

City of Bloomington



**PLAN COMMISSION**

Monday, Oct. 11, 2010

5:30 p.m.

City Hall

Council Chambers, Room #115

**CITY OF BLOOMINGTON  
PLAN COMMISSION AGENDA  
Oct. 11, 2010 @ 5:30 p.m.**

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

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**ROLL CALL**

**MINUTES TO BE APPROVED: Sept. 13, 2010**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

- **Presentation of City Facilities Report – Nate Nickel, Senior Long Range Planner**

**CASES TO BE CONTINUED:**

**SP-13-10      3<sup>rd</sup> & College (Flaherty & Collins)  
301 S. College & 300 S. Walnut**  
Site plan approval to allow construction of a mixed-use building  
*(Case Manager: Patrick Shay)*

**PUD-27-10    IEC, LLC (McDoel Station)**  
**Preliminary plan amendment to the Thomson PUD to allow mixed-use  
development on Tract C**  
*(Case Manager: Patrick Shay)*

**APPROVAL OF CONSENT AGENDA:** No cases on consent agenda

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**PETITIONS:**

**RS-28-10      City of Bloomington**  
**Resolution to expand the City's Downtown Tax Increment Finance (TIF) district**

**SP-20-10      349 S. College, LLC (Midtown Lofts)**  
**349 S. College Ave.**  
Site plan approval to allow conversion of approximately 1,100 of ground floor  
commercial space to residential space  
*(Case Manager: James Roach)*

**PUD-23-10    Quattro Development, LLC (Vitamin Shoppe)**  
**2894 E. 3<sup>rd</sup> St.**  
Final plan approval and final plat approval to allow construction of a commercial  
building on an outlot of the College Mall off of 3<sup>rd</sup> St  
*(Case Manager: Patrick Shay)*

**SP-26-10      Palma Architects (Sycamore Point Senior Apts.)**  
**315/401/441 N. Kimble Dr.**  
Site plan approval for a 76-unit apartment building  
*(Case Manager: Eric Greulich)*

End of Agenda

*\*\*Next Plan Commission hearing scheduled for Nov 8, 2010*

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**PETITIONER:**       **City of Bloomington**  
                              **401 N. Morton Street, Suite 160**

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**REQUEST:** The City of Bloomington requests that the Plan Commission issue a Written Order that approves a resolution by the Bloomington Redevelopment Commission to amend the Economic Development Plan for the Downtown Economic Development Area (Downtown TIF).

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**BACKGROUND:** The Downtown TIF was created in 1985, expanded in 1990 to include the area around the Convention Center, and is currently 154 acres in size. A map of the 1985 TIF as well as the 1990 expansion area can be seen in Figure 1. In association with this TIF, an Economic Development Plan was adopted in 1985 and amended in 1990.

The Downtown TIF was created to allow the City to capture increases in downtown property tax revenues and leverage them for public improvements to drive economic development activity in the downtown. TIFs are one of several tools that communities can use to finance public improvements and incentivize community redevelopment goals. Current examples of public improvements funded by Downtown TIF revenues include: 1) Phase III of the Kirkwood Streetscape project (nearing completion), 2) the South Walnut Streetscape project (designs complete), and 3) traffic signal modernization on College Ave. and Walnut St.

The City is proposing to expand the Downtown TIF an additional 48 acres to encompass property north and northwest of the current 154 acre area. The proposed expansion area can also be seen in Figure 1. There are several reasons why this expansion is being proposed. First, in 2005 the City received state designation of its Certified Technology Park (CTP), identifying a 65-acre area in the downtown as the appropriate location for development of research and high technology employment activity. The boundaries of the City's downtown Certified Technology Park are included in Figure 1. The 2006 Certified Technology Park Action Plan recommended that the CTP area be designated as a TIF district in order to provide further funding mechanisms to facilitate economic development activity.

The second reason why the Downtown TIF is being expanded and the Economic Development Plan is being amended is because there are several development and redevelopment goals of the current TIF plan that cannot be adequately met without an expansion of the TIF area. Specifically, the current Economic Development Plan recommends creation of an industrial and research park within the downtown. There is simply no other area within the downtown that contains large, underutilized properties suitable for this purpose. The proposed TIF expansion area contains the following properties which could be suitable for this purpose: 1) the 12 acres owned by Indiana University located north of City Hall, 2) the former Stephens Olds Honda dealership site approved for mixed use development in 2008, 3) the Bender Lumber property, 4) the Fell Iron and Metal property, and 5) a number of contiguous parcels owned by the Bender family north and west of the 11<sup>th</sup> and Rogers Street intersection.

Although the City's proposed expansion of the Downtown TIF is clearly supported by the reasons noted above, the City also has interest in purchasing the 12 acres owned by Indiana University for the purpose of facilitating redevelopment. The strategy behind this acquisition would be for the City to secure the property, finance infrastructure improvements to make the property "shovel-ready", and then have the property subdivided and sold for private sector development consistent with the goals of the City's Certified Technology Park Action Plan. Incorporating this property into an expanded Downtown TIF will assist the City in financing the acquisition as well as the infrastructure improvements needed to incentivize redevelopment.

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**AMENDED DOWNTOWN ECONOMIC DEVELOPMENT PLAN OVERVIEW:** In order to aid the Plan Commission, the amended Economic Development Plan has been included in this packet. This summary provides a brief overview of the Plan and identifies key changes that have been made:

- The Introduction section of the amended plan has been updated to link TIF Plan goals to the City's Certified Technology Park Action Plan. Additionally, the City's intent to facilitate redevelopment of the Indiana University 12 acres has been included.
- The amended plan adds approximately 48 acres to the existing 154 acre TIF area. The entire 48 acre area, with the exception of a small amount of property west of Fairview Street, is located within the Commercial Downtown (CD) zoning district. The Fairview property is zoned Commercial General (CG). Most of the expanded TIF area is located within the Showers Technology Park Overlay District.
- The Zoning and Land Use sections of the plan have been updated to include the new acreage.
- The Statement of Development Objectives section has been updated. Noteworthy changes to this section in comparison to the 1990 Plan include: 1) develop the downtown Certified Technology Park for high tech office space, 2) seek more plaza and greenspace opportunities within the downtown, 3) expand the Convention Center as well as create additional hotel space, and 4) create additional structured parking facilities in conjunction with employment uses, particularly in the CTP.

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**APPROVAL PROCESS:** The amendment process for TIFs is thorough and requires action taken by the Redevelopment Commission, the Plan Commission, and Common Council. Each entity must use the criteria within the Indiana Code to make their decision on the merits of any amendment proposal to a TIF.

The Redevelopment Commission reviewed and discussed this proposal over two meetings held on September 10 and September 17. At the September 17 meeting, the Commission adopted Resolution 10-36 to enlarge the Downtown Economic Development Area and amend the Economic Development Plan. A copy of this resolution has been included in the packet.

The Plan Commission now must review the proposal and make the following finding:

*Plan Commission findings (summarized from IC 36-7-14):*

*The Plan Commission may determine whether the resolution and the redevelopment plan conform to the plan of development for the unit and approve or disapprove the resolution and plan proposed.*

The action by the Plan Commission is to issue a written order approving or disapproving the resolution and redevelopment plan. If the Plan Commission approves the order, then this request is sent to the Common Council for their consideration.

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**GROWTH POLICIES PLAN FINDING:** The GPP recommends that both the existing TIF area as well as the proposed expansion area be designated for downtown uses. Specifically, the GPP recommends that the downtown be comprised of a fine-grained mix of uses including office/employment opportunities, retail storefronts, civic uses, high density residential options, and cultural attractions. This fine-grained mix is already present in the existing TIF area and partially present in the expanded TIF area.

In 2005, the City amended the GPP by adopting the *Downtown Vision and Infill Strategy Plan* (Downtown Plan). This document divided the downtown into six character districts. The majority of the expanded TIF is located in *The Showers Technology Park* character district. In this district, the Plan provides the following guidance:

1. *The area presents unique planning and redevelopment opportunities due to the presence of large parcels such as the Bender properties, Fell Iron site, Indiana University site, and former Honda site.*
2. *The future B-Line Trail provides additional potential for redevelopment opportunities due to its linkage between this character area and residential neighborhoods, City Hall, the Farmer's Market, and the Convention Center.*
3. *The area contains the potential as a future technology park for mixed use activity focusing on research and development as well as "contemporary" industrial or light manufacturing uses.*

Based on this guidance from the Downtown Plan and GPP, it is clear that the City's proposal to expand the Downtown TIF as well as amend the Economic Development Plan conforms to the City's comprehensive plan. Furthermore, the City asserts that expanding the Downtown TIF to encompass large properties that have substantial redevelopment potential is the logical next step to achieving the vision of the City's Certified Technology Park Action Plan as well as the original employment vision of the 1985 Downtown TIF.

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**RECOMMENDATION:** Staff recommends forwarding Case #RS-28-10 to the Common Council by issuing a Written Order approving the Redevelopment Commission resolution.



Amended Economic Development Plan

For the

Downtown  
Economic Development Area

City of Bloomington  
Bloomington, Indiana  
July 2010

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## INTRODUCTION

This economic development plan provides guidance for land use planning, new development, redevelopment and the provision of infrastructure within the Downtown Economic Development Area (EDA). This EDA was originally established in 1985 and encompassed approximately 50 blocks (133 Acres) The 133-acre area is bounded by Third Street on the south, Washington and Indiana Streets on the east, Tenth Street on the north, and Rogers Street on the west. (See Map 1).

The 1990 Downtown Redevelopment Plan expanded the 1985 Downtown Redevelopment Area to include five (5) additional blocks (21 acres) in the area between Second & Third Streets and Walnut & Madison Streets. (See Map 2).

This 2010 amended Economic Development Plan expands the EDA by 48 acres (See Map 3). The purpose of this expansion is to provide adequate growth space for office, research and technology business use in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area. Currently, the expanded 2010 EDA has excellent new development and redevelopment opportunities. Unlike other areas within the existing EDA, there are fewer land owners together with large lot sizes that make land assembly less challenging. Further, existing buildings are well suited to support redevelopment opportunities.

The majority of the City's Certified Technology Park (CTP) is included in the 2010 EDA. The City achieved State of Indiana designation of the CTP area in 2005 and set its overarching goals for the creation of new businesses engaged in information technology, instructional technology and life sciences. The strategies identified in the City's CTP Action Plan toward meeting these goals closely mirror goals in the EDA, among them the following: invest in key infrastructure, including parking garages, streetscape improvements and technology infrastructure; maintain partnerships with Indiana University and Ivy Tech Community College to commercialize research and develop a knowledge-sector workforce; and, facilitate the sale or lease of commercial sites to firms in the targeted industries. The CTP Action Plan also calls for the expansion of the downtown tax increment financing district (this EDA) to include the CTP.

In addition to the primary land use goal of creating and retaining employment uses focused in the technology, life sciences and other creative sectors, supplementary activities within the expanded 2010 EDA include fostering small-scale retail/service uses as well as residential uses catering to live-work, young professional, empty nester and senior housing markets. These housing markets will be attracted to reside within the expanded 2010 EDA due to the employment, recreational, cultural and entertainment choices available throughout the downtown.

At the heart of the expanded 2010 EDA is approximately 12 acres of property owned by Indiana University. Through purchase and subsequent land transfer activities, the City's goal is to ensure that future development and redevelopment activities are consistent with the land use goals contained in the expanded EDA. Land transfers must target the following objectives: 1) renovation and long-term reuse of historically surveyed structures, 2) creating and retaining technology-based employment uses, 3) creating new publicly held plaza space and greenspace, 4) upgrading utility, streetscape and street infrastructure, particularly along the 10<sup>th</sup> Street corridor, 5) ensuring the development of diverse housing options, particularly along the section of the B-Line Trail west of Rogers Street, and 6) facilitating the creation of structured parking in association with employment-related land uses.

## DESCRIPTION OF ECONOMIC DEVELOPMENT AREA

### Original Area (1985)

A part of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Third Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 14 minutes 49 seconds East 1000.10 feet; Thence North 00 degrees 16 minutes 56 seconds East 82.50 feet; Thence North 00 degrees 33 minutes 50 seconds East 636.69 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way line North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way line of Morton Street; Thence on said west right-of-way line North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 350.68 feet; Thence North 88 degrees 21 minutes 23 seconds East 82.55 feet; Thence North 89 degrees 41 minutes 59 seconds East 276.50 feet; Thence South 84 degrees 26 minutes 36 seconds East 82.84 feet; Thence North 89 degrees 59 minutes 35 seconds East 287.00 feet to the west right-of-way line of Washington Street; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 21 minutes 05 seconds West 744.94 feet; Thence South 11 degrees 13 minutes 30 seconds West 50.47 feet; Thence South 00 degrees 11 minutes 02 seconds East 720.58 feet to the south right-of-way line of Sixth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 37 minutes 21 seconds East 1535.92 feet to the west right-of-way line of Indiana Avenue; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 52 minutes 04 seconds East 1101.62 feet to the north right-of-way line of Third Street; Thence leaving said west right-of-way line and on said north right-of-way line North 86 degrees 15 minutes 06 seconds West 281.22 feet; Thence North 65 degrees 06 minutes 13 seconds West 38.69 feet to the east right-of-way line of

Dunn Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 41 minutes 19 seconds West 73.00 feet to a point where a prolongation from the west of the north right-of-way line of Third Street intersects said east right-of-way line; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 21 seconds West 2961.31 feet to the Point of Beginning. Containing **133 ACRES**, more or less.

