Passed 9-0

ORDINANCE 15-15

TO AMEND THE APPROVED PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ORDINANCE AND PRELIMINARY PLAN
- Re: 2602 E. Creeks Edge Drive
(Evergreen Partners II, LLC, Petitioner)

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning," including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions," went into effect on February 12, 2007; and

WHEREAS, the Plan Commission has considered this case, PUD-16-15, and recommended that the petitioner, Evergreen Partners II, LLC, be granted an amendment to the approved PUD District Ordinance and Preliminary Plan approval. The Plan Commission thereby requests that the Common Council consider this petition.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of IC §36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the list of approved uses and development standards shall be amended for Parcel F of the approved PUD on the property located at 2602 E. Creeks Edge Drive. The property is further described as follows:

> Lots Number Four (4), and Five (5) as shown on the recorded plat of Final Plat Amendment, Third Replat of Parcels E/F Canada Farm Subdivision Phase 1, in the office of the Recorder of Monroe County, Indiana, in Plat Cabinet D, Envelope 50.

SECTION 2. This amendment to the District Ordinance and the Preliminary Plan shall be approved as attached hereto and made a part thereof.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16th day of SEPTEMBER, 2015.

DAVE ROLLO, President
Bloomington Common Council

ATTEST:

Regina Moore
REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 17th day of SEPTEMBER, 2015.

Regina Moore
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 17TH day of SEPTEMBER, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the list of permitted uses and development standards of the PUD District Ordinance for Parcel F of the Canada Farm PUD to allow for an "assisted living facility." It also approves a Preliminary Plan for up to 115 units in a three-story building.

Signed copies to:
legal (5)
Controller
Plan Man
petitioner

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 15-15 is a true and complete copy of Plan Commission Case Number PUD-16-15 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on August 10, 2015.

Date: August 17, 2015

Thomas B. Micuda, Secretary
Plan Commission

Received by the Common Council Office this 17th day of August, 2015.

Regina Moore, City Clerk

Appropriation Ordinance # _____ Fiscal Impact Statement Ordinance # _____ Resolution # _____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure___ _____ Emergency _____
Unforseen Need _____ Other _____

Funds Affected by Request:

Fund(s) Affected		
Fund Balance as of January 1	$	$
Revenue to Date	$	$
Revenue Expected for Rest of year	$	$
Appropriations to Date	$	$
Unappropriated Balance	$	$
Effect of Proposed Legislation (+/-)	$	$
Projected Balance	$	$

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

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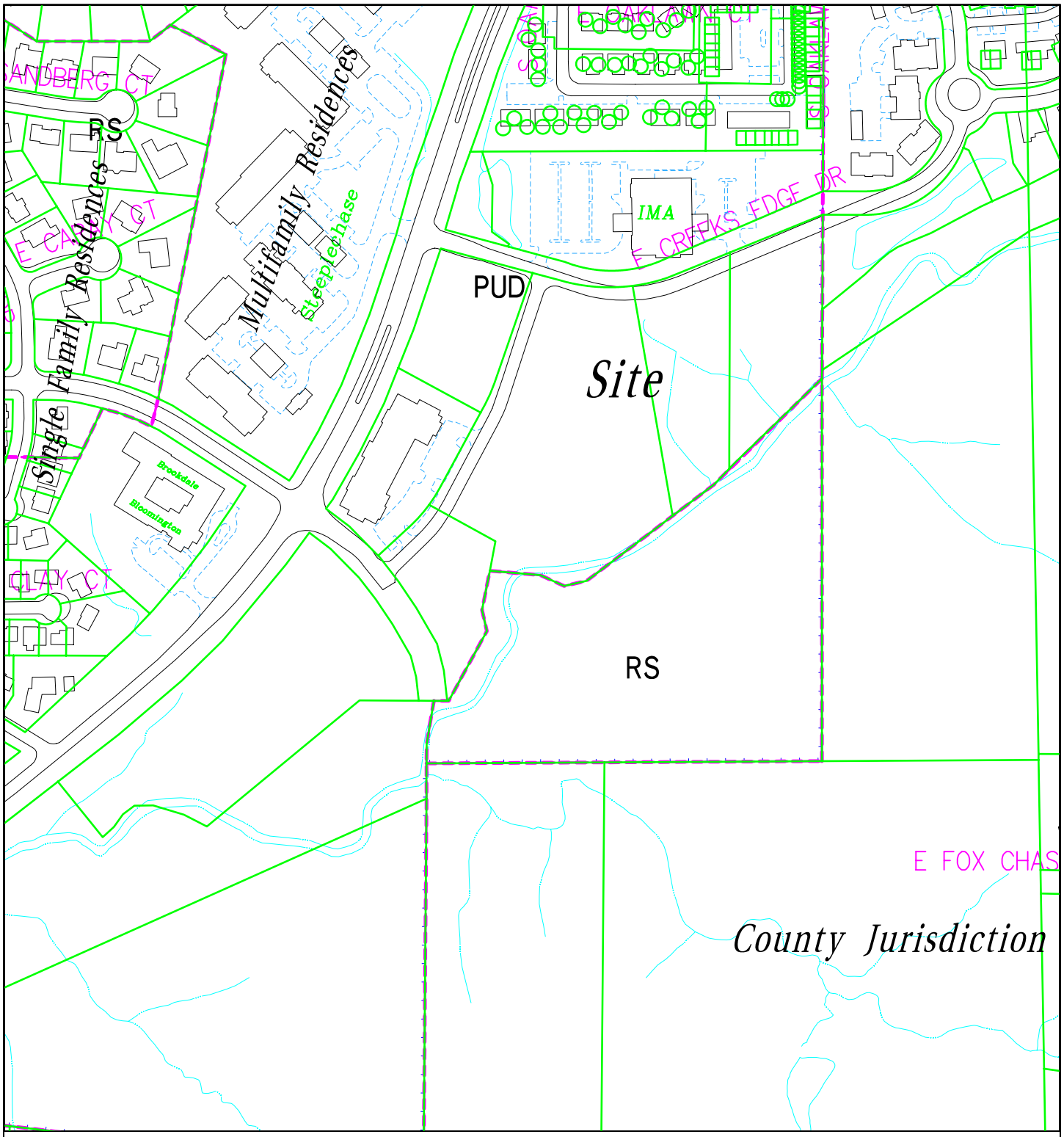


