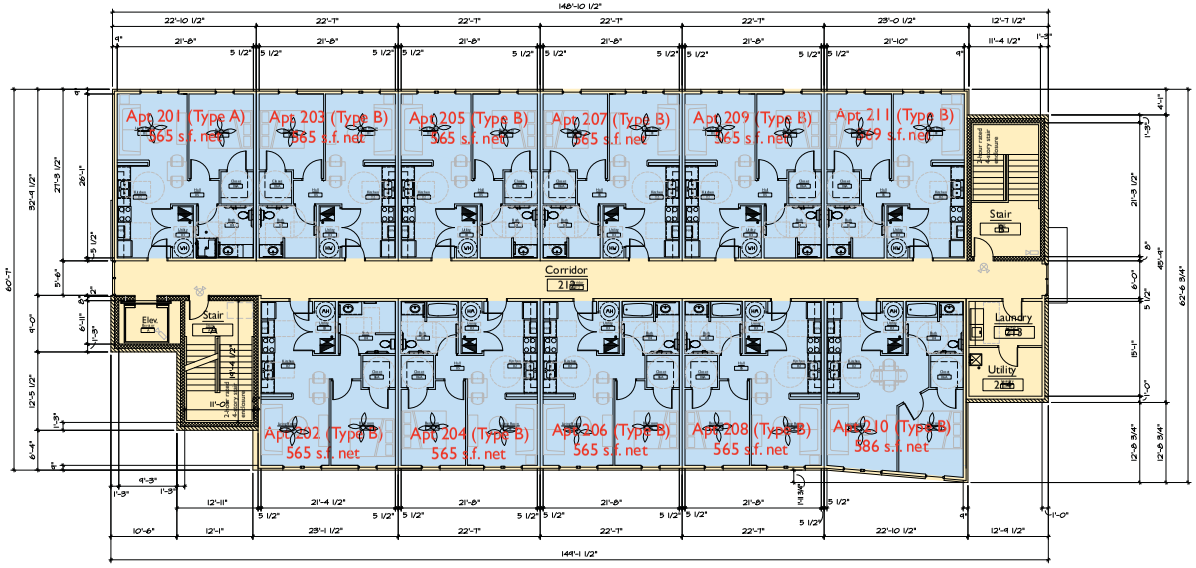
- DOOR IDENTIFICATION– (SEE DOOR SCHEDULE ON SHEET A–801)
- PLAN KEYNOTE– SEE NOTES INDICATED ON EACH SHEET
- WINDOW IDENTIFICATION– (SEE ELEVATIONS ON SHEET A–803)
- PARTITION WALL TYPE– (SEE DETAILS ON SHEET A–901)
- ENLARGED PLAN MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- BUILDING SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- WALL SECTION CUT MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ELEVATION MARKER– ABOVE – DETAIL NUMBER BELOW – SHEET REFERENCE
- ROOM IDENTIFICATION– ABOVE – ROOM NAME BELOW – ROOM NUMBER
- DRAWING REVISION (SEE TITLE BLOCK FOR DATES)
- BUILDING LINE
- COLUMN CENTERLINE
- WIFI ACCESS POINT SEE E–SERIES DRAWINGS
- SECURITY CAMERA SEE E–SERIES DRAWINGS
- FIRE EXTINGUISHER CABINET SEMI–RECESSED, FIRE RATED WITH FIRE EXTINGUISHER SEE Q–SERIES DRAWINGS
- FIRE EXTINGUISHER WALL MOUNT ON BRACKET, SEE Q–SERIES DRAWINGS

Area Summary

XX s.f.	(gross s.f. building)
XX s.f.	(common s.f.)
XX s.f.	(apartment s.f.)

