Passed 9-0

ORDINANCE 14-06

TO REZONE A 2.58 ACRE PROPERTY FROM RESIDENTIAL SINGLE-FAMILY (RS) TO A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS BLOOMINGTON COHOUSING AND APPROVE A PRELIMINARY PLAN AND DISTRICT ORDINANCE -
Re: 2005 S. Maxwell Street and 1325 E. Short Street
(Bloomington Cohousing 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WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the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-03-14, and recommended that the petitioner, (Bloomington Cohousing, LLC), be granted a rezoning request to rezone the property to a Planned Unit Development. 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 properties located at 2005 S. Maxwell Street and 1325 E. Short Street shall be rezoned from Residential Single-family (RS) to a Planned Unit Development (PUD). The property is further described as follows:

> Part of the Northwest quarter of Section 10, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows: Commencing at a stone found at the Southeast corner of said Northwest quarter; thence South 89 degrees 45 minutes 12 seconds West along the South line of said Northwest quarter 1668.56 feet to the point of beginning; thence continuing South 89 degrees 45 minutes 12 seconds West along said South line 339.00 feet; thence North 02 degrees 32 minutes 37 seconds West 271.65 feet to the South line of Short Street; thence North 89 degrees 47 minutes 15 seconds East along said South line 347.00 feet; thence South 00 degrees 51 minutes 24 seconds East 271.24 feet to the point of beginning, containing 2.137 acres, more or less.
>
> Also, Lot 77 of Huntington Park Addition to the City of Bloomington as recorded in Plat Cabinet "B", envelope 84, Office of the Recorder of Monroe County, Indiana.

SECTION 2. The Preliminary Plan and District Ordinance are hereby approved and shall be 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 AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 21st day of May, 2014.

DARRYL NEHER, 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 22nd day of MAY, 2014.

Regina Moore

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 22ND day of May, 2014.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance approves the rezoning of 2.58 acres located at 2005 S. Maxwell Street and 1325 E. Short Street from Residential Single-Family (RS) to PUD as well as the associated PUD District Ordinance and Preliminary Plan for a mixed residential project.

On May 21, 2014, the Council approved this ordinance with one Reasonable Condition 3 (RC-03) which struck Condition of Approval #7 and removed the connection of Short Street as a requirement for this PUD.

Signed copies to:
legal, controller,
petitioner
planning
GIS
MC Treasurer
MC Assessor
MC Auditor
MC Recorder

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 14-06 is a true and complete copy of Plan Commission Case Number PUD-39-12 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 April 7, 2014

Date: April 11, 2014

Thomas B. Micuda, Secretary
Plan Commission

Received by the Common Council Office this 14th day of April, 2014.

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?

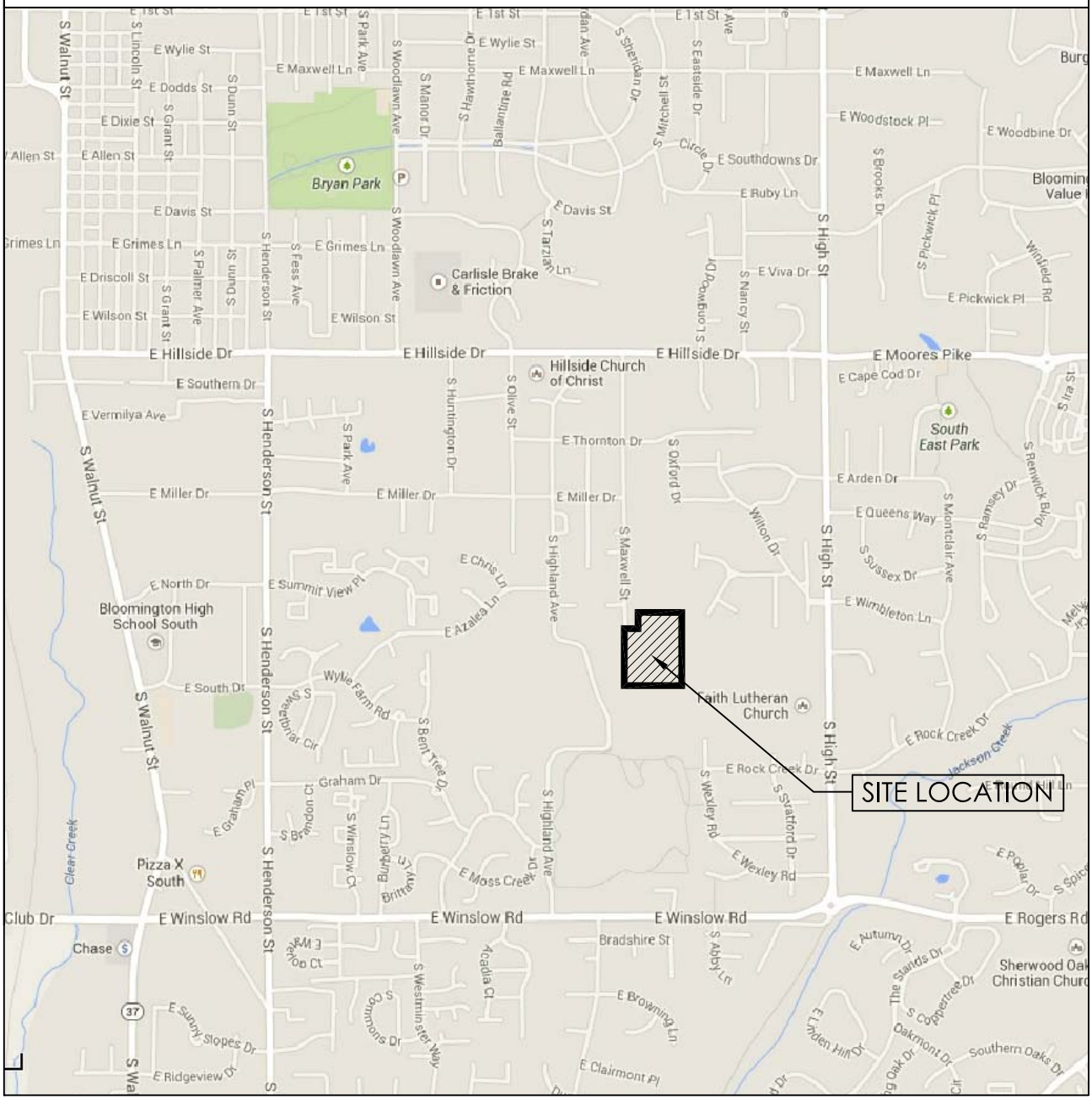
Yes _____ No _____

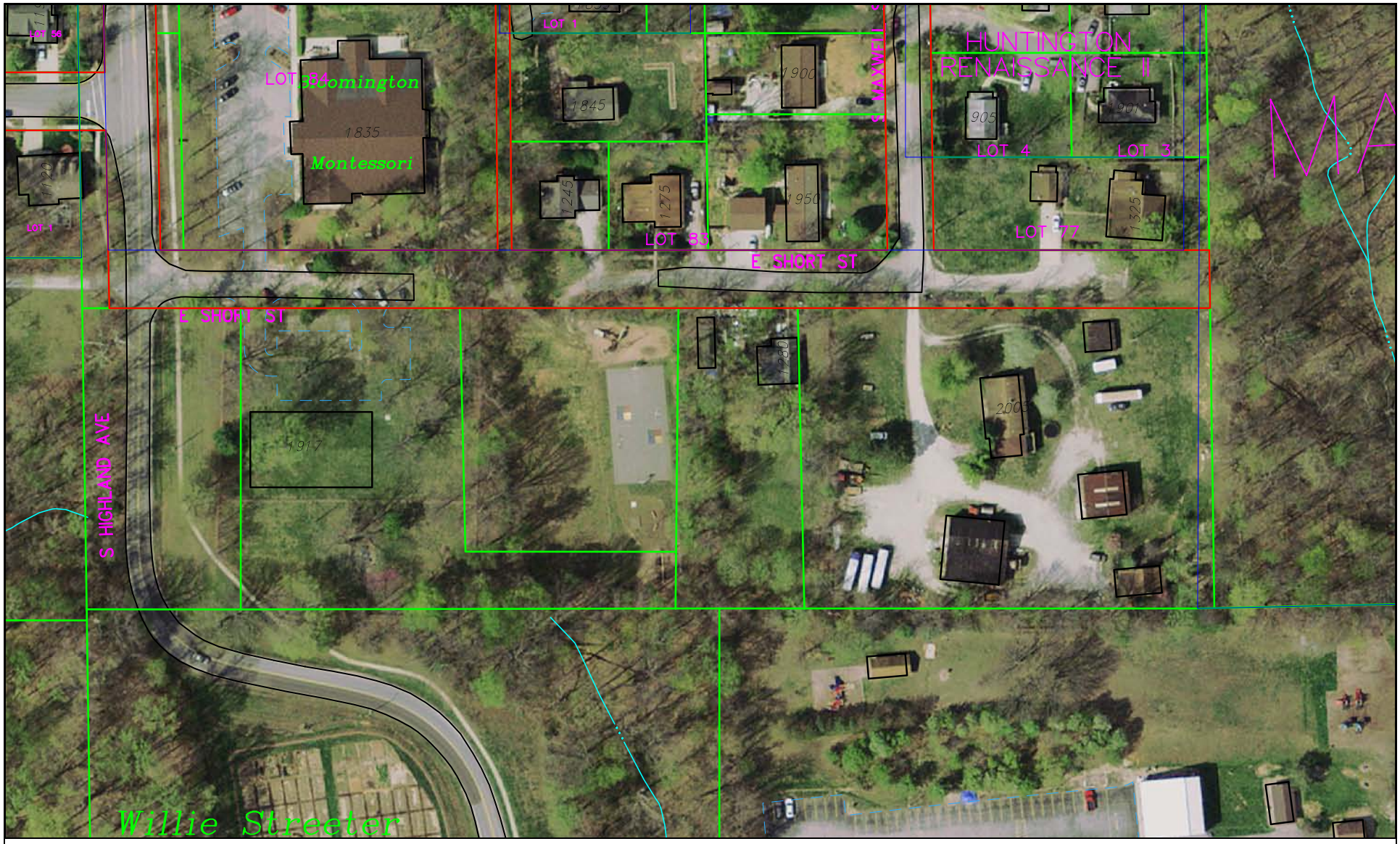
If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

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.)

FUKEBANE! ORD=CERT.MRG

LOCATION MAP





By: roachja
27 Sep 13

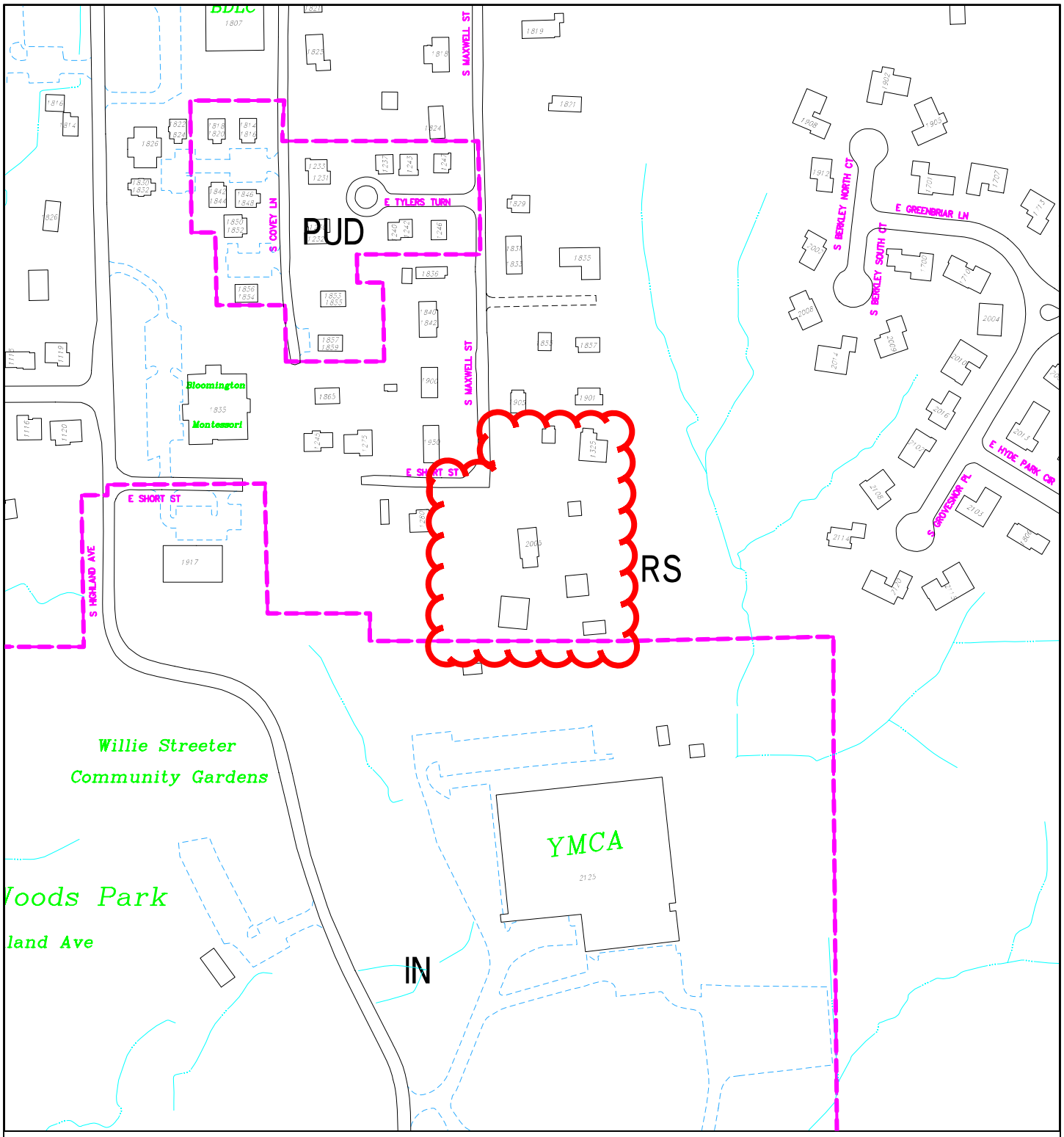
120 0 120 240 360 480

For reference only; map information NOT warranted.