PUD-16-15 Evergreen Partners II, LLC

2602 E Creek's Edge Drive

Plan Commission

Site Location, Zoning, Land Use, Parcels

By: greulice

9 Jul 15

300 0 300 600 900

N

City of Bloomington
Planning & Transportation

Scale: 1" = 300'

For reference only; map information NOT warranted.

By: greulice
9 Jul 15

200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.

Interdepartmental Memo

To: **Members of the Common Council**
From: **Eric Greulich, Zoning Planner**
Subject: **Case #PUD-16-15**
Date: **August 14, 2015**

Attached are the staff report, petitioner's statement, maps, and exhibits which pertain to Plan Commission case #PUD-16-15. The Plan Commission heard this petition at the July 13 and August 10, 2015 hearings and voted 7-0 to send this petition to the Common Council with a favorable recommendation.

REQUEST: The petitioner is requesting an amendment to the list of permitted uses and development standards for Parcel F of the Canada Farm PUD to allow for a 115-unit assisted living facility.

SITE INFORMATION:

Area:	5.78 acres
Current Zoning:	PUD
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Assisted Living Facility
Surrounding Uses:	North – Medical Office
	West – Child Day Care/Offices
	East – Vacant
	South – Vacant

SUMMARY: This property is located at 2602 E. Creeks Edge Dr. and is on Parcel F of the Canada Farm PUD. The site is currently vacant and consists mostly of open meadow with some scattered mature trees in the center. A portion of the property is encumbered by 100-year floodplain of the East Fork of Jackson Creek, which is located along the southeast property line. The Jackson Creek Trail is also located on this property and runs along the southeast property line. There is a substantial grade change across the property with the grade going downhill toward the creek to the east.

When the Canada Farm PUD was created in 1996 (PUD-67-95), Parcel E and F were approved for a 30,000 square foot anchor grocery store and 50,000 square feet of additional retail space. This was conceptually shown in the preliminary plan as a centrally located grocery store with several surrounding out-buildings and shared parking throughout the shopping center. A doctor's office for IMA was constructed on Parcel E in 2005 (PUD-29-05). A plat approval was given in 2006 (PUD-13-06) to subdivide Parcel F and to allow a multi-tenant office to be constructed on Lot #2. There were two sections of on-street parking that were approved and installed in 2011 (PUD-26-11) that provided an additional 18 parking spaces along the internal driveway to supplement surface parking for the multi-tenant office building. A portion of those on-street spaces are proposed to be removed with this petition to allow for a sidewalk and street trees to be installed. A daycare facility was recently constructed on the adjacent

Lot #1. The remaining lots have remained vacant.

The petitioner is requesting an amendment to the list of approved uses for Parcel F to allow for an assisted living facility with 115 units to be constructed on Lot #4 and #5. Also requested is an amendment to the approved development standards to allow for a 3-story building. The units would be constructed under a non-competitive tax credit to provide affordable housing. The facility would specifically serve low income adult seniors 62 years of age or older. The individuals at this facility will have income levels at or below 60% of the area's median income. The typical resident is someone who needs help to maintain their independence, but who does not require skilled nursing care.

There would be a 67-space surface parking lot constructed to provide parking for this use as well as additional parking for an adjacent multi-tenant office. The building will be finished with a stone masonry veneer base and fiber cement panels. A mix of colors and window trim has been provided to enhance design details around the exterior. There are two, one-story extensions along either side of the building with exterior porches to provide additional building design and reduce the massing of the building, as well as to provide outdoor seating areas. A circle drive has been shown along the internal driveway to provide access to a covered entryway and drop-off area on the front. The building will be three-stories along the front with a walk-out basement facing the creek and wooded area to the east. There is an asphalt sidepath that was stubbed to the property from the offices and daycare to the west that must be extended through the site to connect to the Jackson Creek Trail. There would also be an additional connection to the Jackson Creek Trail from Creek's Edge Drive that would extend along the east property line. The petitioner has committed to utilizing native species along the floodplain and riparian buffer areas. On-site recycling will be provided as well.