#### Expansion (1990)

A part of Sections 4 and 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the south right-of-way of Third Street and the west right-of-way of Walnut Street; Thence on the west right-of-way of said Walnut Street South 00 degrees 10 minutes 47 seconds West 1099.57 feet to the north right-of-way line of Second Street; Thence leaving said west right-of-way line and on said north right-of-way line North 89 degrees 49 minutes 49 seconds West 636.96 to the east right-of-way line of Morton Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 15 minutes 02 seconds East 514.27 feet to a point where a prolongation from the west of the north right-of-way line of Smith Street intersects said east right-of-way line; Thence leaving said east right-of-way and on said north right-of-way line of Smith Street North 89 degrees 19 minutes 48 seconds West 254.40 feet; Thence South 78 degrees 51 minutes 24 seconds West 20.42 feet; Thence North 89 degrees 50 minutes 39 seconds West 86.83 feet to the east right-of-way line of Madison Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 25 minutes 50 seconds East 589.27 feet to the south right-of-way line of Third Street; Thence leaving said east right-of-way line and on said south right-of-way line South 89 degrees 42 minutes 21 seconds East 994.99 feet to the Point of Beginning. Containing **21 ACRES**, more or less.

#### Proposed Expanded Area

A part of Section 32 and Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet;

Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West 529.24 feet to the north right-of-way line of Ninth Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West 167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

#### ZONING AND LAND USE

The 1985 and 1990 EDA includes properties within the Residential Multifamily (RM), Commercial Limited (CL), and the Commercial Downtown (CD) zoning districts. Approximately three (3) acres of the EDA are within the RM and CL districts and contain well established professional offices and medium density multifamily housing units. No significant redevelopment activities are expected in the short-term for this small portion of the EDA.

The remaining portion of the EDA is within the CD district. This area is expected to see continued redevelopment activity because the zoning supports a more intense built environment and higher density residential usage. Specifically, the redevelopment of vacant and underutilized properties with mixed uses containing storefront retail, professional offices, and employment activities on the first level as well as upper story residential uses is strongly encouraged.

Because the CD district covers a large geographic area, it is further broken down into six character overlay zoning districts. The purpose of these additional overlays is to ensure that redevelopment and new development activities meet the respective overlay objectives that focus on building scale, architecture, orientation, density, and to some degree, land use.

The expanded portion of the 2010 EDA is located almost entirely within the CD zoning district, with the exception of property west of Fairview Street, which is zoned Commercial General (CG). Further, the Showers Technology Park Overlay District (STPO) contains almost all of the expanded EDA. The goal of this zoning overlay district is to promote mixed use development focused primarily on light industrial/manufacturing and technology-sector office uses combined with small-scale retail services and a live-work, young professional, empty nester and senior housing component.

The following is a brief overview of the land uses within the EDA:

#### DOWNTOWN BUSINESS/COMMERCIAL

The Downtown Business/Commercial component of the EDA is comprised mainly of mixed uses that focus on retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the Bloomington community and visitors alike. Downtown Business/Commercial uses are supported throughout the EDA.

#### DOWNTOWN RESIDENTIAL

The Downtown Residential component is encouraged throughout the EDA and Downtown area and generally is expected to occur in upper stories of buildings as part of mixed use redevelopment activities. It is generally comprised of multifamily units which should promote a diversity of housing types for all income groups and ages with a focus towards workforce, live-work, and retiree housing. The intent of the plan is to increase new and renovated residential units within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.

#### DOWNTOWN INSTITUTIONAL/RESEARCH

The Downtown Institutional/Research component of the 2010 EDA is comprised mostly of government services, technology and life science-based offices and research laboratories, and educational and professional training facilities (e.g. Indiana University, Ivy Tech Community College, ProCure Training & Development Center). The Downtown Institutional/Research uses are supported mostly within the expanded 2010 EDA.

### STATEMENT OF DEVELOPMENT OBJECTIVES

1. Strengthen and intensify existing land uses within the area, with particular focus on ensuring a diverse retail mix, increased upper-story residential uses, fostering employment, and greater usage of vacant and underutilized buildings.
2. Construct new and renovated housing units within the area that supports a diverse mix of housing types.
3. Renovate historic structures in the Central Business District, especially around the Square.
4. Improve public and private infrastructure in the downtown. In particular, invest in designing and implementing improved streetscapes as well as replacing older water, sewer and stormwater infrastructure.
5. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.
6. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district.
7. Construct additional hotel and meeting space within the downtown and support an expanded Convention Center complex.
8. Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.
9. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing for a mix of complementary uses, including retail, service and workforce and other housing.

10. Provide adequate growth space for office, research and technology business use in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.

#### PROVISIONS FOR AMENDING THE PLAN

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

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



**10-36**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**  
Enlarging the Downtown Economic Development Area  
and Amending the Economic Development Plan

**WHEREAS**, the Bloomington (“City”) Redevelopment Commission (“Commission”) did on April 4, 1985, adopt Resolution 85-14 (the “Original Declaratory Resolution”) which established the Downtown Economic Development Area (the “Original Area”), which was approximately 50 blocks in size, and did amend and expand the Original Area in 1990 pursuant to Resolution 90-1 adopted on January 8, 1990 (the “1990 Expansion Resolution” and together with the Original Declaratory Resolution, the “Declaratory Resolution”) to add five additional blocks in the area between Second and Third Streets and Walnut and Madison (the “1990 Expansion Area” and together with the Original Area, the “Area”), and,

**WHEREAS**, the 1990 Expansion Resolution amended the 1985 Downtown Redevelopment Plan (as amended, the “Plan”) which Plan contained specific recommendations for economic development in the Area which included the following Plan Objectives:

1. Stimulation of land uses which strengthen and intensify existing south land use relationships within the area.
2. Construction of new and renovation of existing housing units within the area.
3. Renovation of sound historic structures in the Central Business District, especially around the Square.
4. Improvement of the public and private infrastructure in the downtown.
5. Strengthen the linkage between Downtown and Indiana University. (omit)
5. Strengthening the ties between the city and Indiana University and improving the physical linkages between downtown and the campus.
6. Provision for more off-street parking.
7. Construction of a hotel and meeting space within the downtown.
8. Construction of a city hall and public parking and public spaces for individual use as well as for special events and programs.
9. Development of additional office and research space, including a research and industrial park; and,

**WHEREAS**, the Declaratory Resolution established an allocation area in accordance with IC 36-7-14-39 (“Allocation Area”) for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area; and,

**WHEREAS**, the Bloomington Common Council (the “Council”) approved the Declaratory Resolution and Plan and the creation of the Area and the Allocation Area; and,

**WHEREAS**, the Commission now desires to amend the Declaratory Resolution, as confirmed by the Confirmatory Resolution, and the Plan to add certain real estate to the Area and the Allocation Area; and,

**WHEREAS**, IC 36-7-14-17.5 authorizes the Commission to amend the Declaratory Resolution, after approval by the area plan commission (the “Plan Commission”) and the Council and conducting a public hearing, if it finds that:

- (1) The amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution or Plan and the purposes of IC 36-7-14; and
- (2) The Declaratory Resolution and the Plan, as amended, conform to the comprehensive plan for the City; and
- (3) The amendment enlarges the boundaries of the Area as the existing Area does not generate sufficient revenue to meet the financial obligations of the original project.

**WHEREAS**, the Commission now desires to amend the Declaratory Resolution to enlarge the Area by the addition of approximately 48 acres of real estate (the “2010 Expansion Area”) as set forth on Exhibit A; and,

**WHEREAS**, the Commission anticipates that the amendment will support the listed obligations of the Area as set forth above, as well as supporting the development of the 2010 Expansion Area; and,

**WHEREAS**, the real property base assessment date of the 2010 Expansion Area will be the March 1 immediately preceding the effective date of this Resolution; and,

**WHEREAS**, the real property base assessment date of the Original Area will remain March 1, 1985; and,

**WHEREAS**, the real property base assessment date of the 1990 Expansion Area will remain March 1, 1990; and

**WHEREAS**, upon receipt of the written order of approval from the Plan Commission and the Council and in accordance with IC 5-3-1, the Commission shall publish Notice in the *The Herald-Times*, which notice will give notice of a hearing on the proposed amendments to be held by the Commission with separate notice being sent via U.S. Mail and e-mail to

neighborhood associations in or adjacent to the Expanded Area (as hereinafter defined); and,

**WHEREAS**, the notice described in the preceding paragraph will be filed in the office of the Plan Commission, the Board of Zoning Appeals, the Public Works Board, the Park Board, the Monroe County Library Board, the Monroe County Community School Corporation, the Building Commissioner and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and,

**WHEREAS**, the Commission has caused to be prepared maps showing the boundaries of the 2010 Expansion Area showing the parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:**

1. The Commission hereby re-confirms the Declaratory Resolution and Plan, and finds that it will be necessary to amend the Declaratory Resolution to expand the Area by approximately 48 acres as set forth in Exhibit A (the Area as expanded being the “Expanded Area”).
2. The Commission finds that the amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of IC 36-7-14. The Declaratory Resolution and Plan as amended by this Resolution conform to the comprehensive plan for the City. These amendments will serve the public interest by enlarging the Area to further the goals of the Plan and will empower the Commission to more effectively fund development and/or redevelopment of the Expanded Area.
3. The Commission hereby amends the Declaratory Resolution to enlarge the boundaries of the Area to include an additional 48 acres of real estate as described in Exhibit A.
4. The allocation provisions applicable to the Original Area and the 1990 Expansion Area are hereby re-confirmed. This paragraph shall be considered the allocation provision for the 2010 Expansion Area for the purposes of IC 36-7-14-39. The 2010 Expansion Area shall have a real property base assessment date of March 1 of the year immediately preceding the effective date of the Resolution. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Expanded Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision for the 2010 Expansion Area shall expire twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment from the 2010 Expansion.
5. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Expanded Area, subject to the limitations in IC 36-7-14-43.
6. This Resolution shall be effective as of its date of adoption.

Adopted this \_\_\_ day of \_\_\_\_\_, 2010.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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David Walter, President

Attest:

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Michael Gentile, Secretary

ATTACHMENT A  
Geographic Description of Property

A part of Section 32 and Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet; Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West 529.24 feet to the north right-of-way line of Ninth

Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West 167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 349 S. College Avenue**

**CASE #: SP-20-10  
DATE: October 11, 2010**

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**PETITIONER: 349 S. College, LLC  
345 S. College Ave., Bloomington**

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**REQUEST:** The petitioner is requesting site plan approval to convert ground floor non-residential space into residential use.

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**BACKGROUND:**

<b>Acreage:</b>	0.51 acres
<b>Previous Zoning:</b>	CG (General Commercial)
<b>Current Zoning:</b>	CD (Commercial Downtown), DCO
<b>GPP Designation:</b>	Downtown
<b>Existing Land Use:</b>	Commercial and Multi-family
<b>Proposed Land Use:</b>	Multi-family with convertible space
<b>Approved Density:</b>	28.73 DUEs, 56.3 DUE/acre
<b>Proposed Density:</b>	29.32 DUEs, 57.5 DUE/acre
<b>Surrounding Uses:</b>	North - Commercial, Vacant South - Commercial, Office East - Commercial West - Hotel & Convention Center, Commercial

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**REPORT SUMMARY:** The petitioner received approvals from the Board of Zoning Appeals (BZA) in 2006 and 2007 (CU/V-50-06 & CU/V-14-07) to construct a new mixed-use structure at the northeast corner of S. College Avenue and W. Smith Avenue. This building was approved under the previous Zoning Ordinance as a Conditional Use by the Board of Zoning Appeals. This structure has been completed and the previously approved residential units have been issued occupancy permits. In addition, a 2-story apartment building with 4, 2-bedroom units is also located on the property. This structure was approved and built in 2000 and fronts on Smith Ave.

The building was originally constructed with approximately 2,600 square feet of retail space on the ground floor. The petitioner has not been able to secure a commercial tenant since construction in 2008. In February 2009, the BZA approved an amendment to the original Conditional Use to convert approximately 1,200 square feet of the approved 2,600 square feet of leasable commercial space into apartments. This reduced the square footage of the non-residential space from 24.6% to 13.3% of the total first floor.

The petitioner now proposes to convert the remaining vacant commercial square footage into a single 1-bedroom apartment, a leasing office and common area for the building tenants. Because more than 3 years have passed since the initial 2006 approval, changes to the building are now reviewed under the current UDO. Since that time the UDO has also been amended to require a minimum of 50% first floor non-residential space for buildings in this area of the DCO.

**Plan Commission Site Plan Review:** One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.090.

- The project proposes one waiver to the standards in BMC 20.03.120.

**Changes since first hearing:** Since the first hearing, the petitioner has submitted a revised floor plan and has committed to maintain some of the remaining commercial space as a leasing office for this building. Approximately 300 square feet of remaining commercial space would be carved out for a leasing office. This would allow for ½ of the existing storefront to not have views into apartments and would allow the building entrance to remain on College Ave.

In addition to the leasing office, the remodel would include a single 1-bedroom apartment. This is smaller than the previously proposed 2-bedroom apartment. The apartment would still gain access from the interior hallway and would have windows on College Ave. The remainder of the space would be used as common area for the building's tenants.

By using some of this space as a leasing office, one waiver is removed from the petition. The building entrance on College Ave. would remain. A wall would be constructed north of the door to separate the leasing office from the apartment. A waiver is still required to allow the reduction of the first floor nonresidential space percentage. This petition drops the first floor nonresidential percentage from 13.3% to approximately 2.8%. The UDO requires 50% non-residential space.

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**Sunset Provision:** At the first hearing the Plan Commission asked staff to investigate the idea of a sunset provision for the waiver request. The idea behind the sunset was that there was not currently a market for non-residential uses at this location, but the market may change considerably after additional development takes place. This concept was presented to the Plan Commission at its last work session and received a favorable response. Planning Staff approached the petitioner about a sunset provision requiring conversion of the space into commercial or re-approval by the Plan Commission within one year of an expansion of the Convention Center. The Petitioner has not agreed to this condition.