General Plan Notes

1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS ARE 2X WOOD STUDS or METAL STUDS AT 16" O.C. (SEE PLAN FOR SIZE), WITH 5/8" GYP. BOARD EACH SIDE. ALL CORRIDOR WALLS AND TENANT DEMEMING WALLS TO BE 1-HOUR RATED (5/8" TYPE 'X' GYP.BOARD.) SEAL ALL PENETRATIONS WITH FIRE CAULKING.
2. INTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD. EXTERIOR STUD WALLS ARE DIMENSIONED TO FACE OF STUD ON INTERIOR FACE AND FACE OF BRICK AT EXTERIOR FACE. EXISTING WALLS ARE DIMENSIONED TO FACE OF WALL.
3. ALL CORRIDOR STUD WALLS TO HAVE 3-1/2" FIBERGLASS SOUND BLANKETS TO CEILING HEIGHT. PROVIDE FOAM GASKET UNDER ALL BOTTOM PLATES. PROVIDE CONTINUOUS BEAD OF SEALANT ON BOTH SIDES OF BOTTOM PLATE BETWEEN BOTTOM OF GYP.BOARD AND FLOOR SLAB.
4. ALL FLOOR-CEILING ASSEMBLIES ARE 1-HOUR RATED. ALL PENETRATION TO BE SEALED WITH LISTED FIRE SEALANT. PROVIDE SLIPS VISS AND COLLARS AS NECESSARY TO COMPLY WITH JOINT ASSEMBLY LISTING. PENETRATIONS OF RATED CEILING MEMBRANE BY STUD WALLS TO HAVE DOUBLE STUD PLATES.
5. ALL WOOD STUD WALLS SHALL HAVE PRE-BLOCKING AT TOP OF CEILING HEIGHT. ALL GAPS BETWEEN DOUBLE STUD WALLS TO EITHER BE COMPLETELY FILLED WITH FIBERGLASS INSULATION, OR HAVE FULL HEIGHT WOOD FIRESTOP BLOCKING AT 10'-0" O.C. HORIZONTALLY.
6. ALL APARTMENT TOILET ROOMS TO HAVE BLOCKING IN WALLS AT WATER CLOSET AND SHOWER FOR GRAB BARS AND SHOWER SEATS. INSTALL BLOCKING IN WALLS FOR ALL TOILET ACCESSORIES.
7. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY.
8. SEE 'Q' SERIES DRAWINGS FOR CASEWORK DETAILS AND CLOSET SHELVING.
9. SEE 'Q' SERIES DRAWINGS FOR RESIDENTIAL APPLIANCES.
10. SEE 'Q' SERIES DRAWINGS FOR TOILET ACCESSORIES AND ADA CLEAR FLOOR SPACES.
11. SEE '1' SERIES DRAWINGS FOR INTERIOR FINISH DETAILS



North

Overall
Second Floor Plan
full size plot scale: 1/8"=1'-0"

	2nd Floor
Common Area	2,132 s.f.
Apartments	6,453 s.f.
Total Gross Floor Area	8,585 s.f.
Horizontal Projections	0 s.f.

UV-24-16
Floor Plan

NOTE: THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR. IF THIS SHEET APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

Notice

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Revisions: 1
Drawn: JR
Checked By: JH
Project No: 1620.01
Date: 06-26-14
Certified By:

MILESTONE VENTURES
8152 Castillo Drive
Indianapolis, IN 46236

EQUAL HOUSING OPPORTUNITY

Crawford 2 Apartments
24XX S. Henderson St.
Bloomington, Indiana 47401

Sheet
A-102

1 A-501 East Elevation
full size plot scale: 1/8"=1'-0" 0 4'-0" 8'-0"

2 A-501 West Elevation
full size plot scale: 1/8"=1'-0" 0 4'-0" 8'-0"

UV-24-16
Exterior Elevation

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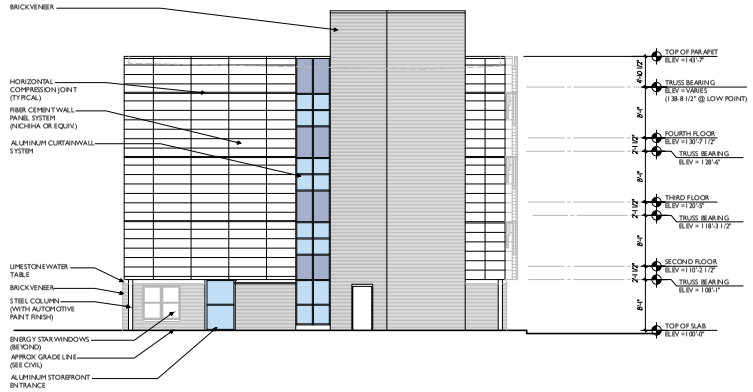

1 A-502 North Elevation
full size plot scale: 1/8"=1'-0"
0 4'-0" 8'-0"

2 A-502 South Elevation
full size plot scale: 1/8"=1'-0"
0 4'-0" 8'-0"

UV-24-16
Exterior Elevation

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