SITE PLAN ISSUES:

Architecture/Design: The building will be finished with a stone masonry veneer along the base with fiber cement panels and fiber cement shakes along the exterior. The roof will be a pitched roof with shingles. The PUD required that all buildings in these commercial parcels be one-story with pitched roofs. Due to this different land use, the building is proposed to be three-stories along the front with a walk-out basement facing the creek and wooded area to the east. The increased height and three stories is necessary for this project to be feasible from the petitioner's perspective, and they are requesting an amendment to allow the three-story building. The petitioner has submitted an exterior rendering showing the proposed building in relation to the adjacent building and surroundings. The Plan Commission expressed support for the 3-story building as the extra height and massing supported the affordable housing aspect of this petition. Staff believes that that proposed building layout could be further improved by placing the building front along Creek's Edge Drive to provide a better public street interaction. This issue will be reviewed separately with PUD final plan review.

Access: There is a circle drive proposed along the private internal drive to provide access to the front and to facilitate drop-offs. There is a covered awning proposed that extends over this driveway and entrance. There is another drivecut proposed along the internal driveway for the parking area located in the rear of the property. A sidewalk and street trees were required along the west side of the internal driveway with the previous

petitions for the multi-tenant building and the daycare facility, and would be required along the east side of the internal drive as well with this petition. A secondary emergency access drive has been shown along the east side of Lot #5 to provide an additional access point for emergency services.

Development Standards: The petitioner is requesting to amend the approved development standards for Parcel F as well as the list of uses. Specifically, the petitioner is proposing to adopt the development standards outlined for the Commercial General (CG) zoning district and to amend the list of approved uses to allow "assisted living facility". No other changes to the PUD are proposed or approved. This amendment would apply to Lots #4 and #5 only. Maximum parking would be as outlined in the UDO unless otherwise approved by the Plan Commission.

Landscaping: The petitioner has not yet submitted a full landscape plan and that will be reviewed with the final site plan approval. No deviations are expected from the UDO standards for landscaping. The petitioner has committed to using native species for plantings along the floodplain and riparian buffer. Staff will also work with the petitioner to preserve as many existing trees as possible.

Environmental: The site is a mixture of mature trees and open pasture. There is an intermittent stream/drainage channel that drains east through the property and connects to Jackson Creek. Portions of this have been modified with previous approvals to redirect drainage through the site. The portion of the site that is encumbered by the 100-year floodplain was placed in a conservation easement with previous plats. There is a group of mature trees located within the center of the site that staff encourages the petitioner to try and save. There were not any specific areas of conservation or preservation that were required with the PUD. Areas of preservation within the overall Canada Farm PUD were outlined and approved with the initial outline plan and rezoning. Only the portion of this site within the floodplain was outlined for preservation, which was set aside with a previous plat approval.

Parking: The UDO allows a maximum of 1 space per employee on the largest shift plus 1 space per 3 residential units. There would be a maximum of 28 employees on the largest shift and 115 units which combines for a maximum of 66 parking spaces allowed. There is a parking lot with 67 parking spaces proposed with this petition. Staff is supportive of the extra parking space as this use will be sharing extra parking spaces with the adjacent office. As mentioned previously, there were 18 parking spaces created along the internal driveway to supplement on-site parking for the multi-tenant office. Nine of those spaces are proposed to be removed with this petition. The removal of the parking spaces allows for the required sidewalk and tree plot along the east side of the driveway along this property to increase pedestrian connectivity. In response from concerns from the adjacent owner, Staff recommends that additional parking spaces be added to the parking plan to replace the parking spaces being removed along the internal drive. The Plan Commission can allow for additional parking spaces to be installed above the maximum to supplement existing parking spaces for adjacent uses. Although Council may hear from the adjacent owner, this issue will be dealt with when the petitioner comes forward for PUD final plan approval.

Pedestrian Facilities: The Jackson Creek Trail is located along the south and east

sides of this property and extends from Canada Drive to the south, to the north side of the Creek's Edge development to the north of this site. A recently approved project located at the southeast corner of Sare and Rogers Roads will allow the trail to be extended north to Rogers Rd. A small portion of the Jackson Creek trail will need to be extended along the southeast portion of this site to extend it all the way to the property line. A bike path connection from the multi-use path on Sare Road to the Jackson Creek Trail was required with previous approvals and a stub was placed to this property from the west. The petitioner has shown a bike path connection from Sare Road to the Jackson Creek Trail that wraps around a proposed parking area. Staff would prefer to see a straight connection through the site. This issue will be reviewed separately with the future PUD final plan approval. Additional connections were also expected from Creek's Edge Drive to the Jackson Creek Trail along the property lines of Lot's #4,5, and 6. To that end, an additional bike/ped connection has been shown along the east side of Lot #5. There is a 5' wide concrete sidewalk and tree plot currently along the property frontage on Creek's Edge Drive. Street trees were not installed along Creek's Edge Dr. and are required with this petition.