**Use Restrictions:** At the first hearing, the Plan Commission asked staff to investigate the idea of limiting inappropriate uses through a zoning commitment as a condition of approval for a waiver. Some Plan Commissioners felt that there might be permitted uses in the CD zoning district that might be incompatible with

a future expanded convention center in the area. The only uses staff found that might be inappropriate were tattoo parlors and pawn shops. Ultimately, staff did not believe that a use restriction was warranted and didn't believe this would help the petitioner satisfy the waiver criteria.

**Density:** The overall density of this property with both existing buildings included is currently 56.3 DUE/acre. With the proposed 1-bedroom apartment, the density would increase to 57.5 DUE/acre. This is still below the 60 DUE/acre permitted within the Downtown Core Overlay of the Commercial Downtown zoning district.

**Parking:** As approved by the BZA, this structure includes 14 structured parking spaces on the first floor of the building. There also continues to be 12 back-out spaces along W. Smith Ave. This request would further lower the approved parking ratio from the original approval. However, this site is located within the target area that has no minimum parking requirements within the Unified Development Ordinance (UDO).

**Architecture:** As the building has already been constructed, the architecture and massing of this request would not change. The ground level would remain convertible to commercial space in the future, should the market conditions change enough to make the conversion viable. Photos of the structure have been included in your packet.

**First Floor Nonresidential:** The petitioner is proposing to reduce the square footage of nonresidential space from 13.3% to 2.8% of the total first floor. With this petition, only 2.8% of the originally approved 24.6% would remain while 21.8% of the first floor would remain as "convertible space." A waiver from the first floor nonresidential percentage is required for this reduction.

**Ground Floor Non-Residential Use-20.03.120(e)(2):** A waiver from the minimum ground floor non-residential percentage in the DCO is required. While the UDO requires 50% non-residential space, the petitioner proposes to decrease the non-residential space from 13% to 2.8%.

The 2005 Downtown Vision and Infill Strategy Plan (Downtown Plan) includes several design guidelines concerning first floor uses. Design guideline 3.18 recommends that a ground floor level of a building encourage pedestrian activity through features related to commercial use, such as seating, storefronts, recessed entrances and display windows. While this petition would still include large display windows, those windows would look into private residential space and would not encourage pedestrian activity.

Staff finds that the proposal is not consistent with the UDO or the policies of the Downtown Plan.

**Building Entrance:** The UDO requires that all buildings contain a pedestrian entrance onto any adjacent street where the building has at least 66 feet of frontage. With the amended petition, there would be no changes to the street entrance on College Ave, therefore no waiver is required.

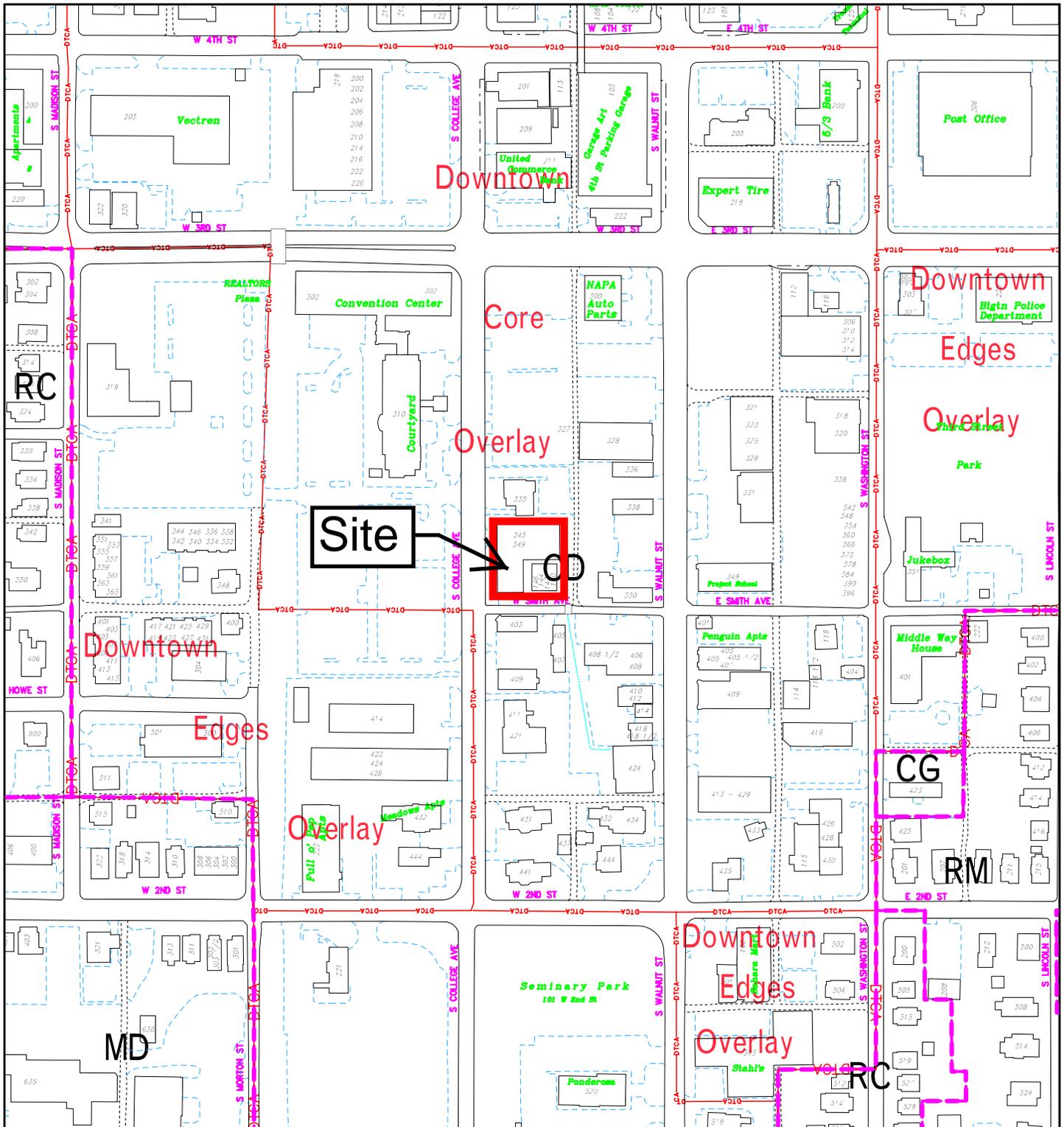
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**CONCLUSION:** Staff finds the proposed changes to be inappropriate. This petition, while maintaining the space as convertible and maintaining 300 square feet as nonresidential, would create little pedestrian interest at the street level on College Ave. Through previous amendments, the petitioner has already been granted the ability to develop less than the 50% ground floor non-residential space now required by the UDO. As presented at the first hearing, Planning staff found that there is not an abundance of vacant commercial spaces in this area. In addition, the proposed 300 square foot nonresidential space would have a limited ability to convert to other nonresidential uses in the future. Staff finds that the petitioner's request is not consistent with the UDO or the Downtown Plan.

Staff believes that this petitioner could have met the waiver criteria and received a positive recommendation if the petitioner would have agreed with the Plan Commission's guidance to create a recordable zoning commitment requiring the apartment space to be converted back to nonresidential use upon expansion of the Convention Center.

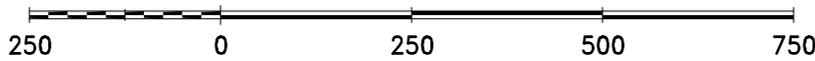
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**RECOMMENDATION:** Based upon the findings in this report, staff recommends denial of SP-20-10.



# SP-20-10 Location Map

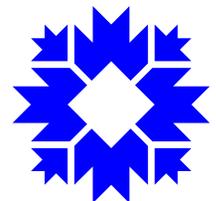
By: roachja  
4 Aug 10



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 250'

# 349 S. College, LLC

October 6, 2010

To: Bloomington Plan Commission  
From: 349 S. College, LLC

Re: Proposed conversion of ground floor space in Midtown Lofts, 345 S. College Ave.

Dear Plan Commission Members,

After further review of our petition which was heard during the September 2010 Plan Commission meeting, we are respectfully submitting an alternate plan for the conversion of approximately 910 square feet into residential use.

This new plan proposes the following:

- Construction of an approximately 300 square foot leasing office for our building. This office would utilize the existing commercial entry door that exits onto the College Avenue sidewalk.
- Construction of an approximately 610 square foot, one-bedroom apartment (changed from a 2 bedroom apartment).
- Changing window treatments on the ground floor commercial windows to a mutually agreeable style, one which would be more attractive yet still provided tenant privacy. We think that possible changes could include a darker color blind that more closely matches the bronze window framing.

Sincerely,

D. Michael Snapp  
Member, 349 S. College, LLC  
345 S. College Ave.  
Bloomington, IN 47403  
812-327-0800  
dmsnapp@midtownloftsui.com

