

**CITY OF BLOOMINGTON**



**February 6 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL**

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
Feb. 6, 2012 @ 5:30 p.m.**

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

**ROLL CALL**

**MINUTES TO BE APPROVED:** Nov. 7, 2011 and Dec. 5, 2011

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

- **Election of Plan Commission President and Vice President**  
Current President—Jack Baker; Current Vice President—Milan Pece
- **Re-appointment of Tom Micuda as Planning Director**
- **Welcome back Chris Sturbaum as City Council's Plan Commission representative**
- **Appoint Plan Commission, Planning Department, and Engineering Department representatives and alternates to serve on the Plat Committee**  
Plan Commission Representative – Adrian Reid; Alternate – Chris Smith  
Planning Department Representative – Lynne Darland; Alternate – Scott Robinson  
Engineering Department Representative – Rick Alexander; Alternate -- Eli Eccles
- **Approval of 2012 Plan Commission hearing schedule and workshop schedule**
- **GPP Update status report**

**APPROVAL OF CONSENT AGENDA:**

**UV-36-11 Gary and Ginnie Phero  
210 W. Gordon Pike**

PC recommendation to the BZA re: Use Variance to allow a multifamily unit in a single-family zoning district (*Case manager: Eric Greulich*)

**UV-2-12 Martha's House  
919 S. Rogers St.**

Use variance to allow expansion of an existing homeless shelter. Also requested are variances from maximum parking & parking setback standards. (*Case manager: James Roach*)

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**PETITIONS:**

**SP-32-11 North College Ave. Apartments LLC  
710 N. College Ave.**

Site plan approval for a 4-story 20-unit apartment building (*Case manager: James Roach*)

**SP-35-11 KPM Hotel Group  
501 N. College Ave.**

Site plan approval to construct a 150-room hotel project (*Case manager: Patrick Shay*)

**PUD-1-12 Cornerstone Christian Church  
2655 S. Adams St.**

PUD final plan amendment for a church addition (*Case manager: Katie Bannon*)

End of Agenda

*\*\*Next Plan Commission hearing scheduled for March 5, 2012*

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 710 N. College Ave.**

**CASE #: SP-32-11  
DATE: February 6, 2011**

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**PETITIONER: North College Ave. Apartments, LLC  
716 N. Walnut Street, Bloomington**

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

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**REQUEST:** The petitioner is requesting site plan approval in order to build a 20-unit mixed-use building.

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<b>Area:</b>	<b>0.36 Acres</b>
<b>Zoning:</b>	<b>CD/Downtown Gateway Overlay (DGO)</b>
<b>GPP Designation:</b>	<b>Downtown</b>
<b>Existing Land Use:</b>	<b>6-unit, 1-story multifamily</b>
<b>Proposed Land Use:</b>	<b>Multi-family Residences</b>
<b>Surrounding Uses:</b>	<b>North, South, East West – Multi-family Northwest – Scholar’s Inn</b>

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**REPORT SUMMARY:** The subject property is located on the east side of N. College Ave. , between W. 11<sup>th</sup> Street and W. 14<sup>th</sup> Street. This 0.36 acre property is zoned Commercial Downtown (CD) and is within the Downtown Gateway Overlay (DGO) District. The property currently contains a one-story, six-unit multi-family building. The property is surrounded on all sides by multi-family uses and the Scholar’s Inn to the northwest.

The petitioner is proposing to demolish the existing building and construct a new multi-family building. This building would contain nine one-bedroom units and eleven two-bedroom units and include 18 parking spaces. First floor non-residential space is neither required nor proposed.

The proposed building is four stories in height. The building materials include brick, limestone and cementitious siding, and would include an EIFS parapet cornice. It would have two walk-up units with access from individual doors on College Ave. and includes a vehicle “mouse hole” that provides access for cars from College Ave, through the building to a parking lot on the rear of the property.

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

- The proposal is adjacent to a residential use (all sides)
- The proposal includes ground floor residential units.
- The petitioner is requesting a waiver to the standards in BMC 20.03.340. The following waivers are being requested:
  - Void-to-solid ratio
  - Materials

- Height
- Height step-back
- Height step-down adjacent to a historic structure
- Building alignment adjacent to a historic structure

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## **SITE PLAN REVIEW**

**Residential Density:** The petitioner is proposing 20 units (9.51 DUEs) with a total of 31 bedrooms for an overall density of 26.4 DUEs per acre. The maximum allowed density in the DGO is 33 DUEs per acre.

**Parking:** The DGO requires a minimum of 13 parking spaces and allows a maximum of 31 spaces for a 31 bedroom multi-family building in the DGO. The petitioner is proposing 18 spaces which complies with these standards. On-street parking is available on the west side of College Ave. and there is transit service on College Ave., with a stop at the northwest corner of 11<sup>th</sup> St. and College Ave.

**Streetscape:** A 5-foot wide sidewalk is already in place along College Ave. With this project the petitioner would have to repair any crumbling parts of the sidewalk and reconstruct the sidewalk across the former drive. The new drive is designed so that the sidewalk is “through” the drive. This provides a uniform walking path for pedestrians and eliminates the need for curb ramps. Street trees, not more than 40’ from center, are also required and three street trees are shown on the plan. The City’s Urban Forester recommends the proposed Honey Locust street trees be replaced with Red Oaks. One existing medium sized street tree must be relocated with this project if this can be accomplished without conflicts with any underground utilities.

**Bicycle Parking:** A 31-bedroom multi-family building requires 6 bicycle parking spaces. These spaces are shown adjacent to the parking lot, near the lobby of the building. Staff recommends that at least 2 of these spaces be relocated to the front of the building to provide more convenient space for visitors.

**Access:** The petitioner proposes two points of vehicular access to the property. The primary access would be from a relocated curb cut on College Ave. This drive would travel through the building via a “mouse hole” and access the parking lot in the rear. A secondary access to the property would be provided from the parking lot to the north-south alley to the east. While it is unusual for a new downtown building to have a driveway cut when there is an existing alley, it is not prohibited by the UDO. The petitioner believes that a drive onto College is preferable to only alley access because the property is situated mid-block and tenant may have conflicts with other users of the alley. The proposed drive meets standards for minimum distance to intersection and maximum width.

**Pedestrian Entrance:** The building contains three pedestrian entrances. Two entrances along College Ave. are provided that directly access individual dwelling units. A third entrance is provided immediately south of the drivecut. This third entrance is the primary pedestrian entrance for the building and contains ornamental paving, a recessed entry, a canopy, and lighting and building address. The building name should be added to the

entrance. This entry accesses an un-heated partial hallway that travels down the south side of the drive to the main lobby and elevator.

**Landscaping:** With this petition there would be new landscaping installed around the buildings and parking areas. The property will be landscaped to meet all UDO requirements.

**Utilities:** Utility plans have been submitted to the City Utilities Department and are under review. Water and sanitary sewer service are available along College Ave. Stormwater detention will likely not be required because of a small increase in impervious surfaces and the fact that there is no stormwater infrastructure in the area. City Utilities is still investigating whether stormwater should be required to be piped to the closest stormwater infrastructure along N. Walnut Street. In addition, the petitioner proposes to utilize pervious concrete for part of the parking area. Final approval from CBU is required prior to issuance of a grading permit.

**Materials:** The building is clad with a combination of brick and limestone on the front and cementitious siding on the sides and rear. All these materials are permitted in the DGO. Along the parapet the petitioner proposes to utilize an EIFS cornice to cap the building. EIFS is not a permitted material and a waiver is required.

**Materials Waiver: -20.03.340(b)(4):** A waiver from the standards of the UDO is required to allow EIFS as a secondary exterior finish material for the building. The Downtown Vision and Infill Strategy Plan (hereafter referred to as “Downtown Plan”) provides guidance on building materials in Guidelines 3.10 through 3.12. Guideline 3.10 states that materials should appear similar to those used traditionally and that masonry is preferred for new construction. Guideline 3.11 states that “New materials may be considered” as long as they appear similar to traditional materials, are detailed to express human scale, have demonstrated durability and avoid large expanses of featureless siding. Although there are durability concerns with EIFS, the proposed EIFS is located at a height that will make the material virtually indistinguishable from stone.

**Height, Step Back and Step Down:** The proposed building is 4-stories tall. This matches the height of the Lofts on College to the south and is one story shorter than the recently finished Station 11 building to the southwest. The building is taller than the 2-story foursquare style historic structure to the north. The proposed building height varies from 51 feet at the northwest corner to 46.5 feet at the southwest corner. The building does not meet DGO standards for maximum height, height step back or height step down adjacent to a historic structure.

**Height Waiver-20.03.330(b)(2):** A waiver from the architectural standard of the UDO is required to allow a height of more than 40 feet. The Downtown Plan, in the intent for the Downtown Gateway area (Pg. 2-8) states that “as this area continues to redevelop, development density may increase...” and new “buildings should include a combination of traditional commercial storefront design as well as those that reflect residential structures, both single family and multifamily.” Guideline 3.9 recommends that new buildings “maintain the perceived building scale of two to four

stories in height.” It goes on to state that “if a building must be taller, consider stepping upper stories back from the main façade.” The proposed building is 4-stories, as recommended by the Downtown Plan. Staff finds that the additional 11 feet allows for a building of the same height and scale as the Lofts on College building to the south. The building is also shorter than the new Station 11 building to the southwest. Additional justification for the height is the 4.5 foot grade change along College Ave. The building still maintains the recommended 4-story height.

**Building Height Step Back Waiver-20.03.340(c)(3):** A waiver from the minimum stepback height architectural standard of the DGO is required to allow portions of the building to be as tall as 51 feet without a step back. The DGO requires that buildings taller than 35’ be stepped back from the street. Much of the justification for this waiver has already been discussed in dealing with the height waiver. Guideline 3.9 recommends that new buildings “maintain the perceived building scale of two to four stories in height.” It goes on to state that “if a building must be taller, consider stepping upper stories back from the main façade.” The Downtown Plan does not give a recommended height for the step back, but instead recommends step backs for buildings over 4 stories. The proposed building is 4 stories tall. The additional height is necessary due to the change in grade on the property and the proposed parapet.

**Building Height Step Down-20.03.340(c)(2):** A waiver from step Down requirements is required to allow a building more than 14 feet taller than an adjacent historic structure. The proposed building is 51 feet tall. The adjacent structure to the north, a contributing historic structure in the 2002 Survey of Historic Sites and Structures, is only approximately 32 feet tall. The Downtown Plan guideline 3.8 recommends stepping the mass of taller buildings down to adjacent traditional buildings. This petition was reviewed by the Historic Preservation Commission at their October and November meetings. While the opinion of the HPC members was not unanimous, a majority did feel because of the change in grade, the other taller buildings in the area and the fact that the building was “downstream” of vehicle traffic made the height acceptable. In addition, the two building are approximately 27 feet apart, thereby minimizing the impacts of the increased height.

**Void-to-solid Percentage:** The first floor of the building is approximately 35% void, including the “mouse hole,” while the DGO requires a minimum of 40% void. The upper floors are approximately 16% void, while the DGO requires a minimum of 20% void. The 40% standard was developed with commercial buildings in mind and is more appropriate for those buildings. Higher void-to-solid ratios are difficult to incorporate into residential style buildings.

**Void-to-solid Waiver-20.03.340(b)(2)(B):** A waiver from the architectural standard of the UDO is required to allow the first floor to have less than 40% void area. The need for this waiver is driven by the desired residential look of this type of building style. In addition, while the upper floors have less than 20% void, the regular fenestration of the windows matches historic downtown designs.

**Alignment:** The building is proposed to be set back from the street right-of-way approximately 12 feet. The DGP permits setbacks of as much as 15 feet, however the DGO also requires the building to match the setback of the adjacent historic residential building to the north. The site plan was designed to match the setback at the adjacent Lofts on College building to the south, whereas the historic structure is setback approximately 25 feet.

**Building Alignment Waiver-20.03.340(a)(2):** The building is proposed with a 12 foot street setback, while the UDO requires that the building align with the historic structure to the north, which is set back from the street 25 feet. The existing structure on this lot is set back from the street about 2 feet. The Downtown Plan guideline 3.1 addresses this issue. The Downtown Plan makes alignment recommendations for all character areas except for the Downtown Gateway. In general , it recommends some kind of landscaped setback be maintained in transitional areas, like the DGO. This petition was reviewed by the Historic Preservation Commission at their October and November meetings. While the opinion of the HPC members was not unanimous, a majority did feel that because the new building was “downstream” of traffic from the historic building that the setback was acceptable because it did not block views of the historic structure to vehicular traffic. The proposed setback is similar to other setbacks in the area, such as the Lofts on College, Station 11, Scholar’s Inn, Crisis Pregnancy Center, Red Brick Apartments, and 804 N. College Ave.

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

- 1.) The petitioner shall replace the Cranberry Cotoneaster (*Cotoneaster apiculatus*) with a permitted shrub.

**Staff response:** This is included as condition of approval #1.

- 2.) The petitioner should include as many green building features as possible and provide space for recycling-bin pick up.

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

- 2.) The petitioner should enhance the character, aesthetics, and usability of the site along College Avenue with increased landscaping and other visual and ecological enhancements.

**Staff Response:** With the noted species changes, the petition meets landscaping, sidewalk and bike parking requirements of the UDO. In addition, there is a bus stop located immediately across College Ave. The UDO does not require an individual property redevelopment to retrofit the existing street to meet complete streets goals.

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**DEVELOPER TRACK RECORD:** The primary partner in North College Ave. Apartments, LLC is Tyler Curry. Mr. Curry constructed, owns and manages the Lofts on College building immediately to the south and the 5North Townhouses at the southeast corner of N. Morton Street and 11<sup>th</sup> St. There are no known zoning violations concerning these properties.

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**CONCLUSION:** The Planning Department staff finds that the proposed building meets use, density and minimum parking requirements. The site plan has been designed to compliment other nearby sites and will not diminish from the historic nature of the adjacent residential structure. In addition, the proposed height is similar to other new buildings in the block and is within the height guidelines of the Downtown Plan.

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**RECOMMENDATION:** Staff recommends approval of this petition, with all associated waivers, with the following conditions of approval:

1. Proposed *cotoneaster apiculartus* shrubs shall be replaced with an approved species that will grow to a minimum of 4 feet at maturity.
2. Final City Utilities approval is required prior to the issuance of a grading permit.
3. Existing street tree shall be moved under the guidance of the Urban Forester. Proposed Honey locust street trees shall be replaced with Red Oaks.
4. The building name shall be added near the primary pedestrian entrance.
5. At least one bike parking space should be added for visitors along the street frontage.

# MEMORANDUM

**Date:** January 26, 2012  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** SP-32-11, North College Avenue Apartments, 716 N. Walnut St.

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This memorandum contains the Environmental Commission's (EC) recommendations regarding a Site Plan proposal for a 4-story, 20-unit apartment building, totaling 31 bedrooms. The property is within the Commercial Downtown (CD) Zoning District and the Downtown Gateway Overlay (DGO) District.

## **ISSUES OF CODE COMPLIANCE:**

### 1.) LANDSCAPE PLAN:

The petitioner needs to revise the Landscape Plan somewhat. One plant choice, Cranberry Cotoneaster (*Cotoneaster apiculatus*), does not meet the regulations of the Unified Development Ordinance (UDO) because it does not get tall enough at maturity according to the parking lot perimeter standards. The EC recommends that the petitioner choose a different shrub from the UDO 20.05.058 Exhibit LA-A: Permitted Plant Species by Characteristics and Location.

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN:**

### 1.) GREEN BUILDING AND SITE DESIGN:

The EC recommends green building and site features. Green building can provide substantial savings in energy costs to a building over its life cycle and is thus an especially prudent investment in this time of rising energy prices. Green building features are consistent with the spirit of the UDO and supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan, by City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil.

Green building options are many and continue to grow. The city's municipal code includes a section of green development incentives (Unified Development Ordinance: 20.05.045 Green Development Incentives, GD-01, pp. 5-40:5-42). Some examples of green building and landscaping features consistent with the UDO include: energy saving lighting and appliances (20.05.049 GD-01 (a) (1) (B)); solar systems (e.g. passive solar space or water heating; solar photovoltaic cell system) (20.05.049 GD-01 (a) (1) (C)); recycled or salvaged construction and demolition debris (20.05.049 GD-01 (a) (1) (D)); utilization of local building materials or products (20.05.049 GD-01 (a) (1) (E)); use of native

vegetation and other conservation design techniques to convey and filter stormwater (20.05.049 GD-01 (a) (2) (B)); and capture and use of rainwater for common and public space irrigation (20.05.049 GD-01 (a) (2) (C)).

2.) **RECYCLING:**

The EC recommends that the petitioner allocate space within the site design to accommodate recycling materials storage. The pick-up service is readily available in Bloomington if space is planned in advance at the site. Lack of recycling services is the number one complaint that the EC receives from apartment dwellers in Bloomington. People are educated about the importance of recycling from youth these days and it has become an important norm that has many important benefits in energy and resource conservation. The EC feels that recycling is an important contributor to Bloomington's environmental quality and sustainability and that it will also increase the attractiveness of the apartments to prospective tenants.

3.) **GATEWAY CHARACTER:**

The EC notes that this area is an excellent candidate for a "Complete Streets" approach (<http://www.completestreets.org/>) to enhance its navigability for all users – pedestrians, bicyclists, handicapped people, and others. While the EC recognizes that the developer is not responsible for the street way itself, we encourage the developer to promote a vision for the site that complements and anticipates the complete streets concept. The proposed development is on a major entrance route to our downtown from the North, and the EC is concerned that the proposed site plan represents a lost opportunity to welcome travelers into our city with a special sense of place more in keeping with our city's unique character.

**EC RECOMMENDATIONS:**

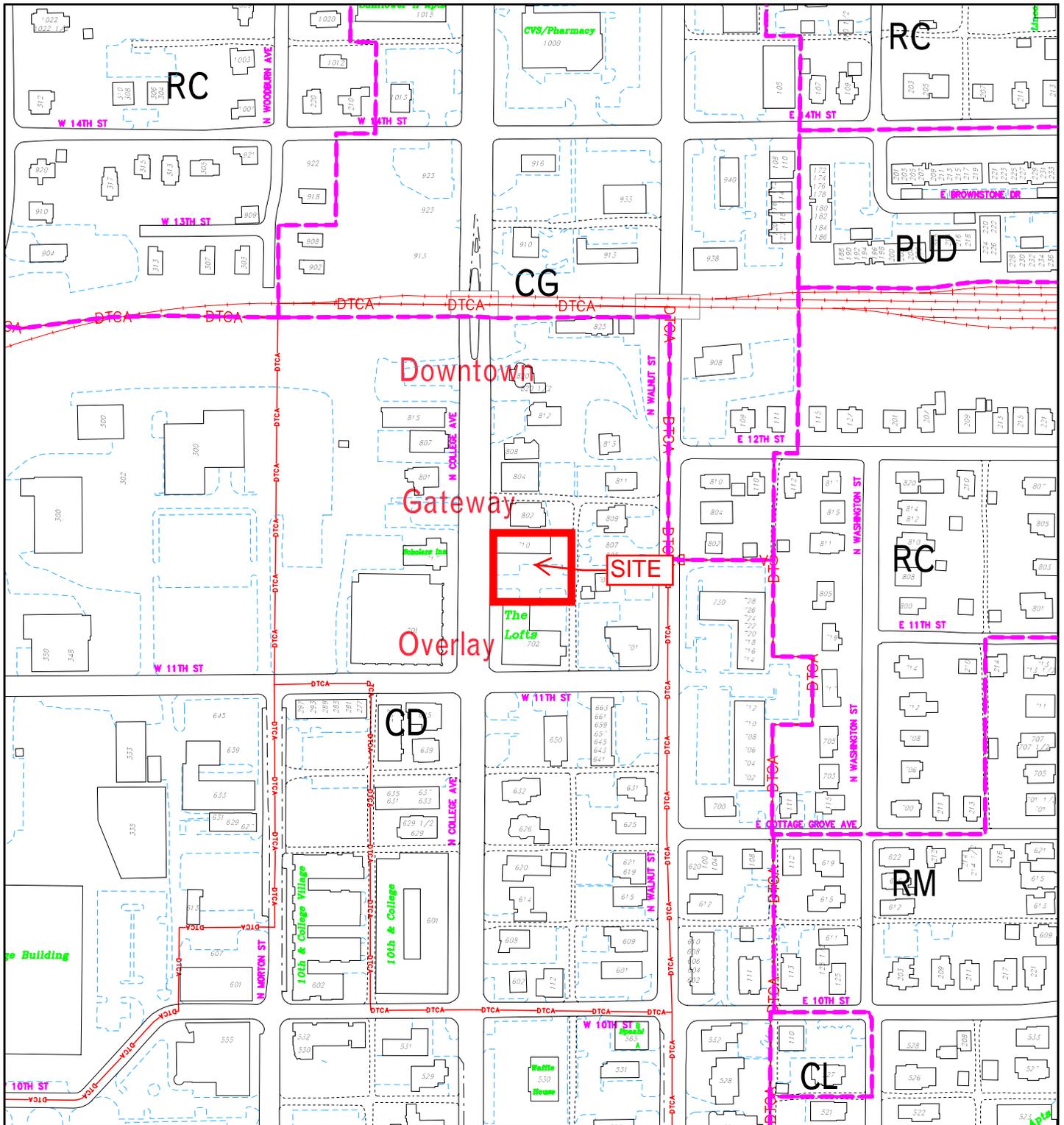
Code Compliance Recommendations

1.) The petitioner shall replace the Cranberry Cotoneaster (*Cotoneaster apiculatus*) with a permitted shrub.

Other Recommendations

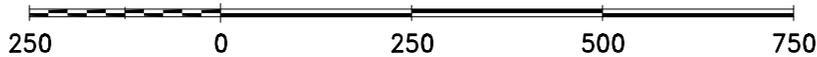
2.) The petitioner should include as many green building features as possible and provide space for recycling-bin pick up.

3.) The petitioner should enhance the character, aesthetics, and usability of the site along College Avenue with increased landscaping and other visual and ecological enhancements.

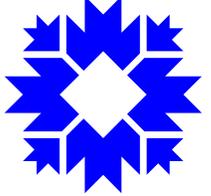


SP-32-11  
Location Map

By: roachja  
31 Oct 11



City of Bloomington  
Planning

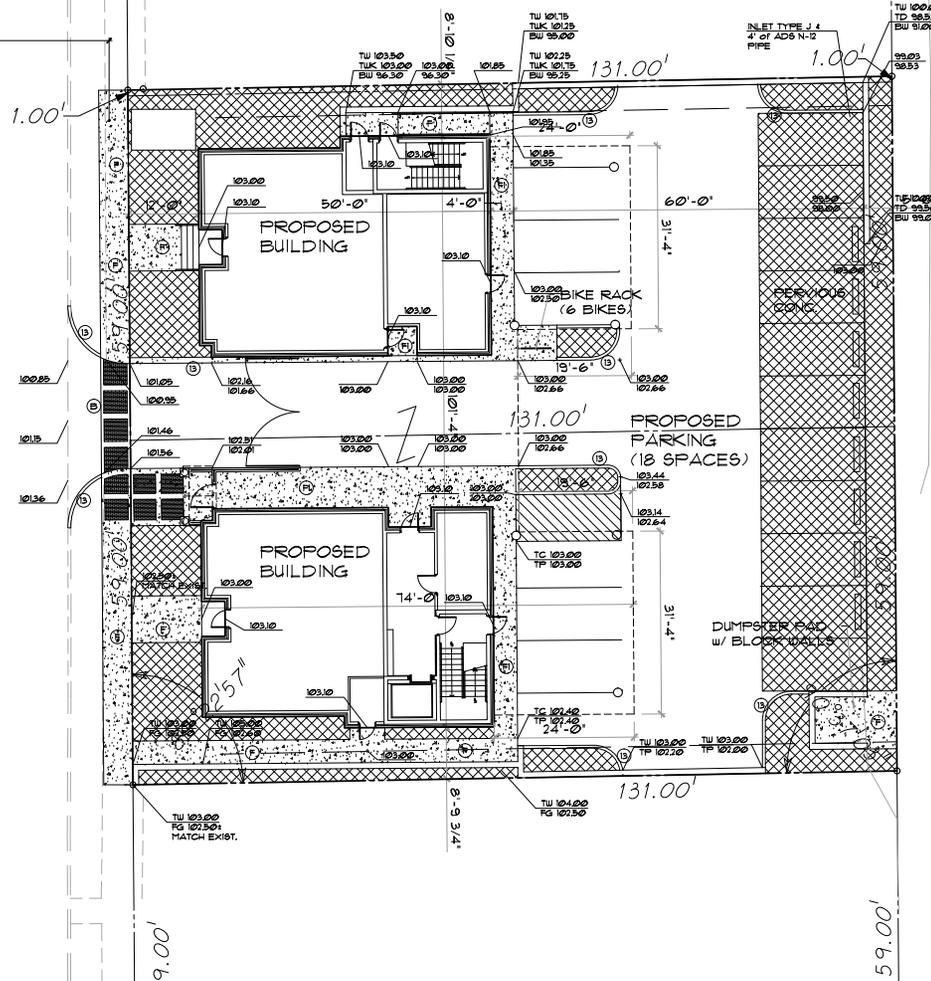


Scale: 1" = 250'

For reference only; map information NOT warranted.