Utilities: Water service is available along Creek's Edge Drive and sanitary service is available along the rear of the property adjacent to the Jackson Creek Trail. At this point, no issues have been identified with providing utility service to the building. Final acceptance and approval from CBU is required prior to issuance of any permits. Stormwater detention is provided by a large detention pond that was installed with previous approvals that was intended to serve all of the lots in this development. The petitioner will be evaluating this pond to see if there is enough storage capacity provided and if there are any changes that are needed. The pond was seeded with a rain garden mix to provide stormwater quality improvements.

Lighting: A lighting plan has not been submitted yet and will be reviewed prior to issuance of any permits. No deviations from the lighting code are expected.

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

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

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

GROWTH POLICIES PLAN: The Growth Policies Plan designates this area as a "Community Activity Center". This area is described as being ideal for high density, mixed use developments. Providing open space for interaction is also an important site design, which this petition incorporates through walking trails and connections to the Jackson Creek Trail. This site is near to a Bloomington Transit bus route. The GPP calls for careful site design to avoid large open areas of asphalt, which has been incorporated with a minimal parking area. The GPP encourages minimal building setbacks and staff is working with the petitioner to bring the building closer to Creek's

Edge Drive to improve pedestrian accessibility. The GPP states that parking should be located and designed with an emphasis on minimizing pedestrian obstacles. The parking area is located behind the building and adjacent pedestrian trails have been located to avoid conflicts with the parking area. There are existing commercial uses and vacant commercial parcels in this portion of the PUD that fulfill the goal of providing commercial uses at this location. The GPP also encourages the creation of new affordable housing, which would be provided with this petition. The GPP outlines 3 specific guidelines for land use in the CAC:

- The primary land use in the CAC should be medium scaled commercial retail and service uses

  STAFF FINDING: The primary land use of Parcel F will still be predominantly non-residential uses. There are remaining vacant lots for future commercial uses. The inclusion of additional residential units in close proximity can further help the development of surrounding commercial lots with desired commercial businesses.

- Residential units may also be developed as a component of the CAC, and would be most appropriate when uses area arranged as a central node rather than along a corridor.

  STAFF FINDING: The residential units will not be the primary component of the area and as mentioned will supplement adjacent residential units. The inclusion of additional density will help make adjacent commercial uses more viable.

- Provision of public spaces should be used as an incentive to allow additional residential units or commercial space to be developed as part of the planning approval process.

  STAFF FINDING: The presence of the Jackson Creek Trail and open space on this property provides access to public space and resources for the residents.

CONCLUSION: The Plan Commission was supportive of the proposed amendment and felt comfortable with the proposed building size and massing. The location of this use next to a school, a day care, and medical offices provides a mix of adjacent land uses that compliment this use. The presence of a bus route along the adjacent street frontage and the Jackson Creek Trail along the rear of the property provide several active transportation and recreation possibilities for the tenants.

RECOMMENDATION: The Plan Commission voted 7-0 to forward this petition to the Common Council with a positive recommendation and the following conditions of approval:

1. The petitioner will continue to work with staff to review the possibility of rotating the building orientation to face Creek's Edge Drive prior to PUD final plan approval.

2. No PUD final plan approval is granted with this request. A PUD final plan approval is required by the Plan Commission prior to issuance of a grading permit.
3. The petitioner will provide on-site recycling for the residents per their commitment outlined in the petitioner statement.
4. Native species must be used in the areas adjacent to the floodplain and riparian buffer.
5. Although only 115 units are requested with this petition, a maximum of 125 units is approved for this parcel.
6. A final plat amendment is required for any relocation of easement locations.

MEMORANDUM

Date: July 31, 2015

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-16-15, Evergreen Assisted Living facility, second hearing
2602 E. Creeks Edge Drive

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for an amendment to the Preliminary Plan of the Canada Farm Planned Unit Development (PUD) to allow an assisted living use. The EC has no objections to the added use in this PUD, but does recommend some design measures that would reduce the greenhouse gas emissions and the overall environmental footprint associated with this development.

The EC believes that the proposed site represents an opportunity to enhance that special sense of environmental character that Bloomington is known for, by demonstrating through example that we are, indeed, a Tree City USA, a National Wildlife Federation Wildlife Habitat Community, a winner of America in Bloom's national competition, and that we are committed to reducing the carbon footprint of our community while meeting the needs of our people.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

The EC previously recommended that the plants adjacent to the floodplain and riparian buffer be native to south central Indiana. The EC applauds the Petitioner for committing to this request.

2.) GREEN BUILDING & SITE DESIGN

The EC previously recommended that green building practices be employed at this site. Since that time, the building size has been reduced and an additional path has been added, but no other green building commitments have been made. Therefore, the EC still encourages the Petitioner to make a priority of employing green building practices.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (http://Bloomington.in.gov/greenbuild). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council

Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

Some general recommendations the EC offers for this site include LED lighting and energy-saving appliances; solar systems (e.g. solar photovoltaic cell and solar hot water systems); and recycled products, such as counter tops and carpets.

Some specific recommendations for this site include the following four actions.

a. Use locally-sourced, real limestone or sandstone instead of cast concrete as described in the Petitioner's Statement for accents on the facade of the building.

b. Enhance the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air.

c. Provide individual apartment air temperature controls.

d. Use reflective roofing material, which is now available in asphalt shingles to maintain the look that the developer wants to achieve.

3.) RECYCLING
The EC previously recommended that space be allocated for recyclable-materials collection, and the Petitioner has agreed to this request, which the EC applauds.