**SP-20-10**  
**Petitioner's Statement**

# MIDTOWN LOFTS

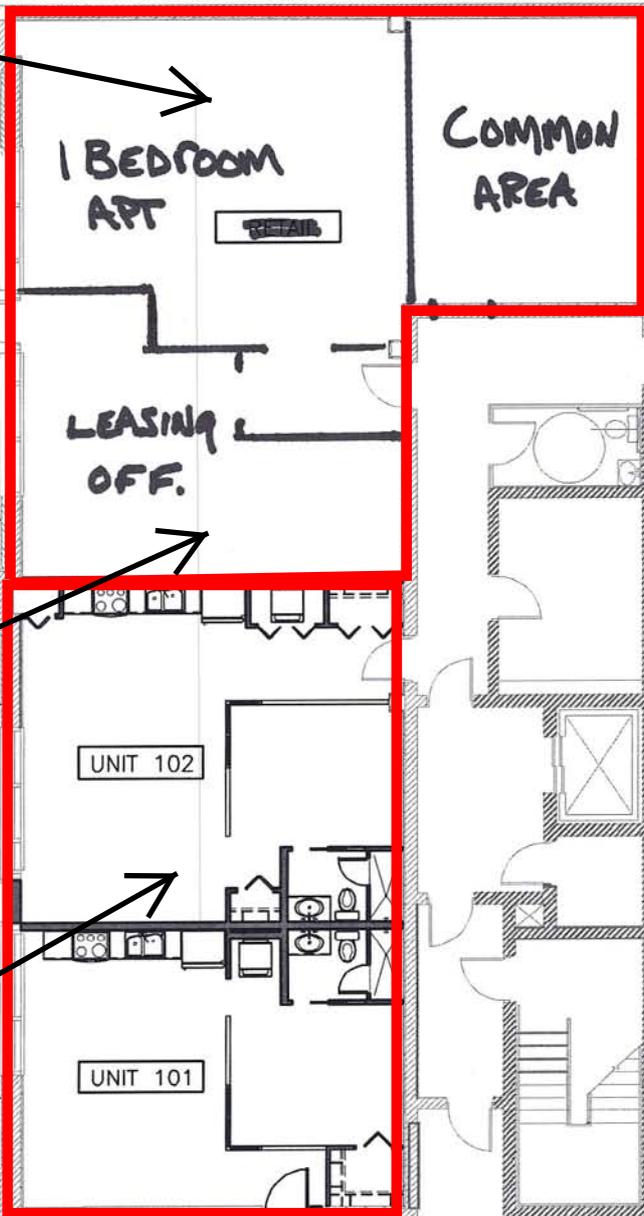
OVERALL FIRST FLOOR  
APARTMENTS & RETAIL  
345 SOUTH COLLEGE

New apartment

Door to remain

New leasing office

Previously approved convertible space



**FIRST FLOOR APARTMENTS & RETAIL**  
**2,500 SQ. FT.**



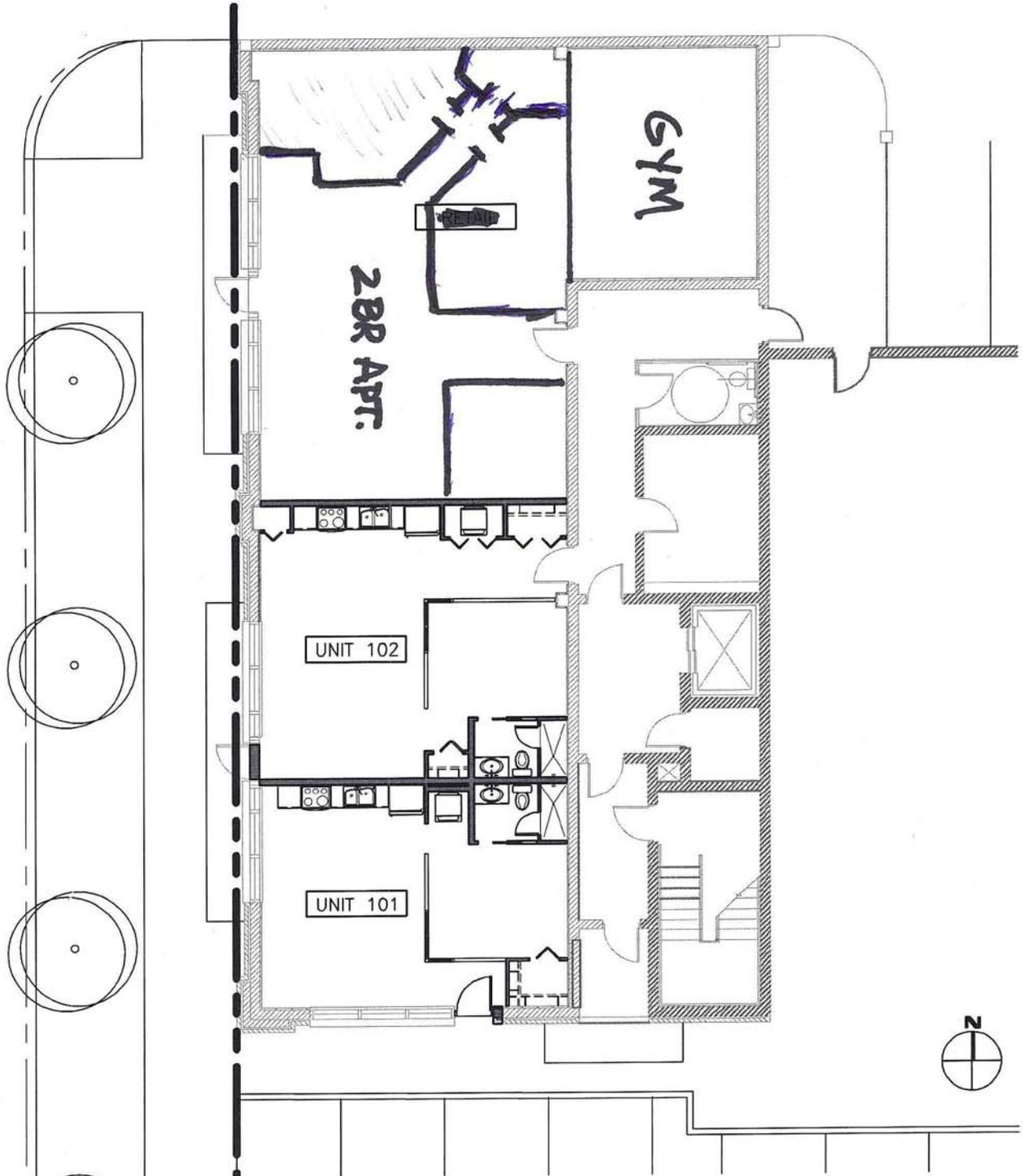
SP-20-10

Current proposal  
Floor plan

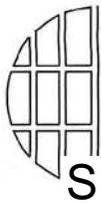
INC.

# MIDTOWN LOFTS

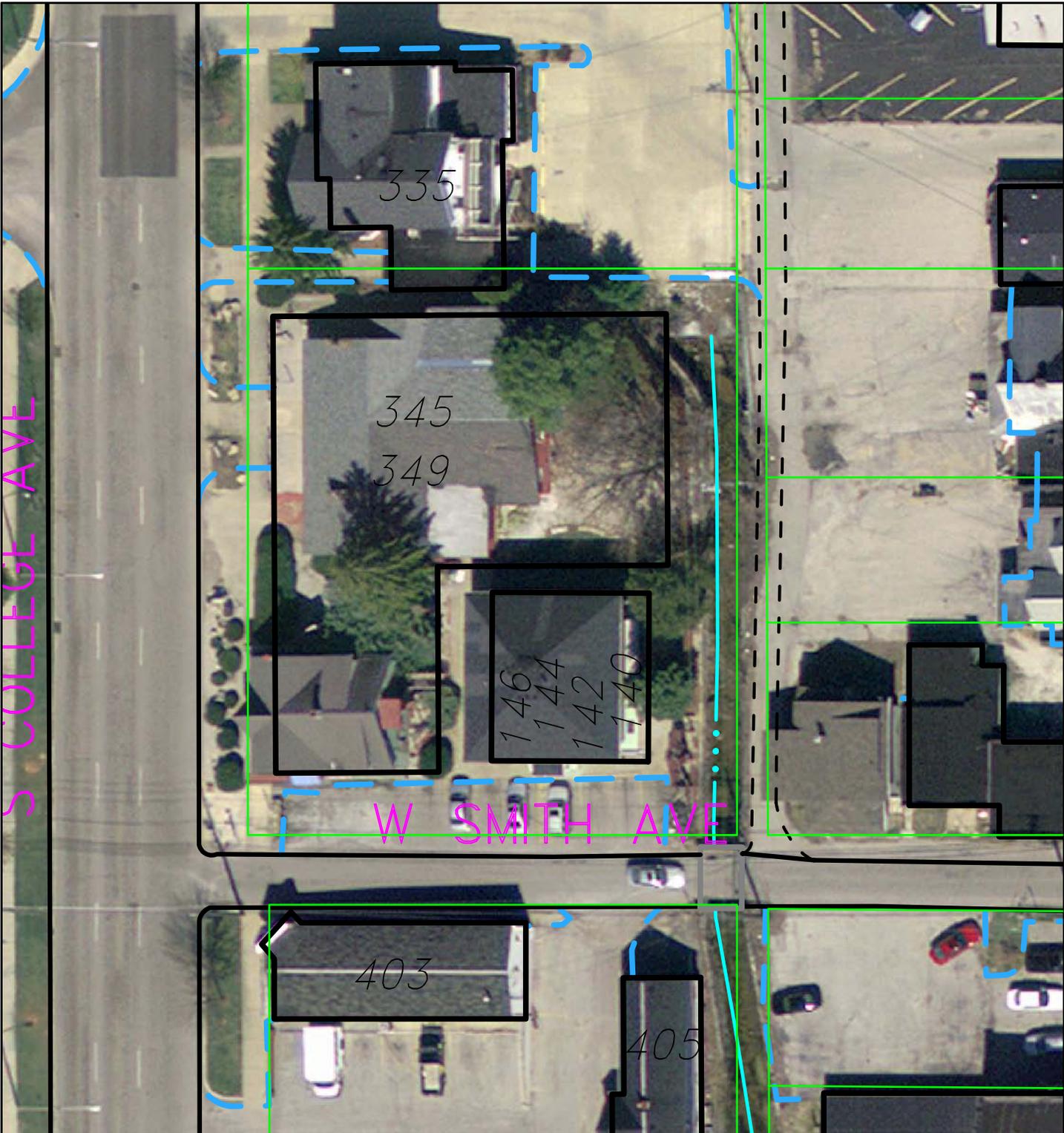
OVERALL FIRST FLOOR  
APARTMENTS & RETAIL  
345 SOUTH COLLEGE



**FIRST FLOOR APARTMENTS & RETAIL**  
**2,500 SQ. FT.**

 **TABOR  
BRUCE**  
SP-20-10

Previous proposal  
Floor plan

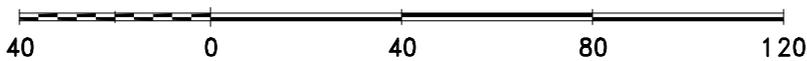


2006 Aerial Photo (Prior to Construction)

SP-20-10

By: roachja

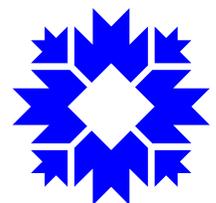
4 Aug 10



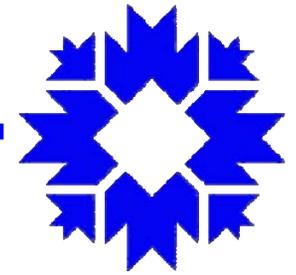
For reference only; map information NOT warranted.



City of Bloomington  
Planning

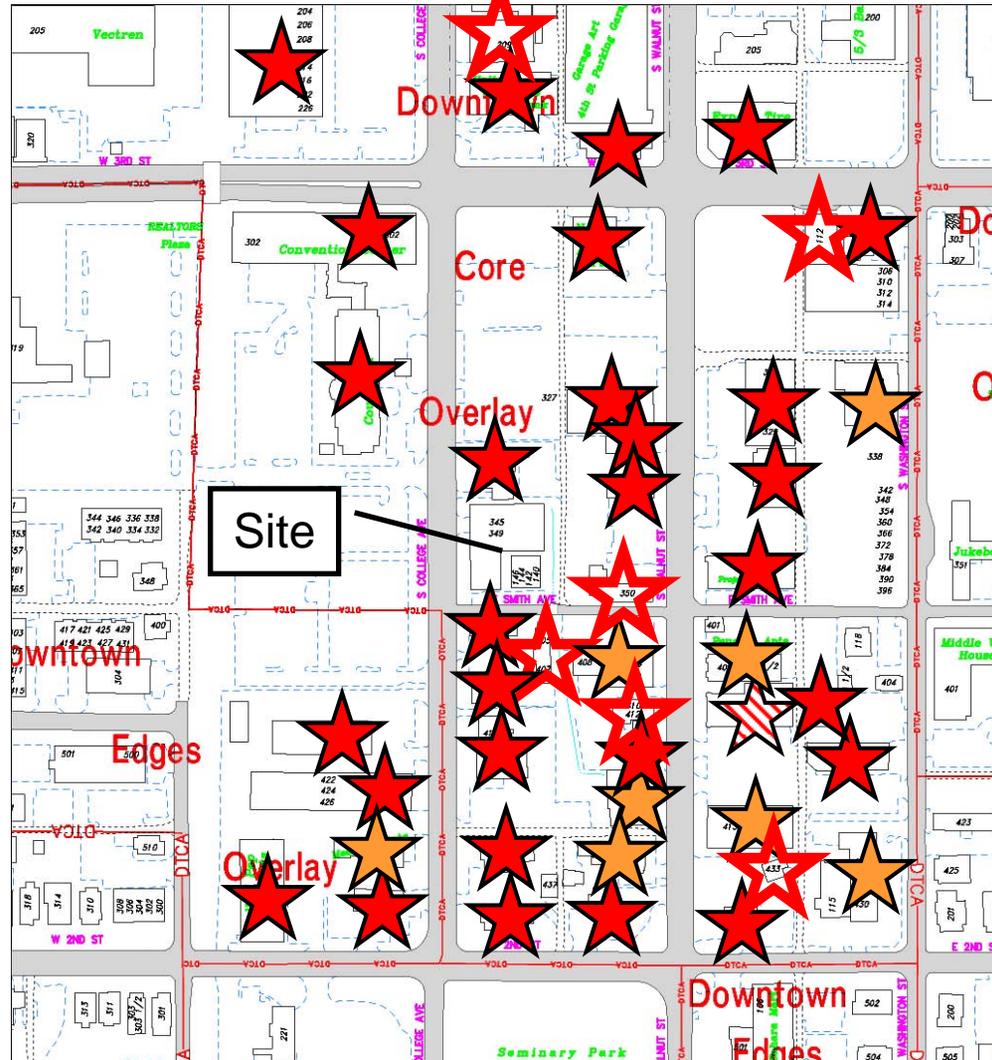


Scale: 1" = 40'



SP-20-10  
Nearby Commercial

# Nearby Commercial



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**PETITIONER:** Quattro Development (Vitamin Shoppe)  
1100 Jorie Blvd, Ste 238, Oak Brook, IL

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**REQUEST:** The petitioner is requesting final plan approval for new construction of a 3210 square foot retail structure within the College Mall Planned Unit Development. Also requested is a preliminary and final plat approval of a 2-lot commercial subdivision.

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**BACKGROUND:**

**Lot Area:** 34.72 Acres (0.47 acre outlot)  
**Current Zoning:** Planned Unit Development (College Mall)  
**GPP Designation:** Regional Activity Center  
**Existing Land Use:** Parking Lot  
**Proposed Land Use:** Retail  
**Surrounding Uses:** South: College Mall  
East: Restaurant, Funeral Home  
West: Bank  
North: Commercial

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**REPORT:** The site in question is a part of the College Mall Planned Unit Development (PUD) and is located southeast of the intersection of E. 3<sup>rd</sup> Street and S. College Mall Road and does not include the Old National Bank property at the immediate intersection. Because the larger mall area is comprised of two different properties with different ownership, only the western half is involved with the proposed subdivision.

The petitioner is proposing to create a new 0.47 acre outlot within the College Mall PUD and redevelop an existing ancillary parking lot with a new 3210 square foot retail structure. The proposed outlot is in the area of an existing parking lot located immediately adjacent to E. 3<sup>rd</sup> Street between Old National Bank and Mark Pi's restaurant. This approximately 28-space parking lot is rarely used and has been utilized for temporary sales (mulch, Christmas trees, etc...) in the past. The proposed retail structure has been placed in a building forward manner with 12 parking spaces located to the south.

Staff finds this to be a desirable redevelopment project. This site has been previously developed with a suburban style mall. Although the proposed site plan is also somewhat suburban in nature, it reduces the number of parking spaces by approximately 16 spaces and adds 3210 square feet of new retail along the street. This redevelopment will only improve the pedestrian interest of the 3<sup>rd</sup> St. streetscape.

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**FINAL PLAN ISSUES:**

**Setbacks:** The proposed retail building is located at the front setback line for the proposed lot. This setback would also be in line with the adjacent bank structure to the west. The proposed site plan is compliant with all required setbacks.

**Maximum Impervious Surface Coverage:** Approximately 57% of the outlot area is currently covered with paved parking. This is less than the 60% maximum impervious surface coverage requirement of the UDO. With the proposed site plan, this percentage is reduced to approximately 44%.

**Access:** The site is currently accessed off an internal drive to the south. This drive cut is very close, less than 20 feet, from an intersection of internal drives providing entry from E. 3<sup>rd</sup> Street. Staff has worked with the petitioner to propose an entry location off an existing drive that also would share access with the adjacent bank property. With the new entrance, the petitioner would remove the existing cut to the south. Staff finds this to be a safer access point for the development.

**Tree Preservation/Landscaping:** The petitioner has submitted a fully compliant landscape plan with this request. They are preserving the large landscaped area on the northeastern portion of the site which includes a large tree and several other plants and shrubbery. Although the petitioner has shown the required street trees along 3<sup>rd</sup> St, INDOT may not allow these trees to be placed. If INDOT does not allow their placement, these trees must be relocated behind the right-of-way line between the building and the street.