SP-32-11  
Site Plan

N. COLLEGE AVE.



SITE PLAN

SCALE: 1" = 10'-0"

- ZONING CLASSIFICATION: Downtown Gateway Overlay (DGO) District
- TOTAL SITE AREA: 19,589 sq. ft. (.351814 acres)
- GROUND LEVEL BUILDING FOOTPRINT: 3,564 sq. ft.
- 2nd - 4th LEVEL BUILDING FOOTPRINT EACH LEVEL: 6,569 sq. ft.
- GROUND LEVEL ELEVATION VOID AREA: 30%
- TOTAL UPPER LEVEL ELEVATION VOID AREA: 16%
- TOTAL NUMBER OF BEDROOMS: 31 bedrooms
- TOTAL NUMBER OF UNITS: 20 units (9-1 br 4 11-2 br)
- REQUIRED MAXIMUM DENSITY UNITS: 11.81 density units
- PROPOSED DENSITY UNITS: 9.51 density units
- REQUIRED MINIMUM PERVIOUS SURFACE AREA COVERAGE: 3,991.25 sq. ft. (25%)
- PROPOSED PERVIOUS SURFACE AREA COVERAGE: 4,107.60 sq. ft. (26%)
- PROPOSED IMPERVIOUS SURFACE AREA COVERAGE: 11,481.40 sq. ft. (74%)
- MAXIMUM BUILDING HEIGHT: 40'
- REQUIRED PARKING SPACES: 18.6 spaces
- PROPOSED PARKING SPACES: 18 spaces

revisions:
drawn by: Jrb
ARCHITECTURE CIVIL ENGINEERING PLANNING Bloomington, Indiana
<b>BEEB</b> BRYAN BRYAN & ASSOCIATES, INC. 508 north walnut street Bloomington, Indiana
certified by:
Proposed: <b>NORTH COLLEGE AVENUE APARTMENTS</b> North College Ave. Bloomington Indiana
title: SITE PLAN
<b>S-1</b> project no.: 201023



PLAN COMMISSION  
Petitioners Statement  
01/23/12 REV1

Subject: **North College Avenue Apartments, LLC by Curry Urban Properties, LLC**

This is a proposed 4 story apartment building located at 710 N College Ave, which is in the Downtown Gateway Overlay (DGO), directly north of the Lofts on College building, at the northeast corner of 11<sup>th</sup> and College Ave. The building will be built on .33 acres and when complete will have 20 units, 31 bedrooms and 19 on-site parking spaces. The property currently contains 1 single story building with 8 efficiency apartments. It is being proposed to bring the new building forward to compliment the setback of the Lofts on College structure, which is also a 4 story structure. The adjacent property to the south is a contributing historic structure. This particular structure has a setback off of College Ave estimated to be 24 feet. If the proposed 4 story building were to meet the same setback, it is felt that the massing compared to the Lofts on College would take away from the overall aesthetics of the two side by side 4 story buildings. Being that College Ave is a **one way** south the contributing historic structure will not be hidden by the proposed structure. Heading south on College Ave, you will see the contributing historic home before you come upon the proposed building. This proposed building will compliment the other newly constructed buildings in this area. The exterior design and elevations will replicate a 'Cambridge' style building, complete with a full masonry west elevation integrating Indiana cut smooth and split face limestone on the north and south modules and utility size red brick in the center module. To compliment the Cambridge style the use of double hung windows is considered, a common look in old English type architecture. There are two street entry doors which lead into private dwelling units. These two entry doors are recessed and wrapped in limestone, another feature with this type of design. In addition, a modified entry off of College Avenue has been introduced, which plays into the existing street cut for the current building. This 'mouse hole' allows easy access off of College Ave., compliments the 3 symmetrical modules and is very common in Cambridge style architecture. I am considering adding a black iron hinged gate for better security and architectural appeal. The highest quality of materials will be emphasized on the west elevation.

As the developer, I have every intention to initiate the use of recycled content throughout the development process. We will use environmentally friendly paints, energy efficient windows and doors, a white rubber flat roof to help in reflecting the sunlight, lavatories that conserve water, LED lighting where economically feasible, high R-value insulation and high efficiency furnaces and water heaters, just to name a few.

We have addressed the street cut as it crosses the sidewalk off of College Avenue so that it is more user friendly than the current one. Along with providing better lighting, we are proposing that the sidewalk, as it crosses the entrance, maintain the same elevation. This gives a more comfortable feeling to the pedestrian of having the right of way.

One other item to note is the current traffic pattern. Currently there are 12 cars that park on this property. And currently there is access off both the alley and College Ave. With this proposed development, the traffic pattern only increases by 7 and both access points remain.

SP-32-11  
Petitioner's Statement

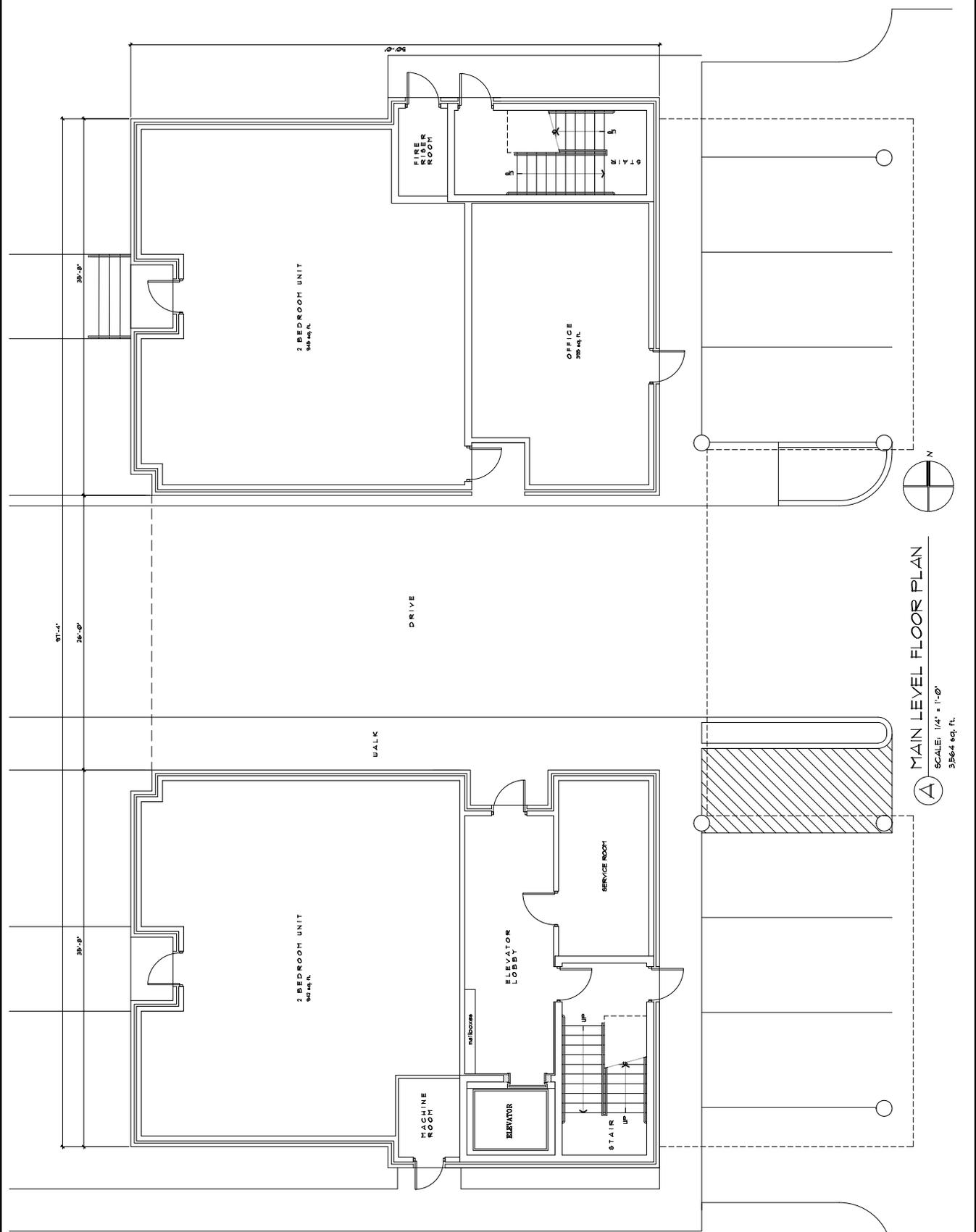
The proposed building will be compatible in scale and materials with the surrounding architecture. It will be a fully sprinkled structure and will have an elevator located in the lobby, which is a covered private and secure entrance accessible under the 'mouse hole'. The site will include pedestrian scale landscaping and entrances, with an emphasis on the College Ave sidewalk, street lighting, safety and security.

I have agreed to save any trees currently located in the median between the existing sidewalk and College Ave. And if by chance these trees cannot be saved I do agree to transplant them for re-use on the property or to another designation as suggested by the City.

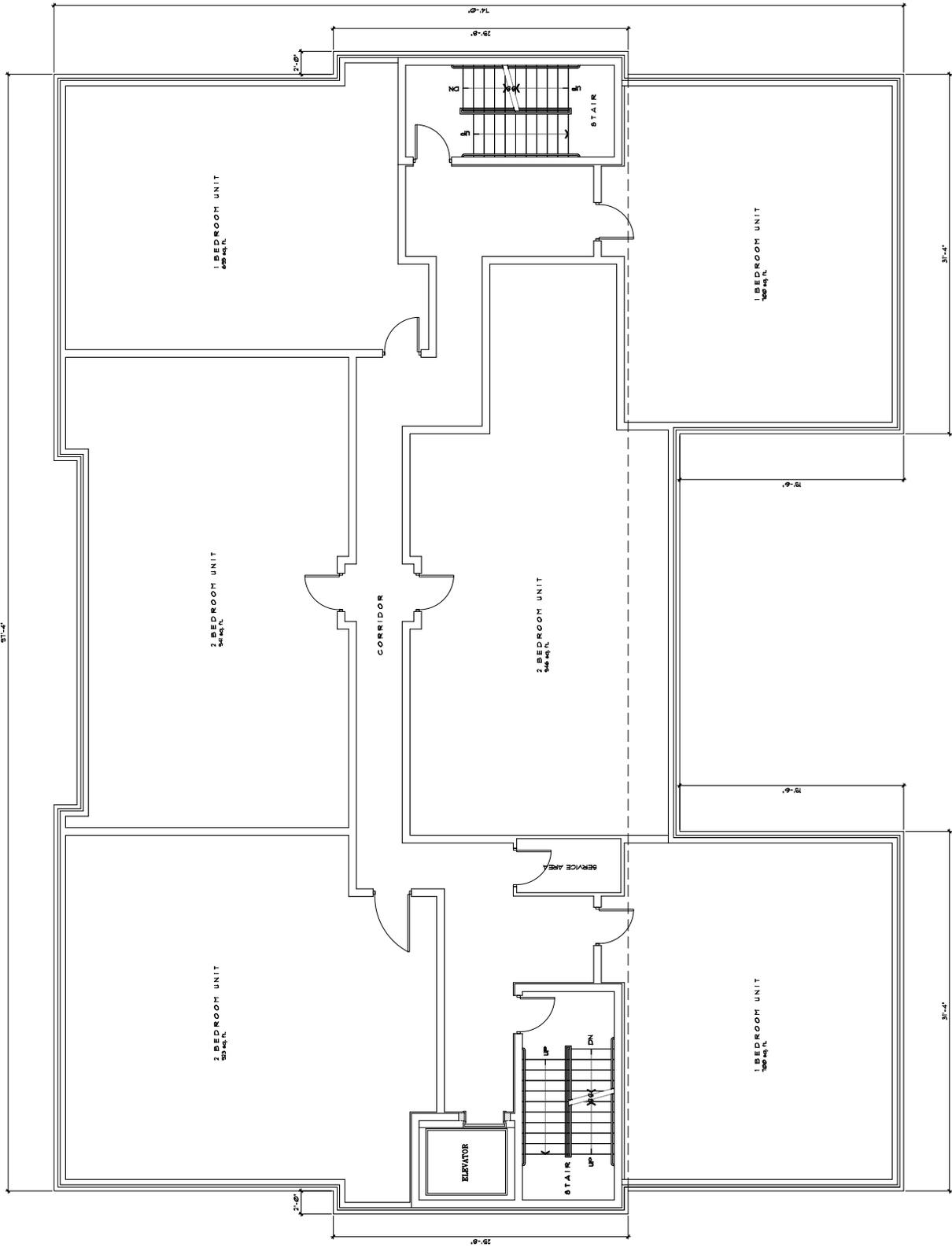
The proposed site plan will implement the necessary parking required for bicycles and meet all requirements for providing the maximum pervious surface area.

Your consideration is appreciated.

Tyler E. Curry  
Petitioner/Owner-Developer



**SP-32-11**  
**First Floor Plan**

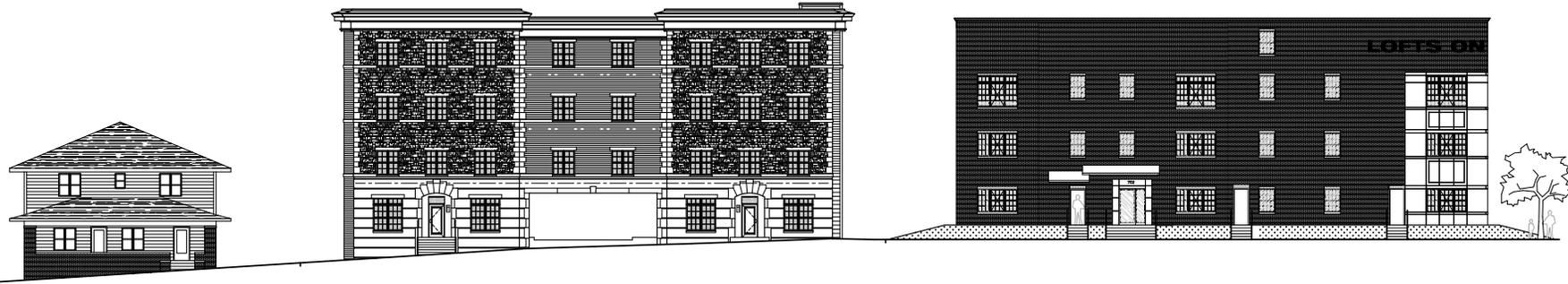


**A** SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 6568 sq. ft. PER LEVEL

SP-32-11  
 Upper Floor Plan

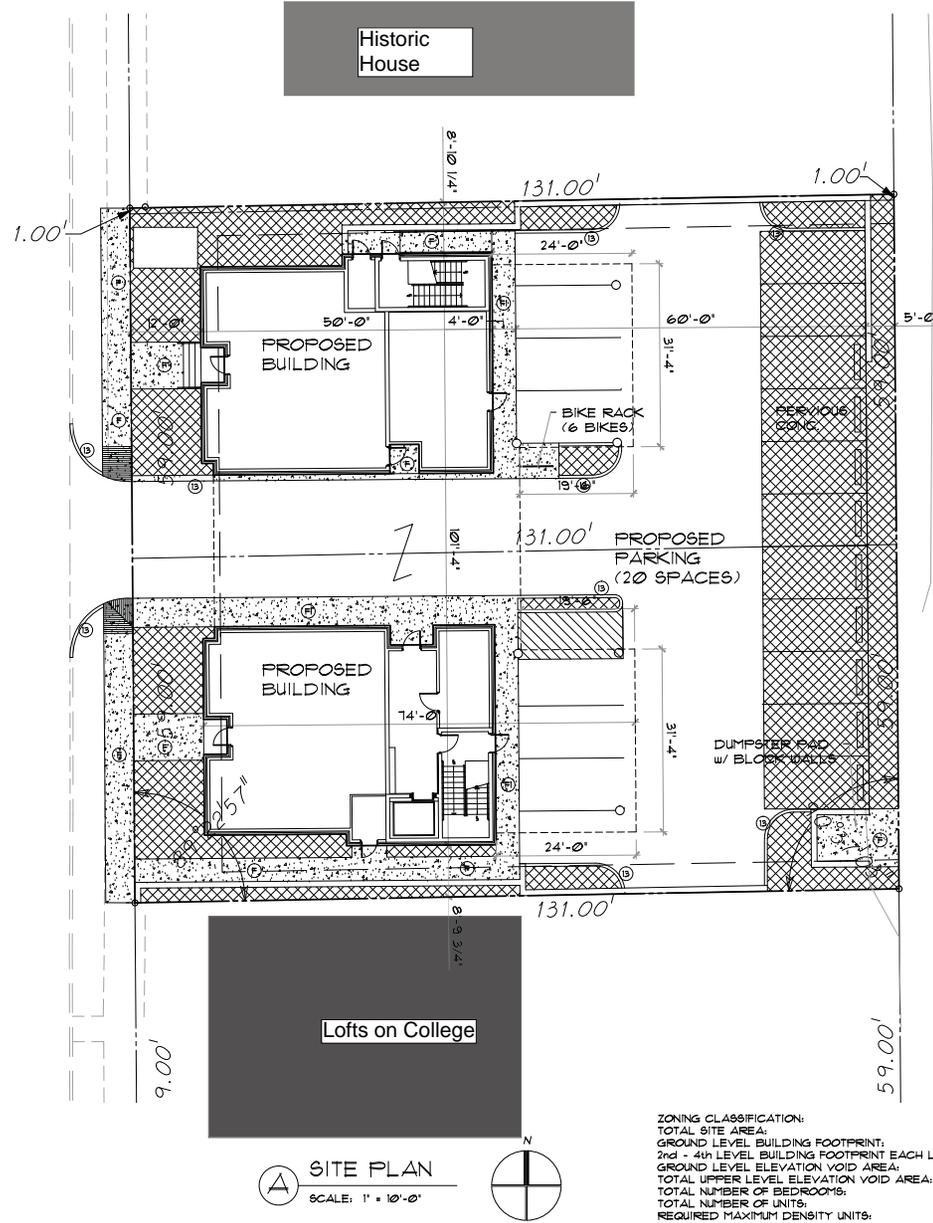
SP-32-11  
Height Comparison



revisions:
drawn by: <i>ajg</i>
ARCHITECTURE CIVIL ENGINEERING PLANNING <small>Bloomington, Indiana</small>
 <b>BEEB</b> BYNUM FANTO & ASSOCIATES, INC. <small>528 north walnut street</small>
certified by:
Proposed: <b>NORTH COLLEGE AVENUE APARTMENTS</b> North College Avenue Bloomington, Indiana
title: STREETSCAPE  <small>date: 9/26/11 2012</small>

SP-32-11  
Setback Comparison

N. COLLEGE AVE.



**SITE PLAN**  
SCALE: 1" = 10'-0"  
N

ZONING CLASSIFICATION: Downtown Gateway Overlay (DGO) District  
 TOTAL SITE AREA: 19,589 sq. ft. (.351814 acres)  
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 GROUND LEVEL ELEVATION VOID AREA: 30%  
 TOTAL UPPER LEVEL ELEVATION VOID AREA: 16%  
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 TOTAL NUMBER OF UNITS: 20 units (9-1 br 4 11-2 br)  
 REQUIRED MAXIMUM DENSITY UNITS: 1181 density units  
 PROPOSED DENSITY UNITS: 951 density units  
 REQUIRED MINIMUM PERVIOUS SURFACE AREA COVERAGE: 3,991.25 sq. ft. (25%)  
 PROPOSED PERVIOUS SURFACE AREA COVERAGE: 4,113.75 sq. ft. (26%)  
 PROPOSED IMPERVIOUS SURFACE AREA COVERAGE: 11,475.25 sq. ft. (58%)  
 MAXIMUM BUILDING HEIGHT: 40'  
 REQUIRED PARKING SPACES: 18.6 spaces  
 PROPOSED PARKING SPACES: 19 spaces

revisions:
drawn by: Jrb
ARCHITECTURE CIVIL ENGINEERING PLANNING Bloomington, Indiana
<b>BEEB</b> BRUNN PANTO & ASSOCIATES, INC. 528 north walnut street Bloomington, Indiana
certified by:
Proposed: <b>NORTH COLLEGE AVENUE APARTMENTS</b> North College Ave. Bloomington Indiana
title: SITE PLAN
<b>S-1</b> project no.: 20123

SP-32-11  
West/Street Elevation



(A) WEST ELEVATION  
SCALE: 1/4" = 1'-0"

revisions:

drawn by: dgo

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

**BBB**  
BYNUM PANTO & ASSOCIATES, INC.  
528 north walnut street  
Bloomington, Indiana

Proposed:  
**NORTH COLLEGE AVENUE APARTMENTS**  
North College Avenue  
Bloomington, Indiana

title: BUILDING ELEVATIONS

**A-4.1**

date: 9/20/11 20/123

certified by:

G:\Architectural\Jobs\2011091123\_North\_College\_Ave\_Apartments\DWG\_A-4.1\_10\_REV02.dwg, West Elev., 1/22/2012 11:34:53 AM, jwarden@bb

SP-32-11  
East/Alley Elevation



(A) EAST ELEVATION  
SCALE: 1/4" = 1'-0"

revisions:

drawn by: dgo

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

Bloomington, Indiana

**BBB**  
BYNUM FANTO & ASSOCIATES, INC.  
528 north walnut street

certified by:

Proposed:  
**NORTH COLLEGE AVENUE APARTMENTS**  
North College Avenue  
Bloomington, Indiana

title: BUILDING ELEVATIONS

**A-42**

date: 9/20/11 20/123

SP-32-11  
South Elevation



A SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

revisions:  
  
drawn by: dgo

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING  
Bloomington, Indiana

**BBB**  
BYNUM PANTO & ASSOCIATES, INC.  
528 north walnut street

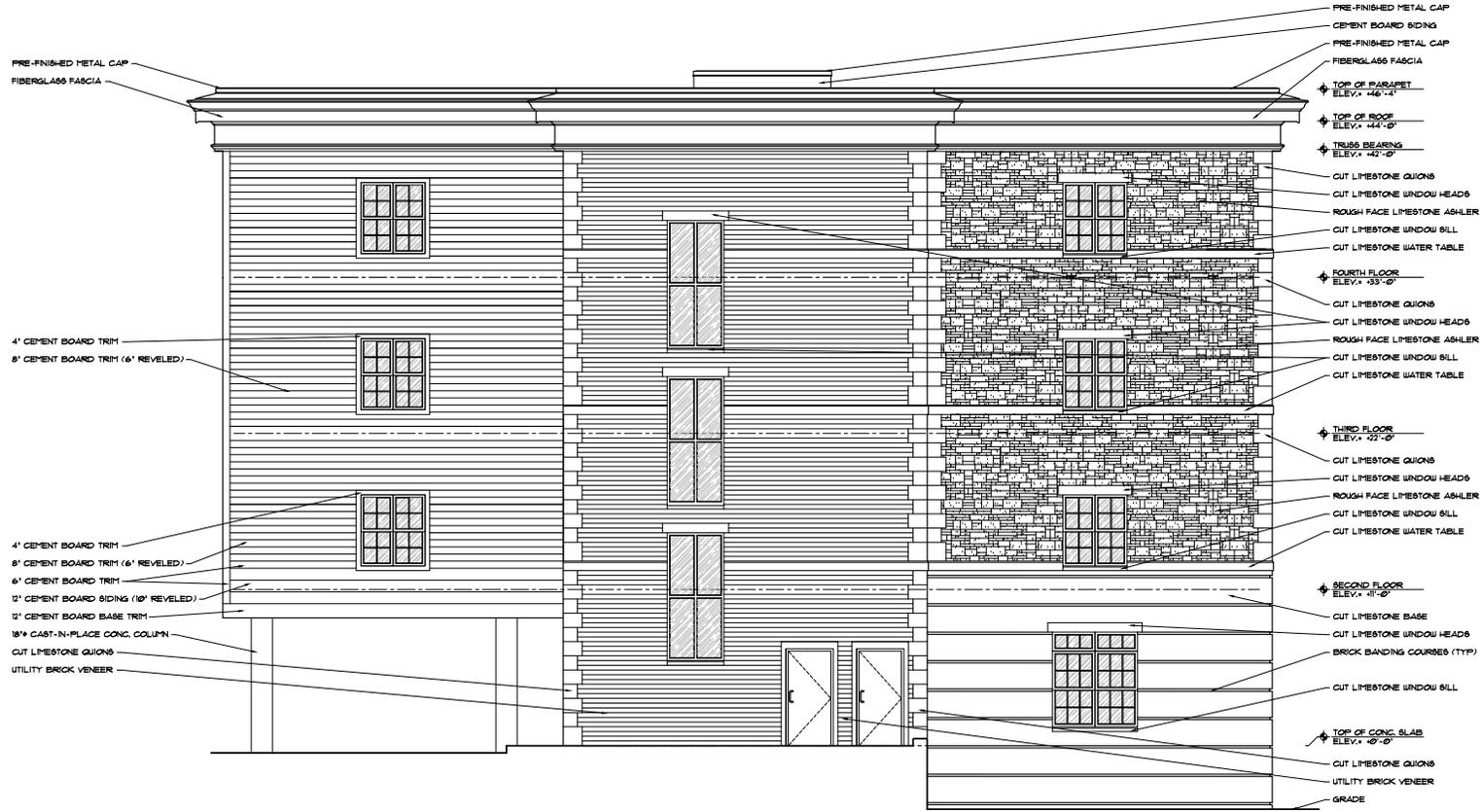
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Proposed:  
**NORTH COLLEGE AVENUE APARTMENTS**  
North College Avenue  
Bloomington, Indiana

title: BUILDING ELEVATIONS

**A-4.4**  
date: 9/20/11 20/123

SP-32-11  
North Elevation



**A** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

revisions:  
drawn by: dgo

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

**BBB**  
BYNUM FANTO & ASSOCIATES, INC.  
528 north walnut street  
Bloomington, Indiana

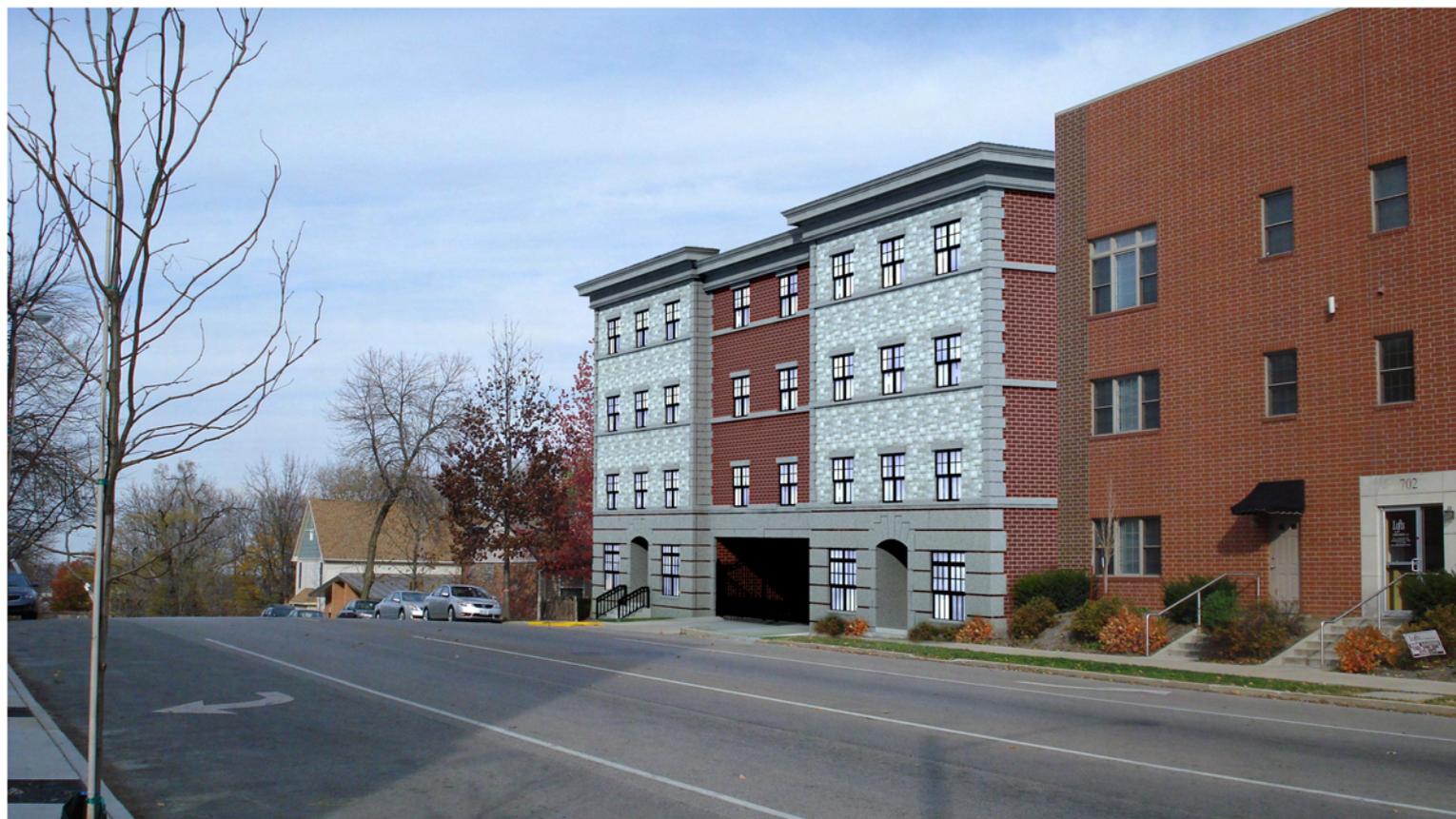
certified by:

Proposed:  
**NORTH COLLEGE AVENUE APARTMENTS**  
North College Avenue  
Bloomington, Indiana

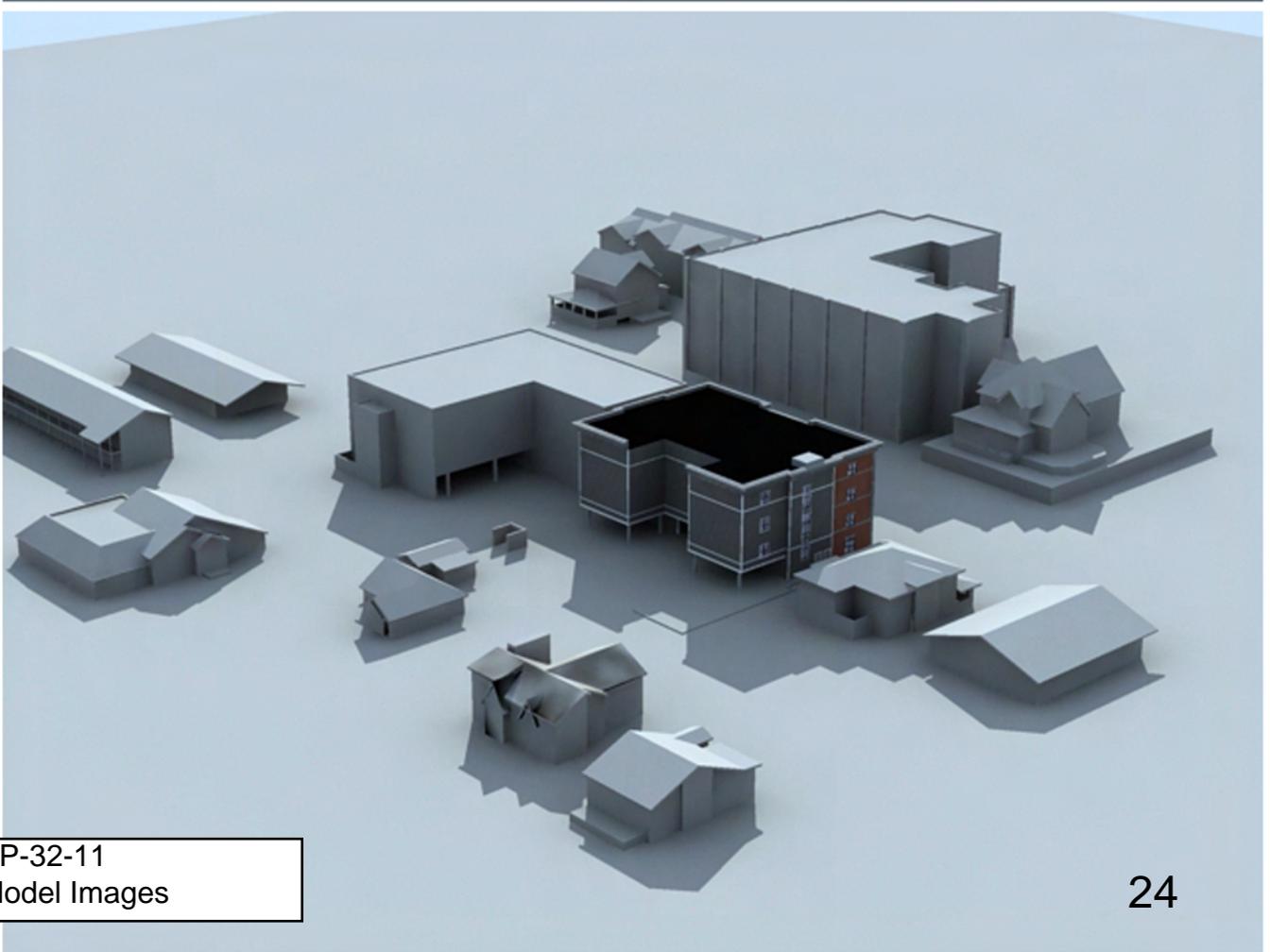
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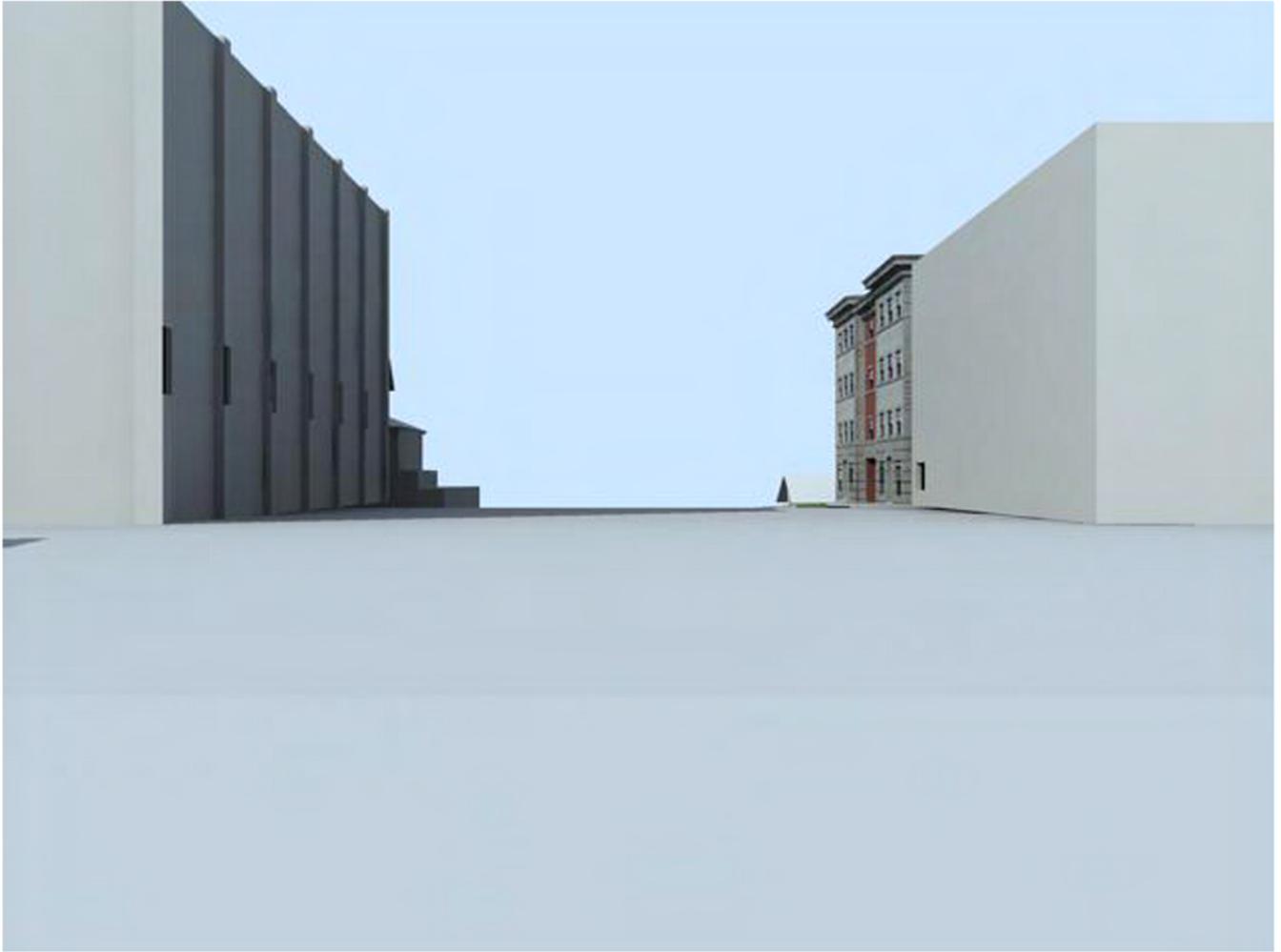
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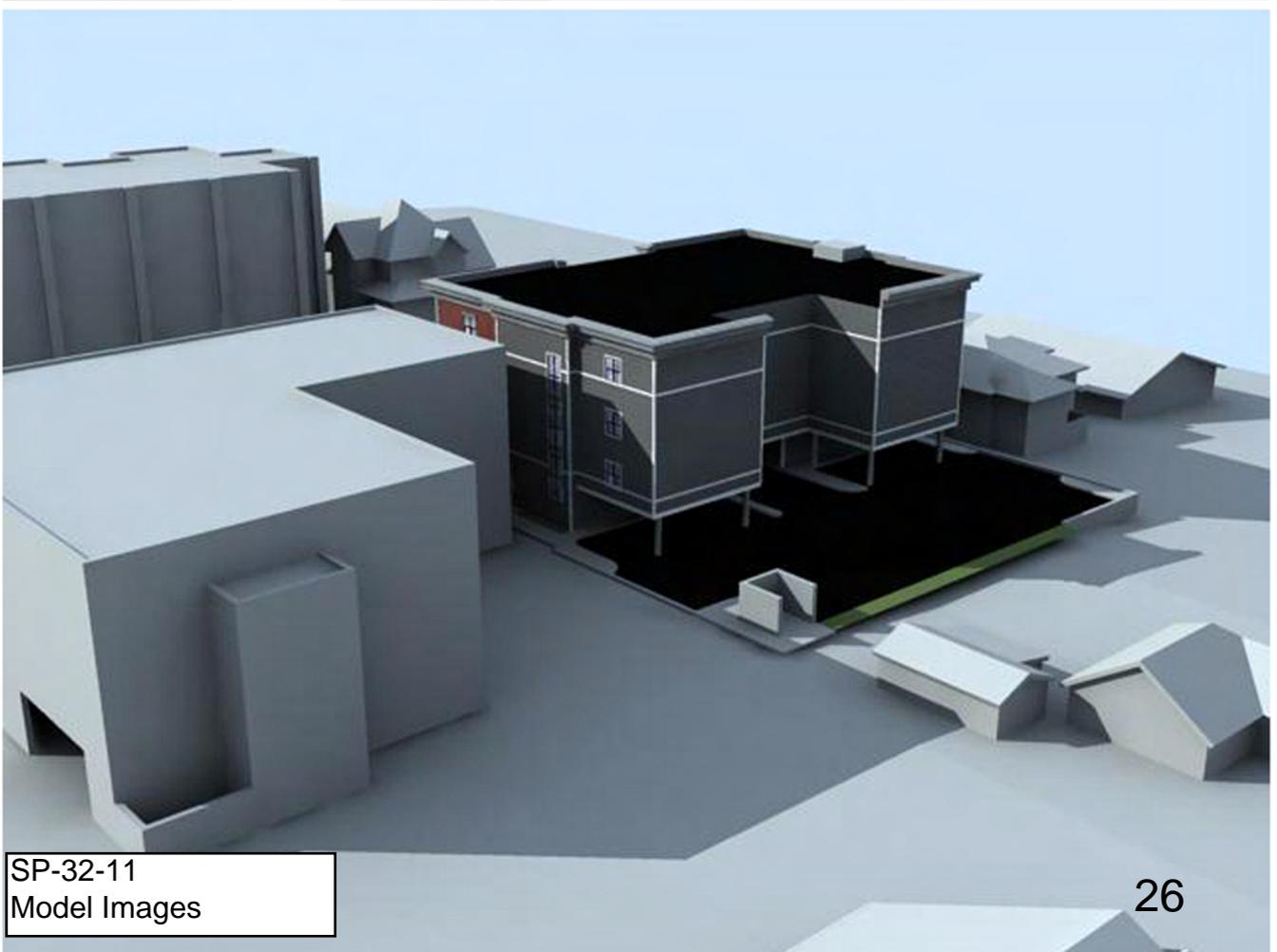


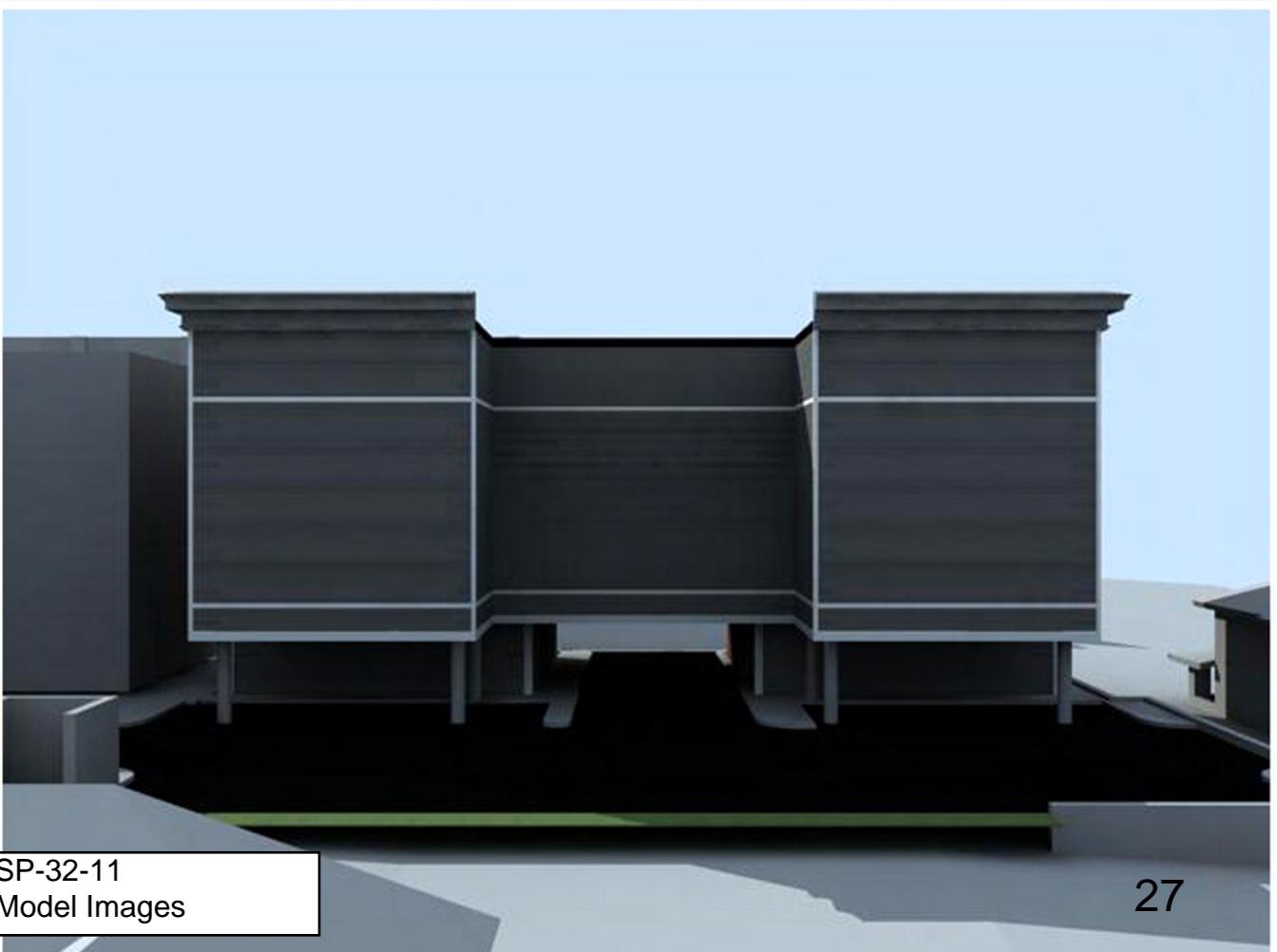
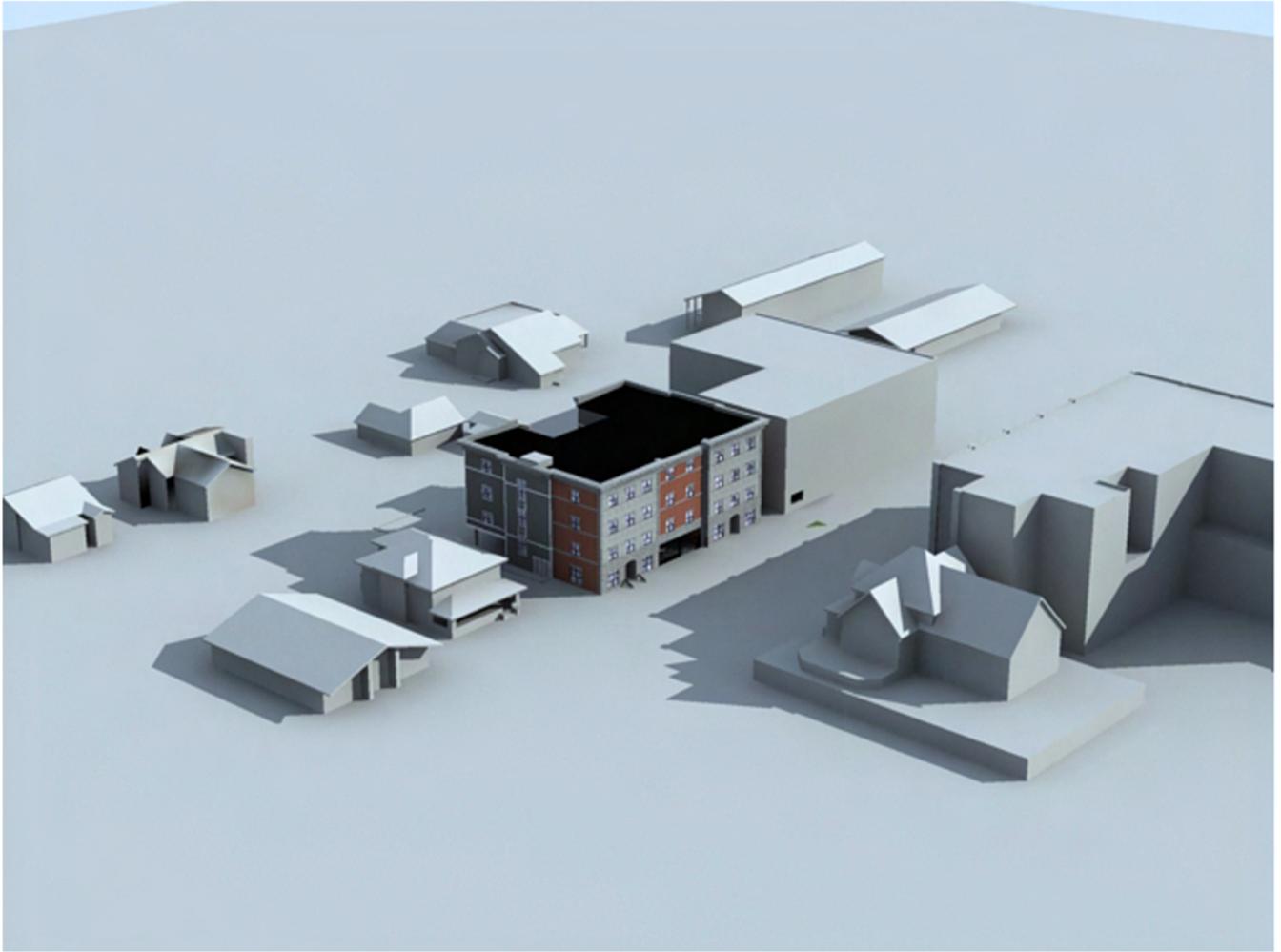


SP-32-11  
Model Images

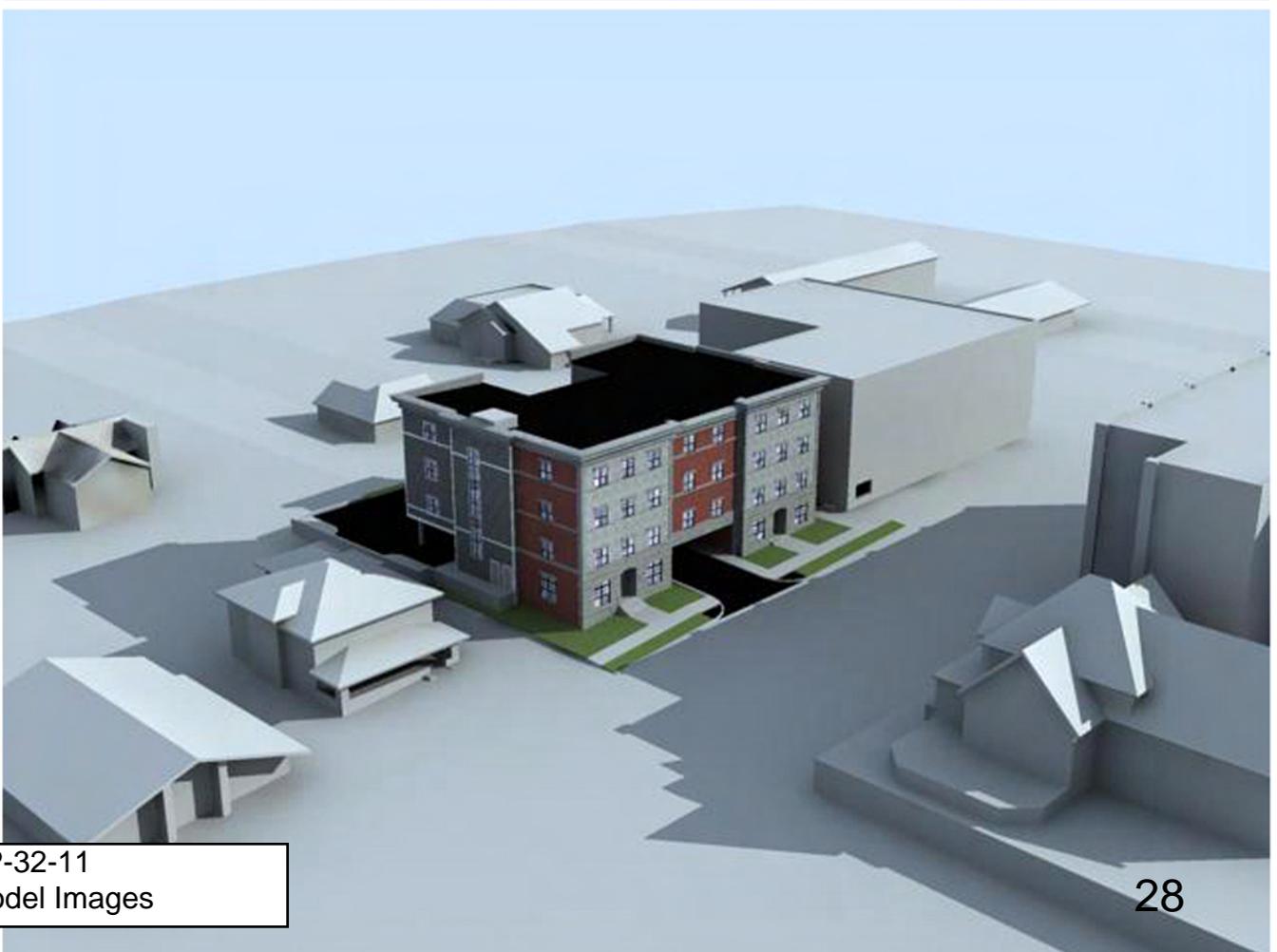
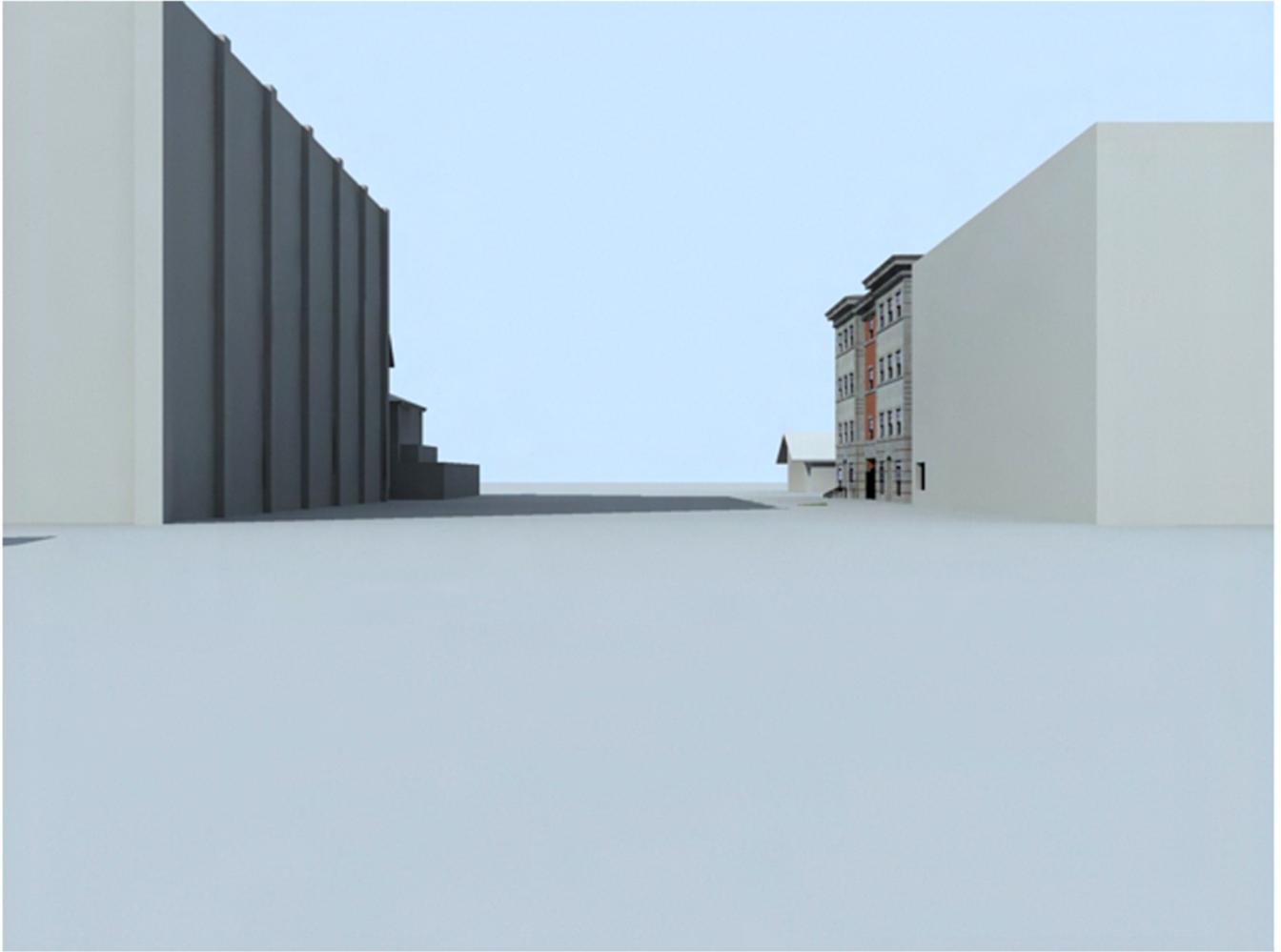