N

City of Bloomington
Planning

Scale: 1" = 120'



By: roachja
1 May 14

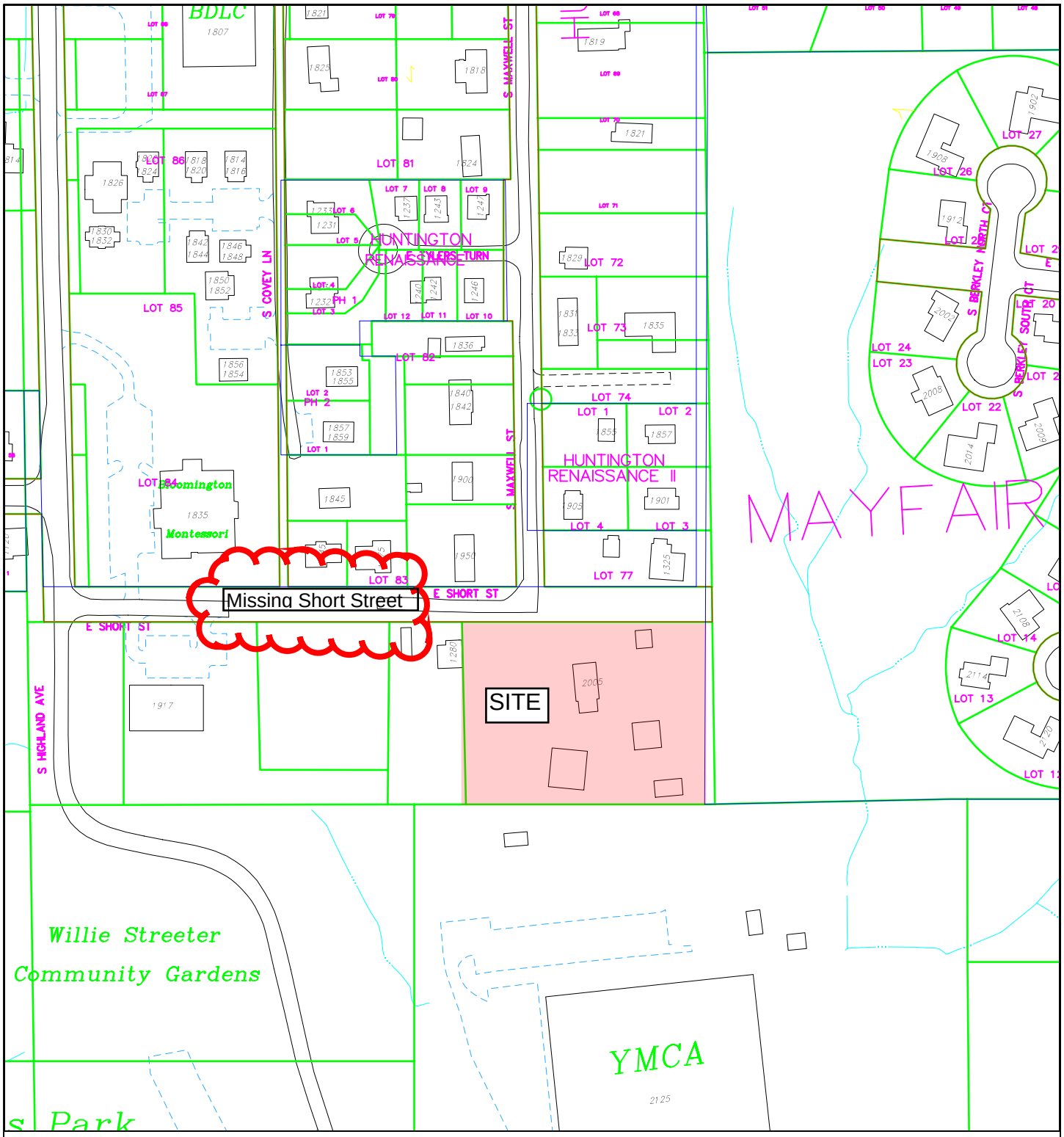
250 0 250 500 750

N

City of Bloomington
Planning

Scale: 1" = 250'

For reference only; map information NOT warranted.



By: roachja
27 Sep 13

200 0 200 400 600

N

City of Bloomington
Planning

Scale: 1" = 200'

For reference only; map information NOT warranted.

Interdepartmental Memo

To: **Members of the Common Council**
From: **James C. Roach, Senior Zoning Planner**
Subject: **Case # PUD-03-14**
Date: **April 15, 2014**

Attached are the staff reports, petitioner's statement, maps, and exhibits which pertain to Plan Commission Case # PUD-03-14. The Plan Commission heard this petition at its April 7, 2014 meeting and voted 7-0 to send this petition to the Common Council with a favorable recommendation.

REQUEST: The petitioner is requesting a rezoning of approximately 2.58 acres from Residential Single-Family (RS) to PUD and approval of a new PUD District Ordinance and Preliminary Plan for a mixed residential PUD. Also requested is a waiver from the 5 acre minimum PUD size.

BACKGROUND:

Area:	2.58 acres	
Current Zoning:	RS	
GPP Designation:	Urban Residential	
Existing Land Use:	Single family	
Proposed Land Use:	Single family and attached single family	
Surrounding Uses:	North	– Single family
	West	– Single Family
	East	– Single Family (Mayfair subdivision)
	South	– Institutional (YMCA)

REPORT SUMMARY: The property in question is two parcels totaling 2.58 acres bounded by S. Maxwell Street and single-family lots to the west, E. Short Street and single-family lots to the north, the YMCA to the south and the Mayfair Subdivision common area to the east. The property is zoned Residential Single-Family and has been developed with two single family houses and various outbuildings.

The petitioner proposes to demolish several of the outbuildings and the house on the southern parcel. They propose to rezone this property from RS to Planned Unit Development and have prepared a PUD District Ordinance and Preliminary Plan. This PUD would facilitate redevelopment of the property with a "Co-housing neighborhood" with 22 attached single family units, reuse of the northern most existing house, reuse of an existing log cabin as a guest house and a common house with an accessory apartment. According to the Cohousing Association of The United States, (http://www.cohousing.org/what_is_cohousing) "Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a

community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as open space, courtyards, a playground and a common house."

The PUD can be broken down into two main areas. Parcel A includes 2.14 acres south of Short St. This area will be developed with 20 attached single family units and a common house, garden and barn for residents. The existing house and one other outbuilding would be demolished. An existing log cabin would remain and be used as a guest house for residents. The units would be developed as condominiums with the remainder of the property owned in common by an association. The homes are clustered around a central main courtyard. Individual homes do not contain garages or driveways. Instead, parking is located at the periphery of the project; one parking area is at the northwest corner and the second parking area is mostly located within an unbuilt section of Short St. right-of-way between Parcels A and B. The rear of the property can be accessed by the Fire Department through an emergency access lane and turn-around.

Parcel B includes an existing 0.44 acre platted lot and an existing single family house. The PUD indicates that this lot will be split into 3 lots. One would contain the existing house and the other two would be developed with two attached single family units with the property line separating the units. The Plan Commission debated whether to reduce the number of lots and units down to two, but ultimately approved the three lots and units.

This PUD would also connect the two dead end sections of Short St. Per Staff recommendation, this connection will be the minimum necessary to allow for a secondary access into the area for current and future residents, bicycles, pedestrians and most importantly emergency services. The connection would be a 12 feet wide "alley style" street without curbs or sidewalks. 12 feet is the typical alley width in the older parts of the City. The Plan Commission required that this connection be fully designed and bonded for with Phase 1 and built as part of Phase 3. The Plan Commission kept open the possibility of additional future restrictions on this connection with the amended condition #7 "The petitioner will consult with staff about the possible need for traffic calming devices on Short St."

The neighborhood south of E. Miller Drive and east of S. Highland Ave. is a mix of single family and duplex units. Many properties are larger than the average lots in RS zoning district. There are 60 housing units in this area with 53% in 2-unit structures. Due to the large lots, the density is relatively low; approximately 4 gross units/acre including right-of-way. By comparison, the gross density of the proposed PUD is 9.7 units per acre.

At the first Plan Commission meeting, neighbors raised questions and concerns about drainage and traffic and the Plan Commission questioned how the petitioner intends to maintain the communal aspects of the development into the future. After the first

hearing and before the second hearing the petitioner submitted detailed architectural standards, a draft of the Bylaws for the development including standards for renting units, and an analysis of the storwmwater basin. The petitioner also conducted another meeting with interested neighbors. A synopsis of the meeting is included in the packet.

GROWTH POLICIES PLAN: The GPP designates this 2.58 acre site as "Urban Residential." Staff notes the following policy statements that apply to this development:

Compact Urban Form

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

Mitigate Traffic

- MT-13: Ensure provisions and linkages of street stubs to improve connectivity within all sectors of the community. (Page 16)

Conserve Community Character

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

Urban Residential Land Use Category

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

taking into consideration infrastructure capacity as well as the relationship between new development and adjacent existing neighborhoods. (page 31)

- …development of…small parcels should respect the unique character and development pattern of the neighborhood. The development should emphasize building and site compatibility with existing densities, intensities, building types and other site planning features. (page 31)

The Plan Commission found that this PUD would further the goals of the GPP by creating a housing type not typically provided and doing so at marginally higher densities while still ensuring connectivity and environmental protection.

PUD REVIEW ISSUES:

Use Issues: The petitioner has proposed a short list of uses for the PUD, including attached and detached single family homes, a common house (clubhouse, accessory workshops, artist studio) home occupations, common barn and agricultural activities. While not listed as a separate use, the District Ordinance makes reference to a single 1-bedroom apartment that might be located in the common house.

Occupancy: Occupancy of all dwelling units would be limited to the single family definition of "family" which includes not more than 3 unrelated adults**.**

Chickens: The PUD proposes that the development be permitted up to 6 flocks of 5 chickens (hens only). This could account for up to 30 chickens. This is very similar to the standard approved for the "Bloomington Cooperative Plots Eco-Village" PUD in 2011. The animal usage standards for that PUD were based on the maximum number of homes that were feasible if the land was developed as a conventional single family subdivision. The 2.58 acres of this petition site could be developed with approximately 11-13 single family lots. Eleven lots would theoretically be permitted 55 chickens, whereas the PUD District Ordinance proposes no more than 30 chickens.

Parcel A Density: The petitioner proposes 20 total attached single family units, one guest house and one apartment on Parcel A. This equates to 10.28 dwelling units per acre. (the District Ordinance lists 9.68 u/a but this includes the proposed platted lots in Parcel B). In comparison, the RM zoning district permits 7 units per acre and the RH zoning district permits 15 units per acre. While the petitioner has not committed to a specific bedroom mix for the units, which will depend on buyers' interest, they estimate a mix of 2 and 3 bedroom units. All units would be individually owned as condominiums except for the common log cabin and the 1-bedroom apartment in the common house.

Parcel B Lot Size: Parcel B is currently one 0.44 acre lot. This PUD proposes to subdivide that property into three platted lots. These lots would be at least 5,000 square feet in size.

SITE DESIGN:

Development Standards: The submitted PUD District Ordinance provides the development standards for the PUD. This includes minimum and maximum height and setbacks. The proposed standards are based off of the Residential Multifamily (RM) district with some exceptions.

Impervious Surfaces: The petitioner proposes a maximum impervious surface coverage of 45%. This percentage is more than the RM and RS districts (40%) and less than the RH district (50%). Use of pervious pavers may be used to keep the percentage below 45%.

Access and Parking Layout: One of the goals of this PUD was to push the parking to the edges of the development and cluster homes along a walkable common greenspace. Because of this, the individual units do not have driveways or garages, but instead utilize two shared parking lots. Fire Department access is provided to the rear of the site through a dedicated emergency access lane and turn-around.

One parking area would be located between Parcel A and Parcel B and would contain approximately 30 spaces. This parking area is mostly within the un-built right-of-way for Short St. Access to this lot comes at the intersection of Short St. and Maxwell St. The second parking lot would be located in the northwest corner of Parcel A. This parking lot is substandard in terms of access aisle width and parking space dimensions. The petitioner proposes that these 7 spaces be designated as “compact car only.” The spaces are 8 feet wide by 16 feet deep, whereas UDO standard dimensions are 9’x18’. The access aisle is proposed at 20 feet instead of the standard 24 feet. These compact car spaces amount to 19% of the parking spaces for the PUD. The UDO does not currently allow compact car spaces. The Plan Commission most recently approved 7.5’x16’ compact car spaces for up to 20% of the spaces in the Trinitas Venture PUD (Patterson Park, PUD-39-12).

Finally, the PUD District Ordinance calls out for a 9 foot landscaped setback between the right-of-way and the parking spaces. The Plan Commission required a 7-foot side parking setback and that the parking lot and site meet minimum parking lot landscaping standards of the UDO.

Number of Parking Spaces: The Preliminary Plan shows 37 parking spaces for the 25 units. This amounts to 1.5 spaces per unit. If the PUD is developed with the number of bedrooms anticipated by the petitioner, this would amount to 0.74 spaces per bedroom. The petitioner argues that the nature of a co-housing development will allow for increased shared vehicle trips and car sharing and will not create the same parking demands and trip generation as a traditional development.

Short Street: Short St. currently does not connect Maxwell St. to S. Highland Avenue. With this PUD the street would be connected with a 12-foot wide “alley like” connection

that will allow the connection to be used by bicycles, pedestrians, the general public and most importantly emergency service vehicles . This connection will allow a secondary outlet for traffic from the PUD and a secondary access point for emergency services to the site. The connection will be built without curbs or sidewalks.

Right-of-Way: The petitioner has agreed to dedicate five feet of additional right-of-way on Maxwell St. and Short St. (west of Maxwell St.) to increase the ROW to 25 feet from centerline. Staff recommends waiver of ROW dedication for the unbuilt portion of Short St. between Parcel A and B. This section of ROW will not be constructed but will instead contain a parking lot encroachment. This street cannot be extended to the east due to a platted conservancy area associated with the Mayfair subdivision. Dedication of the remaining right-of-way on Short St. and Maxwell Dr. must take place within 180 days of PUD District Ordinance approval.

Phasing and Final Plan Review: The Plan Commission approved the phasing and review plan outlined below. Short St. must be designed and bonded for prior to release of the grading permit for Phase 1. Due to the level of detail provided with the Preliminary Plan and District Ordinance, the Plan Commission allowed for Staff Level Final Plan Review of Phase 1 and infrastructure. The Plan Commission would review Phase 2 and could choose at that time to also review future phases, if warranted.

- Existing: Single family house in Parcel B, reuse of barn and log cabin “guest house.”
- Phase 1: First 8 units (4 buildings), main parking lot and all utilities. (Staff level review)
- Phase 2: Common house (Plan Commission review)
- Phase 3: Short St. “alley” connection and remaining units in Parcel A. (Staff level review, unless review authority retained by Plan Commission during Phase 2.)
- Phase 4: Subdivision of Parcel B. (Plat Committee review)

Architecture and Materials: The petitioner has submitted schematic renderings of the potential architecture as well as architectural standards for the various house types. These standards include several roofing types (Corrugated Metal, Single-Ply Membrane, Translucent Polycarbonate panels (on porch roof only)) and exterior finish types (Corrugated Metal, Steel) that are not typically permitted. Given the experimental nature of this PUD, the Plan Commission found that all of these materials to be appropriate.

Fences: The submitted architectural details include standards for fences. This includes 6 foot tall fences in the “rear yard” but this development does not contain individual yards except for Parcel B. The petitioner submitted more detail about fence locations prior to the second Plan commission meeting, however it was to late to be included in the PC packet. Condition of Approval #2 allows for a specific fencing plan to be approved with the Phase 1 Final Plan and limits fences to 8 feet tall.

Traffic Comparisons: In response to concerns about traffic generation, Staff analyzed the anticipated traffic from a complying single family subdivision to the proposed co-housing development. The anticipated weekday trips were as listed in the Institute of Transportation Engineers' "Trip Generation 9th Edition." A 24-unit development of "condominium/townhouse" is expected to generate 140 trips in an average weekday. In comparison, this property, if developed with a standard single family subdivision, could contain between 13 and 17 lots. Anticipated traffic for a development of this type is 124 to 163 trips per weekday.

Transit: The PUD site is approximately 550 feet (1/10th mile) from a transit line. The #4 bus line travels along S. Highland Ave. and will be accessible once the petitioner connects Short St.

Bicycle and Pedestrian Design: The PUD preliminary plan attempts to provide walkable, pedestrian friendly common areas. Sidewalks and tree plots are shown on Maxwell St. and Short St. The interior of the site is well connected with pedestrian walkways throughout the common area. Along the parking lot the petitioner has designed pedestrian access points that feed into the larger pedestrian network of the development.

Long term bicycle storage will be provided in a room in the common house. Bicycle parking for 20 bicycles is proposed near the common house. Half of this parking will be covered.

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

Stormwater: A schematic stormwater plan has been submitted to CBU and is under review. This plan includes stormwater quality measures within rain gardens in the southeast corner of Parcel A. The petitioner has submitted a schematic drainage plan, based on the schematic grading plan, showing how stormwater on the site will drain. This plan shows that the majority of the site's stormwater will drain into a detention pond prior to being released to the southeast. Less of the property will drain north into the adjunct lots than currently does. In addition, the petitioner intends to use stormwater capture devices, such as rain barrels or cisterns, to further detain stormwater.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 1 recommendation concerning this development.