EC RECOMMENDATIONS

1.) The Petitioner should commit to using green building practices to create a high performance, low-carbon-footprint structure that exhibit our city's commitment to environmental sustainability.

Community Activity Center (CAC)

Intent

The Community Activity Center is designed to provide community-serving commercial opportunities in the context of a high density, mixed use development. The CAC must be designed to serve not only the pedestrian traffic from nearby neighborhoods, but also a community-wide group of users that may drive a personal vehicle to the CAC. Parking will become more important in this area than the NAC, but should still be kept to reasonable levels and skillfully designed to avoid large open areas of asphalt.

Land Use

The Community Activity Center is a mixed commercial node, larger in scale and higher in intensity than the Neighborhood Activity Center. The CAC will incorporate a balance of land uses to take advantage of the proximity to goods and services. Rather than serving a single neighborhood, commercial uses in and surrounding the CAC will be developed so as to be accessible to multiple neighborhoods by non-motorized means, without becoming a major destination for the entire City and/or region. As the central commercial node of the surrounding area, public gathering space is an ideal addition to the mix of uses. Residents will need outdoor space to access, and public open space can provide a valuable amenity to customers of the commercial units. In accordance with their greater scale, commercial uses in a Community Activity Center will have more intense site development. Average square footages of commercial spaces should be greater than those of the Neighborhood Activity Center.

- The primary land use in the CAC should be medium scaled commercial retail and service uses
- Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.
- Provision of public spaces should be used as an incentive to allow additional residential units or commercial space to be developed as part of the planning approval process.

Urban Services

Like Neighborhood Activity Centers, Community Activity Centers should be located within or very near to existing developed neighborhoods. This is essential in reducing the need for extensions of sewer, water, and road facilities. The City may consider upgrading utilities in areas designated for Community Activity Centers in order to provide an incentive to develop or redevelop these locations.

- Public Transit access should be a major component of the urban services provided for any Community Activity Center.
- Community Activity Centers should be connected to a future city-wide greenway system in order to create adequate public recreation space as well as an alternative means to access the development.
- A Community Activity Center should be located at an intersection which is made up of designated Collector or Arterial streets, in order to provide automobile access without overwhelming the pedestrian aspects of the development.
- In new development or redevelopment projects, utilities should be placed underground and located so as to minimize potential conflicts with trees and other landscaping features.

Site Design

Community Activity Centers will be integrated into existing development, and CAC design should be sensitive to the surrounding context. As with similar land use districts defined in this plan, an increased emphasis must be placed on urban design and the creation of a distinctive design style in each area. A formal streetscape will help to define a Community Activity Center as a distinct node of activity serving a group of neighborhoods. The CAC should take on the form of an urban center, with a pedestrian focus and several floors of usable space, both commercial and residential.

- Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.
- Parking should be located and designed with an emphasis on minimizing pedestrian obstacles to accessing businesses.
- Street cuts should be limited as much as possible to reduce interruptions of the streetscape.
- Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.
- In order to buffer pedestrians on busy corridors as well as reduce off-street parking needs, on-street parking and tree plots should be encouraged in new developments and maintained on built roadways.

Canada Farms Assisted Living

Bloomington, IN

Site Plan

0 100' 200' 500'