**Stormwater & Utilities:** Due to the reduction in impervious surface coverage no new detention is required with this proposal. This site is adequately served by all public utilities.

**Parking:** The 3210 square foot retail structure has a maximum parking allotment of 10 parking spaces. However, staff finds the 12 proposed parking spaces to be appropriate. The petition is removing approximately 16 parking spaces (more than half of the existing spaces) and is adding new commercial space. The proposal clearly meets the overall intent of reducing excessive parking. Staff is supportive of the proposed parking ratio.

**Bicycle Parking:** The petitioner has shown the location of the bicycle parking on a paved slab near the front entrance. Four bicycle parking spaces are required to be placed.

**Pedestrian Facilities:** The required sidewalk along 3<sup>rd</sup> St. is currently in place. This pedestrian facility is also within the area planned for improvements by INDOT. This street frontage will be reconstructed with the State's project.

**Architecture:** The petitioner has designed their building to avoid visible areas of blank walls. The petitioner desires a front façade facing the mall. Staff has worked with the petitioner to design a building that provides a southern façade, but also incorporates front facades along both 3<sup>rd</sup> St. and the western elevation that is highly visible from the street. The eastern façade will be heavily softened and screened by the large existing landscaping area along the eastern portion of the site and therefore, will not be highly visible from the street.

The proposed building is one-story with an overall height of just over 20 feet and has a large parapet to hide the majority of mechanicals. The petitioner has included large storefront glass areas on the three sides mentioned above as well as awnings and signage. The building will be clad with cultured limestone columns with two colors of

split face block between the columns. Color elevations have been provided in your packets.

**Signage:** The petitioner has shown the proposed signage for the structure. Staff finds the proposed signage to be compliant and appropriate for the site. Staff worked with the petitioner to add signage to the north, west and south sides of the building to create consistent architectural patterns on the most visible sides of the building.

In addition to the wall signage, the petitioner may utilize an existing sign base located at the northeast corner of the outlot. This sign base was formally used for a large center sign advertising the mall property and was relocated several years ago. With the creation of the outlot, a single two-sided ground sign of a maximum 45 square feet per side and 6 feet in height would be permitted for this site. The remnant steel beams extending from the sign base will be removed regardless of whether the petitioner chooses to place a new sign or not.

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**PRELIMINARY/FINAL PLAT ISSUES:**

**Right-of-Way Dedication:** Even though the outlot is very small in relation to the overall property, the petitioner is required to show the required right-of-way dedication for 3<sup>rd</sup> St. (50 feet from centerline), College Mall Rd. (50 feet from centerline) and E. Buick Cadillac Blvd. (32.5 feet from centerline). The petitioner is working with the City Engineering Department to confirm the accurate centerlines for these locations and will show the necessary dedications on the plat prior to their signature.

**Lot Area:** This PUD is most closely associated with Commercial Arterial (CA) zoning. Since the overall PUD did not dictate a minimum lot area, staff would default to the minimum lot area of the CA district, or 32,670 square feet. This area requirement was established to ensure newly created lots were sized appropriately to allow for new construction that could meet setbacks, maximum impervious surface coverage and landscaping requirements. Although the proposed lot does not meet this standard, it would meet the Commercial General (CG) minimum lot area standard of 21,780 square feet. Furthermore, the petitioner has demonstrated compliance with setback, maximum impervious surface coverage and landscape standards with the smaller lot area. Staff finds the area to be appropriate due this compliance as well as the property's location. This area already functions and appears much as an outlot.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) reviewed this petition had had not comments.

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**BICYCLE AND PEDESTRIAN SAFETY COMMISSION RECCOMENDATIONS:** The BBPSC reviewed the proposed site plan and offered the following recommendations:

- 1) Sidepath/multiuse path – request the City and petitioner negotiate with the Indiana Department of Transportation to change their six foot wide monolithic sidewalk design (as part of the SR 45/46 roadway project) along the south side of East 3rd Street/SR 46 to be consistent with the eight foot wide sidepath identified in the Bloomington Bicycle and Pedestrian Transportation and Greenways System Plan and the College Mall Pedestrian Accessibility Study. This sidepath would provide another important connection to the existing buffered sidepath (e.g. grade separated with planting strip) east of Clarizz Boulevard and to planned improvements west of College Mall Road.

**Staff Comments:** Staff agrees and has already expressed this suggested change. Ultimately it will be up to INDOT if this design will change.

2) Sidewalk – provide a new five foot wide buffered sidewalk connection (e.g. with a planting strip where space permits) along the East 3rd Street/SR 46 drive entrance from East 3rd Street/SR 46 to the 4-way drive intersection (e.g. east outlot property line).

**Staff Comments:** This is not a required section of sidewalk. There is an existing sidewalk connection on the east side of this entrance and the petitioner has provided the required connections from their use to the 3<sup>rd</sup> St. pedestrian way and from their parking lot to the south. The southern connection has been designed to direct pedestrians going from the petition site to the mall area to cross at the intersection rather than a mid block style crossing.

3) Sidewalk – provide a better internal sidewalk connections along the shared west access drive from East 3rd Street/SR 46 to the internal College Mall drives (e.g. west outlot property line).

**Staff Comments:** See comments from #2 above.

4) Access Management – request the petitioner negotiate with Simon Property Group (College Mall) to conduct a traffic study at the drive entrances and intersections to better understand pedestrian and vehicle movements and to consider countermeasures that improve safety such as a 4-way stop condition.

**Staff Comments:** Although desirable, a study is not required.

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**DEVELOPER HISTORY:** Quattro Development has no development history within the City Planning Jurisdiction.

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**RECOMMENDATION:** Staff recommends approval of PUD-23-10 with the following conditions:

- 1.) A minimum of four Class II bicycle parking spaces are required to be placed within the bicycle parking area shown on the site plan.
- 2.) The centerlines of College Mall Road and Buick Cadillac Boulevard and required dedication must be confirmed prior to final plat signature.
- 3.) If INDOT will not permit the proposed street trees to be located within the right-of-way, they must be relocated outside of the right-of-way.
- 4.) Proposed sconce lights on the building must be fully shielded and downlit or meet the low-intensity lighting exemptions within the UDO.

## MEMORANDUM

**TO:** MEMBERS OF THE PLAN COMMISSION

**FROM:** SCOTT ROBINSON, LONG RANGE/TRANSPORTATION MANAGER  
*Planning Dept. liaison to the Bloomington Bicycle and Pedestrian Safety Commission*

**RE:** COLLEGE MALL OUTLOT – 2700 BLOCK E. 3<sup>rd</sup> STREET

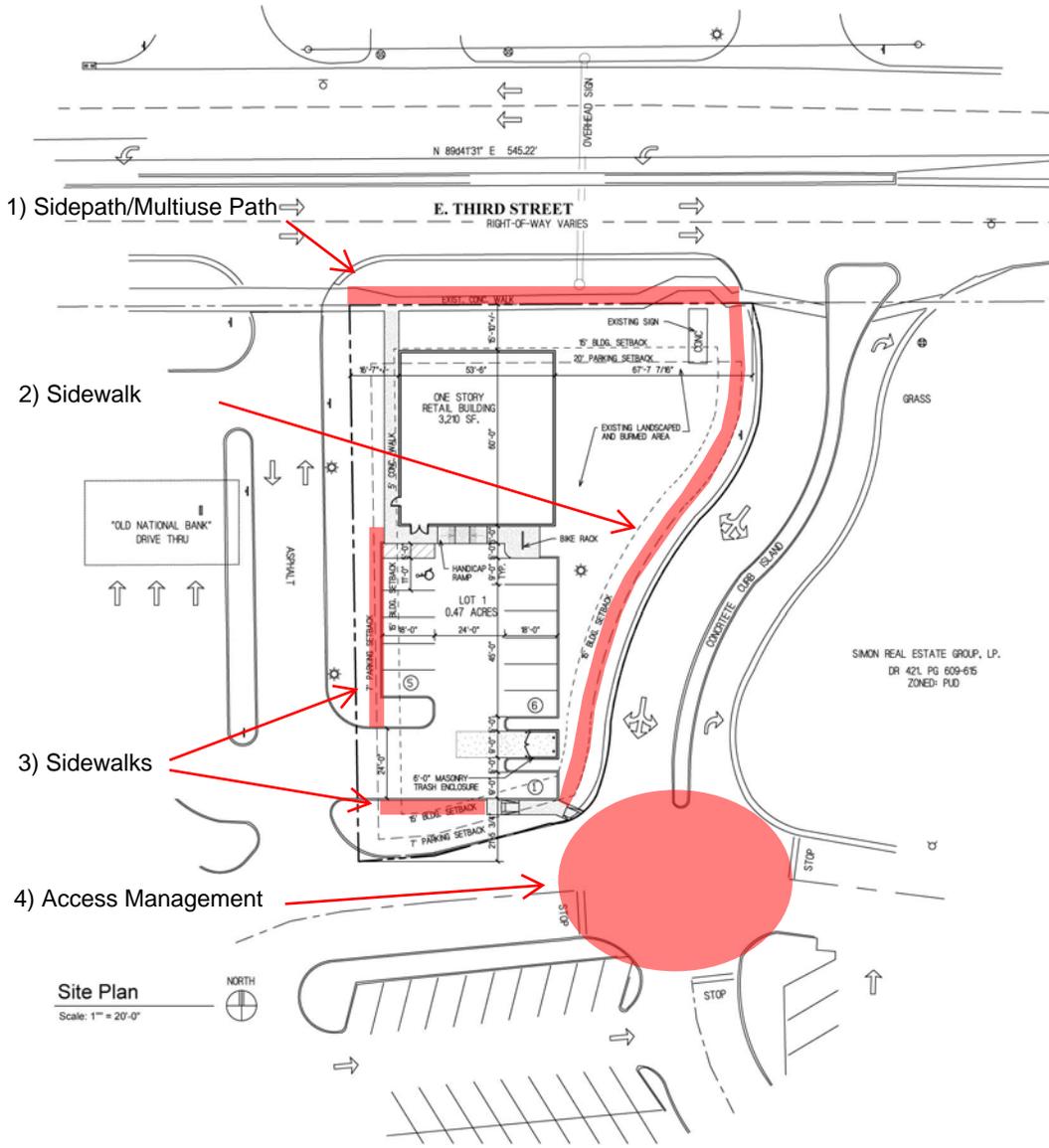
**DATE:** AUGUST 16, 2010

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The Bloomington Bicycle and Pedestrian Safety Commission (BBPSC) reviewed the site plan for the College Mall Outlot project proposal at its regular meeting on August 16, 2010. The BBPSC made the following site plan recommendations to further safe and efficient mobility of all users in the College Mall area. A reference site plan is also included.

### RECOMMENDATIONS

- 1) Sidepath/multiuse path – request the City and petitioner negotiate with the Indiana Department of Transportation to change their six foot wide monolithic sidewalk design (as part of the SR 45/46 roadway project) along the south side of East 3<sup>rd</sup> Street/SR 46 to be consistent with the eight foot wide sidepath identified in the Bloomington Bicycle and Pedestrian Transportation and Greenways System Plan and the College Mall Pedestrian Accessibility Study. This sidepath would provide another important connection to the existing buffered sidepath (e.g. grade separated with planting strip) east of Clarizz Boulevard and to planned improvements west of College Mall Road.
- 2) Sidewalk – provide a new five foot wide buffered sidewalk connection (e.g. with a planting strip where space permits) along the East 3<sup>rd</sup> Street/SR 46 drive entrance from East 3<sup>rd</sup> Street/SR 46 to the 4-way drive intersection (e.g. east outlot property line).
- 3) Sidewalk – provide a better internal sidewalk connections along the shared west access drive from East 3<sup>rd</sup> Street/SR 46 to the internal College Mall drives (e.g. west outlot property line).
- 4) Access Management – request the petitioner negotiate with Simon Property Group (College Mall) to conduct a traffic study at the drive entrances and intersections to better understand pedestrian and vehicle movements and to consider countermeasures that improve safety such as a 4-way stop condition.