1.) LANDSCAPE PLAN: The EC suggests that when the petitioner creates a landscape plan including a plant schedule for the detention basin, the EC and Environmental Planner should be consulted for native and rain garden plant species. Native seed mixtures are available for micro-environments such as

stormwater mix, swale mix, and wet mesic prairie mix. Additionally, the EC suggests that edible vegetation is incorporated into the landscape plan.

Response: Condition #5 responds to the recommendation of the seed mix for the detention basin. The petitioner intends to create a common garden, however the Plan Commision did not require it as a part of the PUD.

Developer Track Record: This is the first Plan Commission petition and first development project for Bloomington Co-Housing LLC.

CONCLUSIONS: The Plan Commission found that this PUD to be of a size, scale and design to be appropriate for an infill development within the Urban Residential land use area. The proposed co-housing concept will create a unique housing alternative not currently available in Bloomington. The construction of a minimal connection of Short St. will allow for an alternative traffic route and a secondary connection for emergency service providers.

RECOMMENDATION: The Plan Commission voted 7-0 to forward case # PUD-03-14 to the Common Council with a positive recommendation, subject to the following conditions:

1.) Because the Co-Housing concept is a integral part of this proposal, if the petitioner, or future owners of the property abandon the Co-Housing based elements of the development, no permits or Final Plan approvals shall be granted and a PUD District Ordinance and/or Preliminary Plan amendment shall be required for this PUD.
2.) All fencing shall be limited to not more than 8 feet tall. All potential fencing locations shall be clearly indicated on the Final Plan.
3.) Occupancy shall be limited to the Single Family definition of family, including not more than three (3) unrelated adults. This shall be indicated in the Bylaws of the development.
4.) A 7 foot sideyard parking setback is required along the west property line.
5.) Current UDO landscaping requirements shall be required for this development, including parking lot landscaping and multi-family interior plantings. In addition, the detention pond shall be planted with an appropriate wet condition seed mix, with the approval of the City's Environmental Planner.
6.) Per BMC 20.04.080 the petitioner shall dedicate required right-of-way along Short St. and Maxwell St. within 180 days of approval by the City Council. Right-of-way dedication on the unbuilt section of Short Street between Parcel A and Parcel B shall be waived.
7.) Final Plan review of Phase 1 shall be at staff level. The Plan Commission shall review phase 2 with an option to review Phases 3-4. The Short St. "alley" connection shall be designed and bonded for prior to release of a grading permit for Phase 1 and shall be constructed in conjunction with Phase 3. The petitioner will consult with staff about the possible need for traffic calming devices on Short St.

8.) Phase 1 shall include all required sidewalks and street trees along Short St. and Maxwell St.. adjacent to the development.
9.) A right-of-way encroachment from the Board of Public Works for any encroachments is required prior to issuance of a grading permit.
10.) Prior to review by the City Council, the petitioner shall amend the PUD District Ordinance to reflect these conditions of approval. BMC20.04.080(f)(3)

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-03-14**
FIRST HEARING STAFF REPORT **DATE: March 10, 2014**
LOCATION: 2005 S. Maxwell Street and 1325 E. Short Street

PETITIONER: Bloomington Co-Housing LLC
2201 S. Bent Tree Drive, Bloomington

COUNSEL: Marc Cornett
101 E. Kirkwood Ave., Bloomington

REQUEST: The petitioners are requesting a rezoning of approximately 2.58 acres from Residential Single-Family (RS) to PUD and approval of a new PUD District Ordinance and Preliminary Plan for a mixed residential PUD. Also requested is a waiver from the 5 acre minimum PUD size.

BACKGROUND:

Area:	2.58 acres	
Current Zoning:	RS	
GPP Designation:	Urban Residential	
Existing Land Use:	Single family	
Proposed Land Use:	Single family and attached single family	
Surrounding Uses:	North	– Single family
	West	– Single Family
	East	– Single Family (Mayfair subdivision)
	South	– Institutional (YMCA)

REPORT SUMMARY: The property in question is two parcels totaling 2.58 acres bounded by S. Maxwell Street and single-family lots to the west, E. Short Street and single-family lots to the north, the YMCA to the south and the Mayfair Subdivision common area to the east. The property is zoned Residential Single Family and has been developed with two single family houses and various outbuildings.

The petitioners propose to demolish several of the outbuildings and the house on the southern parcel. They propose to rezone this property from RS to Planned Unit Development and have prepared a PUD District Ordinance and Preliminary Plan. This PUD would facilitate redevelopment of the property with a “Co-housing neighborhood” with 22 attached single family units, reuse of the northern existing house, a guest house and a common house with an accessory apartment. According to the Cohousing Association of The United States, “Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as open space, courtyards, a playground and a common house.” (http://www.cohousing.org/what_is_cohousing)

The PUD can be broken down into two main areas. Parcel A includes 2.14 acres south of Short St. This area will be developed with 20 attached single family units and a common house, garden and barn for residents. The existing house and one other outbuilding would be demolished. An existing log cabin would remain and be used as a guest house for residents. The units would be developed as condominiums with the remainder of the property owned in common by an association. The homes are clustered around a central main courtyard. Individual homes do not contain garages or driveways. Instead, parking is located at the periphery of the project; one parking area is at the northwest corner and the second parking area is mostly located within an unbuilt section of Short St. right-of-way. The rear of the property can be accessed by the Fire Department through an emergency access lane and turn-around.

Parcel B includes an existing 0.44 acre platted lot and an existing single family house. The petitioners propose that this lot be split into 3 lots. One would contain the existing house and the other two would be developed with two attached single family units with the property line separating the units.

The PUD also includes a commitment to connecting the two dead end sections of Short St. This connection will be the minimum necessary to allow for a secondary access into the area for current and future residents, emergency services, bicycles, and pedestrians. The connection is proposed to be a 12 feet wide “alley style” street without curbs or sidewalks. 12 feet is the typical alley width in the City.

The neighborhood south of E. Miller Drive and east of S. Highland Ave. is a mix of single family and duplex units. Many properties are larger than the average lots in RS zoning district. There are 60 housing units in this area with 53% in 2-unit structures. Due to the large lots, the density is relatively low; approximately 4 gross units/acre including right-of-way. By comparison, the gross density of the proposed PUD is 9.7 units per acre.

GROWTH POLICIES PLAN: The GPP designates this 2.58 acre site as “Urban Residential.” Staff notes the following policy statements that apply to this development:

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- (Compact urban form) should be supplemented by strategies to increase housing densities within the planning jurisdiction. (Page 5)
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- Bloomington must look inward for opportunities to accommodate continued growth within the existing limits of the community (page 5)

Mitigate Traffic

- MT-13: Ensure provisions and linkages of street stubs to improve connectivity within all sectors of the community. (Page 16)

Conserve Community Character

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

Urban Residential Land Use Category

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

PUD REVIEW ISSUES:

Use Issues: The petitioners have proposed a short list of uses for the PUD, including attached and detached single family homes, a common house (clubhouse, accessory workshops, artist studio) home occupations, common barn and agricultural activities. While not listed as a separate use, the District Ordinance makes reference to a single 1-bedroom apartment that might be located in the common house.

Occupancy: Occupancy of all dwelling units would be limited to the single family definition of “family” which includes not more than 3 unrelated adults**.**

Chickens: The PUD proposes that the development be permitted up to 6 flocks of 5 chickens (hens only). This could account for up to 30 chickens. This is very similar to the standard approved for the "Bloomington Cooperative Plots Eco-Village" PUD in 2011. The animal usage standards for that PUD were based on the maximum number of homes that were feasible if the land was developed as a conventional single family subdivision. The 2.58 acres of this peitition site could be developed with approximately 11-13 single family lots. Eleven lots would be permitted 55 chickens, whereas the PUD District Ordinance proposes no more than 30 chickens.

Parcel A Density: The petitioners propose 20 total attached single family units, one guest house and one apartment on Parcel A. This equates to 10.28 dwelling units per acre. (the district ordinance lists 9.68 u/a but this includes the proposed platted lots in Parcel B). In comparison, the RM zoning district permits 7 units per acre and the RH zoning district permits 15 units per acre. While the petitioners have not committed to a specific bedroom mix for the units, which will depend on buyers' interest, they estimate a mix of 2 and 3 bedroom units. Based on these assumptions, the dwelling unit equivalencies would lower the perceived density down to around 8 DUEs per acre. All units would be individually owned as condominiums except for the common log cabin and the 1-bedroom apartment in the common house.

Parcel B Lot Size: Parcel B is currently one 0.44 acre lot. This PUD proposes to subdivide that property into three platted lots. These lots would be at least 5,000 square feet in size. In comparison, the existing Residential Single Family (RS) zoning district permits lots as small as 8,400 square feet. One lot would contain the existing house while the other 2 lots would be developed with a single attached single family structure.

SITE DESIGN:

Development Standards: The submitted PUD District Ordinance provides the development standards for the PUD. This includes minimum and maximum height and setbacks. The proposed standards are based off of the Residential Multifamily (RM) district with some exceptions.

Impervious Surfaces: The petitioners propose a maximum impervious surface coverage of 45%. This percentage is more than the RM and RS districts (40%) and less than the RH district (50%).

Access and Parking layout: One of the goals of this PUD was to push the parking to the edges of the development and cluster homes along a walkable common greenspace. Because of this, the individual units do not have driveways or garages, but instead utilize two shared parking lots. Fire Department access is provided to the rear of the site through a dedicated emergency access lane and turn-around.

One parking area would be located between Parcel A and Parcel B and would contain approximately 30 spaces. This parking area is mostly within the un-built right-of-way for

Short St. Access to this lot comes at the intersection of Short St. and Maxwell St. The second parking lot would be located in the northwest corner of Parcel A. This parking lot is substandard in terms of access aisle width and parking space dimensions. The petitioners propose that these 7 spaces be designated as “compact car only.” The spaces are 8 feet wide by 16 feet deep, whereas UDO standard dimensions are 9’x18’. The access aisle is proposed at 20 feet instead of the standard 24 feet. These compact car spaces amount to 19% of the parking spaces for the PUD. The UDO does not currently allow compact car spaces. The Plan Commission most recently approved 7.5’x16’ compact car spaces for up to 20% of the spaces in the Trinitas Venture PUD (Patterson Park, PUD-39-12).

Finally, the PUD District Ordinance calls out for a 9 foot landscaped setback between the right-of-way and the parking spaces. It also calls out for a zero foot sideyard setback against the house to the east. The petitioners have also shown a schematic parking lot landscaping plan that is heavy on trees and vining “arbors” but does not show any shrubs. Staff requests guidance on parking lot shrubs, but recommends compliance with current UDO landscaping requirements.

Number of parking spaces: The Preliminary Plan shows 37 parking spaces for the 25 units. This amounts to 1.5 spaces per unit. If the PUD is developed with the number of bedrooms anticipated by the petitioner, this would amount to 0.74 spaces per bedroom. The petitioners argue that the nature of a co-housing development will allow for increased shared vehicle trips and car sharing and will not create the same parking demands and trip generation as a traditional development.

Short Street: Short St. currently does not connect Maxwell St. to S. Highland Avenue. With this PUD, the petitioners propose to connect the street with a 12-foot wide “alley like” connection that will allow the connection to be used by bicycles, pedestrians, emergency service vehicles and the general public. This connection will allow a secondary outlet for traffic from the PUD and a secondary access point for emergency services to the site. The connection will be built without curbs or sidewalks.

Right-of-Way: The petitioners have agreed to dedicate five feet of additional right-of-way on Maxwell St. and Short St. (west of Maxwell St.) to increase the ROW to 25 feet from centerline. They have not yet shown right-of-way dedication for the portion of Short St. between Parcel A and B. This section of ROW will not be constructed but will instead contain a parking lot encroachment. This street cannot be extended to the east due to a platted conservancy area associated with the Mayfair subdivision.

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

- Existing: single family house in Parcel B, reuse of barn and log cabin “guest house.”
- Phase 1: First 8 units (4 buildings), main parking lot and all utilities.
- Phase 2: Common house

- Phase 3: Short St. “alley” connection and remaining units in Parcel A.
- Phase 4: Final 2 units in Parcel B.

Staff requests guidance from the Plan Commission on the phasing plan. Staff does recommend that if construction of the Short St. extension is delayed until Phase 3, that the petitioners still be required to bond for the Short St. “alley” connection in conjunction with Phase 1.

In addition to the proposed phasing plan, the petitioners have requested staff level Final Plan review. Staff level final plan is typically reserved for projects where there is a high level of detail already provided with the Preliminary Plan and District Ordinance. Staff requests guidance from the Plan Commission on whether to delegate Final Plan review to staff.

Architecture: The petitioners have submitted schematic renderings of the potential architecture. Prior to the second hearing, written architectural standards are required.

Transit: The PUD site is approximately 550 feet (1/10th mile) from a transit line. The #4 bus line travels along S. Highland Ave. and will be accessible once the petitioners connect Short St.

Bicycle and Pedestrian Design: The PUD preliminary plan attempts to provide walkable, pedestrian friendly common areas. Sidewalks and tree plots are shown on Maxwell St. and Short St. The interior of the site is well connected with pedestrian walkways throughout the common area. Along the parking lot the petitioners have designed pedestrian access points that feed into the larger pedestrian network of the development.

Long term bicycle storage will be provided in a room in the common house. Bicycle parking for 20 bicycles is proposed near the common house. Half of this parking will be covered.

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

Stormwater: A schematic stormwater plan has been submitted to CBU and is under review. This plan includes stormwater quality measures within rain gardens in the southeast corner of Parcel A.

Developer Track Record: This is the first Plan Commission petition and first development project for Bloomington Co-Housing LLC.

CONCLUSIONS: Staff supports the project and finds that this petition satisfies many of the GPP goals including mixed residential housing types, creation of usable open

space, and connectivity. Some topics for discussion at the hearing, or between staff and petitioner prior to the second hearing, include the following:

- Is the proposed 10.28 dwelling units/acre on Parcel A appropriate?
- Should Parcel B be designed to be more similar to the RS zoning district to allow for a transition from the PUD into the rest of the neighborhood? Detached single family instead of attached single family? 8,400 square foot lots instead of 5,000 square foot lots?
- Should a side parking setback be provided against the single family house to the west?
- Should the PUD be required to meet current UDO parking lot landscaping requirements?
- Should the PUD be allowed to include “compact car” parking spaces? If so, is 19% compact appropriate?
- Is the proposed 45% impervious surface coverage appropriate? Should pervious pavers be required to reduce the impervious surface coverage percentage?
- Is the proposal to allow 30 chickens appropriate, given the size of the property?
- Should right-of-way be dedicated for the section of Short St. between Parcel A and Parcel B.
- How should phasing of the Short St. “alley” connection work?
- Is the Plan Commission comfortable with staff level Final Plan review?

RECOMMENDATION: Staff recommends forwarding this petition to the required second hearing at the April 7, 2014, Plan Commission meeting.

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-03-14**
SECOND HEARING STAFF REPORT **DATE: April 7, 2014**
LOCATION: 2005 S. Maxwell Street and 1325 E. Short Street

PETITIONER: Bloomington Co-Housing LLC
2201 S. Bent Tree Drive, Bloomington

COUNSEL: Marc Cornett
101 E. Kirkwood Ave., Bloomington

REQUEST: The petitioner is requesting a rezoning of approximately 2.58 acres from Residential Single-Family (RS) to PUD and approval of a new PUD District Ordinance and Preliminary Plan for a mixed residential PUD. Also requested is a waiver from the 5 acre minimum PUD size.

BACKGROUND:

Area:	2.58 acres	
Current Zoning:	RS	
GPP Designation:	Urban Residential	
Existing Land Use:	Single family	
Proposed Land Use:	Single family and attached single family	
Surrounding Uses:	North	– Single family
	West	– Single Family
	East	– Single Family (Mayfair subdivision)
	South	– Institutional (YMCA)

REPORT SUMMARY: The property in question is two parcels totaling 2.58 acres bounded by S. Maxwell Street and single-family lots to the west, E. Short Street and single-family lots to the north, the YMCA to the south and the Mayfair Subdivision common area to the east. The property is zoned Residential Single-Family and has been developed with two single family houses and various outbuildings.