August 5, 2015

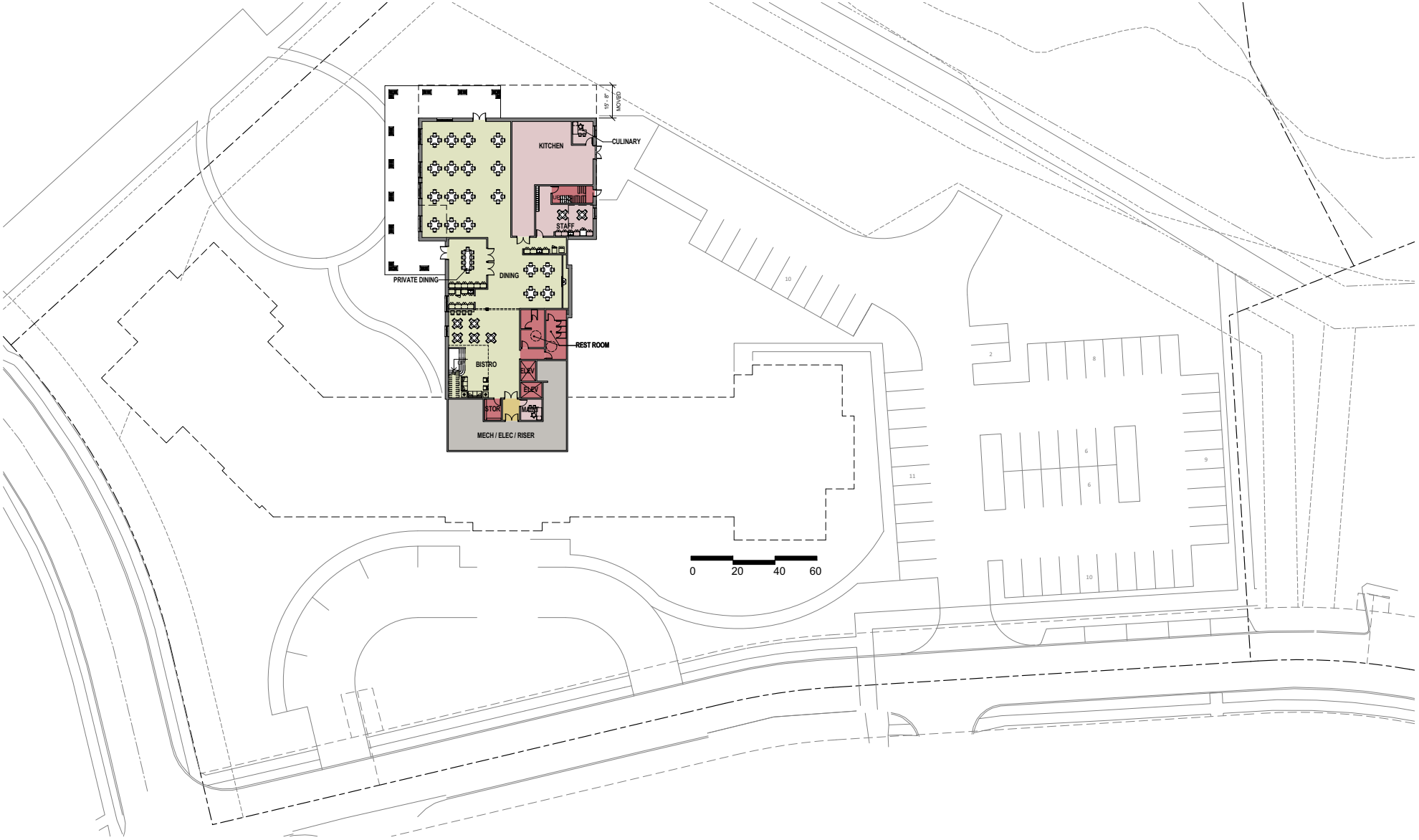
DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

tat | the architectural team



CANADA FARMS AL

BLOOMINGTON, INDIANA

LOWER LEVEL PLAN

Scale : 1" = 20'-0"

05/07/15

DEVELOPER: EVERGREEN PARTNERS

ARCHITECT : The Architectural Team

14205

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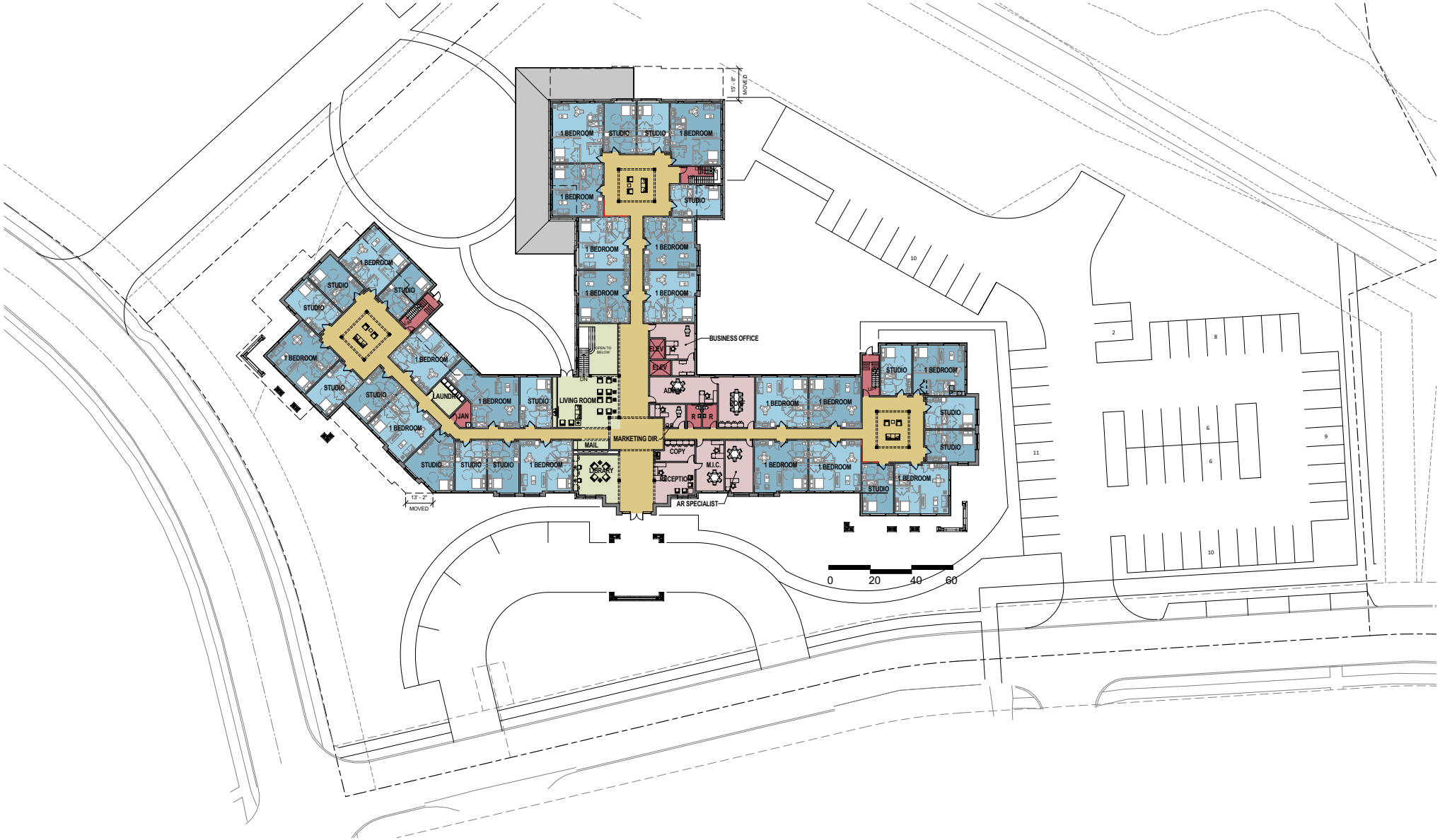