1) Sidewalk/Multiuse Path →

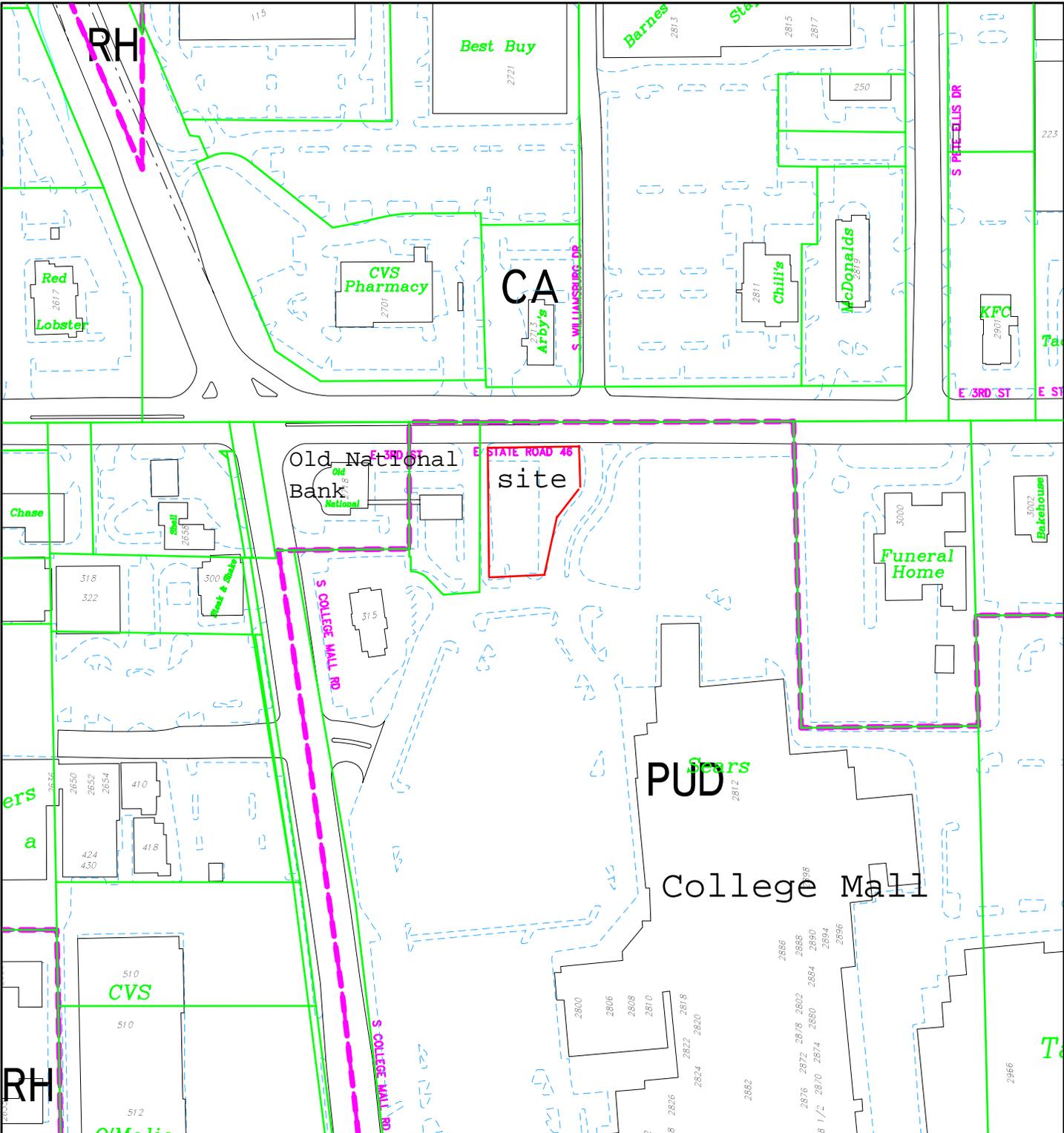
2) Sidewalk

3) Sidewalks

4) Access Management →

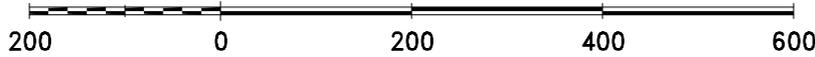
Site Plan  
Scale: 1" = 20'-0"

DATE	JULY 5, 2010
REVISIONS	
PROPOSED RETAIL DEVELOPMENT FOR:	QUATTRO DEVELOPMENT, LLC.
LOCATION	2884 E. 3rd. STREET, BLOOMINGTON, INDIANA
Reitan Architects, LLC.	1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173 PH. 847-539-6277 - FAX 847-539-0447 Assumed Name No. 94-004093
SHEET NAME	SITE PLAN
SHEET	ST1
OF 1	
PROJECT NO.	1034



PUD-23-10 QUATTRO DEVELOPMENT  
 LOCATION/ZONING/LAND USE MAP

By: shapp  
 13 Aug 10



City of Bloomington  
 Planning

Scale: 1" = 200'

For reference only; map information NOT warranted.



***1100 Jorie Blvd., ste 238  
Oak Brook, IL 60523  
630-891-6476***

August 17, 2010

To: City of Bloomington  
401 N. Morton St. – Suite 160  
P.O. Box 100  
Bloomington, IN 47402  
Attn: Patrick Shay, AICP

Re: Petitioner’s Statement for proposed development of an outlot building of the College Mall

Dear Patrick,

As part of our submittal package to the City, we are submitting this Petitioner’s statement that provides a description of our proposed development project, hereinafter referred to as the “Property.”

Size: The Property is an approximately 0.47 acre parcel which will be improved with a 3,210 square foot building.

Location: 2728 E. Third Street, Bloomington, IN. The Property is located at the southeast quadrant of Third Street and College Mall Road between Old National Bank and the Third Street entrance to the College Mall.

Adjacent Uses: North – Third Street  
South – College Mall  
East – College Mall and College Mall access drive  
West – Old National Bank

Existing Use: The Property’s existing use is as a parking lot for the College Mall.

Proposed Use: The proposed use of the Property is a 3,210 square foot building that will be operated by a national retailer (non-food use).

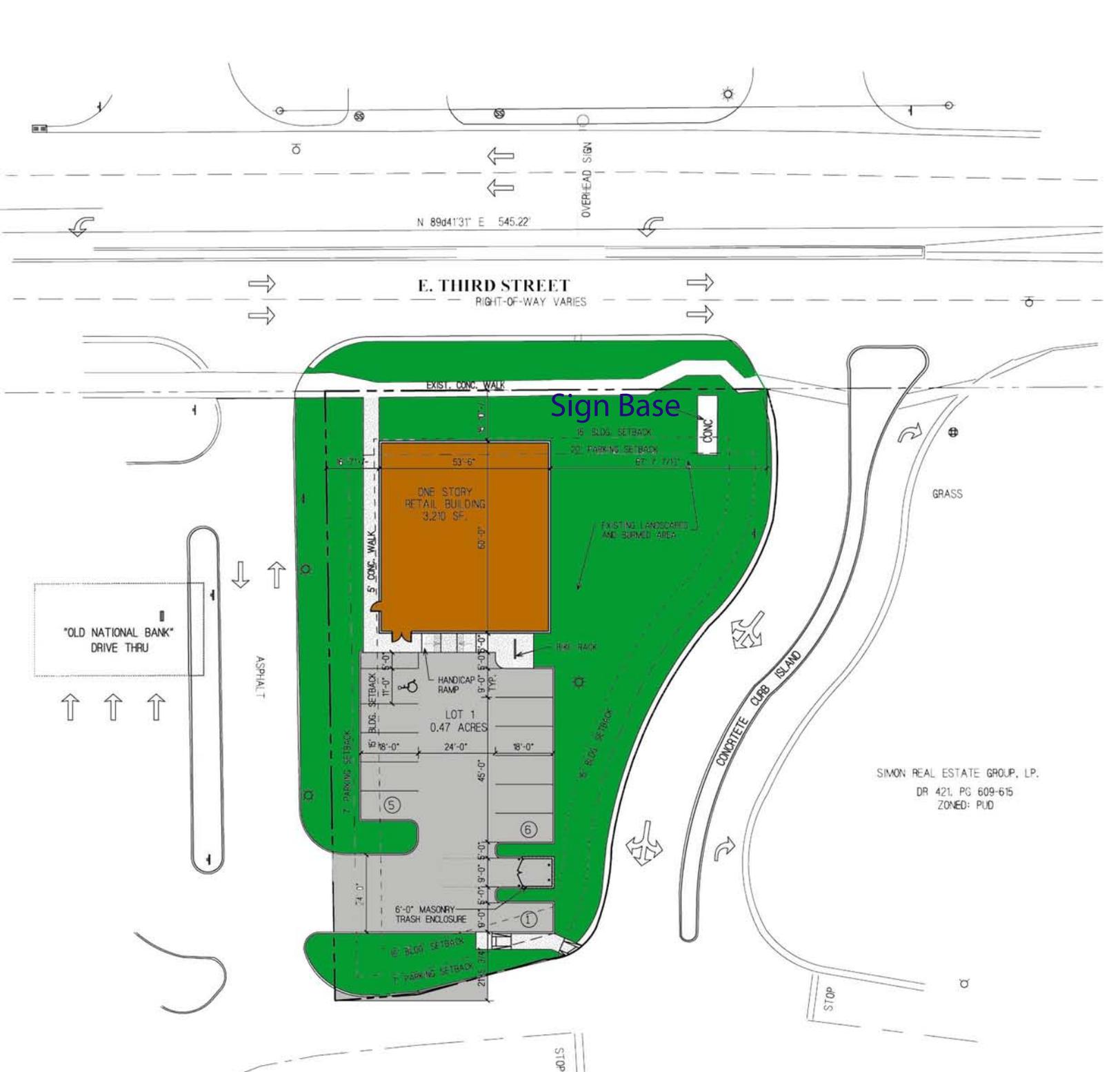
Vehicular Access: Vehicular access will be off of the west boundary of the Property which will provide ingress and egress onto the access road between Old National Bank and the Property.

Environmental Issues: There are no known environmental issues on the Property.

Drainage Plans: The Property will tie into the existing drainage and storm water management system that serves the College Mall.

Sincerely,

Kevin Barnes  
Director of Construction  
Quattro Development



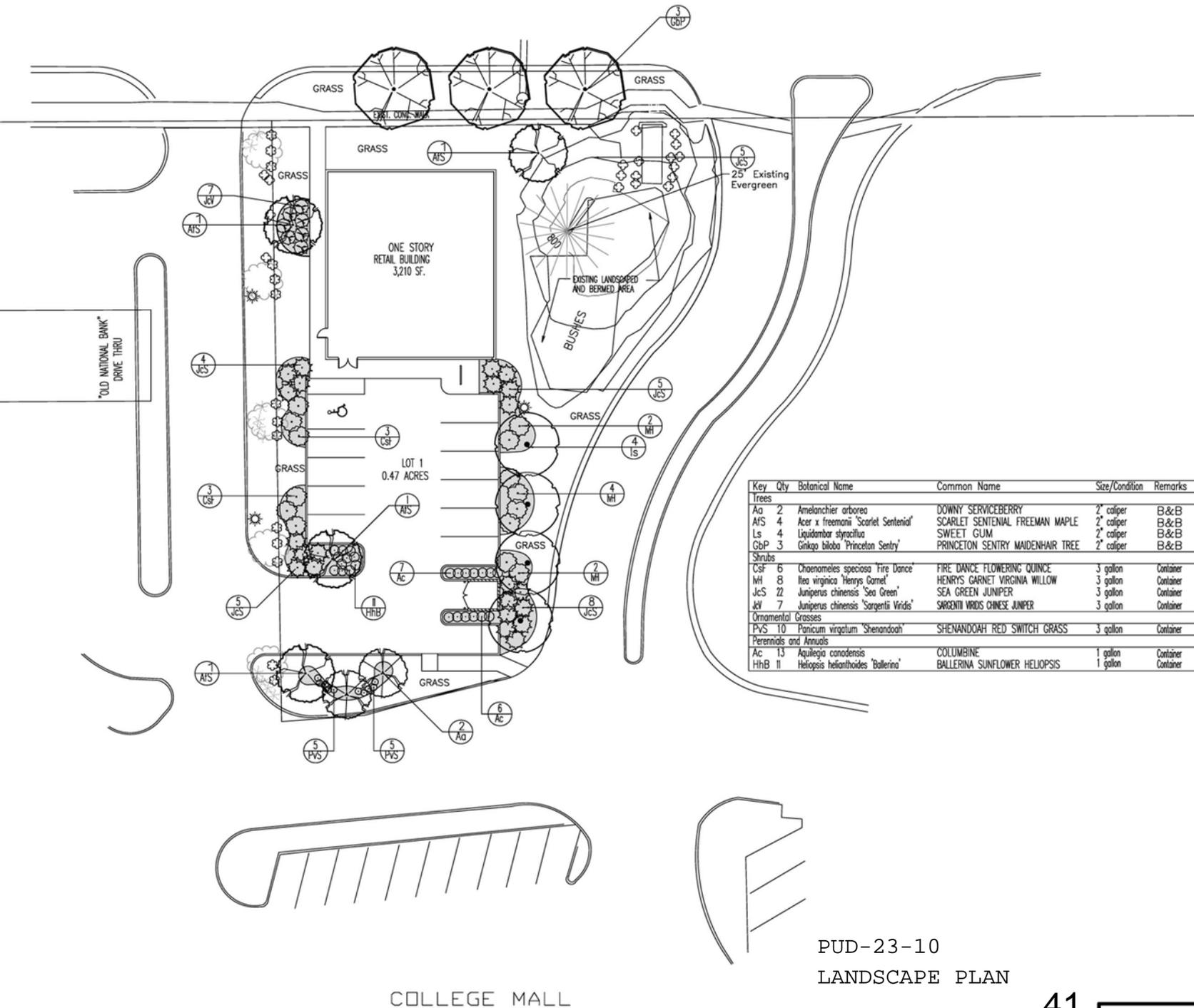
SIMON REAL ESTATE GROUP, LP.  
 DR 421, PG 609-615  
 ZONED: PUD

Site Plan  
 Scale: 1" = 20'-0"



PUD-23-10 SITE PLAN

THIRD STREET



Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
<b>Trees</b>					
Aa	2	Amelanchier arborea	DOWNY SERVICEBERRY	2" caliper	B.&B
AFS	4	Acer x freemanii 'Scarlet Sentinel'	SCARLET SENTINEL FREEMAN MAPLE	2" caliper	B.&B
Ls	4	Liquidambar styraciflua	SWEET GUM	2" caliper	B.&B
GbP	3	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY MAIDENHAIR TREE	2" caliper	B.&B
<b>Shrubs</b>					
Csf	6	Chaenomeles speciosa 'Fire Dance'	FIRE DANCE FLOWERING QUINCE	3 gallon	Container
Wh	8	Itea virginica 'Henry's Garnet'	HENRY'S GARNET VIRGINIA WILLOW	3 gallon	Container
JcS	22	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	3 gallon	Container
JcV	7	Juniperus chinensis 'Sargentii Viridis'	SARGENTII VIRIDIS CHINESE JUNIPER	3 gallon	Container
<b>Ornamental Grasses</b>					
PVS	10	Panicum virgatum 'Shenandoah'	SHENANDOAH RED SWITCH GRASS	3 gallon	Container
<b>Perennials and Annuals</b>					
Ac	13	Aquilegia canadensis	COLUMBINE	1 gallon	Container
HhB II	11	Helopsis helianthoides 'Ballerina'	BALLERINA SUNFLOWER HELIOPSIS	1 gallon	Container