The petitioner proposes to demolish several of the outbuildings and the house on the southern parcel. They propose to rezone this property from RS to Planned Unit Development and have prepared a PUD District Ordinance and Preliminary Plan. This PUD would facilitate redevelopment of the property with a “Co-housing neighborhood” with 22 attached single family units, reuse of the northern most existing house, reuse of an existing log cabin as a guest house and a common house with an accessory apartment. According to the Cohousing Association of The United States, (http://www.cohousing.org/what_is_cohousing) “Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have

access to extensive common facilities such as open space, courtyards, a playground and a common house."

The PUD can be broken down into two main areas. Parcel A includes 2.14 acres south of Short St. This area will be developed with 20 attached single family units and a common house, garden and barn for residents. The existing house and one other outbuilding would be demolished. An existing log cabin would remain and be used as a guest house for residents. The units would be developed as condominiums with the remainder of the property owned in common by an association. The homes are clustered around a central main courtyard. Individual homes do not contain garages or driveways. Instead, parking is located at the periphery of the project; one parking area is at the northwest corner and the second parking area is mostly located within an unbuilt section of Short St. right-of-way between Parcels A and B. The rear of the property can be accessed by the Fire Department through an emergency access lane and turn-around.

Parcel B includes an existing 0.44 acre platted lot and an existing single family house. The petitioner proposes that this lot be split into 3 lots. One would contain the existing house and the other two would be developed with two attached single family units with the property line separating the units. ***In order to respond to nearby residents' concerns about density and transitioning, staff request Plan Commission guidance on whether the three proposed lots in Parcel B should be reduced to two.***

This PUD would also connect the two dead end sections of Short St. Per Staff recommendation, this connection will be the minimum necessary to allow for a secondary access into the area for current and future residents, bicycles, pedestrians and most importantly emergency services. The connection would be a 12 feet wide "alley style" street without curbs or sidewalks. 12 feet is the typical alley width in the older parts of the City. Staff recommends that this connection be fully designed and bonded for with Phase 1 and built as part of Phase 3.

The neighborhood south of E. Miller Drive and east of S. Highland Ave. is a mix of single family and duplex units. Many properties are larger than the average lots in RS zoning district. There are 60 housing units in this area with 53% in 2-unit structures. Due to the large lots, the density is relatively low; approximately 4 gross units/acre including right-of-way. By comparison, the gross density of the proposed PUD is 9.7 units per acre.

At the first Plan Commission meeting, neighbors raised questions and concerns about drainage and traffic and the Plan Commission questioned how the petitioner intends to maintain the communal aspects of the development into the future. Since the hearing, the petitioner has submitted detailed architectural standards, a draft of the Bylaws for the development including standards for renting units, and an analysis of the storwmwater basin. The petitioner also conducted another meeting with interested

neighbors. While staff was not able to attend, a synopsis of the meeting is included in the packet.

GROWTH POLICIES PLAN: The GPP designates this 2.58 acre site as "Urban Residential." Staff notes the following policy statements that apply to this development:

Compact Urban Form

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

Mitigate Traffic

- MT-13: Ensure provisions and linkages of street stubs to improve connectivity within all sectors of the community. (Page 16)

Conserve Community Character

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

Urban Residential Land Use Category

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

- …development of…small parcels should respect the unique character and development pattern of the neighborhood. The development should emphasize building and site compatibility with existing densities, intensities, building types and other site planning features. (page 31)

Staff finds that this PUD would further the goals of the GPP by creating a housing type not typically provided and doing so at marginally higher densities while still ensuring connectivity and environmental protection.

PUD REVIEW ISSUES:

Use Issues: The petitioner has proposed a short list of uses for the PUD, including attached and detached single family homes, a common house (clubhouse, accessory workshops, artist studio) home occupations, common barn and agricultural activities. While not listed as a separate use, the District Ordinance makes reference to a single 1-bedroom apartment that might be located in the common house.

> **Occupancy:** Occupancy of all dwelling units would be limited to the single family definition of "family" which includes not more than 3 unrelated adults**.**
>
> **Chickens:** The PUD proposes that the development be permitted up to 6 flocks of 5 chickens (hens only). This could account for up to 30 chickens. This is very similar to the standard approved for the "Bloomington Cooperative Plots Eco-Village" PUD in 2011. The animal usage standards for that PUD were based on the maximum number of homes that were feasible if the land was developed as a conventional single family subdivision. The 2.58 acres of this petition site could be developed with approximately 11-13 single family lots. Eleven lots would theoretically be permitted 55 chickens, whereas the PUD District Ordinance proposes no more than 30 chickens.

Parcel A Density: The petitioner proposes 20 total attached single family units, one guest house and one apartment on Parcel A. This equates to 10.28 dwelling units per acre. (the District Ordinance lists 9.68 u/a but this includes the proposed platted lots in Parcel B). In comparison, the RM zoning district permits 7 units per acre and the RH zoning district permits 15 units per acre. While the petitioner has not committed to a specific bedroom mix for the units, which will depend on buyers' interest, they estimate a mix of 2 and 3 bedroom units. All units would be individually owned as condominiums except for the common log cabin and the 1-bedroom apartment in the common house.

Parcel B Lot Size: Parcel B is currently one 0.44 acre lot. This PUD proposes to subdivide that property into three platted lots. These lots would be at least 5,000 square feet in size. Staff requests Plan Commission guidance on whether this parcel should be subdivided into no more than 2 lots. This would create lots that are at least as large as the minimum lot size of the RS zoning district, 8,400 square feet. This arrangement would create a better transition between the higher density of Parcel A and the lower density neighborhood to the north and northwest. Immediately to the north of Parcel B

are two single family lots. If approved, one lot in Parcel B would contain the existing house while the other lot would be developed with a single family structure.

SITE DESIGN:

Development Standards: The submitted PUD District Ordinance provides the development standards for the PUD. This includes minimum and maximum height and setbacks. The proposed standards are based off of the Residential Multifamily (RM) district with some exceptions.

Impervious Surfaces: The petitioner proposes a maximum impervious surface coverage of 45%. This percentage is more than the RM and RS districts (40%) and less than the RH district (50%). Staff recommends approval of this percentage. Pervious pavers may be used to keep the percentage below 45%.

Access and Parking Layout: One of the goals of this PUD was to push the parking to the edges of the development and cluster homes along a walkable common greenspace. Because of this, the individual units do not have driveways or garages, but instead utilize two shared parking lots. Fire Department access is provided to the rear of the site through a dedicated emergency access lane and turn-around.

One parking area would be located between Parcel A and Parcel B and would contain approximately 30 spaces. This parking area is mostly within the un-built right-of-way for Short St. Access to this lot comes at the intersection of Short St. and Maxwell St. The second parking lot would be located in the northwest corner of Parcel A. This parking lot is substandard in terms of access aisle width and parking space dimensions. The petitioner proposes that these 7 spaces be designated as “compact car only.” The spaces are 8 feet wide by 16 feet deep, whereas UDO standard dimensions are 9’x18’. The access aisle is proposed at 20 feet instead of the standard 24 feet. These compact car spaces amount to 19% of the parking spaces for the PUD. The UDO does not currently allow compact car spaces. The Plan Commission most recently approved 7.5’x16’ compact car spaces for up to 20% of the spaces in the Trinitas Venture PUD (Patterson Park, PUD-39-12). Staff supports this parking design.

Finally, the PUD District Ordinance calls out for a 9 foot landscaped setback between the right-of-way and the parking spaces. It also calls out for a zero-foot sideyard setback against the house to the east. The petitioner has also shown a schematic parking lot landscaping plan that is heavy on trees and vining “arbors” but does not show any shrubs. Staff recommends that a minimum 7-foot parking setback be required to the west and that the parking lots meet minimum parking lot landscaping standards of the UDO.

Number of Parking Spaces: The Preliminary Plan shows 37 parking spaces for the 25 units. This amounts to 1.5 spaces per unit. If the PUD is developed with the number of bedrooms anticipated by the petitioner, this would amount to 0.74 spaces per bedroom. The petitioner argues that the nature of a co-housing development will allow for

increased shared vehicle trips and car sharing and will not create the same parking demands and trip generation as a traditional development.

Short Street: Short St. currently does not connect Maxwell St. to S. Highland Avenue. With this PUD the street would be connected with a 12-foot wide “alley like” connection that will allow the connection to be used by bicycles, pedestrians, the general public and most importantly emergency service vehicles . This connection will allow a secondary outlet for traffic from the PUD and a secondary access point for emergency services to the site. The connection will be built without curbs or sidewalks.

Right-of-Way: The petitioner has agreed to dedicate five feet of additional right-of-way on Maxwell St. and Short St. (west of Maxwell St.) to increase the ROW to 25 feet from centerline. Staff recommends waiver of ROW dedication for the unbuilt portion of Short St. between Parcel A and B. This section of ROW will not be constructed but will instead contain a parking lot encroachment. This street cannot be extended to the east due to a platted conservancy area associated with the Mayfair subdivision. Dedication of the remaining right-of-way on Short St. and Maxwell Dr. must take place within 180 days of PUD District Ordinance approval.

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

- Existing: Single family house in Parcel B, reuse of barn and log cabin “guest house.”
- Phase 1: First 8 units (4 buildings), main parking lot and all utilities.
- Phase 2: Common house
- Phase 3: Short St. “alley” connection and remaining units in Parcel A.
- Phase 4: Subdivision of Parcel B.

Staff recommends approval of the Phasing plan. Short St. must be designed and bonded for prior to release of the grading permit for Phase 1.

Due to the level of detail provided with the Preliminary Plan and District Ordinance, staff recommends Staff Level Final Plan Review of Phase 1 and infrastructure. The Plan Commission would review Phase 2 and could choose at that time to also review future phases, if warranted.

Architecture and Materials: The petitioner has submitted schematic renderings of the potential architecture as well as architectural standards for the various house types. These standards include several roofing types (Corrugated Metal, Single-Ply Membrane, Translucent Polycarbonate panels (on porch roof only)) and exterior finish types (Corrugated Metal, Steel) that are not typically permitted. Given the experimental nature of this PUD, staff finds all of these materials to be appropriate, except for the Translucent Polycarbonate roof panels. Staff recommends this material be struck from the material list in condition #3.

Fences: The submitted architectural details include standards for fences. This includes 6 foot tall fences in the "rear yard" but this development does not contain individual yards except for Parcel B. Staff recommends more detail be provided on fence location with the first Final Plan. In addition, the standards allow for 12-14 foot tall deer fencing. Fencing in Bloomington is limited to not more than 8 feet tall. Staff recommended condition of approval # 2 deals with fences.

Traffic Comparisons: In response to concerns about traffic generation, Staff analyzed the anticipated traffic from a complying single family subdivision to the proposed co-housing development. We used the anticipated weekday trips as listed in the Institute of Transportation Engineers' "Trip Generation 9th Edition." A 24-unit development of "condominium/townhouse" is expected to generate 140 trips in an average weekday. In comparison, this property, if developed with a standard single family subdivision, could contain between 13 and 17 lots. Anticipated traffic for a development of this type is 124 to 163 trips per weekday.

Transit: The PUD site is approximately 550 feet (1/10th mile) from a transit line. The #4 bus line travels along S. Highland Ave. and will be accessible once the petitioner connects Short St.

Bicycle and Pedestrian Design: The PUD preliminary plan attempts to provide walkable, pedestrian friendly common areas. Sidewalks and tree plots are shown on Maxwell St. and Short St. The interior of the site is well connected with pedestrian walkways throughout the common area. Along the parking lot the petitioner has designed pedestrian access points that feed into the larger pedestrian network of the development.

Long term bicycle storage will be provided in a room in the common house. Bicycle parking for 20 bicycles is proposed near the common house. Half of this parking will be covered.

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

Stormwater: A schematic stormwater plan has been submitted to CBU and is under review. This plan includes stormwater quality measures within rain gardens in the southeast corner of Parcel A. The petitioner has submitted a schematic drainage plan, based on the schematic grading plan, showing how stormwater on the site will drain. This plan shows that the majority of the site's stormwater will drain into a detention pond prior to being released to the southeast. Less of the property will drain north into the adjunct lots than currently does. In addition, the petitioner intends to use stormwater capture devices, such as rain barrels or cisterns, to further detain stormwater.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 1 recommendation concerning this development.

1.) LANDSCAPE PLAN: The EC suggests that when the petitioner creates a landscape plan including a plant schedule for the detention basin, the EC and Environmental Planner should be consulted for native and rain garden plant species. Native seed mixtures are available for micro-environments such as stormwater mix, swale mix, and wet mesic prairie mix. Additionally, the EC suggests that edible vegetation is incorporated into the landscape plan.

Staff Response: Condition #6 responds to the recommendation of the seed mix for the detention basin. The petitioner intends to create a common garden, but staff does not believe this should be a required element of the PUD.

Developer Track Record: This is the first Plan Commission petition and first development project for Bloomington Co-Housing LLC.

CONCLUSIONS: Staff finds that this PUD to be of a size, scale and design to be appropriate for an infill development within the Urban Residential land use area. The proposed co-housing concept will create a unique housing alternative not currently available in Bloomington. The construction of a minimal connection of Short St. will allow for an alternative traffic route and a secondary connection for emergency service providers.

RECOMMENDATION: Staff recommends forwarding a positive recommendation, with a waiver of minimum PUD size, to the City Council with the following conditions

1.) Because the Co-Housing concept is a integral part of this proposal, if the petitioner, or future owners of the property abandon the Co-Housing based elements of the development, no permits or Final Plan approvals shall be granted and a PUD District Ordinance and/or Preliminary Plan amendment shall be required for this PUD.
2.) All fencing shall be limited to not more than 8 feet tall. All potential fencing locations shall be clearly indicated on the Final Plan.
3.) Translucent Polycarbonate panels shall not be a permitted roofing material.
4.) Occupancy shall be limited to the Single Family definition of family, including not more than three (3) unrelated adults. This shall be indicated in the Bylaws of the development.
5.) A 7 foot sideyard parking setback is required along the west property line.
6.) Current UDO landscaping requirements shall be required for this development, including parking lot landscaping and multi-family interior plantings. In addition, the detention pond shall be planted with an appropriate wet condition seed mix, with the approval of the City's Environmental Planner.
7.) Per BMC 20.04.080 the petitioner shall dedicate required right-of-way along Short St. and Maxwell St. within 180 days of approval by the City Council.

Right-of-way dedication on the unbuilt section of Short Street between Parcel A and Parcel B shall be waived.

8.) Final Plan review of Phase 1 shall be at staff level. The Plan Commission shall review phase 2 with an option to review Phases 3-4. The Short St. “alley” connection shall be designed and bonded for prior to release of a grading permit for Phase 1 and shall be constructed in conjunction with Phase 3.

9.) Phase 1 shall include all required sidewalks and street trees along Short St. and Maxwell St.. adjacent to the development.

10.) A right-of-way encroachment from the Board of Public Works for the parking lot is required prior to issuance of a grading permit.

11.) Prior to review by the City Council, the petitioner shall amend the PUD District Ordinance to reflect these conditions of approval. BMC20.04.080(f)(3)

MEMORANDUM

Date: March 26, 2014

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-3-14, Bloomington Cohousing, Second Hearing
2005 S. Maxwell St. & 1325 E. Short Street

This memorandum contains the Environmental Commission's (EC) recommendations regarding the request for changing about 2.6 acres zoned Residential Single Family to Planned Unit Development (PUD), and approval of a new PUD District Ordinance and Preliminary Plan. This request proposes redevelopment and infill of mostly vacant property to a Co-housing neighborhood, and adding an alley to connect the two dead-end sections of E. Short Street. The EC applauds the Petitioner for its forward-thinking plan for such a green, Low Impact Development (LID) community.

The EC had only a few concerns with this plan and many of those have now been addressed. The previous memo is attached for reference and the remaining suggestions are as follows.