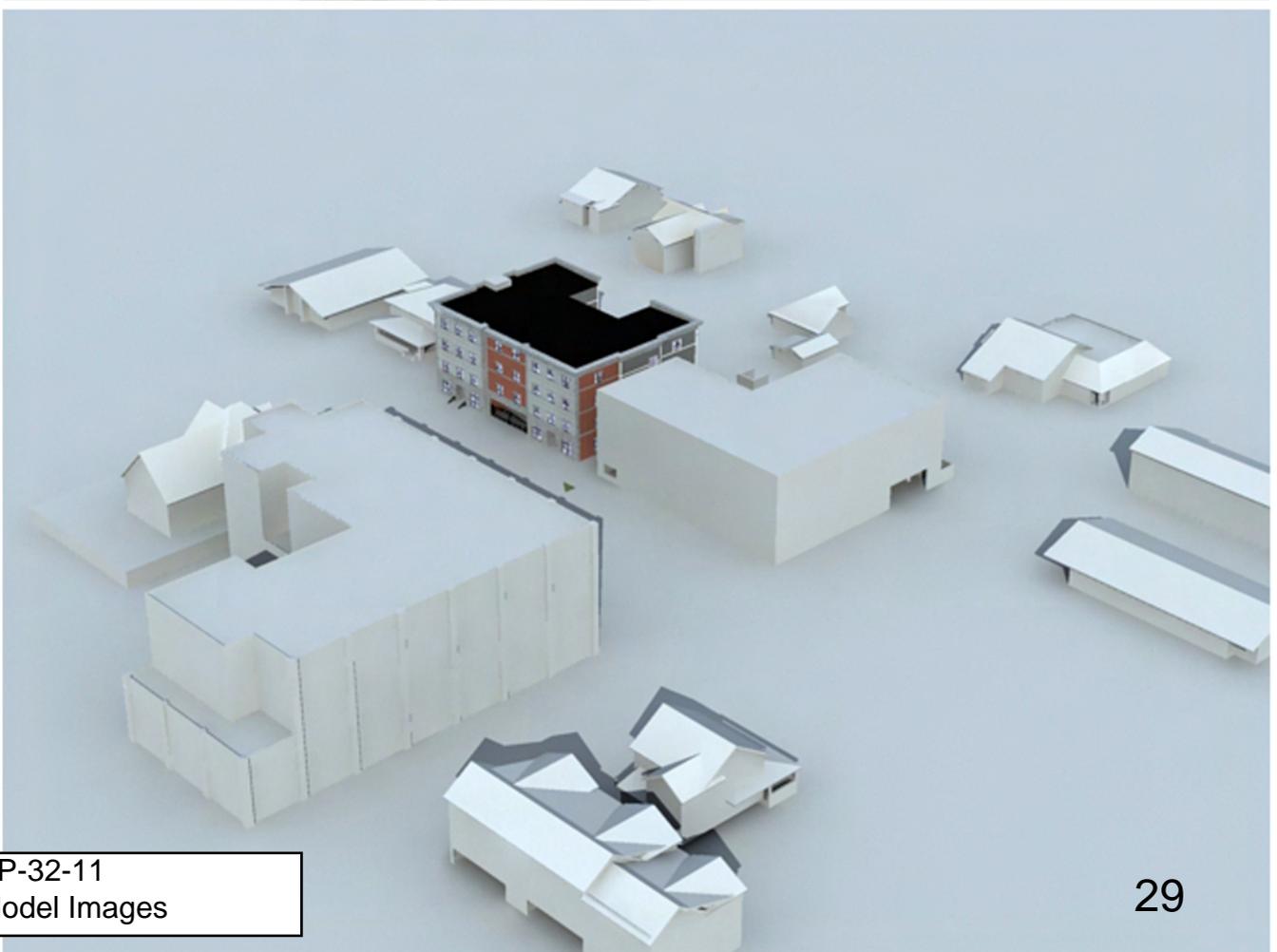
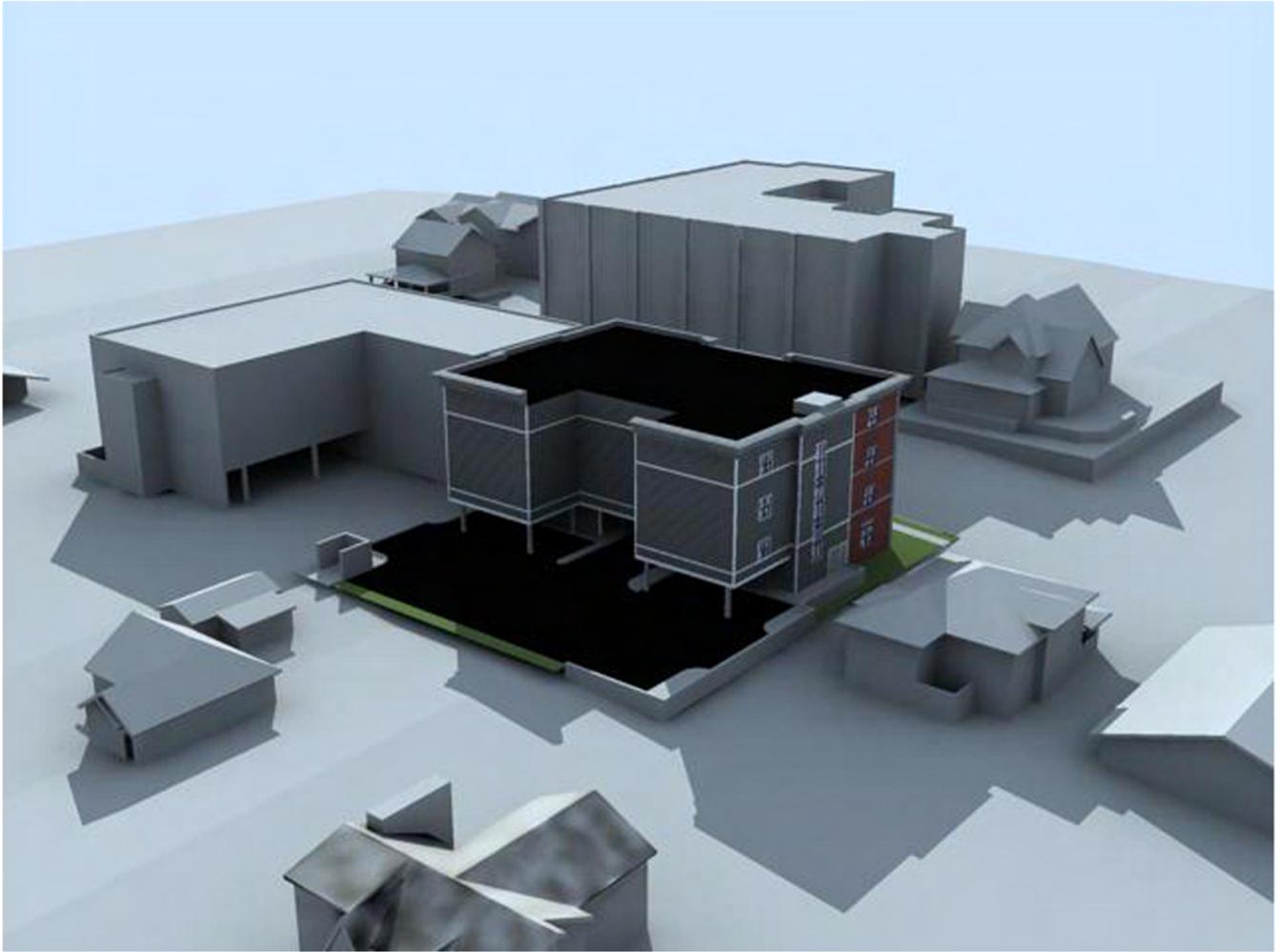


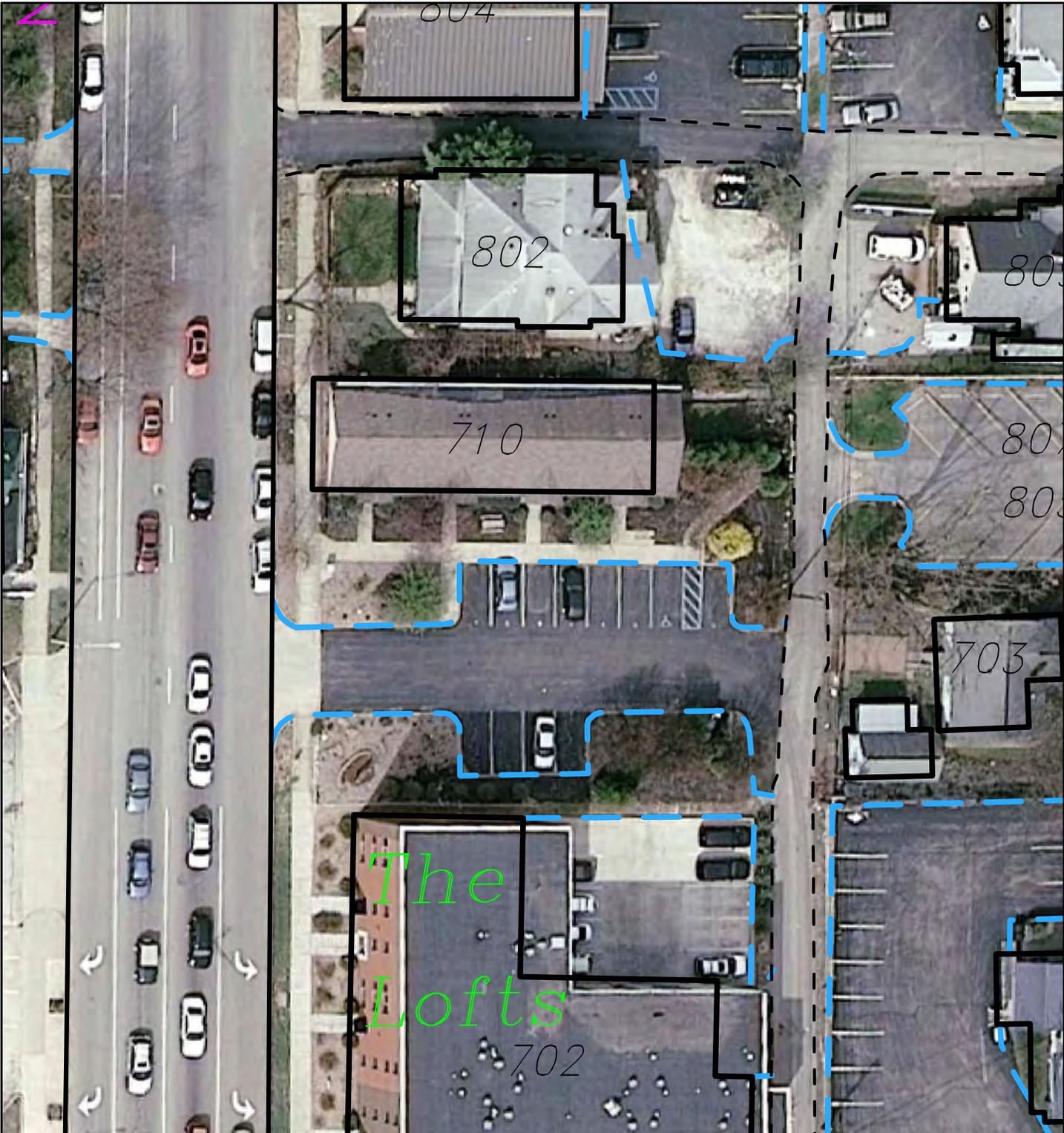




SP-32-11  
Model Images

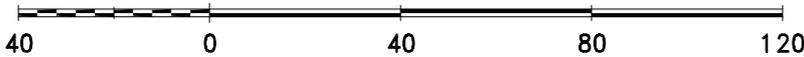






SP-32-11  
2010 Aerial Photo

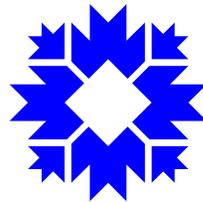
By: roachja  
31 Oct 11



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 40'

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 501 N. College Avenue**

**CASE #: SP-35-11  
DATE: February 6, 2012**

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**PETITIONERS: KPM Hotel Group  
1202 E. Sample Rd, Bloomington**

**CONSULTANT: Tabor/Bruce Architecture  
1101 S. Walnut St, Bloomington**

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**REQUEST:** The petitioners are requesting site plan approval to allow construction of a 155-room hotel in the Commercial Downtown (CD) Zoning District.

---

<b>Area:</b>	<b>Approximately 0.84 Acres</b>
<b>Zoning:</b>	<b>Commercial Downtown (CD)</b>
<b>Downtown Overlay:</b>	<b>Downtown Core Overlay (DCO)</b>
<b>GPP Designation:</b>	<b>Downtown</b>
<b>Existing Land Use:</b>	<b>Vacant</b>
<b>Proposed Land Use:</b>	<b>Hotel</b>
<b>Surrounding Uses:</b>	<b>East</b> - Mixed-Use
	<b>South</b> - Mixed-Use (Smallwood)
	<b>West</b> - Office (Showers Complex)
	<b>North</b> - Office, Parking (IU)

---

**REPORT SUMMARY:** The petitioners have purchased several properties for development within the Downtown Core Overlay (DCO). These properties are located north of 9<sup>th</sup> Street between N. Morton Street and N. College Avenue. The Plan Commission granted site plan approval to construct a 100-room hotel in 2008. After this approval, the structures on the site were razed. However, due to several factors, the project was not constructed.

There are several issues that complicate redevelopment of this site. Some of these issues include having public street frontages on three sides of the property, approximately 18 feet of fall from the northeast corner of the property to southwest corner, and the presence of a public right-of-way that bisects the property from north to south. The petitioners have worked with staff to develop their current site plan that includes a 155-room, 5-6 story “Springhill Suites by Marriott” hotel with 139 parking spaces on one and a half levels of structured parking. In addition to needing Plan Commission approval. To allow for this redevelopment project, the petitioners are requesting an alley vacation from the Common Council.

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

- The project is includes more than 25,000 square feet of non-residential space
- The proposal is adjacent to a residential use

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

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## SITE PLAN REVIEW DEVELOPMENT STANDARDS

- *Maximum Impervious Surface:* The petitioners' project would be permitted to cover as much as 100% of the site with impervious surface. As currently proposed, the petitioners are close to maximizing the allowable impervious surface coverage.
- *Height:* As measured by the UDO, the proposed hotel stands approximately 71 feet in height. This exceeds the Plan Commission review threshold of 50 feet. As proposed, this structure is taller than the Morton Mansions project to the north (57 feet) and lower than the adjacent Smallwood Plaza building to the south. ***A waiver from this standard is requested.***
- *Parking:* As a non-residential use within the DCO, the petitioners are not required to install any parking spaces for this development. The UDO parking standard for a hotel is one parking space per lodging unit. The petitioners are proposing to have 139 parking spaces for their 155 rooms. Unlike most uses in the downtown, staff finds parking for a hotel use to have a larger inherited need over other potential uses. The petitioners are proposing these spaces within 1.5 levels of structured parking below the hotel that would be accessed from a single drive cut onto W. 9<sup>th</sup> Street.

As proposed, there would be a loss of 5 on-street parking spaces along Morton St. Currently there are 5 angled and 1 parallel metered spaces along the Morton St. frontage of this property. This proposal would remove the angled spaces to create a small plaza area. Staff finds the removal of on-street spaces to generally be undesirable. *Staff is seeking additional input from the Plan Commission regarding preference of on-street parking versus the proposed plaza space.*

- *Bicycle Parking:* The petitioners are required to place a minimum of four covered bicycle parking spaces. Staff recommends that these spaces be placed near the

pedestrian entrance and within the garage. Although not required, staff encourages the petitioners to place more bicycle parking spaces than required due to the size of the development.

- **Setbacks:** The proposed building is located at the build-to line for both Morton St. and College Ave. However, the proposed hotel building is set back approximately 6 feet from the 9<sup>th</sup> St. right-of-way line to allow for a full sidewalk with tree grates to be installed. Staff is supportive of this waiver. The proposed structure meets the sideyard setback of 0 feet. **A waiver from this standard is required.**
- **Ground Floor Non-Residential Uses:** This project is in an area that requires non-residential use in a minimum 50% of the ground floor level. In addition, structured parking is not considered as non-residential use within the CD district. This requirement is further complicated due to having multiple ground floors due to the severe grade change found on the property. Staff finds the ground floor non-residential requirement along the College Ave. frontage to satisfy the UDO requirement. However, along the 9<sup>th</sup> St. and Morton St. facades, staff finds that the requirement has not been met.

This requirement has two main purposes. The first is an attempt to restrict solely residential buildings within commercially viable areas. The second is to create a more vibrant streetscape that creates pedestrian interest at the street level. As a solely non-residential structure, the proposal clearly meets the first intent of this requirement. However, due to the lack of any active use on the 9<sup>th</sup> St. and Morton St. facades, there is no active use along these streetscapes. The petitioners have revised their elevations for Morton St. to include large non-functioning display windows at the corner and several large art display cases in front of the structured parking in an attempt to offset the lack of visual activity behind the façade. They have also proposed a small “plaza” space that includes a small raised performance platform and benches that could be used for street festivals. This has displaced several existing on-street parking spaces. Staff is seeking additional guidance from the Plan Commission on these issues prior to a second hearing. **A waiver from these standards is being requested.**

**ARCHITECTURAL STANDARDS:** Architectural elevations and a color model of the proposed structure have been included in your packet.

- **Building Frontage, Alignment, Orientation and Entrances:** The structure is proposed to be constructed with a building forward design that fills both the corners at 9<sup>th</sup> St. and Morton St. and 9<sup>th</sup> St. and College Ave. Although the proposed structure meets the 70% minimum street frontage guideline for the DCO, the majority of the building is located approximately 5 feet closer to College Ave. than the adjacent historic Woodburn House. There is more than 80 feet between the historic structure and the proposed structure. Staff finds that the additional 5 feet of setback will have a negligible impact due to the large distance between the buildings. **A waiver from this standard is required.**

The structure has been “notched” at the northeast corner to allow for better survivability of two of three adjacent trees located on the IU property immediately to the north. The building includes a parking structure that is below grade at this part of the property. The petitioners have met with the adjacent property owner to discuss the proposed plan.

All three street frontages would require pedestrian entrances. The petitioners have requested that they not be required to place a pedestrian entrance along 9<sup>th</sup> St. The petitioners’ justification for not placing an entrance on 9<sup>th</sup> St. includes the utilitarian nature of 9<sup>th</sup> St., the higher classification/priority given to College Ave. and Morton St., and the severe grade change along 9<sup>th</sup> St. ***A waiver from this standard is requested.***

- *Streetscape:* The petitioners will be improving much of the existing sidewalk/street tree area for this project to comply with the UDO standards. These improvements include sidewalk reconstruction and ADA ramp upgrades with tree grates and pedestrian lighting also being added. There are currently two existing street trees located at the corner of 9<sup>th</sup> St. and College Ave. and 9<sup>th</sup> St. and Morton St. The petitioners have proposed to remove both of these street trees. The tree along Morton is a smaller tree that could be transplanted. However, the tree along College Ave. is a larger tree in good health. In 2008, the street tree at 9<sup>th</sup> St. and College Ave. was going to be retained in a partially grassed tree plot to lessen the potential impact to the tree during and after construction. *Staff would like further discussion from the Plan Commission regarding this issue.*

The current 9<sup>th</sup> St. right-of-way is very narrow and does not have adequate width to allow both a sidewalk and street trees within the right-of-way. As previously stated, the petitioners have proposed to set the structure back from this right-of-way line several feet to allow for street trees to be installed. This will place portions of the sidewalk outside of the right-of-way. Although not desirable, staff finds this to be a better alternative to not having street trees. Portions of the sidewalk outside of the right-of-way will have to be placed within a pedestrian easement. Staff has worked with the City’s Urban Forester to determine the appropriate tree species for this frontage due to the high degree of shade it will receive. Staff recommends the use of Pyramidal European Hornbeams as recommended by the Urban Forester.

- *Lighting:* The UDO requires that the petitioners utilize pedestrian scale lighting of a maximum 15 feet in height. The DCO allows either traditional or contemporary style lights to be used. The petitioners have shown several lights on their current site plan. Current street light policy would require a total of 6 street lights; one at each of the adjacent intersections, additional lights on College Ave. and Morton St., as well as 2 additional lights on 9<sup>th</sup> St. Prior to second hearing, the petitioners should revise the plan to show only 6 street lights. The style of the lights must be approved by the Public Works Department but must be decorative pedestrian scale lights.

- *Mechanicals*: The UDO requires all mechanicals to be screened through a combination of screening and location. The petitioners will achieve these screening requirements by placing a majority of mechanicals on the roof and incorporating screening walls. Staff would like to see more details regarding mechanical placement prior to second hearing.
- *Void-to-Solid Percentage* – The DCO gives guidance for the first level of a building to have a minimum of 60% void to solid and upper floors to have a minimum of 20% void-to-solid. The petitioners meet the 20% upper level requirement but due to the grade change on 9<sup>th</sup> St. and the lower level garage space, they have not met the standard along the 9<sup>th</sup> St. frontage. ***A waiver from this standard is requested.***
- *Windows*: As proposed, the upper level windows do not meet the minimum 1.5 to 1 window height to width ratio. If the conditioner units are included, they visually would meet this requirement. Many of the windows also do not have the required lintel or sill. This is due to the style of the building and would require a waiver. There are also no large display windows located along 9<sup>th</sup> St. As previously stated, this is hard to achieve due to the grade change and the utilitarian nature of this street frontage. The petitioners are also requesting to use opaque display windows. ***A waiver from these standards is requested.***
- *Materials*: The petitioners are proposing a building with a mix of limestone, brick, and metal panels. No material waivers are requested with this proposal.
- *Additional Design Elements*: Due to the style of building chosen, the building does not have a pronounced cap. ***A waiver from this standard is requested.***
- *Entrance Detailing*: The proposed entry along College Ave. utilizes a canopy structure and recess to clearly identify entrances. Although not shown on the plans, the petitioners will be able to modify the College Ave. entrance to meet entrance standards. A building address and lighting must be added to this entrance. The entrance proposed along Morton Street is a stairwell entry and not a main entry. Therefore, the petitioners have not designed the entry to be a prominent entrance. ***A waiver from this standard is requested.***

#### **MASS, SCALE, AND FORM:**

- *Building Façade Modulation*: The UDO requires building offsets of a minimum 3% of the total façade width on all the Morton St. and 9<sup>th</sup> St. facades. Due to the length of the proposed building, the 9<sup>th</sup> St. offset would need to be just over 8 feet to meet this guideline. Although, the petitioners have not designed this building that meets these offsets, the proposed architecture has included modulation and relief for the upper levels of the building along College Ave. and 9<sup>th</sup> St. ***A waiver from this standard is requested.***

- *Building Height Step Down:* The UDO requires buildings next to historically surveyed structures to include a building step down of the first building module to be no higher than 1 story or 14 feet, whichever is less, as compared to the highest elevation of the historic structure. It is estimated that the adjacent structure is between 28-30 feet in height. That would limit the proposed building to a maximum of 42-44 feet instead of the current proposal of 56.5 feet in height. Staff notes however, that there is approximately 80 feet between the structures. Staff is taking this proposal to the Historic Preservation Commission on February 9<sup>th</sup> to receive informal comments regarding these issues. **A waiver from this standard is requested.**
- *Building Height Step Back:* The DCO guides structures over 45 feet in height to step back upper levels 15 feet from the lower levels along street frontages. The proposed structure is 59 feet in height along Morton St. and reduces in height as it approaches College Ave. due to the grade change across 9<sup>th</sup> St. Similar to other hotels in the downtown including the Hilton Garden Inn, the petitioners have not proposed to recess the upper floors of the structure. **A waiver from this standard is requested.**

**ADDITIONAL SITE PLAN ISSUES:**

**Landscaping:** There is very little pervious surface on the proposed plan and therefore minimal landscaping is required. The petitioners will meet all landscaping code requirements with this petition.