CANADA FARMS AL

BLOOMINGTON, INDIANA

FIRST FLOOR PLAN

Scale : 1" = 20'-0"

04/06/15

DEVELOPER: EVERGREEN PARTNERS

ARCHITECT : The Architectural Team

14205

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CANADA FARMS AL

BLOOMINGTON, INDIANA

2nd FLOOR PLAN

Scale : 1/16" = 1'-0"

04/06/15

DEVELOPER: EVERGREEN PARTNERS

ARCHITECT : The Architectural Team

14205

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CANADA FARMS AL

BLOOMINGTON, INDIANA

3rd FLOOR PLAN

Scale : 1/16" = 1'-0"

05/08/15

DEVELOPER: EVERGREEN PARTNERS

ARCHITECT : The Architectural Team

14205

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West Elevation

East Elevation

South Elevation

Canada Farms Assisted Living

Bloomington, IN

Building Elevations

0 5' 10' 20' 50'

August 5, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

tat | the architectural team

Canada Farms Assisted Living

Bloomington, IN

Aerial Perspective

August 5, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

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Canada Farms Assisted Living

Bloomington, IN

Rendered Perspective

August 5, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

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Canada Farms Assisted Living

Bloomington, IN

Rendered Perspective

August 5, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

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Canada Farms Assisted Living

Bloomington, IN

Rendered Perspective

August 5, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

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Canada Farms Assisted Living

Bloomington, IN

View from South Sare

August 5, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

tat | the architectural team

Canada Farms Assisted Living

Bloomington, IN

View from South Sare

August 5, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14205

tat | the architectural team

EVERGREEN
PARTNERS
NATIONAL HOUSING SPECIALISTS

August 6, 2015

Mr. Eric Greulich
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
Bloomington, IN 47402-0100

RE: Assisted Living Facility - Canada Farms PUD Outline Plan Petitioner's Statement Update

Dear Eric:

In response to the feedback we received from the Planning Commission on July 13, 2015, below is a list of the revisions and changes to our plan for the Canada Farms Affordable Senior Assisted Living Facility:

Extension of the Height of the Exterior Building Stone Facade:

- We have implemented Planning Commissioner's Sturbaum recommendation to expand the building's exterior "stone" facade in several places from the ground level to the eaves. This change helps to break-up the visual feel of the building and improves the exterior architecture. We have replaced the stone with brick so the building's exterior materials are in line with the building materials utilized by the neighboring properties. For more information, please see the revised project drawings and building mock-up which capture the proposed facade change.

Building Rendering/Site Design:

- Though the Plan Commission expressed support for the building height and general look, comments were made with regard to reducing the overall mass of the building where possible. Based on feedback from our market analyst and the Plan Commission we will be reducing the numbers of apartments at the project from 125 units to 115 units. This is expected reduce the overall building size to approximately 107,133 from the prior layout of 112,924. The north wing has been reduced by 13'-2" and the East wing (rear of the building) by 15'-8".

  We will present a revised rendering of the building and site plan at the meeting on August 10th, 2015. The materials will include a mock-up of the building demonstrating how it will look/sit amongst the neighboring properties along E. Creeks Edge Drive and South Sare Road. We believe the proposed building's massing and its visual impact is appropriate for the site.

10 PLAZA DRIVE, SUITE 201 . SCARBOROUGH, MAINE 04074 .
207-774-6989 . FAX 207-774-6998
WWW.EVERGREENPARTNERSHOUSING.COM

Parking:

- We have been able to increase the total number of parking spaces to 67 from 62. As part of the installation of the new sidewalk/bike path along E. Canada Drive, we will likely need to remove the 9 existing horizontal parking spaces utilized by Lot 2 via the Parking Easement. We are currently planning to replace these spaces with 5 new parallel parking spots. We have shared this proposed change with the owner's of Lot 2. If necessary, we will work with them to amend the parking easement to allow for some form of a shared parking arrangement to exist between the two sites.

Bike Path:

- We are proposing adding a bike path that will connect to the property at E. Canada Drive and will connect to the Jackson Creek Trail path via access we will provide along the boundaries of Lot 4 and Lot 3. We have redirected the bike path along the property line to minimize conflicts between public bicyclists and private parking area pedestrians accessing our facility. By turning the path to the south and avoiding long straight-a-ways, bicyclists will necessarily have to slow down though this area. These precautions will reduce the opportunity for accidents to occur.