1.) LANDSCAPE PLAN:
The EC suggests that when the Petitioner creates a landscape plan including a plant schedule for the detention basin, the EC and Environmental Planner should be consulted for native and rain garden plant species. Native seed mixtures are available for micro-environments such as stormwater mix, swale mix, and wet mesic prairie mix. Additionally, the EC suggests that edible vegetation is incorporated into the landscape plan.

MEMORANDUM

Date: January 24, 2014

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-3-14, Bloomington Cohousing
2005 S. Maxwell St. & 1325 E. Short Street

This memorandum contains the Environmental Commission's (EC) recommendations regarding the request for changing about 2.6 acres zoned Residential Single Family to Planned Unit Development (PUD), and approval of a new PUD District Ordinance and Preliminary Plan. This request proposes redevelopment and infill of mostly vacant property to a Co-housing neighborhood, and adding an alley to connect the two dead-end sections of E. Short Street. The EC applauds the Petitioner for its forward-thinking plan for such a green, Low Impact Development (LID) community.

The EC had only a few concerns with this plan and many of those have now been addressed. The remaining suggestions are as follows.

1.) ROOF MATERIALS:
In the PUD District Ordinance there is a Materials List. Listed under Roofs, are several types of typical roof materials. The EC recommends that the Petitioner add to the list composite plastic materials, which can look like cedar shakes or slate. These products are generally made of recycled materials, can be recycled at the end of their very long lives, and usually have reflective material embedded within them.

2.) FENCES:
The EC suggests that the petitioner reconsider a maximum fence height of six feet. In the future when fruits and vegetables grow abundantly on the site, there is the potential for deer damage to the gardens. Generally recommended height for deer-protective fencing is eight to ten feet tall.

3.) CLOTHES LINES:
The EC suggests that clothes lines be specifically allowed in this PUD. Automatic clothes dryers consume from 6% (Energy Information Administration) to 12% (Ask Mr. Electricity: http://michaelbluejay.com/electricity/dryers.html) of household electricity per year. Using a clothes line instead of a dryer can reduce your carbon footprint, allow your clothes to last longer, make your clothes smell better, and save you 100% in energy cost for that chore. Moreover,

clothes will dry on a clothes line even when it's cold outside if the air is dry.

4.) PERVIOUS PAVEMENT:

The EC recommends that the Petitioner be required to install pervious pavement in the parking areas. The neighborhood appears to have many impressive green features and the EC believes that the impervious surface requirement should not be an exception and at least follow Unified Development Ordinance (UDO) requirements.

5.) LEED ND:

The plan for this site has many notable environmentally-sustainable features. With definite commitments to the suggested goals in the District Ordinance, and perhaps only a few additional best management practices, this site could probably attain a U.S. Green Building Council, Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) rating. The Green Building Council describes LEED ND as follows.

> "LEED for Neighborhood Development integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. Whole neighborhoods, portions of neighborhoods, multiple neighborhoods—there is no minimum or maximum size for a LEED for Neighborhood Development project.
>
> Thoughtful neighborhood planning can limit the need for automobiles and their greenhouse gas emissions. Mixed-use development and pedestrian-friendly streets encourage walking, bicycling and public transportation. Green buildings and infrastructure also lessen negative consequences for water resources, air quality and natural resource consumption.
>
> The character of a neighborhood, including its streets, homes, workplaces, shops and public spaces, affects quality of life. Green developments respect historic resources and the existing community fabric. They preserve open space and encourage access to parks.
>
> Combine the substantial environmental and social benefits, and the case for green neighborhoods makes itself. Unlike any other [rating system], LEED for Neighborhood Development developed in collaboration with Congress for the New Urbanism and the Natural Resources Defense Council, emphasizes elements that bring buildings and infrastructure together and relates the neighborhood to its local and regional landscape."

6.) LANDSCAPE PLAN:

The EC suggests that when the Petitioner creates a landscape plan including a planting schedule for the detention basin, the EC and Environmental Planner should be consulted for native and rain garden plant species.

7.) ELECTRIC VEHICLE CHARGING STATIONS:

The EC recommends the Petitioner add electric vehicle charging station adjacent to the parking lots.

BLOOMINGTON COHOUSING

PUD District Ordinance

2005 S. Maxwell Street
Bloomington, IN

Prepared By:
Bloomington CoHousing, Members
&
MCA-Marc Cornett, Architect

BLOOMINGTON COHOUSING

Community by Design

Bloomington Cohousing
2201 S Bent Tree Drive
Bloomington, IN 47401
Email: BtownCoho@gmail.com
Website: BloomingtonCohousing.org

2201 S Bent Tree Drive

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BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

TABLE OF CONTENTS

Section 1 Cover Letter
2 Table of Contents
3 Introduction
4 Mission Statement
5 Design Goals
6 GPP Guiding Principles
7 Benefits to the Community
8 Public Input Meeting(s)
9 Zoning Standards
10 Architectural Materials Standards
11 Site Density
12 Site Density Comparison with D.U.E. Table
13 Site Areas/Impervious Surfaces
14 Legal Description
15 Plan Commission-Final Conditions of Approval

Drawings

Existing Site Conditions
Section D1 Existing Site Location Map
D2 Existing Site Context Plan
D3 Existing Site Boundary Survey
D4 Existing Site Survey with Topo
Stormwater Management
D5 Existing Site Drainage Areas Diagram
D6 Proposed Site Drainage Areas Diagram
D7 Stormwater Surface Runoff Area-Existing and Proposed
D8 Proposed Stormwater Management Diagram
Design Workshop
D9 Existing Site Design Conditions
D10 Proposed Site Design-Overall Analysis
D11 Proposed Site Design-Enclosure/Containment
D12 Proposed Site Design-Pedestrian Street
D13 (1-6) Proposed Architectural Schematic Design Renderings
Site Layout and Design
D14 Proposed Site Plan
D15 Proposed Site Plan-Rendering
D16 Existing Site Photos
D17 Proposed Site Design-Vehicular Access Areas
D18 Proposed Site Design-Pervious Surface, Green Space
D19 Proposed Enlarged Partial Site Design-Short Street ROW and Parking Areas-Rendering
D20 Proposed Permitted Fence Areas
D21 Proposed Permitted Room Addition Areas
Site Construction
D22 Proposed Site Phasing Plan
D23 Proposed Fire Department Site Access during Construction

D24 Proposed Site Grading Plan
D25 Proposed Site Utilities Plan
Architecture
D26 Proposed House Types-Site Locations
D27 Proposed Architectural Standards-House Elevation, Type-A
D28 Proposed Architectural Standards-House Elevation, Type-B
D29 Proposed Architectural Standards-House Elevation, Type-C
D30 Proposed Architectural Standards-House Elevation, Type-D
D31 Proposed Architectural Standards-House Elevation, Type-E
D32 Proposed Architectural Standards-House Elevation, Type-F
D33 Proposed Architectural Standards-House Elevation, Optional Design Example
D34 Architectural Elevation Examples-Renderings

Appendix

Section A1 Bloomington Transit Map
A2 Bloomington CoHousing Brochure
A3 Information Meeting Flyer
A4 HT Articles
A5 Ten Great Reasons to Live in Co-Housing
A6 Excerpts from Creating CoHousing Book
A7 Ownership Structures for CoHousing
A8 Owner/Renter Conventions

BLOOMINGTON COHOUSING#

2201 S Bent Tree Drive
Bloomington, IN 47401
BtownCoho@gmail.com

Dear City of Bloomington,

Bloomington Cohousing is entering the PUD process to obtain permission to design and build a Cohousing community in Bloomington. We have purchased 2.58 acres in the southeast of Bloomington with the intention of creating a sustainable community within an existing neighborhood to link land use and development with municipal services, public transportation, and infrastructure.

Cohousing provides a way to live lighter on the land while providing a child- and senior-friendly neighborhood. In cohousing, each household has a private residence designed to be self-sufficient, but every household shares extensive common facilities within the neighborhood such as a large Common House that includes a big kitchen and dining room, children's playrooms, workshops, guest rooms, and laundry facilities. Our community will include a large garden and vehicle-free common spaces with walking paths and trails. Our values include bike riding whenever possible and car-sharing. Thus, one goal of our community is to conserve resources while building community.

We plan to build houses that sit on a smaller footprint relative to the larger site. We also plan to cluster our houses, to foster community, to economize on building materials and to save on future energy costs. Energy saving techniques and green technology will be used during construction of our homes.

We would also like to request Phase-1 final plan review and approval at the City of Bloomington Planning Department, staff level, so that we can begin to implement utilities and corresponding site work as early as possible this spring/summer for the Phase-1 site improvements as listed in the phasing plan. This would allow us to focus on building the first (8) houses so that we can enjoy the many benefits of Co-housing this summer.

We will be glad to provide any additional information needed at your request. Thank you very much for your time and consideration.

Sincerely,

Marion Sinclair
Janet Greenblatt
Nancy Shin
Douglas Hanvey
Bloomington Cohousing

Website: www.BloomingtonCohousing.org
Email: BtownCoho@gmail.com

BLOOMINGTON COHOUSING - Maxwell Street

Community by Design

(Not the actual design)

I. Introduction

Bloomington Cohousing-Maxwell Street (BCH) is a new type of community for Indiana that combines the autonomy of privately owned dwellings with the advantages of community living. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents will also have access to extensive common facilities such as open space, courtyards, a community garden, a playground and a Common House.

Bloomington Cohousing is comprised of a group of people of various ages and family styles who share common values and goals. We particularly share the goals of wanting to live lighter on our planet while improving people's quality of life in a child and senior friendly neighborhood. We want to create a sustainable way of life that will satisfy our needs today without compromising the needs of future generations. To that end, we have chosen to build our community within an existing neighborhood to link land use and development with municipal services, public transportation, and infrastructure.

II. What is Cohousing?

The first Cohousing development was built in 1972 outside Copenhagen, Denmark, by 27 families who wanted a greater sense of community than that offered by suburban subdivisions or apartment complexes. Then, as now, their custom neighborhood was people- and elder- friendly. Its design created opportunities for daily cooperation in shared meals and childcare. Along the way, their neighborhood deemphasized the automobile. Every household shared extensive common facilities such as a big kitchen and dining room, children's playrooms, workshops, guestrooms, and laundry facilities. Today, there are more than 700 Cohousing communities in Denmark ranging in size from 6 to 34 households. The trend continues throughout Europe, the United States and Canada, with projects being built in Sweden, Germany, New Zealand and Australia to name just a few. It's a contemporary answer to the loneliness and isolation too many people feel in our society that is increasingly made up of single-parent households and retired persons who live on their own with little or no support.

Today, there are over 200 cohousing communities in the United States, about 137 complete or nearly so with the other 77 in the planning or formation stages. Bloomington Cohousing will be the first such community in

Indiana. We intend to build Bloomington Cohousing in accordance with the principles of other traditional Cohousing communities.

The primary characteristics of cohousing are:

Participatory process. Residents organize and participate in the planning and design process for the cohousing community, and are responsible as a group for all final decisions. A feeling of community emerges when residents are working together to reach their common goal. Despite inevitable disagreements, the intensity of the planning period forms bonds that contribute to the success of the community after move-in.

No shared community economy. The community is not a source of income for its members, in other words, residents have their own primary incomes. The community does not directly generate income for its residents. All the residents pay a monthly fee, in addition to member ship dues, to a homeowner's association to cover shared costs, as is typical of a condominium arrangement.

Neighborhood design. The physical layout and orientation of the buildings encourage community. Private residences are clustered, leaving more shared open space, with cars parked on the periphery. Parking is placed at the edge of the site which allows the majority of the development to be pedestrian-oriented and safe for children. The physical design is critical in facilitating a social atmosphere in its placement of the Common House, porches and play areas.

Extensive Common facilities. Facilities, such as a Common House and other common facilities, are designed as an integral part of the community. The Common House can include a kitchen, dining area and sitting area, a children's playroom, a laundry, an arts and crafts studio, a library, an exercise room, and one or two guest rooms. Common resources provide both practical and social benefits. For instance, one lawnmower for 25 households represents a huge savings over one lawnmower per household. Expensive tools such as a drill press or a table saw become affordable when households share the cost. Private dwellings can be reduced in size when: storage is available elsewhere on the property; guest rooms are available in the Common House; and the Common House is available for large parties.

Complete Resident Management. Residents manage their own cohousing communities and perform much of the work required to maintain the property. They participate in the preparation of common meals one or two nights a week and meet regularly to solve problems and develop policies for the community. Major decisions are made at common meetings, which are usually held once a month, and minor decisions take place in committee meetings. Residents invest the time in learning how to govern by consensus and peaceful conflict resolution.

Cooperative decision-making. Leadership roles exist in cohousing communities; however no one person has authority over others. Most cohousing groups make decisions by consensus and techniques of facilitation of meetings are used to run meetings efficiently.

III. Who were the founding members of Bloomington Cohousing?

Bloomington Cohousing was founded by Marion Sinclair and Janet Greenblatt. Marion has lived in Bloomington for the last 36 years. Janet has lived in Bloomington for the last 5 years. Currently Bloomington Cohousing has 5 full members and 7 associate members

lV. Where will Bloomington Cohousing be located?
The site is on Bloomington's near south side. The northern border of the site is the intersection of South Maxwell Street and Short Street. Its southern border is the northern border of the YMCA. The eastern border of the site is a private nature preserve belonging to the Mayfair Homeowners Association.

On August 16, we purchased the property north of our original purchase which is at 1325 E. Short Street. The southern boundary of this property is adjacent to the Maxwell Street property. Its eastern border also abuts the nature preserve. The western property line is on Maxwell Street and its northern border is separated from its immediate neighbors by a tall fence.

V. Will Bloomington Cohousing Residents Be Able to Use Existing Public Transportation?
The site is located within close walking distance to three bus stops. It is also within easy biking distance of Indiana University and downtown Bloomington. Bike travel is a value that Bloomington Cohousing will encourage as will be car sharing.

Vl. What is the financial structure that will be used for Bloomington Cohousing?
The houses in Bloomington Cohousing will be privately owned, using a standard American condominium ownership model in which each resident owns a house and a portion of the common areas. Members will pay a monthly homeowners' association fee that is based on the size of their individual home.

Vll. What are the Passive Solar and Energy Efficient Features that Bloomington Cohousing plans to include in their design plans?
A major design feature of Bloomington Cohousing will be its green energy efficient features.
Research has shown that, depending on the design, residents of a cohousing community use 50 to 75 percent less energy for heating and cooling than they did in their previous homes. Cohousing residences are about 60 percent the average size of a new house in the U.S. Cohousing neighborhoods, on average, occupy less than half as much land as the average new subdivision for the same number of households and 75 percent less land as the same individuals did before moving into cohousing. Cohousing members also drive about 60 percent less than their suburban counterparts.

The following are featured in various Cohousing building designs and will be considered for use in our design if feasible:

- Infill development or sites near public transit and services
- Sustainably harvested lumber and flooring materials
- Advanced framing techniques (about 25 percent less wood than typical framing per sq. ft.)
- Tight building envelopes
- Passive heating
- Passive cooling
- Radiant floor heating systems
- High R-value blown-in cellulose insulation
- Renewable energy systems
- Low-water and Low-energy-use appliances
- Fly ash in concrete (more durable, requires less concrete)
- Pervious paving to increase water absorption
- Low-toxic and low-volatile organic compounds (VOC) adhesives, sealants and paints
- Waste stream management

- Permaculture landscape principles
- High-grade erosion control
- Low-energy use fixtures
- Grey water recycling (drip system)
- Cool roofs
- Front and back porches as extensions of indoor space.