**Transit:** Transit service was analyzed with this petition. This area is heavily serviced by existing transit routes. Furthermore, a bus shelter is located immediately south of this property at the Smallwood building. No additional shelter will be required with this request.

**Utilities:** The petitioners will be installing a new 8-inch waterline in College Ave. with this project. Other utility services are in place to support this redevelopment project. Detention requirements are being reviewed and will be discussed at the second hearing.

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**ENVIRONMENTAL COMMISSION:** The Environmental Commission reviewed this petition and offered the following recommendations:

1. The petitioner should salvage useable old or leftover material from the construction activities and make these materials available for reuse or recycling.

**Staff’s response:** Although not required, staff would also encourage the petitioners to salvage any leftover construction material.

2. The petitioner should provide space for recycle-destined material to be stored for pick up.

**Staff’s response:** Although not required, staff has encouraged the petitioners to include designated space for recycling within the structure.

3. The petitioner should include as many green building features as possible.

**Staff's response:** Staff requests that the petitioners detail their proposed green building features prior to the second hearing for the project.

4. The petitioner should enhance the character, aesthetics, and usability of the site along all three streets with increased landscaping and other visual and ecological enhancements.

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**DEVELOPER TRACK RECORD:** The main partner of KPM is Paul Pruitt. He has been involved in one other downtown proposal at the southwest corner of E. Kirkwood Ave. and S. Washington Street. Although a new condo project was approved on that site, construction never occurred and the existing building was extensively remodeled. No violations have been associated with that project or the petitioners.

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**SUMMARY:** In general, staff is encouraging of a new hotel at this location. Staff also finds that the general massing and layout of the building is appropriate for this location. Prior to the second hearing staff would like additional guidance from the Plan Commission regarding the proposed architecture and the proposed Morton St. façade. Specifically, staff would like comments regarding individual waivers including the treatment proposed to address the project's lack of pedestrian interaction along Morton St.

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**RECOMMENDATION:** This project will be heard and receive a recommendation at the March 5, 2012 Plan Commission.

# MEMORANDUM

**Date:** January 26, 2012  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** SP-31-11, Marriott Hotel, KPM Hotel Group

---

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the request for site plan approval for a hotel at 501 N. College Ave. within the Commercial Downtown Zoning District and the Downtown Core Overlay District. The petitioner is requesting approval for a Site Plan to construct a 155-room hotel with both five and six stories in it. They also propose 135 parking spaces in two levels of structured parking garage.

## **ISSUES OF SOUND ENVIRONMENTAL CONSIDERATION:**

### **SALVAGE MATERIALS:**

The EC recommends that unused scraps from the construction of the new building should be collected for reuse or recycling, which is recommended in the UDO (20.05.049 GD-01 (a) (1) (D)). This material could be sold to local salvage businesses, given to a resale store for future reuse, or recycled.

### **RECYCLING:**

The EC recommends that the plan include space dedicated to recyclable-materials pick up. Recycling is a fundamental to the principles of sustainability and the many benefits in energy and resource conservation it provides.

### **GREEN BUILDING:**

The EC recommends green building features. Green building can provide substantial savings in energy costs to a building over its life cycle and is thus an especially prudent investment in this time of rising energy prices. Green building features are consistent with the spirit of the UDO and supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Krusan, by City Council resolution 06-05 supporting the Kyoto Protocol and reduction of our community's

greenhouse gas emissions, and by City Council resolution 06-07, which recognizes and calls for planning for peak oil.

Green building options are many and continue to grow. The city's municipal code includes a section of green development incentives (Unified Development Ordinance: 20.05.045 Green Development Incentives, GD-01, pp. 5-40:5-42). Some examples of green building and landscaping features consistent with the UDO include: vegetated roof covering (20.05.049 GD-01 (a) (1) (A)); energy saving lighting and appliances (20.05.049 GD-01 (a) (1) (B)); solar systems (e.g. passive solar space or water heating; solar photovoltaic cell system) (20.05.049 GD-01 (a) (1) (C)); recycled or salvaged construction and demolition debris (20.05.049 GD-01 (a) (1) (D)); utilization of local building materials or products (20.05.049 GD-01 (a) (1) (E)); use of permeable pavement materials (20.05.049 GD-01 (a) (2) (A)); use of native vegetation and other conservation design techniques to convey and filter stormwater (20.05.049 GD-01 (a) (2) (B)); and capture and reuse of greywater and/or stormwater for common and public space irrigation (20.05.049 GD-01 (a) (2) (C)).

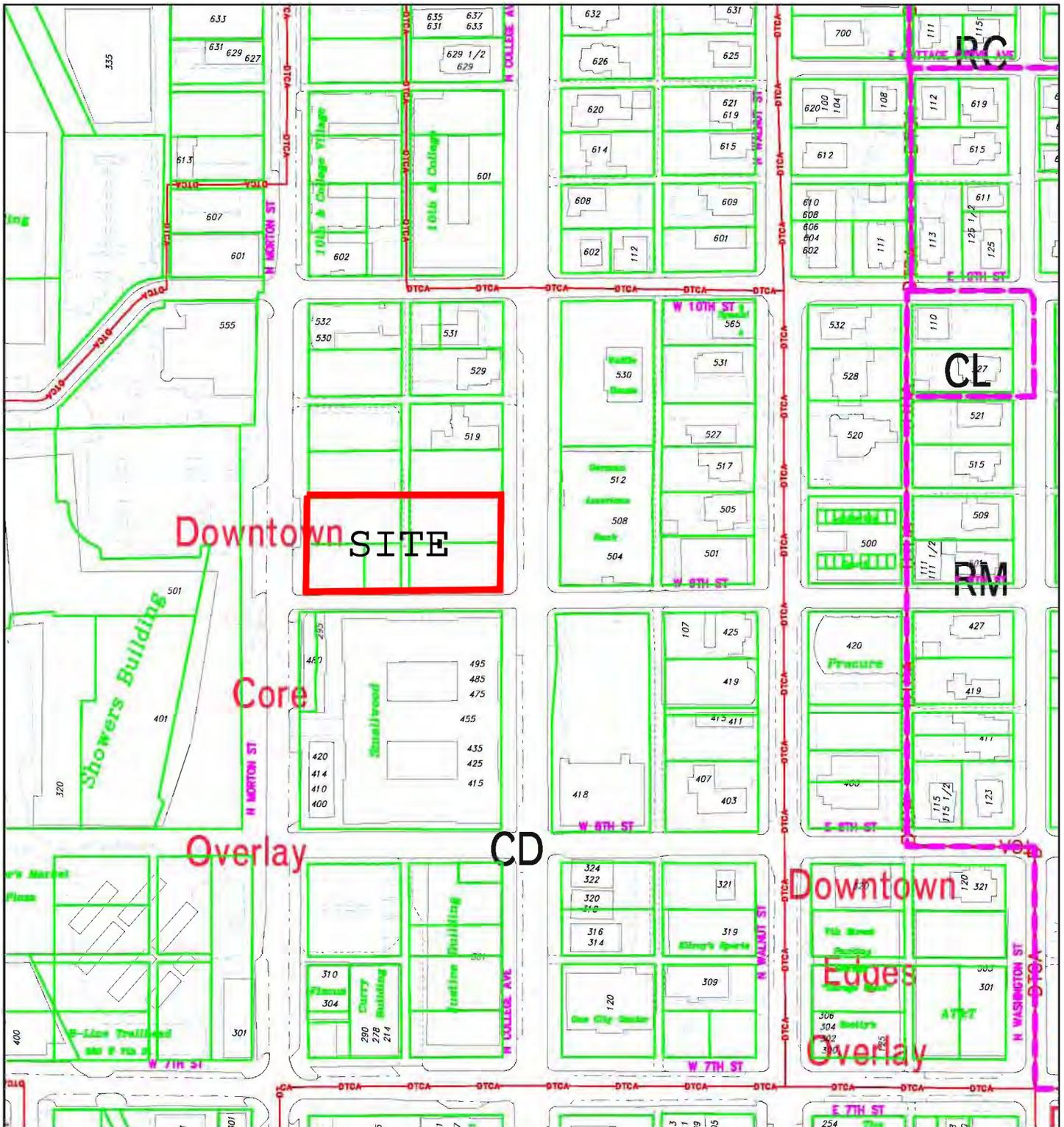
#### **GATEWAY CHARACTER:**

The proposed development is on a major entrance route to our downtown, and therefore the EC encourages the developer to choose local building materials (e.g. limestone), select street plantings that celebrate our city's cultural and natural heritage, and encourage walkability. Besides enhancing our city's overall value as a tourist destination and its native biodiversity, these efforts will attract customers to the proposed site, thus helping to stimulate the economic vitality of the area.

The EC also notes that this area is also an excellent candidate for a "Complete Streets" approach (<http://www.completestreets.org/>) to enhance its navigability for all users – pedestrians, bicyclists, handicapped people, and others, while simultaneously enhancing its character as both an entranceway to our downtown and a destination spot in its own right. While the EC recognizes that the developer is not responsible for the street way itself, we encourage the developer to promote a vision for the site that complements and anticipates the complete streets concept.

#### **EC RECOMMENDATIONS:**

1. The petitioner should salvage useable old or leftover material from the construction activities and make these materials available for reuse or recycling.
2. The petitioner should provide space for recycle-destined material to be stored for pick up.
3. The petitioner should include as many green building features as possible.
4. The petitioner should enhance the character, aesthetics, and usability of the site along all three streets with increased landscaping and other visual and ecological enhancements.



SP-35-11 501 N. College Ave  
 KPM Hotel Group  
 Location/Zoning/Land Use map  
 Plan Commission

By: shayp  
 31 Oct 11



For reference only; map information NOT warranted.



City of Bloomington  
 Planning



Scale: 1" = 200'

November 9, 2011

City of Bloomington Planning Department  
Attention: Mr. Tom Micuda  
P.O. Box 100  
Bloomington, Indiana 47402

**RE: Petitioner's Statement  
Proposed Branded Hotel Development  
9<sup>th</sup> Street & N. College Avenue**

Sir:

We are pleased to submit the attached proposed branded hotel development ("Development") for plan commission review. Please see the enclosed plans, detailing the current design.

#### **Location**

The site of the Development is currently vacant land located along 9<sup>th</sup> Street, spanning the block from N. College Avenue to Morton Street. A Candlewood Suites Hotel was previously approved on the site in 2008. The surrounding land uses include a variety of residential and commercial uses, including the Smallwood Apartment Complex (South), 501 N. College, which contains the new downtown German American Bank branch (East), a surface parking lot and residential structure owned by Indiana University (North), and the historic Showers Building across Morton Street (West). The site is currently dissected on its North-South axis by a 12' alley, a portion of which will require vacation in order for the Development to proceed.

#### **Concept**

The conceptual underpinning of the Development is to introduce a vibrant 155-room addition to the Bloomington-area hotel stock, in the heart of the downtown core, which will be the first new lodging delivery to the downtown since 2006. The petitioner is in discussions with Marriott regarding the site.

#### **Design**

Building and Materials. The Development is comprised of a 5-story, L-shaped building, situated on top of a 2-level parking structure which is fully integrated with the building, and the site, which slopes substantially from East to West (~16 feet). The primary material palette consists of two different colors of brick (dark and light), and limestone. The building's design inspiration is modern, complimenting the buildings recently constructed on Morton Street and on North College Avenue, as well as the Showers building, but includes the use of materials which pay homage to Bloomington's heritage, such as limestone. Glass is utilized to highlight the key corners and facades of the building, as well as changes in the exterior brick between light and dark shades. The longer North and South elevations of the building undulate both horizontally,

SP-35-11

Petitioners' Statement

via recessing of portions of the façade, and vertically, via changes in parapet lengths/heights, in addition to variation between light and dark brick to add visual interest.

Site Placement. The building is situated on the site with consideration for its adjacent neighbors; for example, the building is held back ~ 20 feet from the residential structure utilized for alumni events by Indiana University, as well as various older trees which are planted very close to the site property line in this area (North). The private parking garage serving the Development takes advantage of the substantial slope of the site (~16 feet) from East (N. College) to West (Morton Street), tucking the two levels of parking into the hillside, allowing for architectural integration of the entire structure.

Façade Treatment. The building's primary facade is the North College Avenue elevation, where the proposed hotel lobby entrance is located, along with substantial windows which open the hotel lobby, gym, and pool area to the streetscape. This elevation is further emphasized by the proposed blade sign for the proposed hotel, which is reinforced by an integrated brick blade spanning the height of the building, steel canopies over the storefront windows, a 'wing' steel canopy over the lobby entrance, various limestone, and the addition of glass at the building corner. The Morton Street façade mirrors many elements of the North College elevation, including a blade sign for the proposed hotel, storefront glass at street level with steel canopies, and additional glass at the building corner. The 9<sup>th</sup> Street elevation undulates both vertically and horizontally, with the East and West end-caps highlighted by additional glass at the building corners, as well as wrapping steel canopies, and mirroring brick color schemes.

Streetscape Treatment. Grated street trees will be added around the building elevations in the sidewalks, as well as additional landscaping where possible.

Access & Parking. The primary pedestrian entry to the Development is located on North College Avenue (front door to lobby). A guest-drop off will be provided on North College, in front of the proposed hotel entry. The secondary pedestrian entry to the Development is located on Morton Street. All levels of the Development, including the garage, are tied together by an elevator/stair towers, and provide full access for the disabled.

Vehicular access to the dedicated parking garage is provided via a two-way entry on 9<sup>th</sup> Street, with 24 foot drive lanes throughout the garage. The current design accommodates ~90% parking ratio relative to the 155 guest rooms of the proposed hotel. In order to provide this parking, a portion of the aforementioned 12' alley will need to be vacated.

Room Mix & Ancillary Amenities. The current proposed room mix contains a majority of 'queen/queen' rooms. Ancillary amenities, in addition to those standard to this caliber of hotel (lobby, lobby bar, pool, gym, business center), include ~2,800 square feet of meeting space located adjacent to the proposed hotel's lobby, with windows facing 9<sup>th</sup> Street.

## **Community Impact**

Investment in Downtown Bloomington. The proposed branded hotel represents an exciting, and substantial, investment in downtown Bloomington. The project investment is currently estimated at \$16.5 Million dollars.

Impact. The proposed branded hotel represents an opportunity for community job creation, not only in the form of the typical 35-40 jobs put in place with the opening of this type of hotel, but also in the form of an estimated 250-300 construction jobs during the projected 12-month

## KPM Hotel Group

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construction period. The proposed hotel will further bolster and support tourism in the area, which represents a \$280 MM per year industry in Monroe County, supporting in excess of 3,800 jobs. The hotel is estimated to generate annual taxable gross revenues of \$6.5 Million per year, driving Innkeepers Tax Revenue of \$325,000 per year. Innkeepers Tax Revenues currently benefit the County Convention and Visitor's Bureau (60%) and the County Convention Center (40%).

Thank you for the opportunity to submit the proposed branded hotel development for review. We look forward to working together on this Development.

Kind Regards,

Paul R. Pruitt

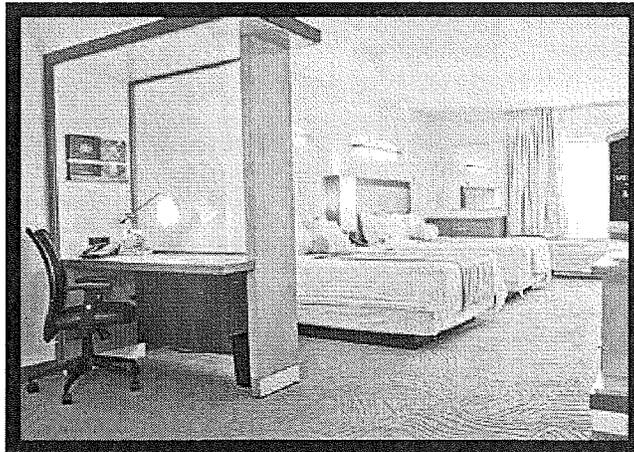
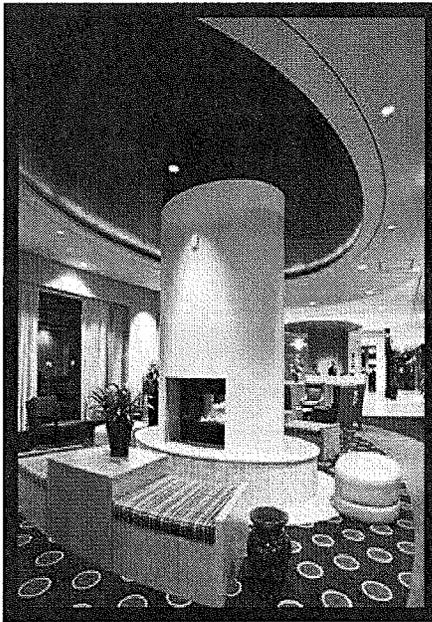
Proposed 155-Room Hotel  
9<sup>th</sup> & College (directly North of the Smallwood Apartment Complex)

**Hotel Overview**

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Type: Select-Service  
Rooms: 155  
Parking: Dedicated on-site structured parking (90% parking ratio)  
Amenities: Gym; Pool; Lobby; 2-3 Meeting Rooms on lobby-level  
Brand: SpringHill Suites by Marriott\*

The proposed branded hotel will add the first new Class-A select service hotel to downtown Bloomington in six years. Marriott is an international lodging leader, with more than 3,500 properties under its various 'flags'; Marriott-branded hotels were voted "Best Sales & Service" and "Best U.S. Hotel Chain" by Travel Weekly Magazine readers (December 21, 2011). Marriott's guest loyalty program has ~ 34 million members. The SpringHill Suites by Marriott maintains the highest guest satisfaction scores in the Marriott brand portfolio, confirming the efficacy and desirability of the brand which has been selected for the proposed hotel development.



\* The applicant of the proposed hotel submitted a SHS franchise application to Marriott on November 4, 2011, and expects final confirmation of the award of the franchise on or about January 13, 2011.

**Hotel Economic Impact**

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**\$17 MM Investment in Downtown Bloomington**

The total cost to deliver the proposed hotel is ~ \$17 MM (including land). This investment is meaningful as it relates to the ongoing long-term revitalization/re-energizing of downtown Bloomington, from the rescue and re-use of the Courthouse, to CFC's major investment in downtown commercial retail/office space, to the concerted effort to bring people to downtown via the approval of substantial residential housing. Building more centrally-located hotels will further diversify Bloomington's mixed-use revitalization, allowing visitors to not just commute to downtown, but to stay downtown, with the ability to walk to local restaurants, retail, the B-line trail, and the I.U. campus, in keeping with, and supportive of, the vision of a pedestrian-friendly, sustainable City.

**Job Creation in Downtown Bloomington**

The proposed SpringHill Suites by Marriott hotel will create an estimated 35 new permanent jobs. In addition, an estimated 300 construction jobs will be generated during the 12-14 month projected development period.

**Fiscal Impact – Tax Revenue**

The proposed hotel will generate a variety of new tax proceeds, as estimated below:

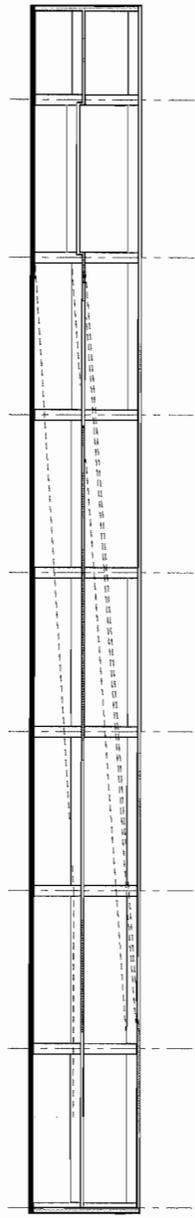
<b>Sales Tax Revenue</b>	
Current Sales Tax Rate	7.00%
Projected Average Annual Taxable Revenue	6,500,000
Average Annual Sales Tax Revenue Generated	\$ 455,000
Gross Tax Revenue Generated over 30 years	\$ 13,650,000
<b>Innkeepers Tax Revenue</b>	
Current Monroe County Innkeepers Tax Rate	5.00%
Projected Average Annual Taxable Revenue	6,500,000
Average Annual Innkeepers Tax Revenue Generated	\$ 325,000
Gross Tax Revenue Generated over 30 years	\$ 9,750,000
<b>Real Estate Tax Revenue</b>	
Projected Real Estate Tax Rate	2.50%
Projected Assessed Value	\$ 17,000,000
Projected Average Annual Real Estate Tax Revenue	\$ 425,000
Gross Tax Revenue Generated over 30 years	\$ 12,750,000

**Economic Multiplier Benefits**

The proposed hotel (and all new downtown hotels) will also benefit the local economy via increased spending by the hotel's visitors, employees, and suppliers at downtown businesses.