Multi-Purpose Path/Emergency Vehicle Access:

- We are proposing adding a combination public walking path and emergency access road within Lot 5. This path/road will provide a sidewalk connection to E. Creeks Edge Drive and the Jackson Creek Trail. The multi-purpose path will be clearly distinguished from the sidewalk along E. Canada Drive, per the PUD requirements. Access will be limited to pedestrians and emergency vehicles. Access by bicycles and non-emergency motorized vehicles will be prohibited. Beyond the point where emergency vehicle access is needed we are considering narrowing the multi-purpose path and/or utilizing bollards to limit access to Jackson Creek Trail only to pedestrian traffic.

Environmental/Green Building:

- Although construction materials have not yet been selected, we will use best efforts to utilize green building materials such as low/no-VOC paints, green flooring materials and other energy efficient/green building materials where financially feasible. We also intend to implement a recycling program at the property.

Native Planting:

- We propose a native plant zone for the area East of the parking lot and service drive, extended to the north property line as indicated on the revised site plan. Any plants installed within this area will be Midwest native species.

Planned Use for Lot 5:

- We will be utilizing a portion of Lot 5 for the construction of the Multi-Purpose Path/Sidewalk Connection/Emergency Vehicle Access described above. At this point in time, we intend to

leave the balance of the parcel as undeveloped green space and do not plan to develop another building on this Lot 5.

The following Planning Commission recommendations were taken into consideration but not implemented into our revised plan for the project at this time:

Outdoor Recreation Area/Playground:

- Due to the financial constraints of the project, we are not able to implement the request for an outdoor recreation/sitting area and/or playground area at this point in time. As described earlier, we will be connecting the project to the nearby Jackson Creek Trail. Additionally, the project is located in close proximity to Olcott Park (adjacent to Jackson Creek Middle School). Access to the Jackson Creek Trail and Olcott Park will provide ample outdoor and recreational opportunities for both families/guests visiting the facility and its residents.

The aforementioned modifications are reflected on our revised preliminary Site Plan. Should you have any questions about these items prior to our 2nd Planning Commission meeting scheduled for August 10th, 2015 please let us know and we can schedule a time to discuss.

We continue to look forward to working with you/your staff, the Planning Commission and City Council to make this project a success. Thank you for your help with this matter.

Sincerely,

Nick Bouquet

EVERGREEN
PARTNERS
NATIONAL HOUSING SPECIALISTS

July 27, 2015

Mr. Eric Greulich
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
Bloomington, IN 47402-0100

RE: Assisted Living Facility - Canada Farms PUD Outline Plan Petitioner's Statement Update

Dear Eric:

In response to the feedback we received from the Planning Commission on July 13, 2015, below is a list of the revisions and changes to our plan for the Canada Farms Affordable Senior Assisted Living Facility:

Building Rendering/Site Design:

- Though the Plan Commission expressed support for the building height and general look, comments were made with regard to reducing the overall mass of the building where possible. Based on feedback from our market analyst and the Plan Commission we will be reducing the numbers of apartments at the project from 125 units to 115 units. This is expected reduce the overall building size to approximately 107,133 from the prior layout of 112,924. The north wing has been reduced by 13'-2" and the East wing (rear of the building) by 15'-8".

  We will present a revised rendering of the building and site plan at the meeting on August 10th, 2015. The materials will include a mock-up of the building demonstrating how it will look/sit amongst the neighboring properties along E. Creeks Edge Drive and South Sare Road. We believe the proposed building's massing and its visual impact is appropriate for the site.

Parking:

- We have been able to increase the total number of parking spaces to 67 from 62. As part of the installation of the new sidewalk/bike path along E. Canada Drive, we will be removing the 10 existing horizontal parking spaces utilized by Lot 2 via the Parking Easement. We will be replacing these spaces with 5 new parallel parking spots. We have shared this proposed change with the owner's of Lot 2 and will work with them to amend the parking easement to allow for some form of a shared parking to exist between the two sites.

10 PLAZA DRIVE, SUITE 201 . SCARBOROUGH, MAINE 04074 .
207-774-6989 . FAX 207-774-6998
WWW.EVERGREENPARTNERSHOUSING.COM

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The following Planning Commission recommendations were taken into consideration but not implemented into our revised plan for the project at this time:

~~*Extension of the Height of the Exterior Building Brick/Limestone:*~~

- ~~At this time we are unable to commit to the extension of the height of the exterior building brick/limestone to the roof line due to the increased project costs associated with this change.~~

~~Due to the affordable nature of this project, the construction budget for the project is limited and is the major factor in ensuring we are able to structure a financial feasible development. We appreciate and understand the Planning Commission's recommendation to help break up the massing and feel of the building upon the lot. As demonstrated in the revised project drawings and 3-D mock-up, we believe we have accomplished to the best of our ability within our limited construction budget to minimize the feel and massing of the building.~~

Outdoor Recreation Area/Playground:

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We continue to look forward to working with you/your staff, the Planning Commission and City Council to make this project a success. Thank you for your help with this matter.

Sincerely,

Nick Bouquet