In addition, the following concepts can be incorporated;

- Support the local economy when possible by building with local labor and with locally available and/or locally produced materials as much as possible,
- Minimize pollutants in the building process by using low volatile organic compound (VOC) emitting and formaldehyde-free materials,
- Use energy modeling to ensure that mechanical systems are correctly sized, that windows and door specifications can be fine-tuned, that insulation levels can be modified for a reasonable return on investment,
- Build a tight house, with minimal air-leakage rates,
- Use mechanical ventilation with an HRV, an ERV, or in some cases, an exhaust-only ventilation system with passive makeup air,
- Look at incorporating universal design for homes regardless of age or disability so visitors or future owners can have access to any area of a house.

VIII. Advantages of Cohousing

On average, residents of Cohousing communities consume less energy, meaning they spend less and consume less energy and spend less on utilities, and own fewer cars, and drive less than people who do not live in cohousing. Houses sit on a smaller footprint relative to a larger site.

Clustering. Clustered and attached housing requires less building materials than stand-alone construction. Households can combine resources during the construction process so that each house is created with sustainable, higher quality materials. High ticket items like solar arrays and super high-efficiency heating and cooling systems may become affordable.

Orientation. The majority of our roofs will be south facing to maximize solar orientation year round and to allow for photovoltaic roof panel installation. It also provides for passive heating and cooling opportunities.

Footprint. Decreased square footage will be a factor in disturbing less of the surrounding environment and consuming fewer materials and creating a more eco-friendly structure. Those who want larger structures can build up instead of out.

Building Envelope & Air Quality. A well-insulated home, including super-tight walls, windows and doors will reduce overall energy requirements. This reduction can increase the need to maintain air-quality in the home. We will minimize pollutants in the building process by using low volatile organic compound (VOC) emitting and formaldehyde-free materials and will utilize fresh air makeup as a part of the HVAC systems.

IX. The Story of Bloomington Cohousing

Bloomington Cohousing was founded by Marion Sinclair and Janet Greenblatt. Marion and Janet met on the first day of their freshman year at Indiana University in 1967. Marion came from Indianapolis and Janet from Memphis.

After college, Marion lived on a kibbutz in Israel for six months. While she was drawn to the idea of communal living, she felt that she needed more privacy. When she later heard about the concept of Cohousing, she knew that it was for her. Marion told Janet about cohousing and Janet investigated the idea in the Washington, D.C. area where she was now living. Marion continued to visit Cohousing communities around the United States over the years and attend workshops on cohousing, while Janet toured Cohousing communities in the DC area and also attended Cohousing workshops. Time went by. Eventually the time came for Janet to retire and she decided to move back to Bloomington. Once again the two friends began to discuss the idea of cohousing, this time for Bloomington.

One day, while driving around the area around S. Maxwell Street, looking for available acerage, they came upon the land north of the YMCA. They felt that it would be a perfect spot for their Cohousing venture. Less than three months later, it came up for sale and they were able to purchase it for Bloomington Cohousing. More recently they purchased an adjoining lot and house along the North edge of the original property. In total they have approximately 2.58 acres.

To date, the group has:
Conducted an environment survey of the property
Conducted a boundary and topographic survey of the property
Created a web site: **www.bloomingtoncohousing.org**
Created a meetup.com site: **www.meetup.com/bloomington-cohousing**
Created a video on youtube.com: **http://youtu.be/JAHslNxUDvQ**
Created a Facebook page called: https://www.facebook.com/BloomingtonCohousing
Conducted more than 30 meetings and pot-lucks
Conducted a three-day design workshop to design the number of units and their layout on the property.
They are in the process of preparing to submit a PUD to rezone the property. They will be applying to have up to 25 dwellings/households.

Bloomington CoHousing

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Mission Statement

The mission of Bloomington CoHousing LLC is to build a residential community of up to 25 households that will incorporate the principles of CoHousing, which are:

1. The Participatory Process: The design of the site and buildings will include input of the future residents working with design professionals. Decision making will be by consensus with high majority vote used for impasses.

2. Neighborhood Design: The design of the community will foster interaction among community members and promote a neighborhood feel. The community will be pedestrian friendly, with parking at the perimeter.

3. Extensive Common Facilities: The design will include a Common House along with private residences, which will provide residents the option for shared resources and activities which may include shared meals, child care, laundry facilities, office space, and workshops.

4. Resident management: The residents themselves will manage the community through a homeowner's association.

We also seek to develop the community with a focus on environmental and sustainability issues. Within parameters of natural affordability, the community will be built using "green" and recycled materials. The buildings will be clustered on the site so as to preserve green space, and living units will be attached in at least double units so as to increase insulation value and to reduce building materials and cost of construction.

Our vision is a community open to singles, couples and families of all ages, holding the common values of peaceful conflict resolution and cooperative living.

Bloomington CoHousing

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Design Goals

1. Buildings clustered on the property
   - to maintain green space
   - to promote social interaction

2. Buildings oriented for maximum solar gain
   - to minimize use of utilities

3. Building with recycled and green materials within affordable limits
   - to minimize environmental impact

4. Parking at the periphery
   - to create a pedestrian community
   - to provide safety for children

5. Joined residential units in at least twos, of one to two stories, built in a small-sized, compact manner
   - to maintain green space
   - for insulative value
   - to reduce construction costs

6. Centrally located common house
   - to promote social interaction
   - for the location of shared community resources , such as:
     - Laundry facilities
     - Kitchen and dining room for optional shared meals
     - Office space
     - Library
     - Craft room / Workshop
     - Children's play areas
     - Guest room(s)
     - Extra storage

7. Residential units will contain living and dining space, bedroom(s), bathroom(s) and full but downsized kitchen facilities
   - to provide independence and privacy to residents as well as shared spaces within the community

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

GPP-Growth Policies Plan Guiding Principles

It is not the intent of the Plan to have one principle take precedence over the other. Each principle is critical and contributes to the strength of the entire policy document. When evaluating the comprehensive plan compliance of a particular proposal, decision-makers should recognize that determining project compliance will often not be a black and white issue. Decision-makers must determine which principles and underlying policies are most relevant to a given proposal. In many cases, certain proposals will comply with some principles, be unrelated to others, or even appear to be in conflict with a particular principle. In this case, it is incumbent upon the Planning staff to provide a detailed analysis and recommendation concerning the applicability of each principle and its underlying policies.

In order to help achieve the community's planning goals outlined in the Vision Statement, the GPP outlines Seven Guiding Principles which, taken together, form the policy essence of the Plan.
These Principles are as follows:

1. Compact Urban Form - We are a compact land use development pattern. We are utilizing the existing infrastructure. We are limiting sprawl. We are increasing density in a low impact scenario.

2. Nurture Environmental Integrity - We are promoting sound environmental design through building clustering, and less traffic on-site. We are advancing sustainability through living smaller while using less resources.

3. Leverage Public Capital - We are utilizing the existing capital improvements in place in the area.

4. Mitigate Traffic - We are creating a development that promotes less driving. We are locating two blocks from Public transit (multiple routes) and we are less than 15 minutes from downtown by transit.

5. Conserve Community Character - We are proposing a development that fosters a high quality of life opportunity. We are promoting a small scale neighborhood feel.

6. Sustain Economic and Cultural Vibrancy - CoHousing is by definition culturally vibrant with many different types of owners and households as typical members.

7. Advance Communication and Coordination - We are working with the various departments within the City coordinate the GPP Goals and the PUD Process

Bloomington CoHousing

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Benefits to the Bloomington Community:

1. Environmental Sustainability - Green Aspects:

A. Buildings clustered on the property and adjoined by at least two building footprints to preserve more green space.

B. Buildings oriented for maximum solar gain to minimize use of energy from fossil fuels.

C. Building with recycled and green materials within affordable limits to minimize environmental impact on natural resources.

D. Residences built on a compact, downsized scale to minimize use of energy from fossil fuels and minimize environmental impact on natural resources.

E. Shared common buildings (Common House, Barn and Cabin) and amenities (such as laundry facilities, etc…) and tools (such as lawnmowers, etc…) to reduce need to replicate these in each residence and to reduce need of these to be bought by each individual or household.

F. Less use of cars since there can be car-pooling and since many of the resident's needs (for social interaction, entertainment, etc…) will be fulfilled within the community.

G. Project is near public transportation-within two blocks (Bloomington Transit bus line service).

H. Smart development – urban infill reduces urban sprawl.

2. Benefits for Families with Children:

A. Safer for children since parking is at the periphery.

B. Children have increased opportunities for sociability in a pedestrian community with common green and shared amenities.

C. Children learn skills by being part of cooking teams for common meals and from being with many adults with various skills.

D. Children are monitored and given feedback by others besides their parents.

E. Parents may take advantage of common meals which relieve them of daily cooking for their family.

Bloomington CoHousing

Benefits to the Bloomington Community, contin.

F. Parents have a resource pool for baby sitters and caregivers.

3. Natural Affordability: affordable housing is usually subsidized by other homeowners involved in the project or by taxes. The Cohousing project is "naturally affordable" because of:

A. Smaller and more compact unit designs.

B. Attached units built with optimum insulation to reduce utility costs.

C. Quality construction using recycled building materials and elements when possible rather than luxury construction.

D. Carpooling and proximity to public transportation and recreational facilities reduce use of and need for cars.

E. Having shared amenities and meals reduces costs of these to individuals.

F. Having some shared meals and recreational needs fulfilled within the community reduces need for driving to more costly outside venues.

4. Options for the Aging:

A. General caring and familiarity of neighbors makes for a safer, healthier community.

B. Pedestrian community offers exercise, sociability and safety since cars are parked at the periphery.

C. Units can be designed for accessibility.

D. Project is located adjacent to family YMCA with special programs for those 50+ years in age.

E. Community is a resource pool for caregivers.

F. Elders have opportunities for interaction with others of all age levels.

5. Benefits to the Larger Community:

A. Bloomington can boast of having the first CoHousing community in Indiana.

B. Bloomington will draw in people who are familiar with CoHousing from other communities.

C. People living in Cohousing tend to be more active in their larger communities.

D. Common house can be used for meetings and events of the larger community.

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Public Input

Cohousing by its very nature depends on community participation from concept through operation. Public knowledge and input have been an integral part of this project since its inception. In November of 2011, Marion Sinclair and Janet Greenblatt met with Jim Roach at the city planning office to apprise him of their desire to start a cohousing project and get his thoughts on how this concept would fit into Bloomington's long range development plans. The first public information meeting was held January 25, 2012 at the library and was attended by 10 people. A web site and meetup.org page were developed to allow anyone interested to keep up with the progress of the plan, including pictures, minutes of meetings, etc.

A membership structure was created to allow interested people to participate at various levels, whether that meant just getting the meeting minutes, or actively participating in the decision-making.

Public meetings were held every two weeks at the library for a year to apprise potential residents or neighbors to find out what was being planned.

Three pitch in dinners have been held either at the principals' homes or the development site to welcome newcomers and include anyone interested in the planning process.

In September of 2012, outreach efforts included an information table at the Farmer's Market and a public forum at the Unitarian Universalist Church.

On October 18, 19, 20th, 2012 a design workshop was conducted on the property with a dozen participants walking the property, brainstorming possible housing layouts, and ultimately settling on a template site design that has since been tweaked half a dozen times, with the inclusion of the newly purchased lot north of the original property in August of 2013 prompting this pre-application.

The design was presented at a public meeting at the Monroe County Library on October 25.

Meetings were set with all city departments to get input on fire, water, and safety planning to ensure the submitted design met city standards.

Per the suggestion from Jim Roach, a public meeting to inform all neighbors of our plans and get their input was held at the YMCA on Sunday, March, 17, 2013. A one-page flyer was hand delivered by the principals to every property within three blocks in every direction of the property on March 9, 2013, and in addition, flyers were mailed to all landlords on March 10 inviting them to come and give input on the preliminary plan. Reaction from residents we spoke with was highly positive.

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Public Input, contin.

Leaders of two neighboring community cornerstones, The Montessori School and the YMCA were very supportive.

Seven residents from the neighborhood attended the meeting, as well as Jim Roach from the Planning Department, our architects, and principals. The principals presented the draft site plan, and a vision for how this community would fit in with the neighborhood and with Bloomington's growth plans. Questions and concerns were invited. Three of the attendees had concerns about any development in the area, as they felt the previous development at Tyler's turn had overloaded the neighborhood with cars and traffic. They preferred to keep the site as is so as to preserve the natural features, bluebirds, deer, etc. They expressed concern at the potential for the project to be visually unappealing with all parking on the periphery. Two attendees expressed support for the project, and thought it would be a great addition. Attendees were unanimous in their opposition to connection/completion of Short Street through to Highland Avenue to the west

Regular public meetings will continue to be held, with a greater emphasis on recruiting residents to participate in decision-making NOW for occupancy within the next year or two. It is anticipated that we will be making more presentations, advertising in local media, improving our web site and increasing our visibility is social and other media.

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

PUD District Ordinance, Zoning Standards

Specify Uses:

Dwelling units - single family attached, single family detached, multi family
Common house
Recreation center
CoHousing garden
Artist studios
Home Office
Urban agriculture, beekeeping, chickens
Day care center - adult, children

RM District

The RM, Residential Multi-family District intent
It is intended to be used as follows:

- Allow medium density residential development to ensure an adequate mix of housing types throughout the community.
- Facilitate compact development patterns in locations where there are high levels of public infrastructure capacity.

Plan Commission Guidance

- Discourage the location of student-oriented housing distant from the main Indiana University-Bloomington campus.
- Restrict the location of new multi-family development to areas serviced by public transportation. We are two blocks from a transit stop/route #4
- Encourage proposals that further the GPP, Growth Policies Plan, goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption. See green features.

How does cohousing embody these principles - get statistics from other cohousing communities. See Ten Great Reasons to Live in CoHousing.

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

PUD District Ordinance, Zoning Standards

Lot Area for Subdivision	21,780 sf min.	
Lot Width	Zero Lot Line / 12 FT min.	
Building Setbacks	Front-15' or (5' existing ranch) from ROW Side-15', West; 10' East Internal Side, 0' Parcel B Internal Front, Side, Rear, 0', Parcel A Rear-15'	
Parking Setbacks	None	
Building Heights	Primary Structure = 40' max. Accessory Structure = 20' max.	
Impervious Surface Coverage	45% max. of lot area	
Density	10 units per acre	
D.U.E.	3 BR	= 1 unit
Dwelling	2 BR with less than 950 sf	= 0.66 unit
Unit	1 BR with less than 700 sf	= 0.25 unit
Equivalency	Efficiency/Studio with less than 550 sf	= 0.20 unit

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

Architectural Standards:

Individual Units or Common House **(reference: drawings 26, 1-4)**

Foundations (exposed)

Materials- Poured Concrete, Standard CMU or Split-faced CMU (concrete block), Brick, Limestone
Finishes- Painted, Sealed, Natural

Walls

Materials- Fiber Reinforced Cement Siding, Wood Siding, Composite Siding, Corrugated Metal, Steel
Patterns- Horizontal Lapped, Vertical Board and Batten, Smooth Panels, Shingle
Finishes- Painted, Stained, Sealed, Natural

Exterior Trim

Types- Base Horizontal, Bandboards, Corner, Window and Door Jambs, Heads and Window Sills/Stools, Column and Beam Wraps, Soffits, Fascias, Exposed Rafter Tails, Porch Railings
Materials- Fiber Reinforced Cement, Wood, Composite, Treated Wood
Finishes- Painted, Stained, Sealed, Natural

Porch and Deck Floors

Materials- Wood, Composite, Treated Wood,
Patterns- Tongue and Groove(T & G) or Butted Joints
Finishes- Painted, Stained, Sealed, Natural

Windows

Types- Double Hung, Casement, Awning, Fixed, Skylights (see roof accessories)
Materials- Aluminum or Vinyl Clad Wood, Solid Vinyl or PVC
Miscellaneous- Double Hung and Casement windows shall have a vertical orientation

Doors

Types- Front Door-Single Panel, Hinged, 3-0 max. width
Patio Doors-Single or Multi-panel, Sliding or Swinging French Doors
Materials- Wood, Fiberglass, Metal Clad wood
Accessories Screen Doors allowed