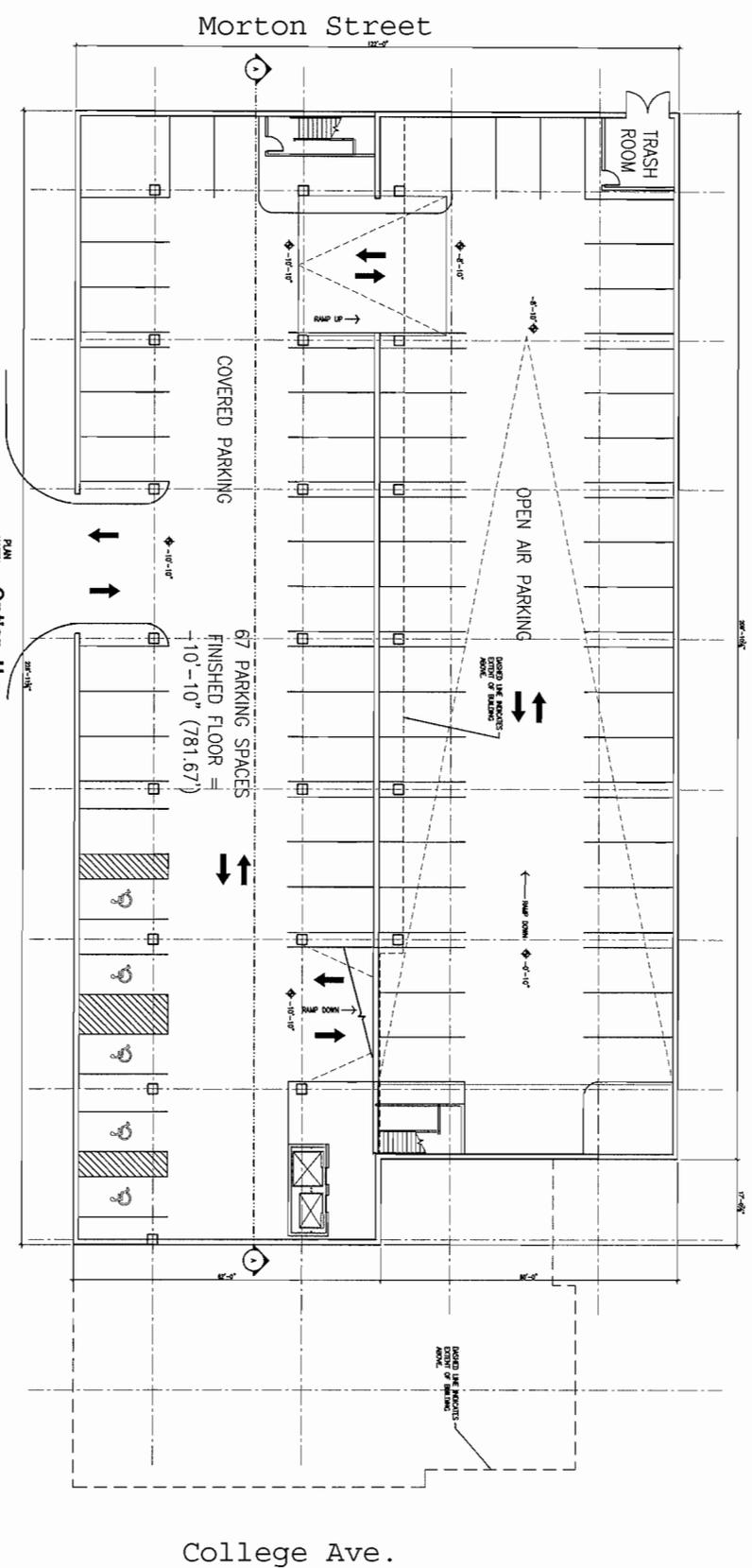
1st FLOOR  
 2nd FLOOR  
 3rd FLOOR



**Garage Section A**

1st FLOOR  
 2nd FLOOR  
 3rd FLOOR  
 4th FLOOR

Pruitt Hotel  
Parking layout



PLAN  
 NORTH  
**Option H**  
**Parking Level Plan**  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/28/11

**PROPOSED BLOOMINGTON HOTEL**

BLOOMINGTON, INDIANA  
 OCTOBER 28, 2011  
 11447

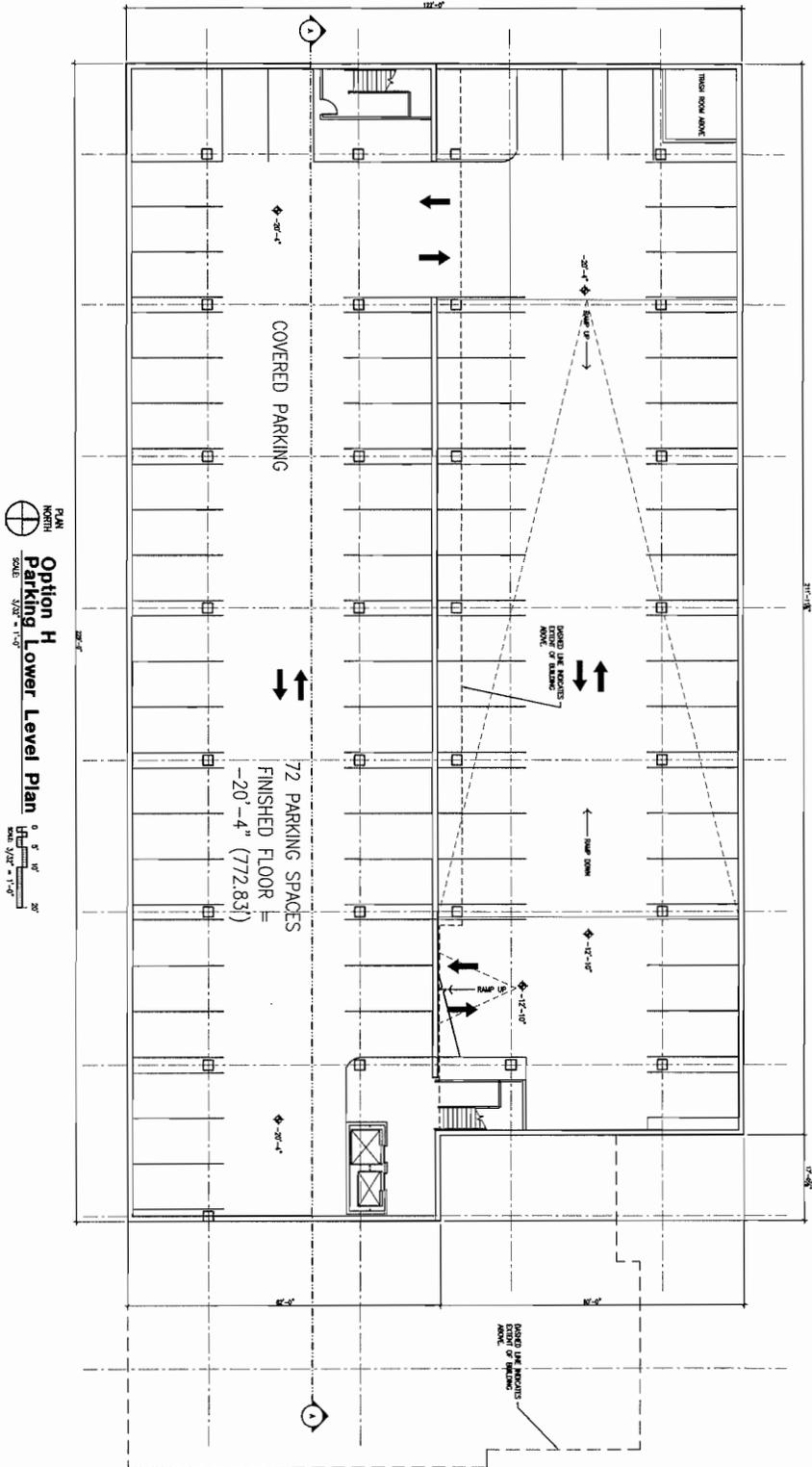
# PROPOSED BLOOMINGTON HOTEL

BLOOMINGTON, INDIANA  
OCTOBER 28, 2011

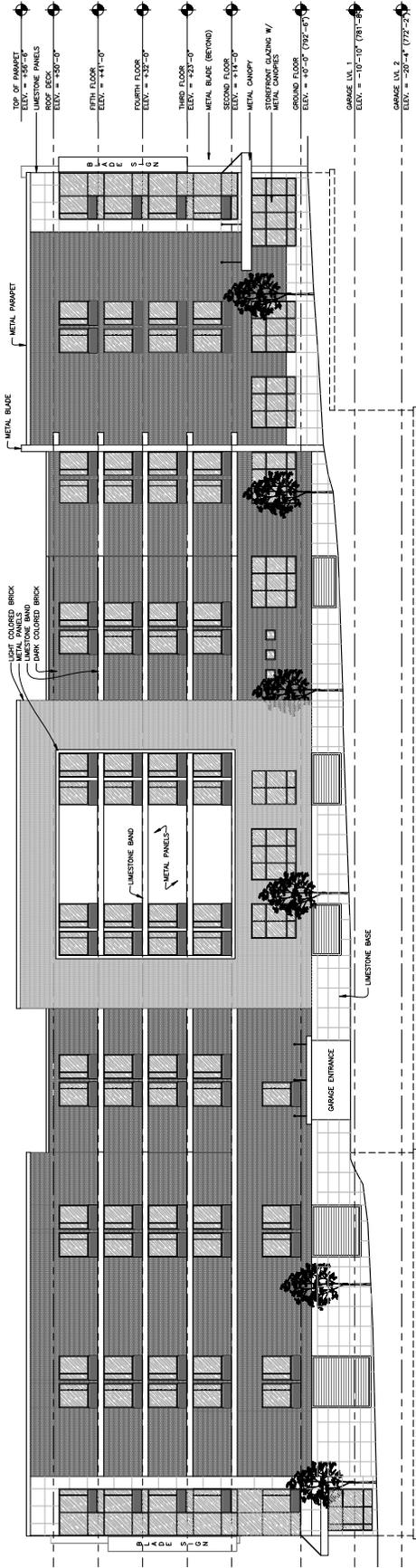
11447



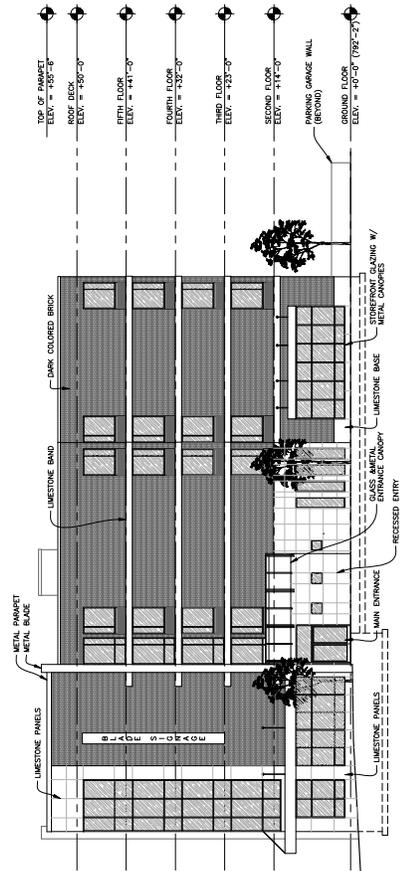
CSO Architects



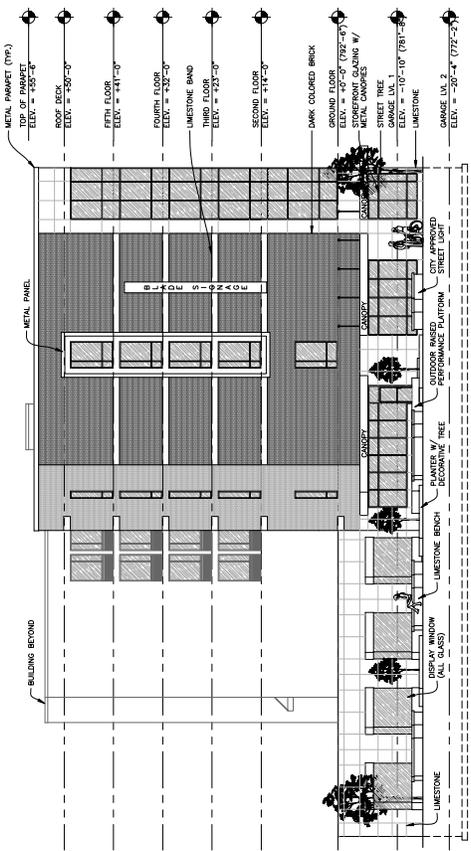
PLAN NORTH  
Option H  
Parking Lower Level Plan  
SCALE: 1/8" = 1'-0"  
1/8" = 1'-0"  
1/8" = 1'-0"



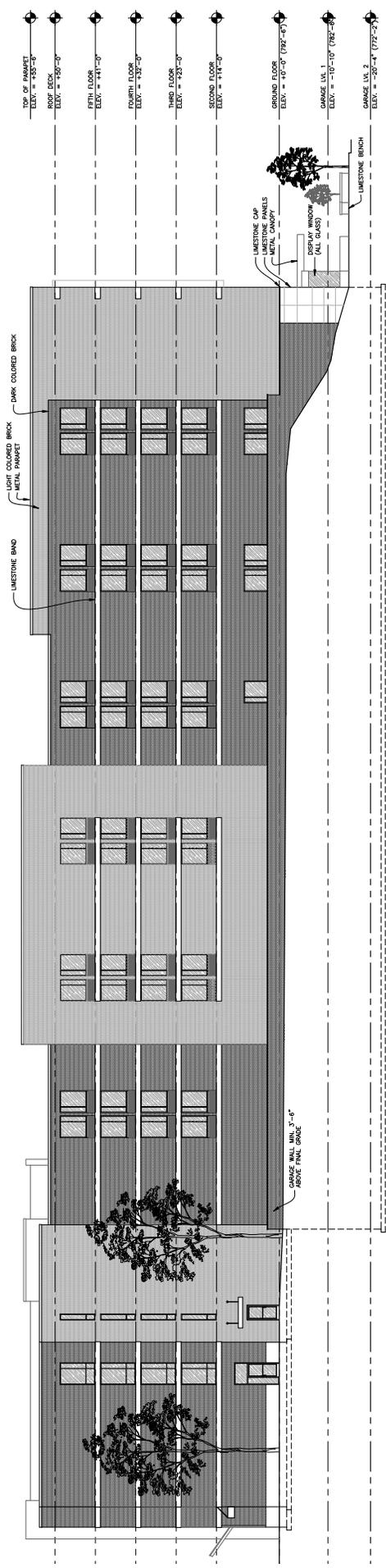
**1** 9TH STREET ELEVATION  
300'-11"



**2** COLLEGE AVE. ELEVATION  
300'-11"



**3** MORTON ST. ELEVATION  
300'-11"



1 OVERALL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

- FIFTH FLOOR  
ELEV. = 155'-0"
- FOURTH FLOOR  
ELEV. = 141'-0"
- THIRD FLOOR  
ELEV. = 127'-0"
- SECOND FLOOR  
ELEV. = 114'-0"
- GROUND FLOOR  
ELEV. = 0'-0" (192'-0")
- GARAGE U.S. 1  
ELEV. = -1'-0" (192'-0")
- GARAGE U.S. 2  
ELEV. = -2'-0" (172'-0")

SPRINGHILL SUITES BY MARRIOTT  
 EXTERIOR ELEVATIONS  
 CONCEPTUAL  
 PAUL PEREY  
 11/08/11  
 C-0011 VARIOUS BRICK ARCHITECTURE & DESIGN





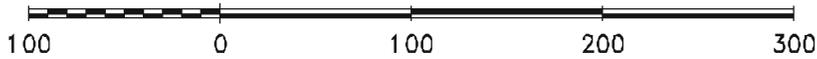
SP-35-11  
Model renderings



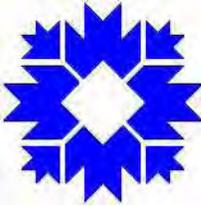




By: shayp  
31 Oct 11



City of Bloomington  
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 210 W. Gordon Pike**

**CASE #: UV-36-11  
DATE: February 6, 2012**

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**PETITIONER:** Gary and Ginnie Phero  
210 W. Gordon Pike, Bloomington

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**REQUEST:** The petitioners are requesting use variance approval to allow a Multifamily dwelling unit within a Residential Single-family (RS) zoning district. This use variance request requires Plan Commission review and recommendation to the Board of Zoning Appeals.

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<b>Zoning:</b>	<b>RS</b>
<b>GPP Designation:</b>	<b>Community Activity Center</b>
<b>Existing Land Use:</b>	<b>Single Family Residence</b>
<b>Proposed Land Use:</b>	<b>Multi-family Residence</b>
<b>Surrounding Uses:</b>	<b>North</b> - Commercial <b>South</b> - Commercial/Mobile Home Park (County) <b>East</b> - Single Family/Commercial <b>West</b> - Single Family/former CBU Treatment Plant

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**SUMMARY:** The petition site is located at 210 W. Gordon Pike and is zoned Residential Single-family (RS). There is a mix of commercial and residential uses that surround this property.

The petitioners have owned and lived on the property since 2004. The petitioners applied for and received a building permit in 2008 to construct an addition to the north side of the residence. During the course of review of the building permit, it was not noticed that a second dwelling unit was being created, and a Certificate of Zoning Compliance and a building permit were issued approving the work. After the permit was issued and the work was completed, it was discovered that the permit was issued in error since the permit authorized a second dwelling unit to be created in a single family zoning district.

The petitioners are requesting a use variance to legitimize the work that was done to allow a second dwelling unit. Staff evaluated several different options to bring the property into compliance before advising the petitioner that the best resolution would be to apply for a use variance.

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**GPP ANALYSIS:** The Growth Policies Plan (GPP) designates this area as Community Activity Center (CAC). The CAC is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development. In general, development within a CAC is expected to be higher in density and development intensity to serve a wide range of needs and be centrally located. While it is difficult to fulfill all of the goals of the CAC on this one property with this request, the granting of a use variance to allow for a multi-family use on this property does match the goals and intent of the GPP to increase use of this property. Furthermore, Staff notes that this lot

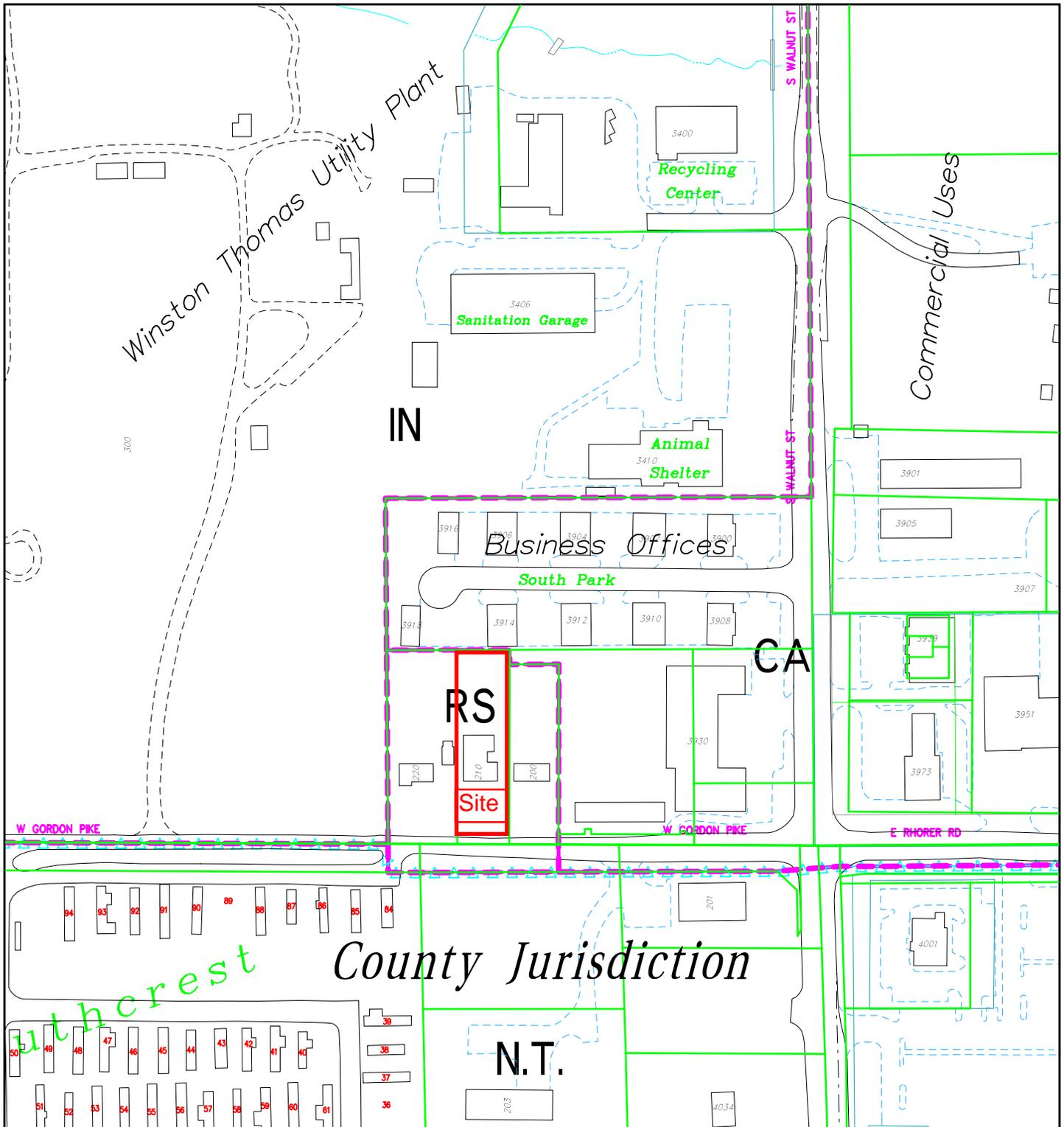
and two other adjoining lots zoned single family are residentially zoned outliers completely surrounded by non-residential uses with City's Planning Jurisdiction. These three lots will be good candidates for commercial or multi-family zoning in the future.

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**CONCLUSION:** Staff finds that the petitioners request does not substantially interfere with the GPP. Furthermore, staff finds that the proposed use does further the goals of the GPP by increasing density and diversifying land use that is located in close proximity to goods and services along established corridors. Although this request is coming after-the-fact, Staff still believes that this property is an appropriate location for higher intensity development.

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**RECOMMENDATION:** Staff recommends forwarding this request to the Board of Zoning Appeals with a positive recommendation.



UV-36-11 Gary and Ginnie Phero

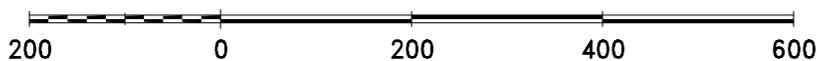
210 W Gordon Pike

Plan Commission

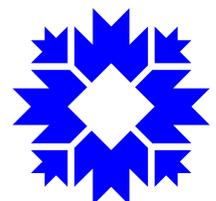
Site Location, Zoning, Land Use

By: greulice

1 Feb 12



City of Bloomington  
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.

To: City of Bloomington Planning Department  
Hearing Officer

December 9, 2011

From: Gary Phero

Dear Sir:

My wife (Ginnie Phero) and I formalized a land contract in 2004, and then purchased on April 1, 2009 the property located at 210 W Gordon Pike (parcel # 53-01-50-660-500.000-009). The property consisted of 1100 square foot, three bedroom, one bathroom house with a detached garage situated on .45 acres of ground. The property was surveyed and deed recorded prior to closing on the property with a construction loan for a major addition to the home. The detached garage on the property was torn down and sewer lines were run to add the home to city sewer in preparation for the addition to the home. The expansion and addition would include the addition of a full basement, a master bedroom and bathroom, expansion of the living room area of the home, and the addition of a separate, handicap accessible, mother-in-law's suite with a full kitchen, living room, bedroom and bathroom (adding approximately 1898 square feet to the home). A storage shed was also constructed in the back west corner of the property to house building materials. Plans were submitted to the Bloomington Planning Department along with detailed drawings of the addition and expansion. Approval was given for the project, building permits issued, and the work on the addition began in the spring of 2009. The work on the project has been carried out in stages by me, my wife, and other family members in addition to our regular jobs, so it has been an on-going project. The first major stage was completed in December of 2010 when the mother-in-law's suite was finished and approved for move-in by the inspectors. At this move-in inspection, it came to our attention that an error had been made in allowing us to build the mother-in-law's suite as a separate unit without entry from inside the existing home. My wife and I were assured that this problem would be resolved to everyone's satisfaction, and my mother-in-law was allowed to move into her new home.

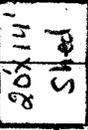
My wife and I are seeking a variance that will allow us to use the mother-in-law's suite as a separate unit and rent the unit after my mother-in-law passes away. We searched diligently in Bloomington for a home with a mother-in-law's suite prior to making the decision to add one onto our existing home, and we did not find anything suitable to our needs. The unit is very attractive, all on one level, with hard-wood floors and a walk-in bathtub, making a nice unit for an elderly or handicapped individual. Our home is situated on Gordon between two other homes, one of which is used as a rental unit. Across Gordon Pike from our home is a small field and trail, and a mobile home park.

Thank you for your consideration in this matter.

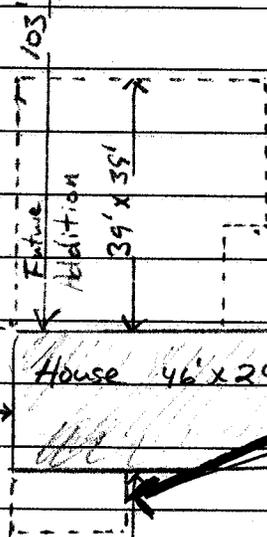
N 00° 17' 43" E

265.4' PL

75.2'



Permit For 20' x 14' Shed 16' high

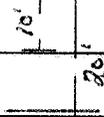


265.3' PL

Garage to be removed



N 00° 36' 01" E



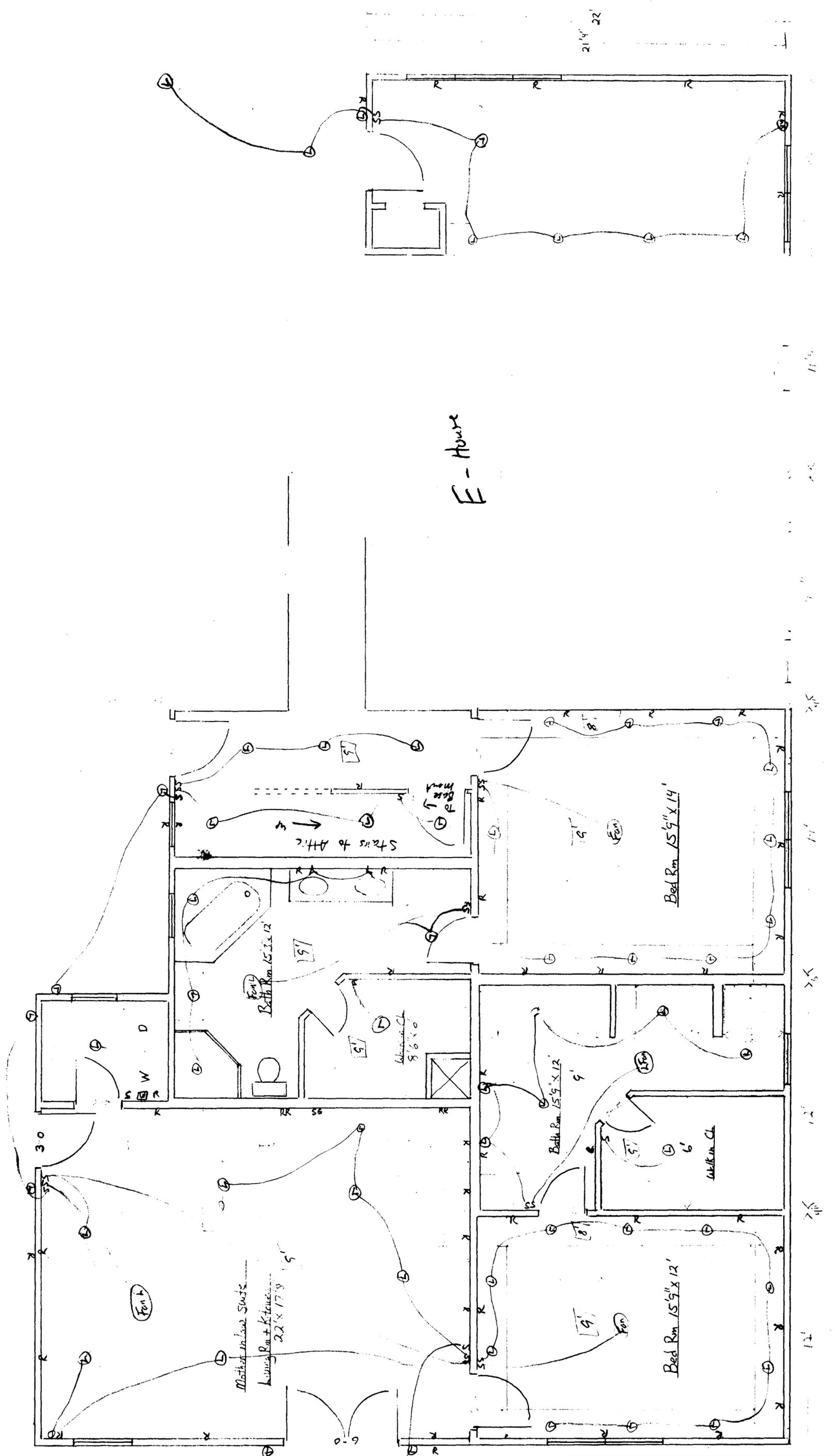
8'