PUD-23-10  
LANDSCAPE PLAN

COLLEGE MALL





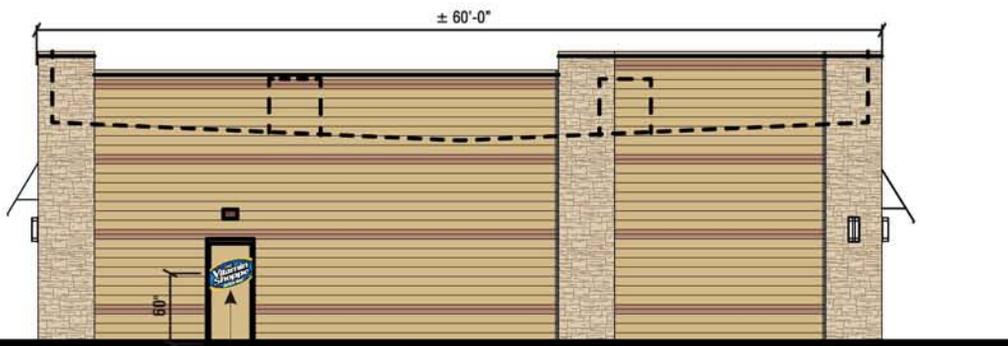
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

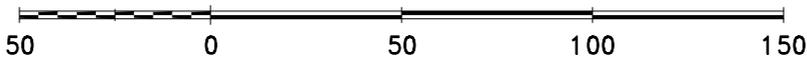




THIRD STREET

PUD-23-10  
AERIAL PHOTO

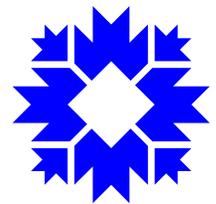
By: shayp  
13 Aug 10



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 50'

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 315/401/411 N. Kimble Drive**

**CASE #: SP-26-10  
DATE: October 11, 2010**

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**PETITIONER:** Stan Palma Architects (Sycamore Point Apartments)  
8902 Otis Avenue, Indianapolis

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

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**REQUEST:** The petitioner is requesting site plan approval in order to build a 76-unit apartment building.

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<b>Area:</b>	3.67 Acres
<b>Zoning:</b>	RM
<b>GPP Designation:</b>	Urban Residential
<b>Existing Land Use:</b>	Single Family Residences
<b>Proposed Land Use:</b>	Multi-family Residences
<b>Surrounding Uses:</b>	North – Mobile Home Park
	East – Single Family Residential
	South – Single Family Residential
	West – Commercial

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**REPORT SUMMARY:** The subject properties are located at 315, 401, and 411 N Kimble Drive. The three properties total 3.67 acres and are zoned Residential Multi-family (RM). The properties have one single family residence on each lot. The petitioner is proposing to remove the existing houses and construct a three-story, multi-family residential building for senior housing.

The new building will have 16 two-bedroom units and 60 one-bedroom units for a total of 25.56 dwelling unit equivalents. There will be a total of 92 parking spaces provided for the residents. The parking area will be accessed from Kimble Drive to the east and Fairfield Drive to the west. To allow for access from Fairfield Dr., the City will be extending Fairfield Drive north to connect to this property. With this petition the petitioner will be dedicating approximately 30' of right-of-way along the south property line to allow for the construction of a new public alley to allow residents along Kimble Drive to access Fairfield Drive and the nearby commercial services located to the west.

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**SITE PLAN REVIEW**

**Residential Density:** The property is approximately 3.67 acres. After right-of-way is dedicated for the alley and along Kimble Drive, the total property size is reduced to 3.25 acres. The petitioner is proposing 25.56 dwelling unit equivalents. The resulting density after right-of-way is dedicated, equals 7.86 units per acre, which is higher than the 7 units per acre that is allowed in this zoning district. The petitioner is requesting a variance from the Board of Zoning Appeals for this increased density that results from right-of-way dedication for the alley. It is not required for the petitioner to dedicate right-of-way for the

alley since this road connection is not shown on the Master Thoroughfare Plan, but the placement of the alley in right-of-way rather than an access easement, allows the city to own and maintain the alley in the future.

**Architecture:** The building will have a brick and hardiplank siding finish. The building will be three-stories tall with a maximum height of 40'. The roof will be pitched and have asphalt shingles. Elevations have been included in the packet.

**Parking:** The property does not have a minimum parking requirement, but has a maximum parking limit of one space per bedroom. The petitioner is providing one parking space per bedroom for a total of 92 parking spaces. As a result of modifying the site plan to provide for the alley along the south property line, the petitioner relocated parking spaces within the front parking setback along Fairfield Drive. The location of a public road along two opposing sides of the property creates a difficulty in placing all of the parking spaces inside of the required setback areas. The petitioner is requesting a variance from the Board of Zoning Appeals to allow some of the parking spaces to be located in the front building setback between the structure and the Fairfield Dr. extension. All of the parking spaces along Kimble Drive meet the front yard setback requirement of 20' behind the front of the building.

**Bicycle Parking:** A 92 bedroom, multi-family development requires 16 bicycle parking spaces to be placed within 50' of the entrance of each building. At least 8 of these spaces must be covered, short-term Class II spaces and at least 4 spaces must be long-term Class I bicycle storage. These spaces have not been shown on the site plan and must be added prior to issuance of a grading permit.

**Streetscape:** A 5' wide concrete sidewalk and street trees will be installed along Kimble Drive. Additional right-of-way will be dedicated along Kimble Drive to place the sidewalk within the right-of-way. In addition, a 5' wide concrete sidewalk and street trees will be installed along the extension of Fairfield Drive to the west. Sidewalk connections have been shown from the building to the sidewalks along Kimble Dr. and Fairfield Dr. A sidewalk will be constructed along the northern edge of the east-west alley.

**Landscaping:** With this petition there would be new landscaping installed around the building and parking areas. The entire property would be landscaped to meet all UDO requirements. The petitioner has submitted a landscape plan that meets all requirements of the UDO.

**Utilities:** Stormwater and utility plans have been submitted to the City Utilities Department and are under review. Approval from CBU must be given before a grading permit is issued.

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

1. A total of 16 bicycle parking spaces must be shown on future plans.
2. Approval from the City of Bloomington Utilities Department is required prior to issuance of a grading permit.

## MEMORANDUM

**TO:** MEMBERS OF THE PLAN COMMISSION

**FROM:** RAYMOND HESS, SR. TRANSPORTATION PLANNER  
*Planning Dept. liaison to the Bloomington Bicycle and Pedestrian Safety Commission*

**RE:** SYCAMORE POINT SENIOR APARTMENTS

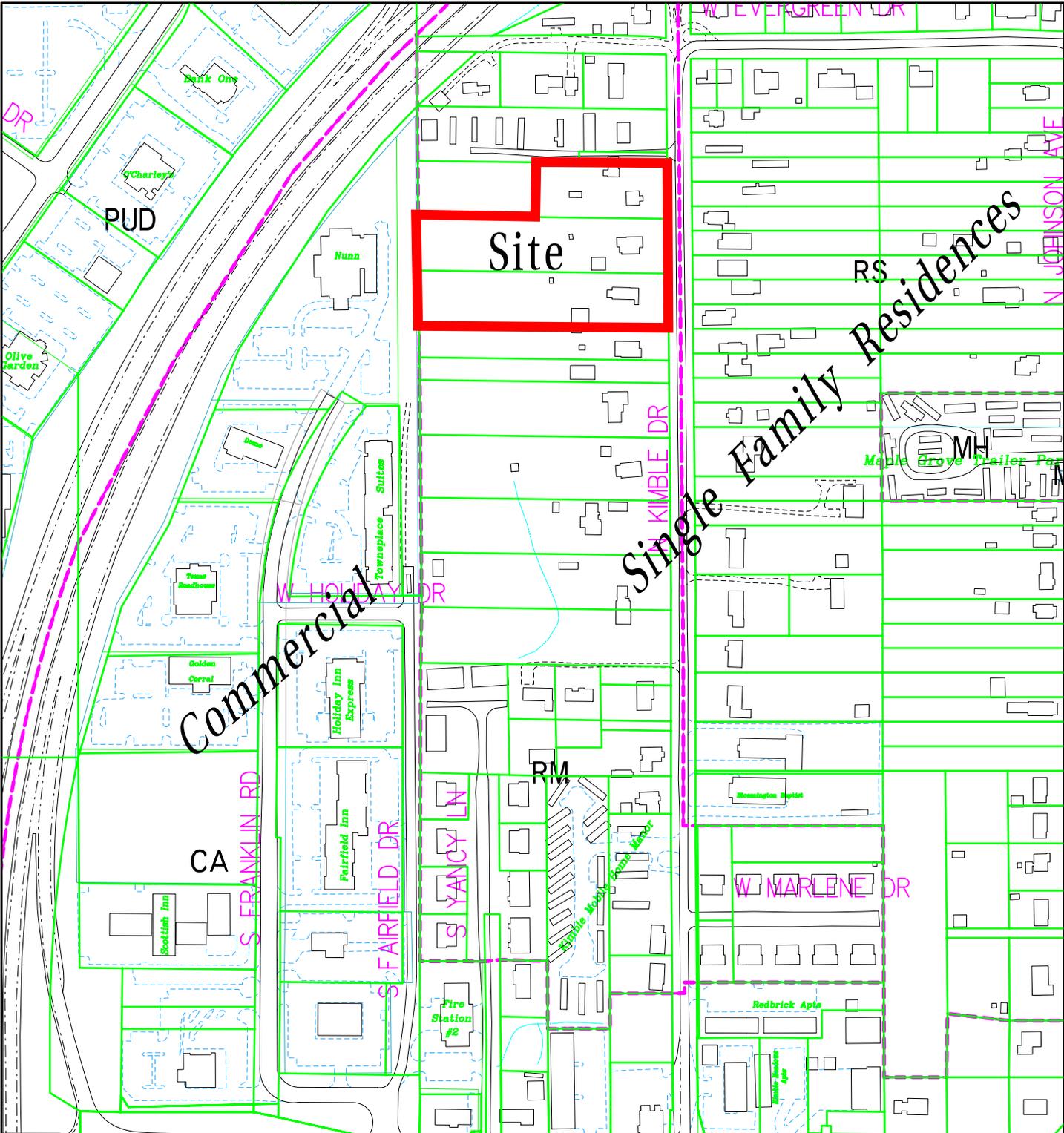
**DATE:** SEPTEMBER 27, 2010

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The Bloomington Bicycle and Pedestrian Safety Commission (BBPSC) reviewed the site plan for the Sycamore Point Senior Apartments proposal (on Kimble Drive) at its regular meeting on September 20, 2010. The BBPSC made the following site plan recommendations to further safe and efficient mobility of all users of the Sycamore Point Senior Apartments. A reference site plan is also included.

### RECOMMENDATIONS

- 1) Fairfield Rd. Connection – The BBPSC supports the connection to Fairfield Rd. to the west. The connection should provide pedestrian access in the form of a sidewalk from the project to Fairfield Rd. as well. This connection will break-up an excessively long block of Kimble Drive and provide a more direct route between the neighborhood and the businesses located along Fairfield Dr. and Franklin Rd.
- 2) Project Accessibility for pedestrians and persons with disabilities – Measures should be taken to ensure that the perpendicular parking within the project does not impede pedestrian movement along the internal sidewalk. A wider sidewalk or parking bumper blocks would minimize the amount of space taken by cars which pull too far forward.



SP-26-10 Sycamore Point Apartments

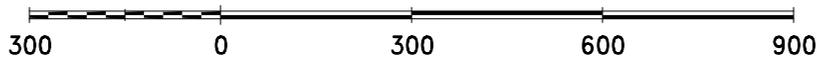
315/401/411 N Kimble Drive

Plan Commission

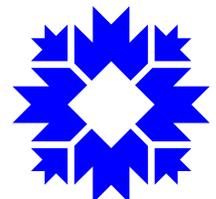
Site Location, Zoning, Parcels, Land Use

By: greulice

6 Oct 10

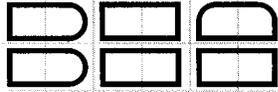


City of Bloomington  
Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

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

Re: Sycamore Point Senior Apartments; BFA Project 401033

Attn: Eric Greulich

Dear Plan Commission Members:

Our client Palma Architects, Inc, respectfully requests site plan approval on approximately 3.54 acres of land located at 315, 401 and 411 N. Kimble Drive. The proposed site plan consists of a 76 unit senior apartment building consisting of 62 one bedroom units and 14 two bedroom units for a total of 90 bedrooms. The site design sets the building to the west of a stand of mature trees lining Kimble drive. Parking is placed to the side and rear of the building.

Access to the site is by two driveway cuts to Kimble Drive and looping around the proposed building providing excellent emergency vehicle access. The city may extend Fairfield Drive from its current terminus at the north edge of Holiday Express motel. If this is completed, we will provide an additional vehicle and pedestrian connection to Fairfield Drive as well.

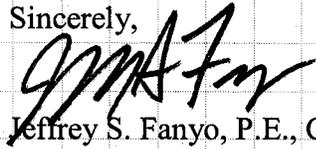
Sanitary sewer exists in Kimble Drive and will serve the proposed building. An existing 6-inch water main in Kimble Drive is not adequate to serve the project. To remedy this we are extending a 12-inch main from an existing 12-inch water main north and west of this site and connecting to the existing 6-inch main in Kimble Drive, improving water pressure and quantity for the entire area.