Roofs

Types- Main Roof: Gable, Cross-gable, Hipped
Room Appendage/Addition Roof: Gable, Cross-gable, Hipped, Shed
Dormer Roof: Gable, Hipped, Shed
Porch Roof: Gable, Hipped, Shed
Materials- Asphalt Shingles, Standing Seam Metal, Corrugated Metal, Single-Ply Membrane
(Translucent Polycarbonate panels on porch roof only)
Patterns- Standard or Architectural (shingles); V-groove or Corrugated (metal);
Finishes- Painted, Pre-finished, Natural

Architectural Standards:
continued

Roof Slopes-	Main Roof: 3.5/12 min., 12/12 max.
	Room Appendage/Addition: 3.5/12 min., 7/12 max.
	Dormer Roof: 3.5/12 min., 7/12 max.
	Porch Roof: 3/12 min., 7/12 max. (flat roof permitted when porch has balcony /deck above with railing system)
Overhangs-	Main Roof: Rake- 12" min., Eave- 16" min.
	Room Appendage/Addition Roof: Rake: 8" min., Eave- 12" min.
	Dormer Roof: Rake- 4" min., Eave- 8" min.
	Porch Roof: Rake- 8" min., Eave- 8" min.
Accessories-	Skylights
	Chimneys; exposed metal flues, masonry clad, wood clad

Gutters

Types-	Ogee, Half-round
Materials-	Aluminum, Steel
Finishes-	Pre-finished, Galvalume

Downspouts

Types-	Rectangular, Round
Materials-	Aluminum, Steel
Finishes-	Pre-finished, Galvalume

Accessory Buildings

Carports

Types-	Open-sided, with Columns, supporting Metal Roof
Materials-	Columns-Treated Wood, Steel
	Beams-Treated Wood, Steel
	Rafters-Treated Wood, Steel
	Roofing-Corrugated Metal

Other Amenities

Fences	(reference: drawing-25, fence locations)
Materials-	Wood, Composite, Treated Wood, Woven Wire or Chain Link Fence
Patterns-	Lapped, Skip, Decorative
Finishes-	Painted, Stained, Sealed, Natural
Height-	up to 6' tall for opaque (board on board) or open weave (woven wire)
	6' tall privacy fence shall be in rear common areas of individual units only, Exception- can be in side-yards of last houses on east and south ends of development, min. 4' behind front facades
Specialty-	8' tall Deer Fence permitted around common garden areas
	8' tall Chicken Coop Enclosures permitted with fence roof for full enclosure

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

SITE DENSITY

Description	SF	Dwelling Units	Subtotals	Totals
Site/Land Areas (Gross)				**112,357 SF** (2.58 Acres)
Parcel-A	93,065			
Parcel-B	19,292			
Dwelling Units				
Houses (without DUE)		25		25 Units
RM Zoning District Standard =	7 Units/Acre			
Actual Density (without DUE)		25 Units / 2.58 Acres		(10) 9.68 U/Acre

Parcel-B, Lot Breakdown

Parcel-B	Three Lots
Lot-1	5,200 SF
Lot-2	5,200 SF
Lot-3 (Existing Ranch)	8,000 SF

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

SITE DENSITY with D.U.E. Comparison Table

Description	SF	Dwelling Units	Subtotals	Totals
Site/Land Areas (Gross)				**112,357 SF** (2.58 Acres)
Parcel-A	93,065			
Parcel-B	19,292			
Dwelling Units				
Houses (without DUE)		25		25 Units
RM Zoning District Standard =	7 Units/Acre			
Actual Density w/o DUE	25 Units / 2.58 Acres			9.68 U/Acre
With DUE (see below)	20 Units / 2.58 Acres			7.75 U/Acre

Dwelling Units using DUE (EXAMPLE)			**DUE**	
Houses				19.83 (20) Units

Unit Mix Scenario-Highest Density Version-(Not all 2BR units would be 950 sf)

Type-1BR Apt	up to 700 SF	1 Unit	0.25/Unit	0.25 U
Type-2BR	up to 950 SF	12 Units	0.66/Unit	7.92 U
Type-2BR or 3BR	over 950 SF	10 Units	1.00/Unit	10.00 U
Log Cabin (existing)	850	1 Unit	0.66/Unit	0.66 U
Ranch (existing)	1400	1 Unit	1.00/Unit	1.00 U
		25 Units		19.83 Units/ DUE

**** Other scenarios might include more 1BR Units and fewer 2BR and 3BR Units…
We will be going through a workshop process to determine final homeowner preferences on a unit by unit basis. We will provide updates as they become available.

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

SITE AREA(S) and IMPERVIOUS SURFACES
REVISED 3-24-14

Description	**SF**	**Subtotals**	**Totals**
Site/Land Areas (Gross)			**122,007 SF**
(2.80 Acres)			
Parcel-A	93,065		
Parcel-B	19,292		
Unimproved ROW (Short St)	9,650		
Impervious Surfaces			**51,610, SF**
Buildings		25,500	
Parking Lots		11,425	
Main (4,860 P Spaces + 4,280 Drives)	9,140		
(if we used pervious paving in the parking bay area we would reduce the area by 4,860 SF)			
Guest (952 P Spaces + 1,333 Drives)	2,285		
Fire/Emergency Access Lane		6,335	
Pedestrian Walkways and Plazas		8,350	
Impervious Surface Percentage of Overall Site Area			**42% Actual**
(if we used pervious paving in the parking bay area we would reduce the area by 4,860 SF and the total would be **46,750 SF**)			**38% Actual**

RM Zoning District Standard = 40% = 48,803 SF

BLOOMINGTON CO-HOUSING LEGAL DESCRIPTIONS

SOUTH PARCEL

Part of the Northwest quarter of Section 10, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows: Commencing at a stone found at the Southeast corner of said Northwest quarter; thence South 89 degrees 45 minutes 12 seconds West along the South line of said Northwest quarter 1668.56 feet to the point of beginning; thence continuing South 89 degrees 45 minutes 12 seconds West along said South line 339.00 feet; thence North 02 degrees 32 minutes 37 seconds West 271.65 feet to the South line of Short Street; thence North 89 degrees 47 minutes 15 seconds East along said South line 347.00 feet; thence South 00 degrees 51 minutes 24 seconds East 271.24 feet to the point of beginning, containing 2.137 acres, more or less.

NORTH PARCEL

Lot 77 of Huntington Park Addition to the City of Bloomington as recorded in Plat Cabinet “B”, envelope 84, Office of the Recorder of Monroe County, Indiana.

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

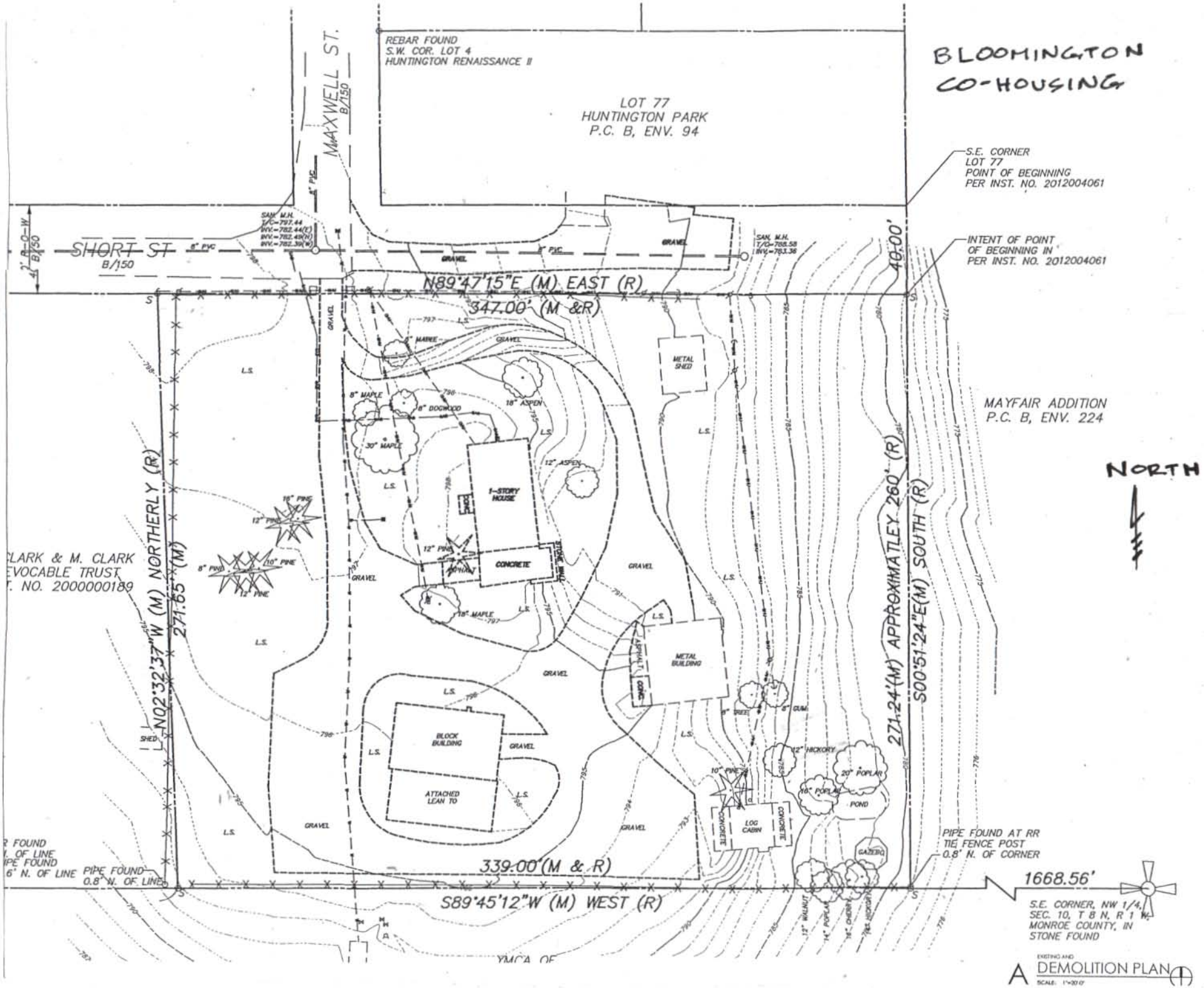
PUD District Ordinance, Zoning Standards

City of Bloomington, Plan Commission Hearings

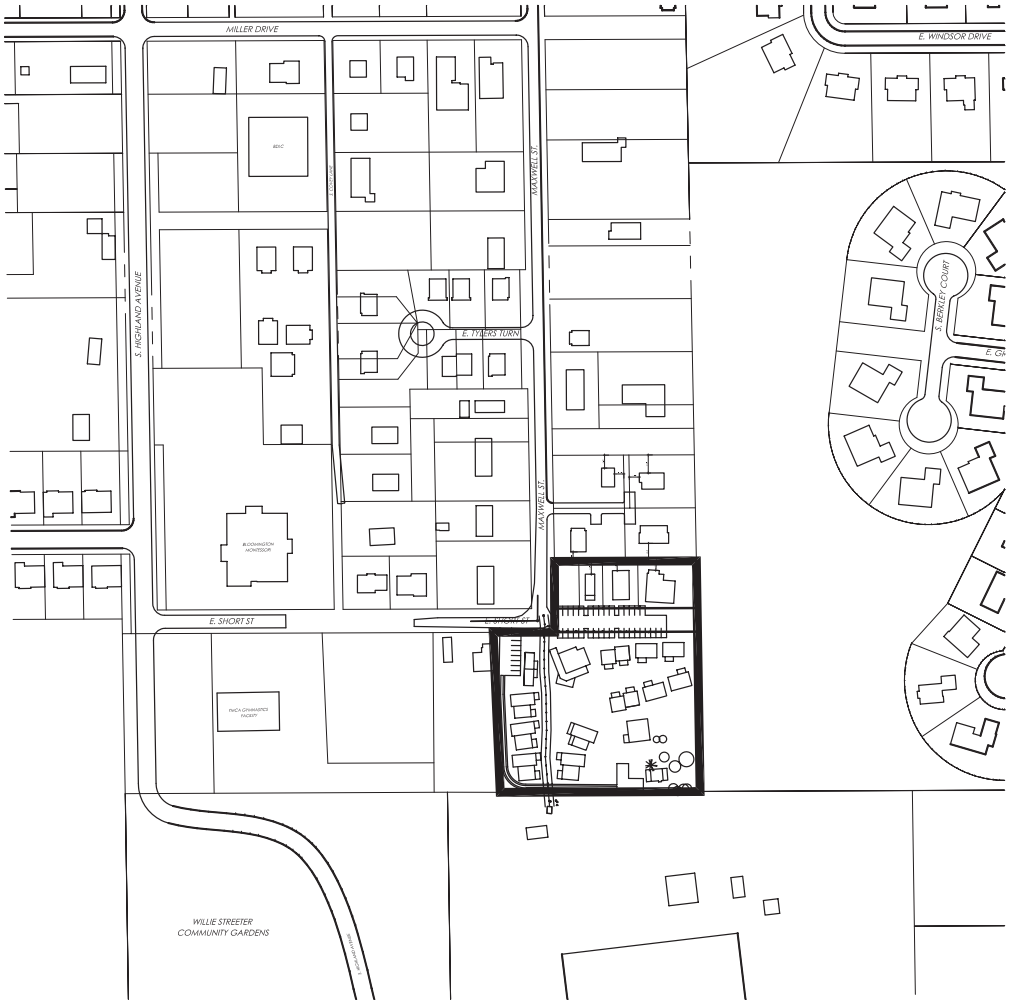
FINAL CONDITIONS OF APPROVAL

1.) Because the Co-Housing concept is a integral part of this proposal, if the petitioner, or future owners of the property abandon the Co-Housing based elements of the development, no permits or Final Plan approvals shall be granted and a PUD District Ordinance and/or Preliminary Plan amendment shall be required for this PUD.
2.) All fencing shall be limited to not more than 8 feet tall. All potential fencing locations shall be clearly indicated on the Final Plan.
3.) Occupancy shall be limited to the Single Family definition of family, including not more than three (3) unrelated adults. This shall be indicated in the Bylaws of the development.
4.) A 7 foot sideyard parking setback is required along the west property line.
5.) Current UDO landscaping requirements shall be required for this development, including parking lot landscaping and multi-family interior plantings. In addition, the detention pond shall be planted with an appropriate wet condition seed mix, with the approval of the City's Environmental Planner.
6.) Per BMC 20.04.080 the petitioner shall dedicate required right-of-way along Short St. and Maxwell St. within 180 days of approval by the City Council. Right-of-way dedication on the unbuilt section of Short Street between Parcel A and Parcel B shall be waived.
7.) Final Plan review of Phase 1 shall be at staff level. The Plan Commission shall review phase 2 with an option to review Phases 3-4. The Short St. "alley" connection shall be designed and bonded for prior to release of a grading permit for Phase 1 and shall be constructed in conjunction with Phase 3. The petitioner will consult with staff about the possible need for traffic calming devices on Short St.
8.) Phase 1 shall include all required sidewalks and street trees along Short St. and Maxwell St. adjacent to the development.
9.) Permission from the Board of Public Works is required for any encroachments prior to issuance of a grading permit.
10.) Prior to review by the City Council, the petitioner shall amend the PUD District Ordinance to reflect these conditions of approval. BMC20.04.080(f)(3)

BLOOMINGTON CO-HOUSING



A EXISTING AND DEMOLITION PLAN (A)
SCALE: 1"=30'0"