Driveway

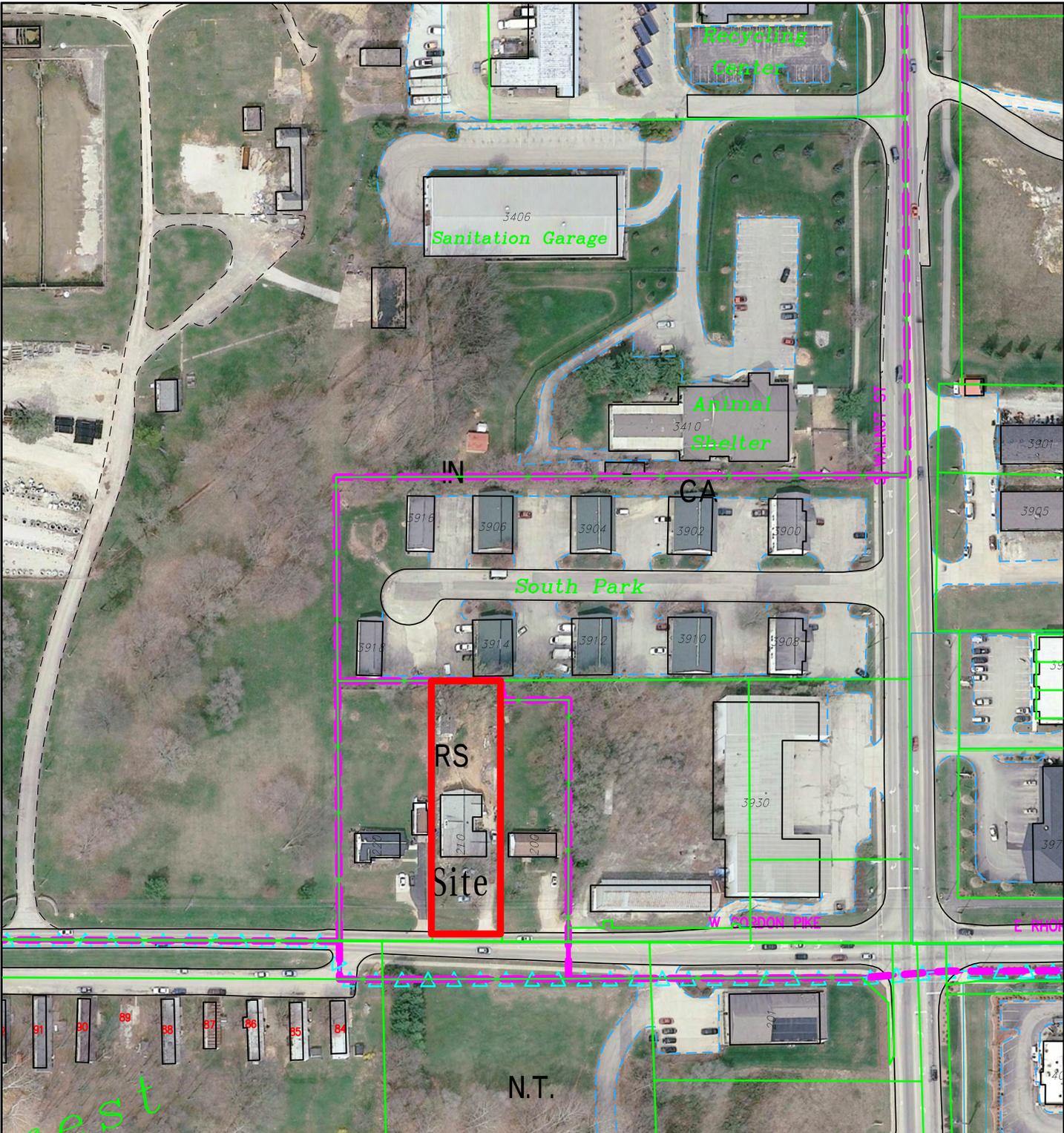
N 89° 28' 23" W

73.78'

210 W Gordon Pike

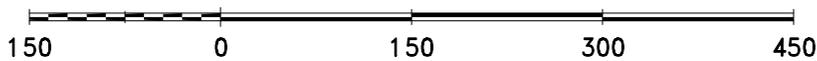


E-House

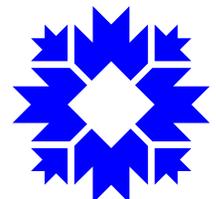


UV-36-11 Gary and Ginnie Phero  
 210 W Gordon Pike  
 Plan Commission  
 2010 Aerial Photograph

By: greulice  
 1 Feb 12



City of Bloomington  
 Planning



Scale: 1" = 150'

For reference only; map information NOT warranted.

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**PETITIONER:** Cornerstone Christian Fellowship  
2655 S. Adams St., Bloomington, IN 47403

**CONTRACTOR:** T. Keith Taylor  
Central Indiana Construction, LLC  
P.O. Box 47492 Indianapolis, IN 46247

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**REQUEST:** The petitioners are requesting PUD Final Plan approval of a building addition to the existing church.

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**SITE INFORMATION:**

**Lot Area:** 6.4 Acres (Parcel E)  
**Current Zoning:** Planned Unit Development (Woolery PUD)  
**GPP Designation:** Urban Residential  
**Existing Land Use:** Place of Worship  
**Proposed Land Use:** Place of Worship  
**Surrounding Uses:** North: Summit Elementary School  
South: Vacant and multi-family condominiums  
East: Multi-family condominiums  
West: Multi-family condominiums

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**REPORT:** The petitioners are seeking PUD final plan approval for a 10,370 square foot sanctuary and narthex addition to an existing church, the Cornerstone Christian Fellowship. The church is located within the Woolery PUD.

The 1999 PUD final plan approval, PUD-32-99, considered three phases of church construction. The approval stated that the second phase could be approved at staff level if several conditions were met. One of these conditions was “architecture of the future church expansion must be fully consistent with the architecture of the first phase of the church.” Staff determined that the architecture proposed is not fully consistent with the existing church and therefore must be approved by the Plan Commission.

The existing church is finished with brick and EIFS and an asphalt shingled roof. The petitioner is proposing a steel building addition with brick veneer on the west front elevation and a steel roof. The color of the metal panels will closely match the color of the EIFS on the existing building. The metal roof will be coated to match the color of the shingles on the existing building.

The east (rear) elevation of the building includes several windows which match the size and shape of windows on the existing building. Several windows are also proposed on the west elevation for the front entrance/narthex. As revised, staff finds the north and east elevations to be supportable. However, staff finds

that the west elevation should be further revised to create a better architectural transition between the entry/narthex and the larger portion of the addition. A more symmetric entry can be achieved through the use of matching roofing materials, roof height, and roof pitch on both sides of the entry with a more defined transition into the larger portion of the addition.

Most other site improvements were considered with the 1999 final plan approval. Twenty-five additional parking spaces are proposed to the north of the addition, less than the number proposed on the 1999 site plan. Additional landscaping will be installed in the area between the addition and new parking area.

Bicycle parking was required as part of the 1999 approval, but it has not been installed. Bicycle parking is proposed to be installed in conjunction with this phase of construction.

An interior sidewalk will be installed along the addition and new parking area.

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**RECOMMENDATION:** Staff recommends approval of the final plan with the following conditions:

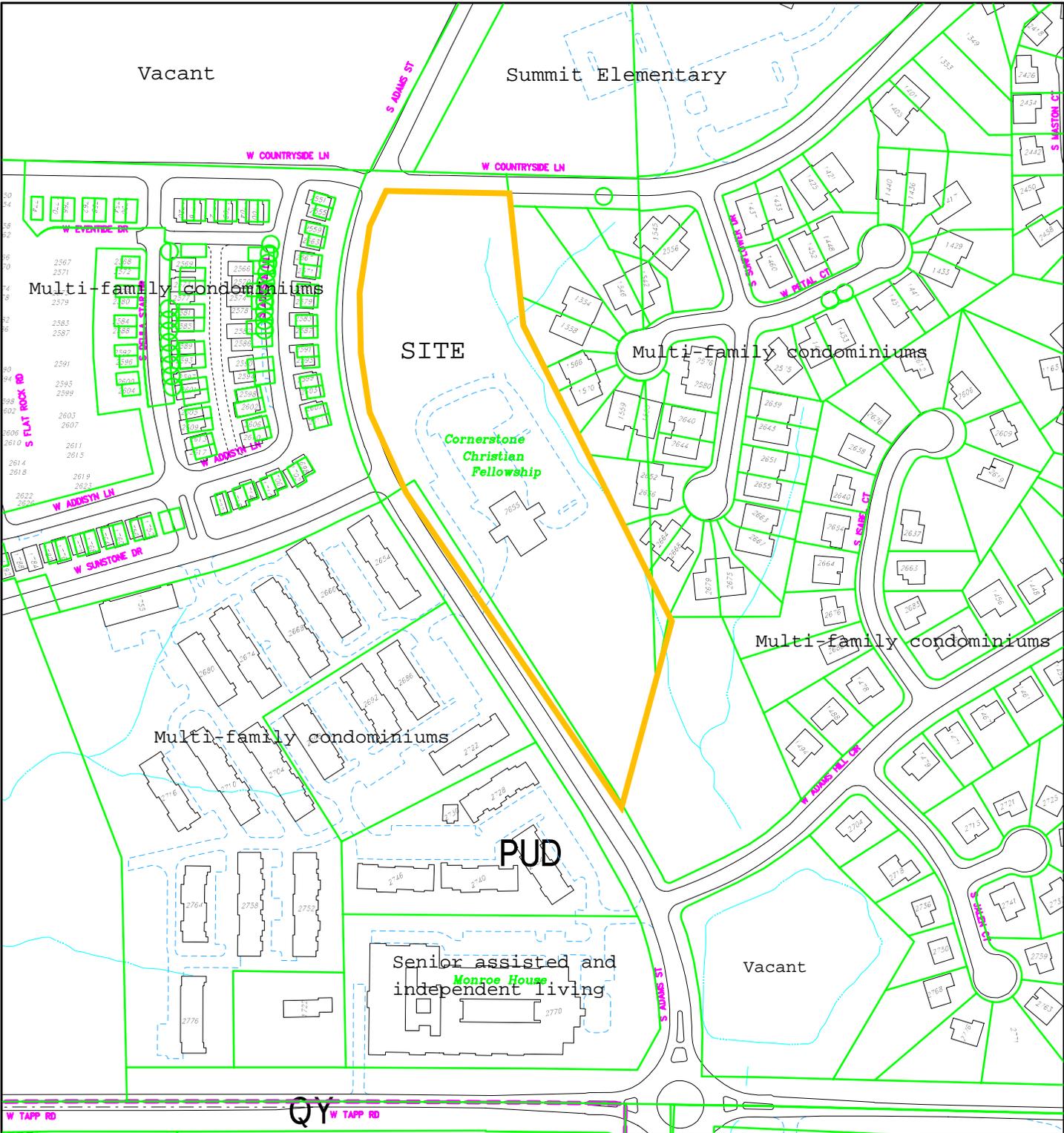
- 1) Bicycle parking spaces shall be installed as shown on the site plan.
- 2) The petitioner must work with staff to revise the west elevation to create a more symmetrical entrance/narthex. Revisions should include, but are not limited to, matching roofing material, roof pitch, and roof height for this portion of the building.

# MEMORANDUM

**Date:** January 25, 2012  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-1-12, Cornerstone Christian Church, Phase 2

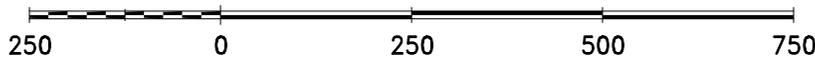
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This memorandum contains the comments from the Environmental Commission (EC) regarding a PUD Final Plan amendment for a building addition. The original PUD-32-99 was created in 1999, and the plan has changed very little since then. At that time, when phase 1 was commencing, the EC recommended that no encroachment occur within the karst buffers. The EC still has the same recommendation, albeit this Phase 2 does not propose any encroachment. Therefore, given there are no new environmental issues to review with this amendment, the EC has no argument with approving the request.

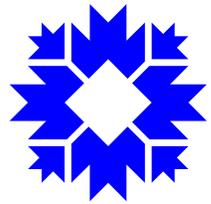


PUD-1-12  
 Cornerstone Christian Fellowship  
 Zoning and Land Use Map

By: bannok  
 30 Jan 12



City of Bloomington  
 Planning



Scale: 1" = 250'

For reference only; map information NOT warranted.



Katie Bannon <bannonk@bloomington.in.gov>

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## Re: Plan Commission Final Plan Affidavit and Petitioner's Statement

2 messages

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**Keith Taylor <tkeithtaylor@gmail.com>**

**Fri, Jan 6, 2012 at 11:57 AM**

To: Katie Bannon <bannonk@bloomington.in.gov>

Cc: David Wigington <davidwigington@me.com>

Katie,

Please allow this email correspondence to serve as an Affidavit as to my association with Cornerstone Christian Fellowship Church located on 2655 South Adams Street in Bloomington, Indiana.

Cornerstone Christian Church is asking the commission to review the proposed plans for the addition to the existing structure with the following details;

A. The front elevation shall include brick wainscot and panels, all with the necessary masonry material as close in texture and color as is presently available. (not difficult to obtain)

B. The present building has infill panels that are sheathed with EFIS. The church is proposing to substitute a Kynar coated metal infill panel in place of the EFIS. EFIS has in the last ten years been associated with MANY, MANY severe problems concerning toxic mold growth. The industry is presently reeling from the nonavailability of liability insurance coverage for providers and applicators of the EFIS material.

Although, the primary reason the church is asking the commission to approve the substitute of metal Kynar infill panels is due to the poor performance of the EFIS surfaces on the present building (EFIS surfaces are always subject to damage due to lawn maintenance and wherever it might come in contact with human or vehicular traffic). The infill panels as proposed would be of a similar color to the EFIS surfaces of the existing structure.

C. The present structure has a three-tab composition roof covering, this is of course one of the least expensive roof surfaces in common use today and is normally reserved for out-buildings and secondary structures. The church proposes to continue this same material on the connector building (a 10"/12" slope) for the continuity of design, but, on the much lower slope roof of the new sanctuary (2'/12") to use a more permanent roofing system. As a 'side note' because of the low slope (2'/12') and height (18') of the sanctuary, this roof surface will not be easily viewed from the perspective of a bystander.

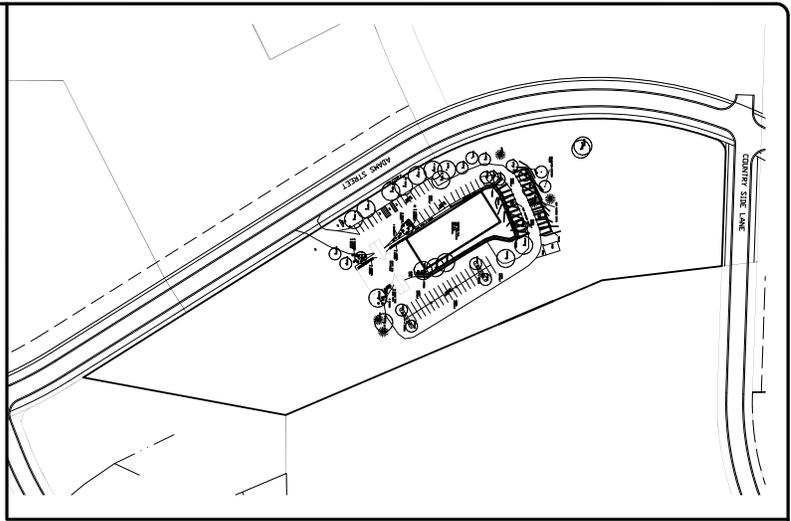
The standing seam roof panels would be mill coated with a paint finish and should conceivably outlast the structure in durability. The present roof has been replaced once already (hail damage) and will normally only last twenty years +/- . The standing seam roofing system is one of the best (and most costly) roofing systems now available.

Thanks your your help yesterday and i look forward to working with both you and your staff.

T. Keith Taylor  
president, Central Indiana Construction LLC  
[317-435-8537](tel:317-435-8537)  
[tkt@centralindianaconstruction.com](mailto:tkt@centralindianaconstruction.com)

PUD-1-12

Petitioner's Statement

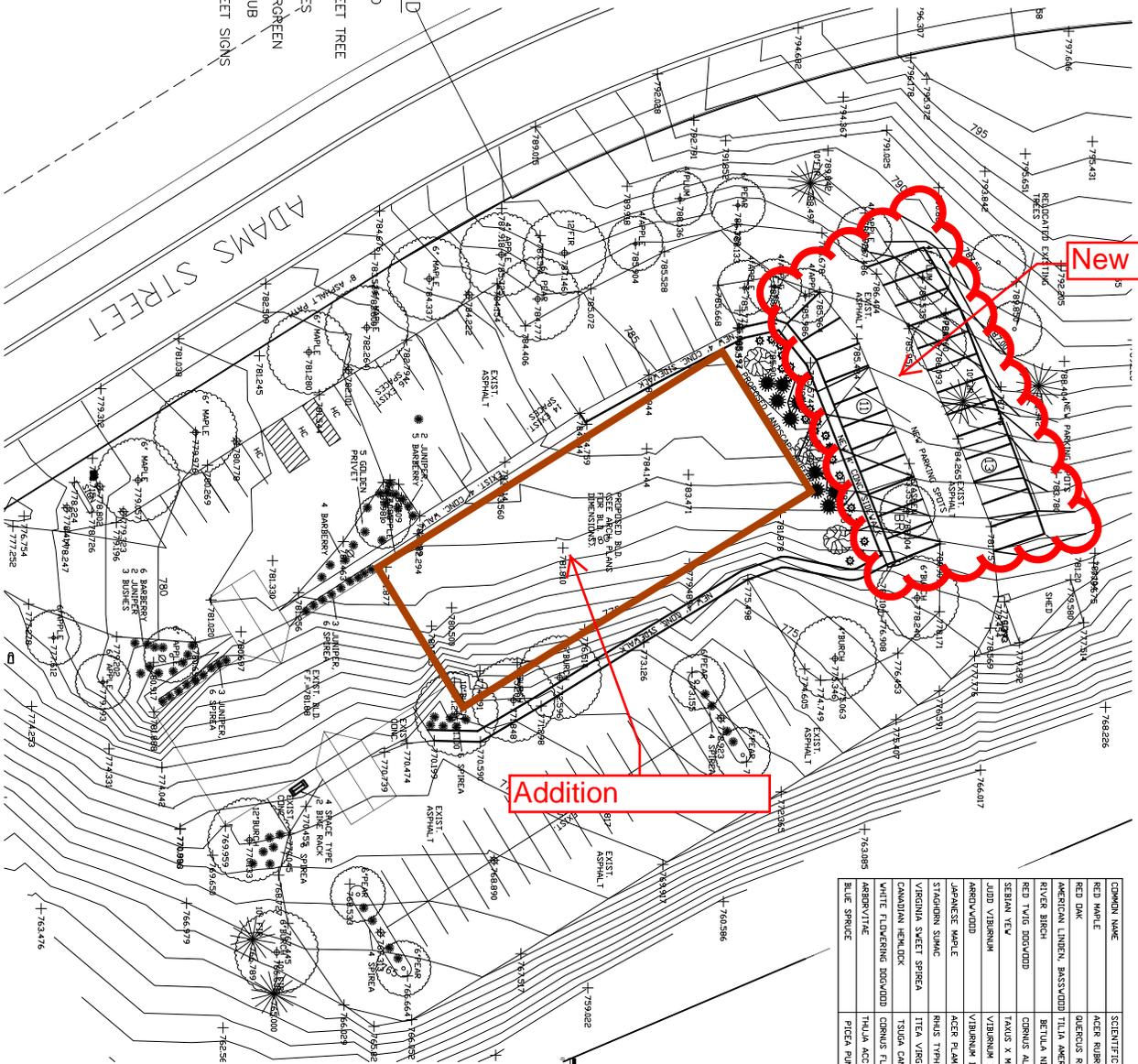


**LEGEND**

- CONTOURS**  
 TRENCHLINE  
 SPOT ELEVATION  
 CONCRETE SIDEWALK  
 WATER VALVE  
 FIRE HYDRANT  
 MANHOLE  
 STORM INLET  
 END SECTION  
 EROSION CONTROL BLANKET  
 CLEAN OUT  
 SILT FENCE/STRAW BALES  
 TEMPORARY SEDIMENT DAM
- LANDSCAPE LEGEND**  
 TO BE REMOVED  
 PROPOSED STREET TREE  
 PROPOSED TREES  
 PROPOSED EVERGREEN  
 PROPOSED SHRUB  
 PROPOSED STREET SIGNS  
 EXISTING TREE

**NOTE:**

1. THE NEW 24 PAVING SPACES WILL BE PAVED PER THE NEW ASPHALT SURFACE ON
2. THE EXISTING ASPHALT SURFACE ON
3. THE NEW 24 PAVING SPACES WILL BE PAVED PER THE NEW ASPHALT SURFACE ON
4. LANDSCAPE SIGN REFLECTS EXISTING CONDITION. ANY PLANTINGS IN CONTACT WITH THE BUILDING WILL BE REMOVED.
5. PROPOSED PAVING SPACES ARE 9' WIDE BY 18' LONG TYPICAL.



New Parking

Addition

**LANDSCAPE PLANTINGS**

COMMON NAME	SCIENTIFIC NAME	QTY
RED WATTLE	ACER RUBRON	3
RED OAK	QUERCUS RUBRA	
AMERICAN LINDBERGH	TILIA AMERICANA	
RIVER BIRCH	BETULA NIGRA	
RED TWIG DOGWOOD	CORNUS ALBA	
SEBASTIAN YEW	TAXUS X MEDIA	
JUNO VIBURNUM	VIBURNUM X JUDII	
ARBOREAL	VIBURNUM DECATUR	
JAPANESE WATTLE	KEER RANATUM ANTHROPORCEUM	
STAGHORN SUMAC	RHUS TYPHINA	
VIRGINIA SWEET SPREA	ITEA VIRGINICA	26
CANADIAN HEMLOCK	TSUGA CANADENSIS	
WHITE FLOPPING DOGWOOD	CORNUS FLORIDA	
HARBERTIAE	PIEA ACIDENTALIS (SINGULAR)	9
BLUE SPRUCE	PIEA PUMBERS ENIGMA	



PUD-1-12  
 Site Plan

PROJECT NO.	6330
SHEET NO.	1 OF 1
DATE	

**CORNERSTONE CHURCH**

**Philip O. Tapp & Company, Inc.**

5040 Lizzy Lane  
 Bloomington, IN 47403  
 Phone: 812-327-8522 • Fax: 812-825-5703

Revision	By	Date



Front

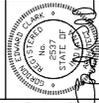


Side

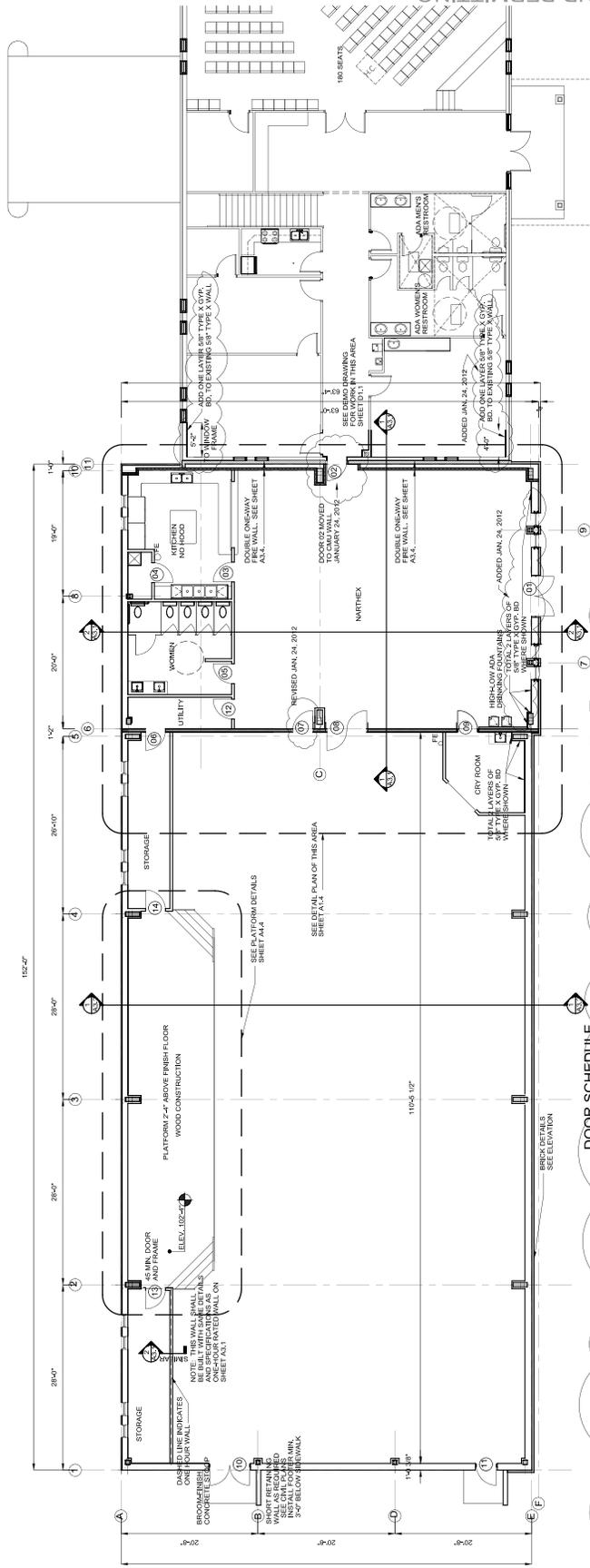
Rear







FOR STATE REVIEW AND PERMITTING



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

NUMBER	DOOR SIZE	TYPE	DOOR LEAF MATERIAL	FRAME	GLASS	FIRE RATING	CLOSER	EXIT HARDWARE	REMARKS
01	ENTRANCE DOOR TO MATCH BUILDING	A	ALUM. STONEFRONT	STONEFRONT	FULL	NONE	YES	YES	THRESHOLD, WEATHERSTRIPPING, EXIT LIGHT, OFFSIDE LIGHT
02	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	EXISTING UNMATED EXIT DOOR WITH 1-1/2 HOUR DOOR AND FRAME. FINISH HARDWARE. SEE NOTE #1 BELOW.
03	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	LOCKSET
04	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
05	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
06	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
07	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
08	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
09	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
10	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
11	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
12	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
13	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
14	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW
15	3'-0" x 7'-0"	B	SOLID CORE WOOD	HOLLOW METAL	NONE	NONE	YES	NO	SEE NOTE #1 BELOW

**FIRE ALARM AND DETECTION SYSTEMS**  
ALL ALARMS AND DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907 OF INTERNATIONAL FIRE CODE.  
ANNUAL FIRE ALARM SYSTEM SHALL BE INSTALLED PER 907.2.1 GROUP A

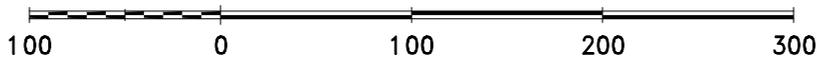
**FIRE EXTINGUISHERS:**  
INSTALL ONE (1) CLASS A EXTINGUISHER IN KITCHEN  
INSTALL ONE (1) CLASS B EXTINGUISHER IN SANCTUARY NEAR CRY ROOM  
SYMBOL ON PLANS IS 'E'

**NOTE #1**  
MUST HAVE LABEL ATTACHED TO BOTH FRAME AND DOOR  
MUST BE SELF-CLOSING  
ONLY LISTED HARDWARE SHALL BE USED  
STEEL BURNING-TYPE Hinges - HOUR RATED  
USE NFPA STANDARD 801 AS INSTALLATION GUIDE

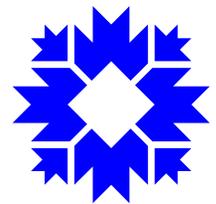


PUD-1-12  
 Cornerstone Christian Fellowship  
 2010 Aerial Photograph

By: bannok  
 13 Jan 12



City of Bloomington  
 Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 917 & 919 S. Rogers Street**

**CASE #: UV-02-12  
DATE: February 6, 2012**

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**PETITIONERS: Martha's House, Inc.  
919 S. Rogers Street., Bloomington**

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**REQUEST:** The petitioner is requesting a use variance to allow the expansion of an existing legal non-conforming homeless shelter in the Commercial Limited (CL) zoning district.