Storm water quality and quantity ponds are being proposed at the north west and south east portions of the site. Addition of rain gardens along the edge of the parking lots will provide additional water quality treatment as well as directing the flow to the two ponds as mentioned.

The proposed apartment building is three stories in an "L" shaped configuration. A circular drop off drive and canopy is proposed at the outside angle point of the "L" near the southern entrance drive. Elevations and materials are shown on the building elevations.

After reviewing our petition please feel free to contact this office at any time for clarification or questions. We thank you in advance for your consideration on this project.

Sincerely,



Jeffrey S. Fanyo, P.E., CFM  
Bynum Fanyo and Associates, Inc.  
528 N. Walnut Street

Attachments: Site, grading, utility and erosion control plans  
Architectural elevations

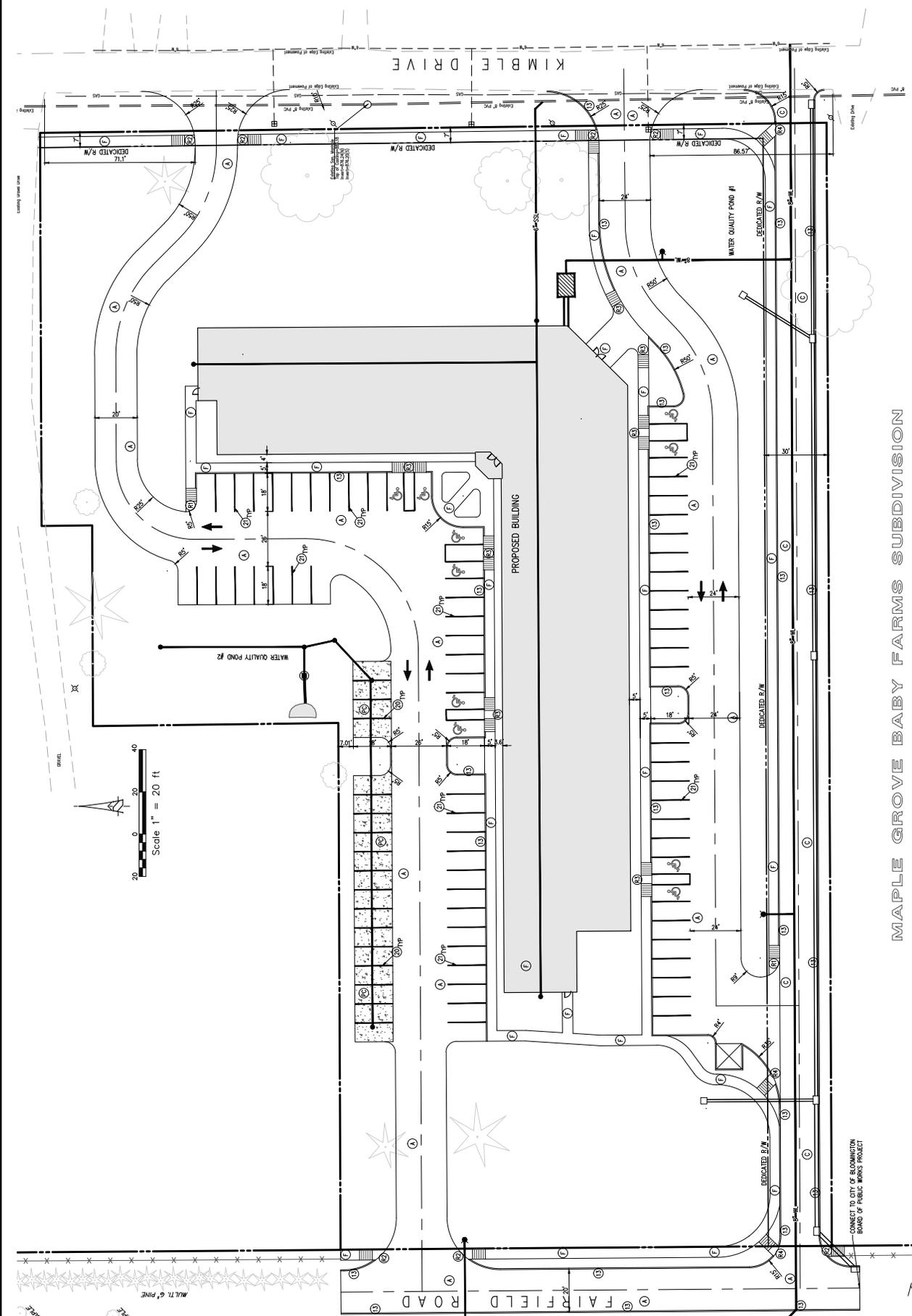
Xc: City of Bloomington Utilities  
BFA file 401033

designed by: JBT  
 drawn by: DLG, JR  
 checked by:  
 sheet no: 3  
 project no: 40/033

Proposed:  
**SYCAMORE POINT SENIOR APARTMENTS**  
 315, 401 & 411 North Kimble Drive  
 Bloomington, Indiana

BBB  
 BRYNUM FANVO & ASSOCIATES, INC.  
 CIVIL ENGINEERING  
 ARCHITECTURE  
 PLANNING  
 Bloomington, Indiana  
 (612) 359-2890 (Fax)  
 (612) 352-8030

Revisions:  
 1. Existing street lines



NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY OTHER DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CHANGING ELEVATIONS.

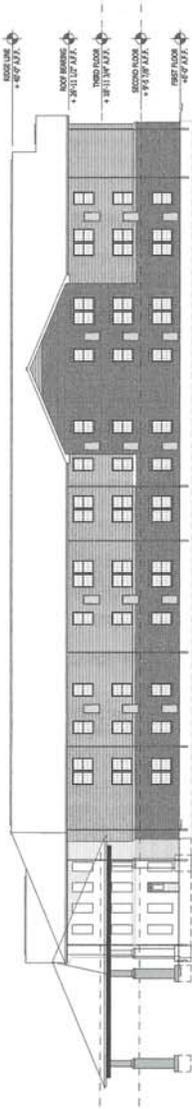
MAPLE GROVE BABY FARMS SUBDIVISION



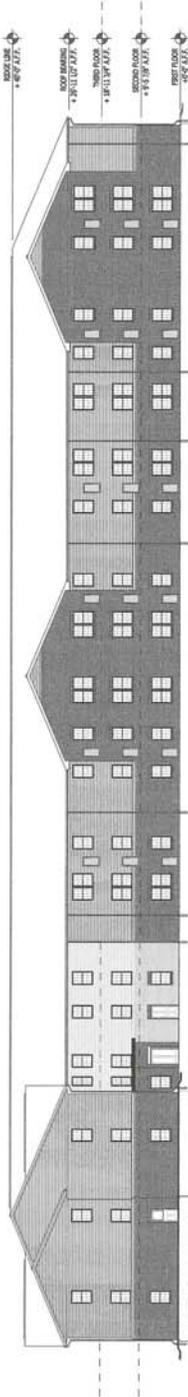
JOB NUMBER: Bloomington Seniors 2011  
 DRAWING NUMBER: 3  
 DATE: August 24, 2010  
 SCALE: 1" = 30.00'  
 DRAWN BY: AP

JOB NUMBER:  
 DRAWING NUMBER:  
 DATE:  
 SCALE:  
 DRAWN BY:

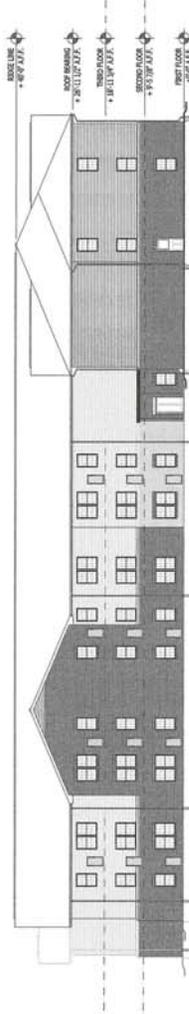
**PALMA ARCHITECTS, INC.**  
 6469 HARRISON RIDGE BLVD.  
 INDIANAPOLIS, INDIANA 46236  
 PHONE: (317) 727-7410



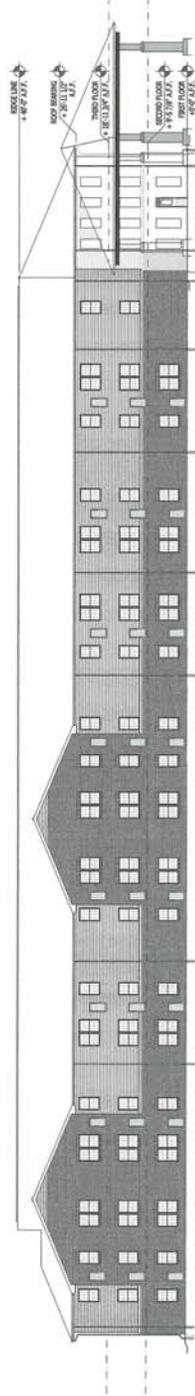
**EAST BUILDING ELEVATION**  
 From Kimble Drive



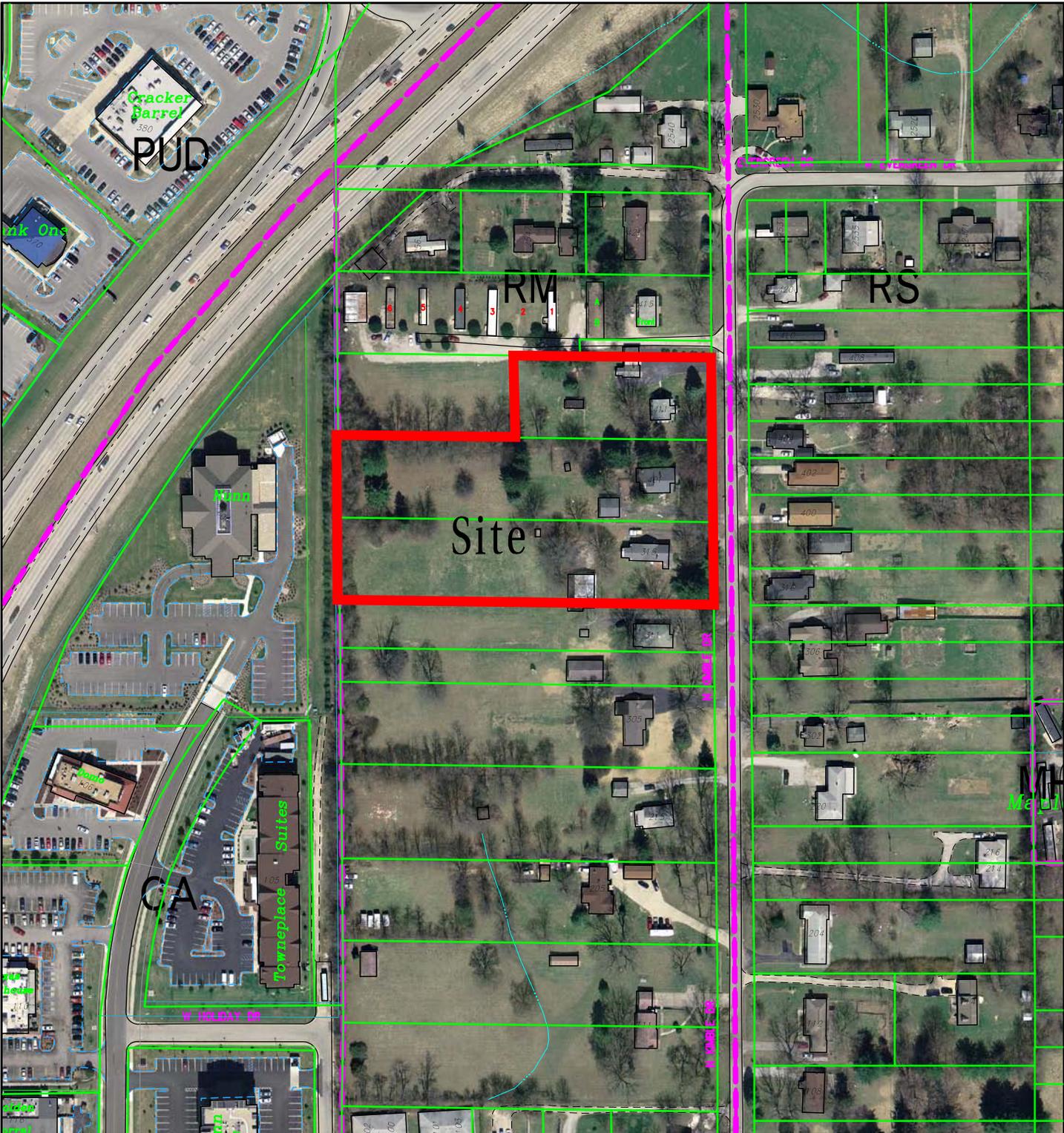
**NORTH BUILDING ELEVATION**  
 From Stormwater Detention Area



**WEST BUILDING ELEVATION**  
 From Fairfield Road



**SOUTH BUILDING ELEVATION**  
 Thru-Way Drive



SP-26-10 Sycamore Point Apartments

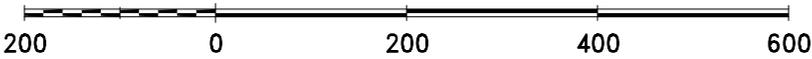
315/401/411 N Kimble Drive

Plan Commission

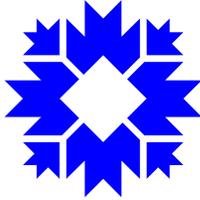
2006 Aerial Photograph

By: greulice

6 Oct 10



City of Bloomington  
Planning



Scale: 1" = 200'

For reference only; map information NOT warranted.