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<b>Area:</b>	<b>0.40 Acres</b>
<b>Zoning:</b>	<b>CL</b>
<b>GPP Designation:</b>	<b>Core Residential</b>
<b>Land Use:</b>	<b>Homeless shelter</b>
<b>Surrounding Uses:</b>	<b>North</b> - office
	<b>South, east west</b> - Single family homes
	<b>Southwest</b> - church

---

**SUMMARY:** The subject property is zoned Commercial Limited (CL) and is located on the east side of S. Rogers Street, between W. Dodds Street and W. Allen Street. The property has been developed with a one-story commercial building that was used until 2010 by both the Community Kitchen and Martha's House.

Martha's House is an emergency shelter that was approved in 1992 at this location through a "special exception" process (SE-02-92). This process no longer is part of the UDO but was similar to the current Conditional Use process. The Special Exception limited the use to half of the building and no more than 30 beds. The other half of the building was approved for use by the Community Kitchen. With the adoption of the UDO in 2007, homeless shelters are no longer a permitted use in the CL district. This change made Martha's House a legal non-conforming use.

In 2010 the Community Kitchen purchased a new building and began the process of vacating this space. The northern half of the building is currently vacant and the petitioner would like to expand the Martha's House use into this space. The expansion would increase the space for Martha's House from 50% of the building to 100%. It would also increase beds to 40, which is above the 30 approved in 1992. The petitioner is requesting a use variance to allow the expansion of a legal non-conforming homeless shelter in a CL zoning district.

With this project, the petitioner will also increase pervious surfaces on the property by removing a lower level parking lot, increase landscaping on site, reduce total parking onsite, add bike racks and remove two curb cuts onto S. Rogers St.

**Other Variances:** The petitioner is also requesting variance from maximum parking

and parking setback standards. These will be reviewed by the Board of Zoning Appeals at their February 22, 2012 meeting.

**Neighborhood Meeting:** This project was discussed at a meeting of the McDoel Gardens Neighborhood Association on December 1<sup>st</sup>, 2011. Those in attendance believe that Martha's House has been a good neighbor in the past. They encouraged the petitioner to provide enough parking to meet their true needs and to increase greenspace on the lot.

**ENVIRONMENTAL COMMISSION:** The Environmental Commission (EC) issued a memo in support of the petition.

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**GROWTH POLICIES PLAN:** The Growth Policies Plan (GPP) designates this property as Core Residential. The Core Residential areas "are characterized by a grid-like street system, alley access to garages, small street setbacks, and a mixture of owner occupants and rental tenants.." Land use policies for this area state that:

- The existing single family housing stock and development pattern should be maintained with an emphasis on limiting the conversion of dwellings to multi-family or commercial uses, and on encouraging ongoing maintenance and rehabilitation of single family structures.
- Multi-family (medium and high-density) residential and neighborhood-serving commercial uses may be appropriate for this district when compatibly designed and properly located to respect and compliment single family dwellings.
- Neighborhood-serving commercial uses, and possibly even office uses, may be most appropriate at the edge of Core Residential areas that front arterial street locations.
- Allow multi-family redevelopment along designated major streets, in transition areas between the downtown and existing single family residential areas, and when appropriately integrated with adjacent uses per adopted form district requirements.
- Discourage the conversion of single family homes to apartments.

---

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

#### **BMC 20.02.290 Commercial Limited (CL); District Intent**

The CL (Commercial Limited) District is intended to be used as follows:

- Provide small scale retail goods and services required for regular or daily convenience of adjacent residential neighborhoods.
- Create an environment of well-planned, visually appealing commercial developments that are quiet and well buffered from adjacent residential areas.

- Preserve existing neighborhood serving commercial uses with context sensitive regulations where other more intensive or permissive commercial zoning districts (e.g. CG, CA, CD) are not appropriate or desired.
- Promote the development of small scale, mixed use urban villages with storefront retail, professional office, and residential dwelling uses. Development should incorporate pedestrian oriented design (scale and massing) and accommodate alternative means of transportation.

Plan Commission/Board of Zoning Appeals Guidance:

- Commercial and office uses should be at a scale that serves the immediate neighborhood.
- Residential uses should be limited to multifamily development on floors above the street level commercial uses.
- Pedestrian scale lighting, building forward design, transit accessibility, and reduced parking should be incorporated into the site plan design
- 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 the proposed use does not interfere with the GPP. This petition would allow the expansion of a legal-nonconforming use within the confines of an existing non-residential building. This commercial style building does not involve the conversion of any single family homes. While this use serves more than just the immediate neighborhood, it provides a needed housing component for the community, is located on a bus line and is located in general proximity to other social service uses such as the Community Kitchen.

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**RECOMMENDATION:** Staff finds that this use variance will not substantially interfere with the Growth Policies Plan. Based upon the written report, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals.

# MEMORANDUM

**Date:** January 26, 2012  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** UV-2-12, Martha's House

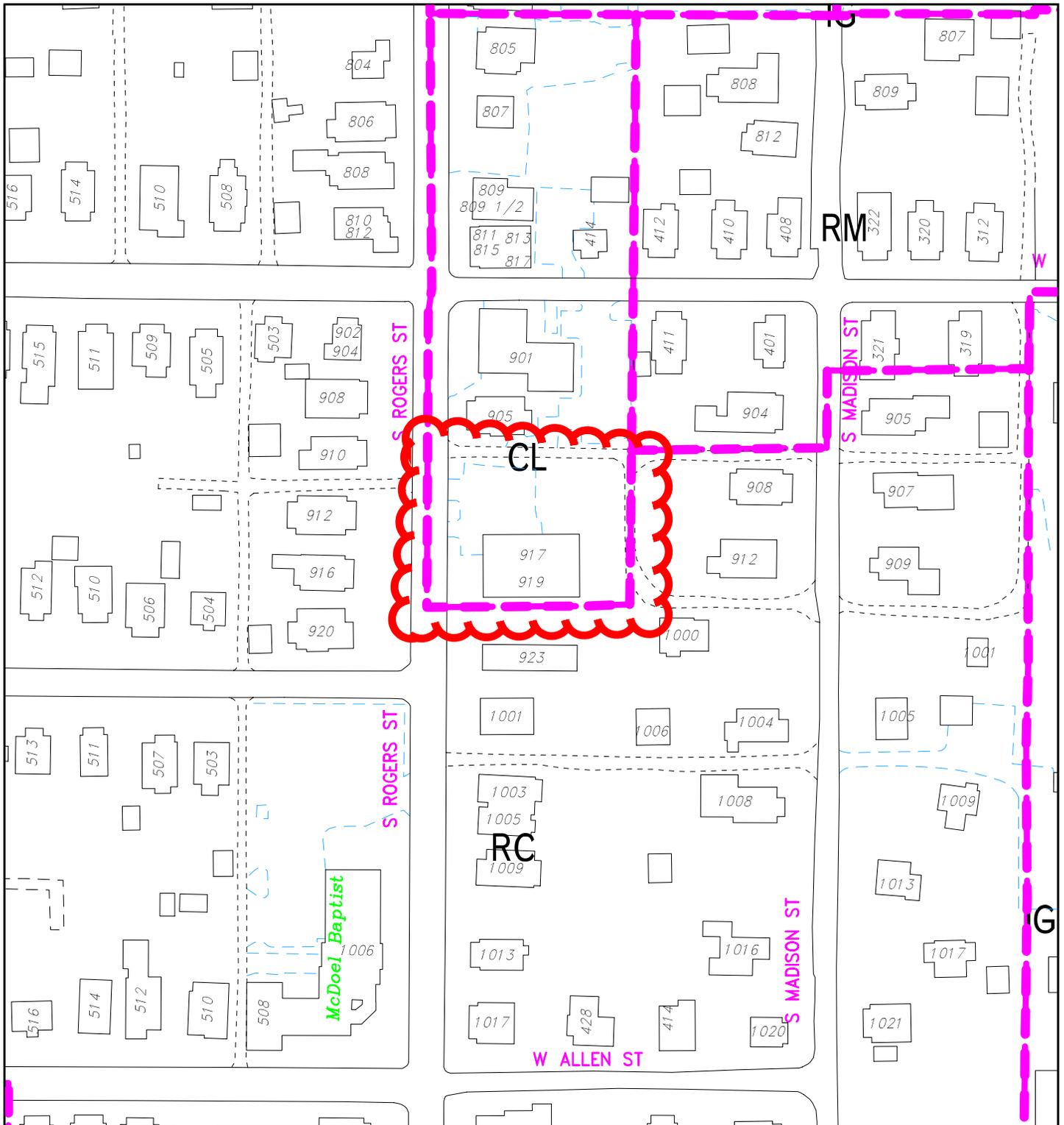
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This memorandum contains the Environmental Commission's (EC) thoughts regarding a Plan Commission recommendation to the Board of Zoning Appeals (BZA) concerning a request for a Use Variance. The Petitioner is requesting an expansion of an existing emergency shelter within a Commercial Limited (CL) Zoning District. The Petitioner will also be requesting variances from the maximum parking spaces, and parking setback regulations at the February 23, 2012 BZA meeting.

## **EC Recommendations:**

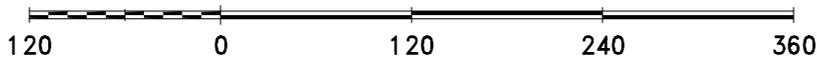
1. The EC supports a positive recommendation from the Plan Commission for a Use Variance. Furthermore, the EC supports the additional variances considering the benefits proposed. The impervious surface on the site will be reduced significantly, the landscaping will be increased significantly, and the parking request is reasonable.

UV-02-12 EC Memo
---------------------



UV-02-12  
Location Map

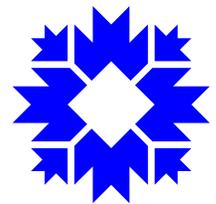
By: roachja  
13 Jan 12



For reference only; map information NOT warranted.



City of Bloomington  
Planning

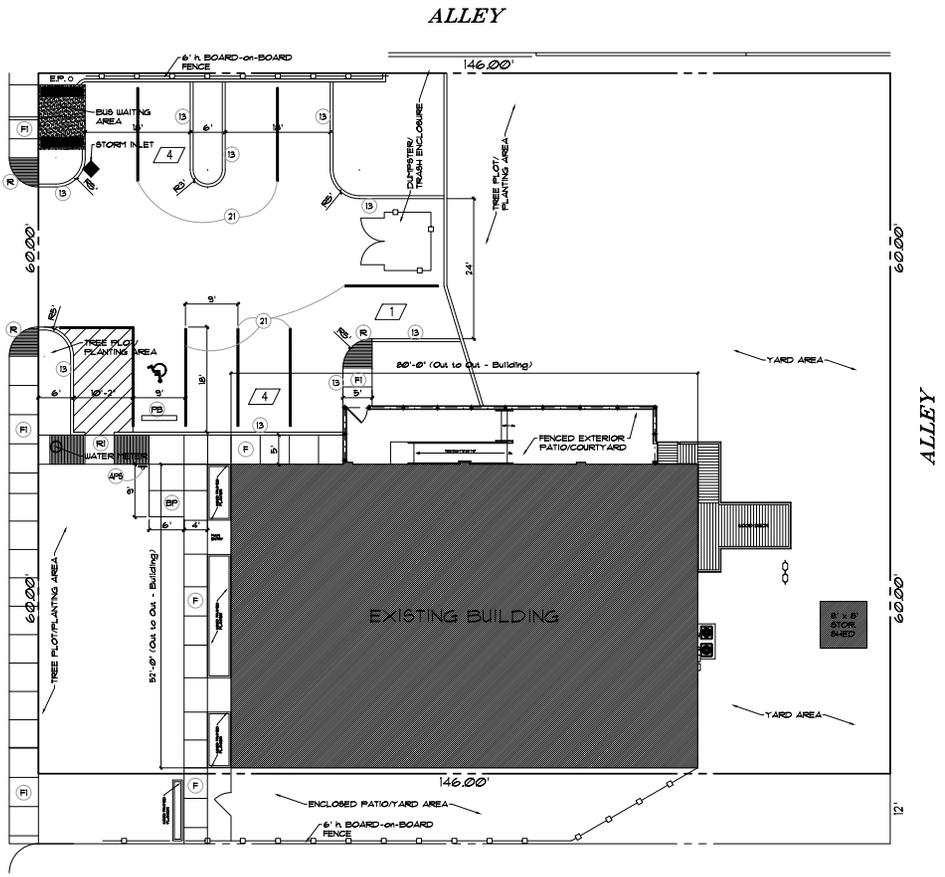


Scale: 1" = 120'

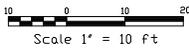
UV-02-12  
Site Plan

SITE LEGEND	
(13)	PROPOSED 6" STANDING CURB
(R)	PROPOSED CONC. SIDEWALK TRANSITION RAMP
(R)	PROPOSED CONC. SIDEWALK TRANSITION RAMP
(PB)	PROPOSED PARKING BUMPER
(21)	PROPOSED MARKING; PAINTED, SOLID, WHITE, 4"
(F)	PROPOSED CONCRETE SIDEWALK
(F)	PROPOSED MONOLITHIC CURB AND SIDEWALK
(AP)	PROPOSED ACCESSIBLE PARKING SIGN
(XX)	PROPOSED NUMBER OF PARKING SPACES PER LOT
(BP)	PROPOSED BIKE PARKING ORIGINAL RIBBON RACK MODEL RB-05-1 WITH 63"x72"x4" CONCRETE PAD

SOUTH ROGERS STREET

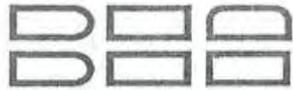


A SITE PLAN  
SCALE: 1" = 10'-0"



revisions:
drawn by: dgo
ARCHITECTURE CIVIL ENGINEERING PLANNING Bloomington, Indiana
<b>BBB</b> BYNUM FANTO & ASSOCIATES, INC. 528 north walnut street
certified by:
Proposed renovations for: <b>MARTHA'S HOUSE</b> 917 South Rogers Street Bloomington, Indiana
title: SITE PLAN
<b>S-2</b> date: 12/2/11 201001





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

January 5, 2012

Petitioner's Statement  
Martha's House Remodel  
917 South Rogers Street  
Bloomington, IN

The Perry Township Trustee and the Board of Directors of Martha's House respectfully request your consideration for a Use Variance to enable Martha's House to expand into the north half of their existing building previously occupied by Community Kitchen and now vacant space. When Martha's House commenced operations in the early 90's the property was zoned BL. Subsequently the property was rezoned CL which had the effect of placing the site and use in a state of nonconformance as the use as a Group Shelter is not an approved use within the CL Zone. This Use Variance, if approved, will bring the use in compliance with current code. Proposed site modifications will also aid in bringing nonconforming parking space count and pervious surface coverage ratios into compliance with current code or very close to compliance.

Current parking space count is 15; we are proposing to reduce this number to 9. Existing pervious coverage is 2193 sq ft; proposed pervious coverage is 8749 sq ft, or 45% of lot area. This represents a nearly 400% increase in pervious coverage.

In closing, we ask that this use variance be granted and the expansion of Martha's House into the vacated Community Kitchen space be allowed.

Sincerely,

Sherman R. Bynum  
Agent for Perry Township Trustee

UV-02-12  
Petitioner's Statement

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990

Perry Township Trustee  
**DAN COMBS**  
1010 South Walnut Street  
Bloomington, Indiana 47401  
(812) 336-3713 • Fax (812) 332-6406

**Township Board**  
Barbara Sturbaum  
Jack E. Davis  
Susie Hamilton

Bloomington Plan Commission

RE: Martha's House, Inc Shelter Renovation  
919 South Rogers Street  
Bloomington, IN

Martha's House, Inc., is an emergency shelter that serves a critical need in Bloomington by providing emergency shelter for sober, drug free homeless men and women in the community.

As the only emergency shelter in the area serving an single adult population twelve months of the year, Martha's House is a unique provider of emergency shelter and case management services for the homeless in the community. Martha's House is not affiliated with any religious organizations.

In addition to temporary housing Martha's House has a case worker to help residents obtain employment and permanent housing as well as referrals for medical attention and other social services to help them help themselves to overcome their individual causes for homelessness and achieve self sufficiency. Residents can stay up to 120 days per year.

Martha's House works closely with the other service providers in the community to provide a continuum of care. These include: agencies that provide day services (Shalom), or provide recovery programs (Amethyst House) or shelter for domestic violence (Middle Way) and others. We are trying to promote responsible behavior on the part of our residents as they pursue their goal toward self sufficiency.

Martha's House is planning a renovation to convert the former Community Kitchen site (which shared the building with Martha's House) into additional housing for homeless men and women. This project will upgrade the residential areas to lessen the intense crowding in the current shelter. It will double the number of women who can be housed in the shelter and add a few more beds for men. Currently the shelter can accommodate up to six women and twenty-two men. The project will expand emergency shelter services to twelve women and twenty-eight men for a total of forty persons.

The expanded services for women will include three new sleeping rooms that will house four women on bunk beds in each room. The women's area will be separated from the men's sleeping area by common areas and toilet facilities giving the women far more privacy than they have currently. A small lounge / meeting / lunch room will provide a "social" gathering area for staff

meetings, group meetings with residents, training sessions, watching TV and more. This space may also be used for the "winter shelter" as needed (when the shelter is full and outside temperatures drop, this space is used to house a few more residents to keep them out of freezing weather). Additional storage space will provide much needed space for supplies. This will allow bulk purchases of commonly used supplies at reduced unit pricing.

The project will also provide life safety improvements for an updated fire alarm system, a fire suppression sprinkler system for the entire building and a new water service to the building. The new system is required by a new more stringent building code for group residential facilities.

The project will also provide much needed administrative space for shelter staff.

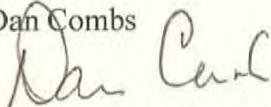
Currently Martha's House is a non-conforming conditional use. The site received a zoning variance to operate a group shelter in 1992. That approval was for a total of 30 (thirty) beds to be in one half of the building and the Community Kitchen in the other half. This new project will increase the emergency shelter capacity to 40 (forty) beds and occupy the entire building. In addition, the current use is no longer approved by the current zoning for that site. As a result of these proposed changes to this old agreement, additional approvals are required for the project go forward.

James Roach, Senior Planner in the Metropolitan Planning Office is working with Martha's House and Bynum / Fanyo, architects on the project to outline the scope of site work required to meet new zoning ordinances. These include maximum number of parking spaces and the ratio of pervious and impervious surfaces.

The neighborhood association, McDoel Gardens, where this project is located was informed of the project at a neighborhood meeting December 1, 2011. Efforts are being made to incorporate the input from that meeting into the project site plan. Additional meetings will be held as needed.

Various surveys and anecdotal evidence tell us that there are many homeless people in the community. This project will provide a small, but important additional number of beds to house these homeless. The addition of more beds for women is an important component of this project.

Dan Combs



Perry Township Trustee

We've had homeless sleeping in their cars in the Church lot remaining beside their cars.

One guy was living in a tent behind a neighbors house all last summer the Police and Ambulance over them all the time because he would overdose after he left the tent. he parked a small motor home and strung an extension cord across the alley from the church lot to A's house.

The Police and Ambulances are at the shelter all the time. Early this morning  
1-25-2012

We don't need this in Mc Doel  
Gardens Neighborhood !!!

Think About This



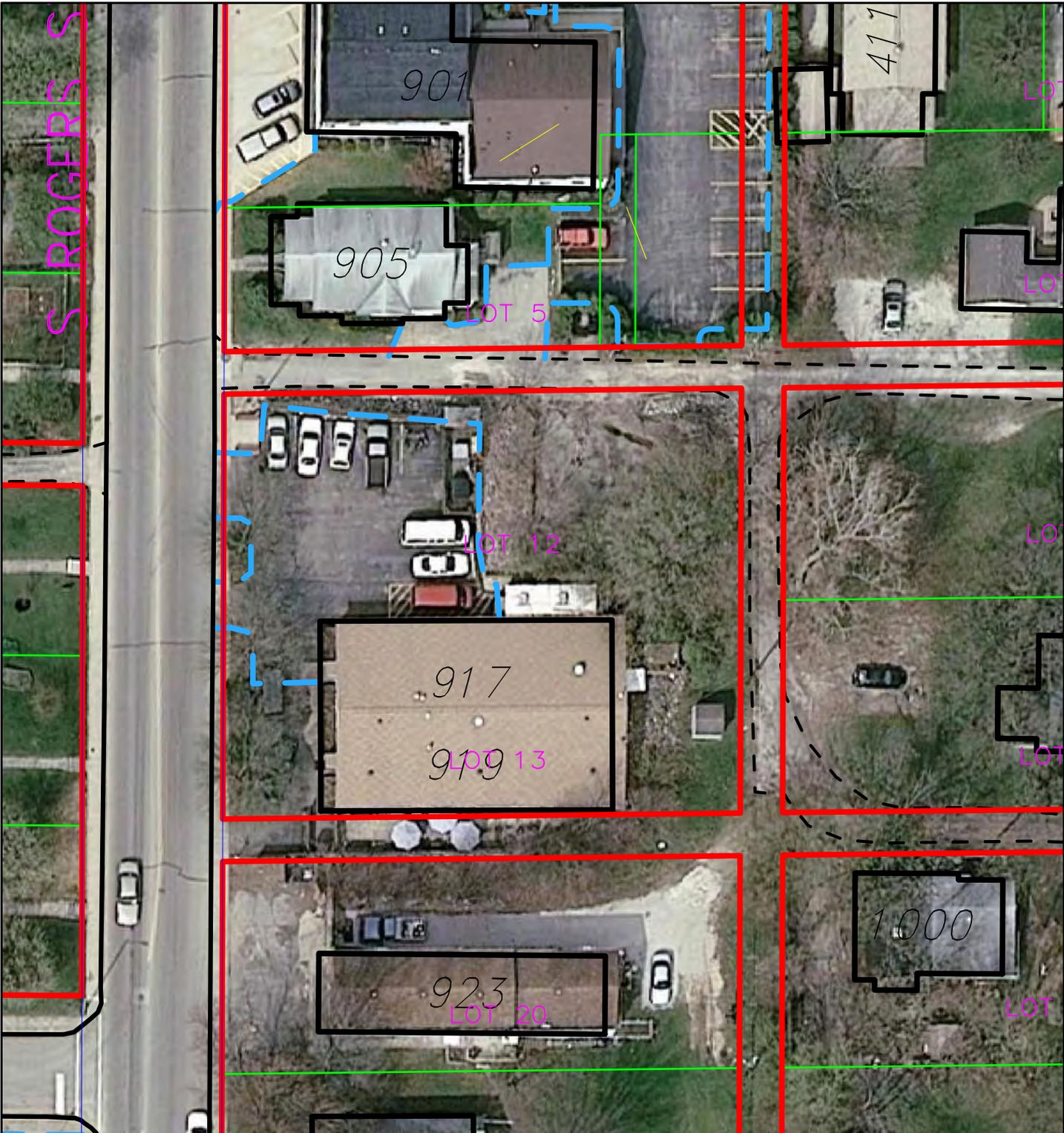
Thank goodness we got rid  
of the Kitchen.

Now more homeless where  
it used to be.

Forget it.

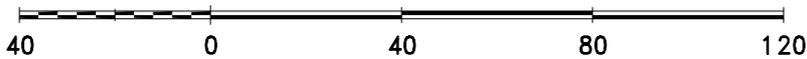
Let me have a good afternoon  
and evening on my porch!

Betsy Quikensel  
920 So Rogers



UV-02-12  
2010 Aerial Photo

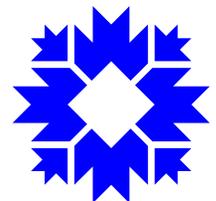
By: roachja  
13 Jan 12



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 40'