PROPOSED

A CONTEXT PLAN

SCALE: NTS

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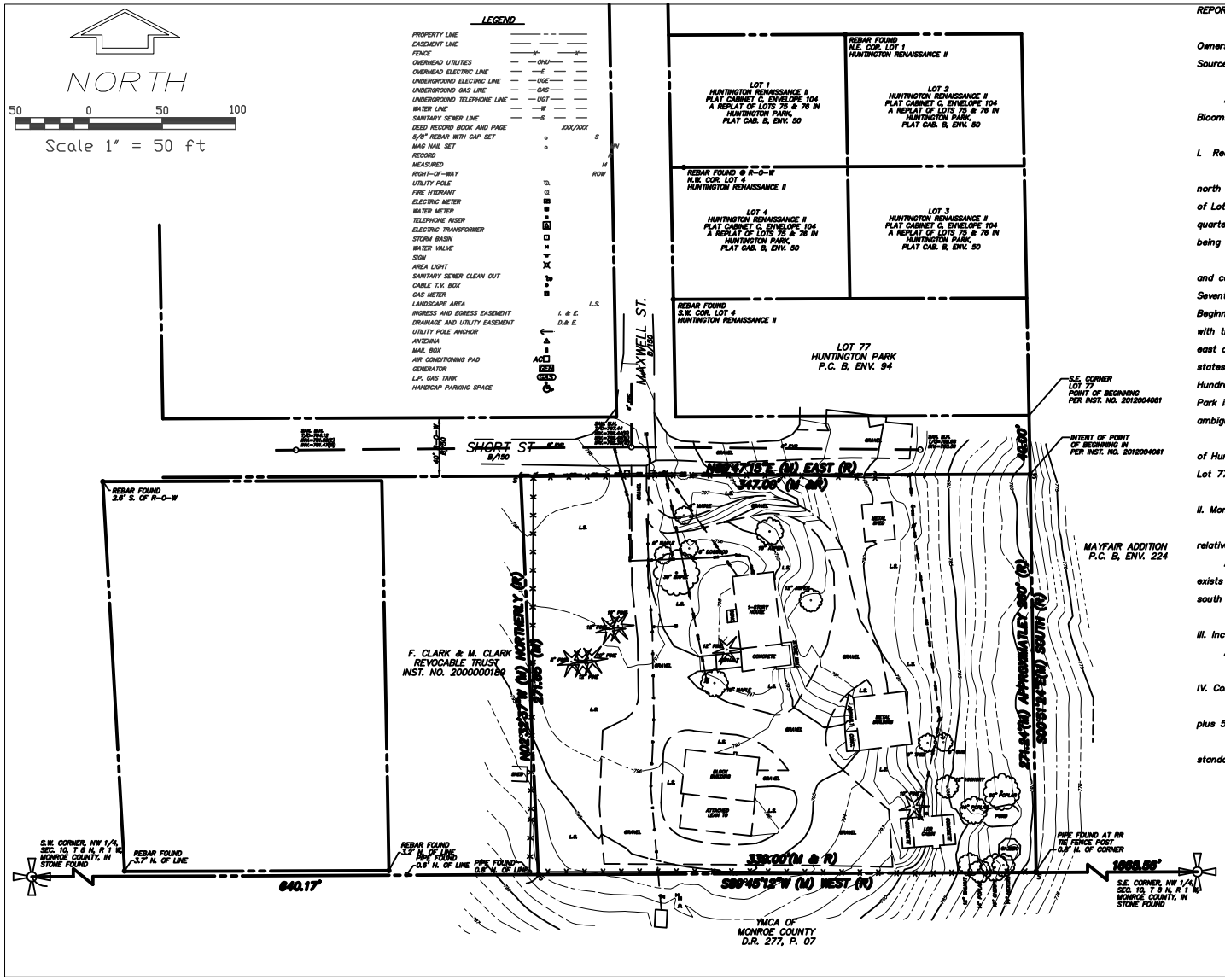
BLOOMINGTON CO-HOUSING DEVELOPMENT

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____



REPORT OF SURVEY

Owners: Marian Sinclair & Janet Greenblatt
Source: Inst. 2012004061

A part of the Northwest quarter of Section 10, T 8 N, R 1 W, Perry Township. City of Bloomington, Monroe County, Indiana

I. Records

The instructions in the deed of the Property indicate that the Property is bounded on the north by the south side of Short Street, on the east by the prolongation of the east line of the plat of Lots 67 through 95 of Huntington Park, and on the south by the south line of the Northwest quarter of Section 10. The west line of the Property is defined by the south line of the Property being 339 feet long and the north line being 347 feet long.

The Point of Beginning for the Property is erroneously defined in the deed's instructions and causes an ambiguity. The deed states, "Beginning at the Southeast corner of Lot Number Seventy-seven (77) in Huntington Park Sub-division." This instruction should read as follows: Beginning at the intersection of the prolongation of the east line of Lot 77 in Huntington Park with the south line of Short Street. This interpretation is confirmed on this project because the east distance of "approximately 260 feet" measures 311.24 feet and later on a call in the deed states " to a point on the South line of Huntington Park Subdivision, said point being Three Hundred Forty-seven (347) feet West of the point of beginning." The south line of Huntington Park is the south line of Short Street. A new legal description is suggested to eliminate the ambiguity.

The subdivision plat of Huntington Renaissance II (HRII) is used to locate the east line of Huntington Park. HRII is a replat of Lots 75 and 76 in Huntington Park. HRII sits on top of Lot 77. Therefore, HRII locates the east line of Lot 77 and the Short Street right of way.

II. Monuments

Three monuments (rebars) are found in HRII. These monuments exist with a good relative positional relationship with each other. They are used to define the location of HRII.

A stone exists at the southwest corner of the Northwest quarter of Section 10. A stone exists at the southeast corner of the Northwest quarter of Section 10. These stones define the south line of the Northwest quarter and the south line of the Property.

III. Inconsistencies in lines of occupation

As shown on the survey drawing a fence straddles the west boundary line.

IV. Comments

The relative positional precision of the measurements on this project is 2 cm (0.07 feet) plus 50 parts per million.

To the best of my knowledge and belief the work on this project follows the state standards for the practice of land surveying.

The last day of fieldwork on this project is September 4, 2012.

Douglas R. Curry
Indiana L.S. No. 890006
Bynum Fanyo & Associates, Inc.
528 N. Walnut Street
Bloomington, IN 47404
812-332-8030 tel

DOUGLAS R. CURRY No. 890006 STATE OF INDIANA LAND SURVEYOR

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

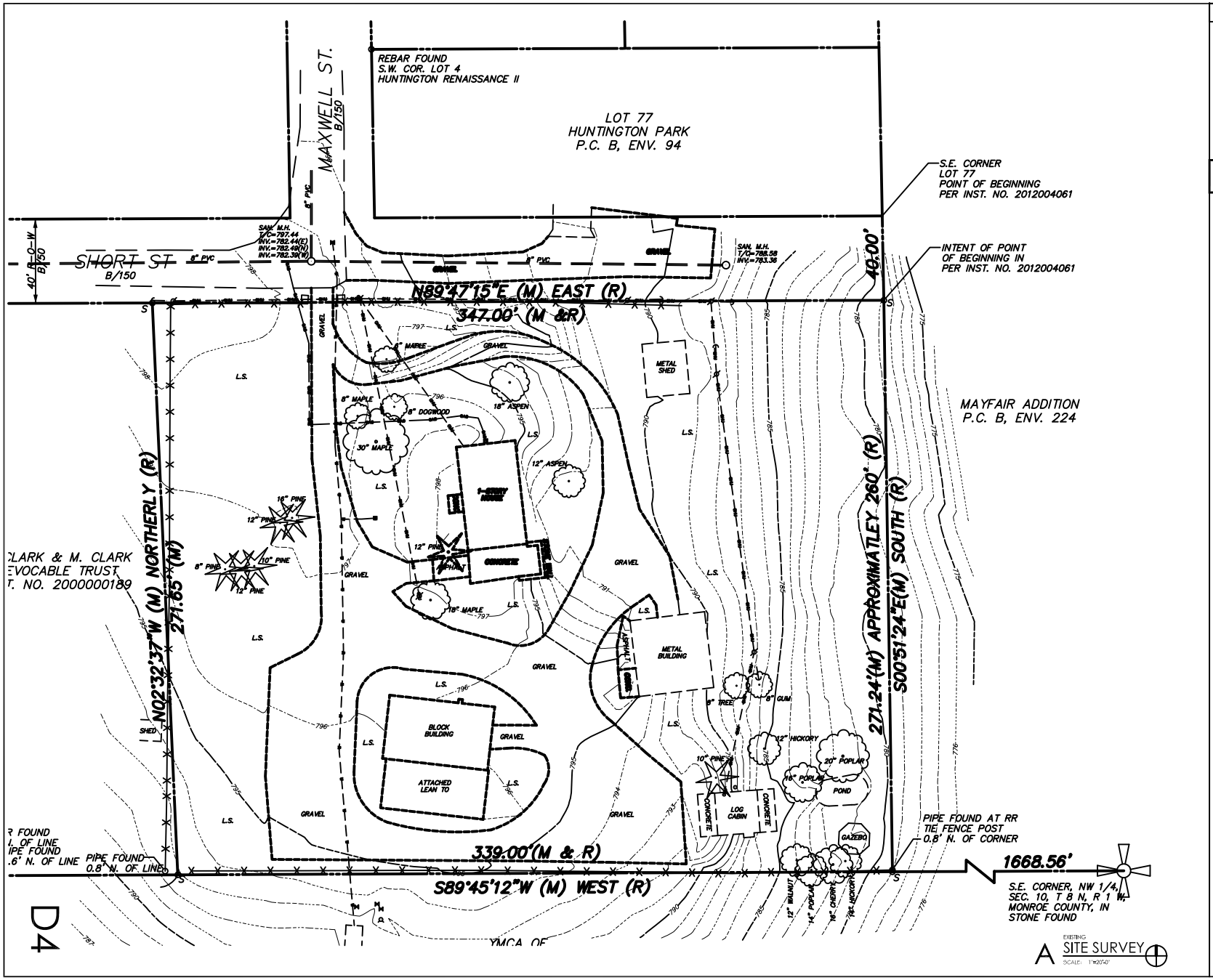
Douglas R. Curry

This instrument prepared by Douglas R. Curry.

D3

PT. OF THE N.W. QUARTER, SEC. 10, T 8 N, R 1 W, MONROE COUNTY, INDIANA
SHEET 1 OF 1
JOB NO. 401286

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404



A EXISTING SITE SURVEY
SCALE: 1"=20'-0"

D4

DEMOLITION NOTES

1. EXISTING CURB TO BE REMOVED
2. REMOVE EXISTING FOUNDATION / BASEMENT COMPLETE
3. REMOVE EXISTING HOUSE COMPLETE WITH FOUNDATIONS/ BASEMENT
4. EXISTING WATER LINE TO BE ABANDONED
5. REMOVE EXISTING ASPHALT PAVEMENT
6. REMOVE EXISTING GRAVEL DRIVE AS NEEDED TO CONSTRUCT IMPROVEMENTS
7. HOUSE TO BE RELOCATED ON-SITE AND REHABILITATED BY OTHERS. WORK TO BE COORDINATED BY CONTRACTOR.

TREES TO BE PRESERVED AND PROTECTED AS NOTED ON UTILITIES PLAN AND MARKED IN FIELD. ALL OTHER TREES SHALL BE REMOVED UNLESS OTHERWISE NOTED

mca MARC CORNETT ARCHITECTS
101 EAST HERKWOOD AVE.
BLOOMINGTON, INDIANA 47408
P/F 812.261.1904 EMAIL: marccornett@yahoo.com

CERTIFIED

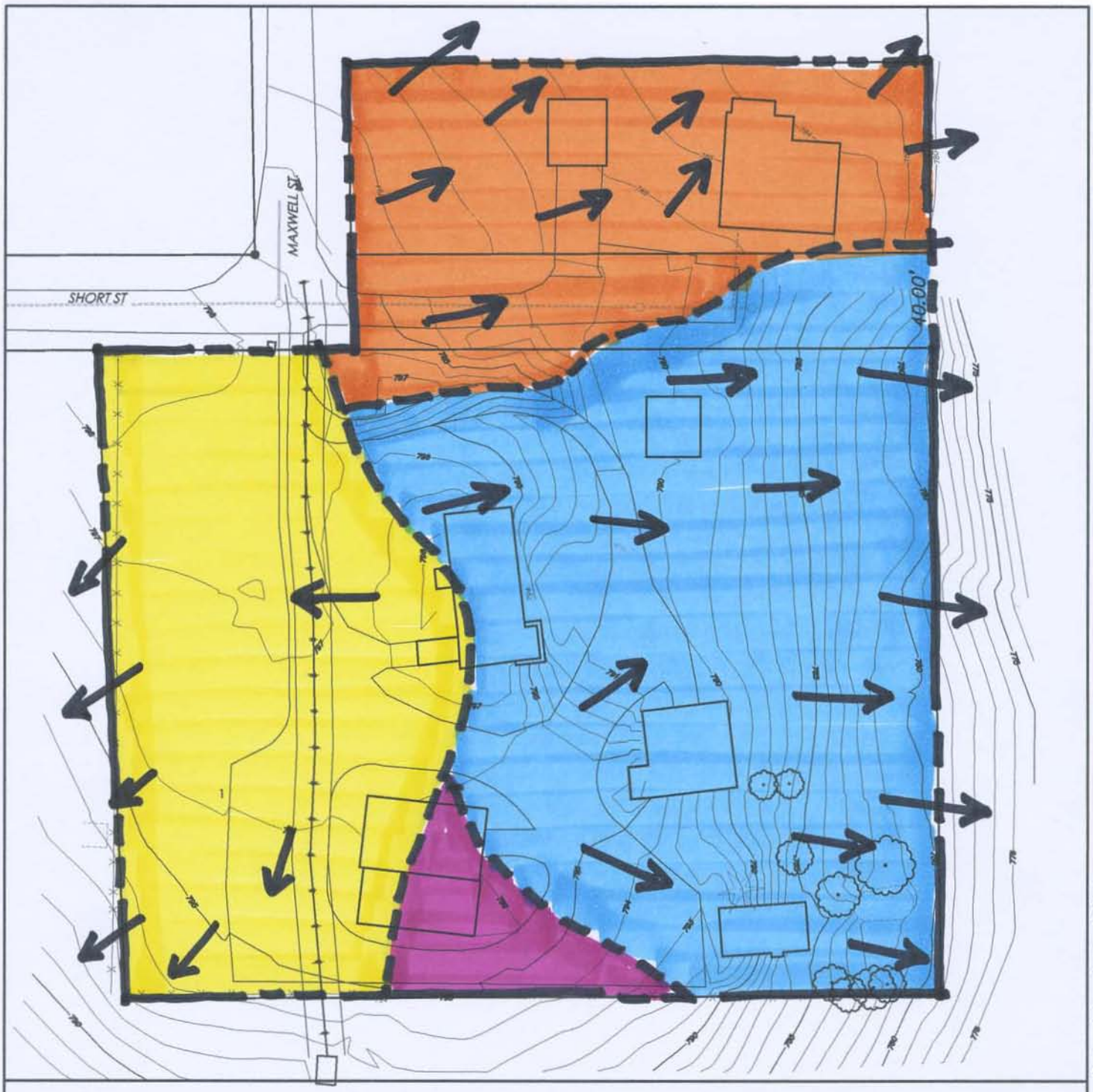
REVISIONS

PROPOSED
BLOOMINGTON COHOUSING PROJECT
SOUTH MAXWELL STREET
BLOOMINGTON INDIANA

PROJECT NO.:	2012-08
DATE:	04.11.14
DRAWN BY:	
CHECKED BY:	MHC

EXISTING SITE SURVEY with TOPOGRAPHY

C.101



EXISTING SITE DRAINAGE AREAS

- DRAINAGE AREA-1 EXISTING SURFACE DRAINAGE TO NORTHEAST
- DRAINAGE AREA-2 EXISTING SURFACE DRAINAGE TO EAST
- DRAINAGE AREA-3 EXISTING SURFACE DRAINAGE TO SOUTH
- DRAINAGE AREA-4 EXISTING SURFACE DRAINAGE SOUTHWEST

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	SITE PLAN- STORM DRAINAGE	04-11-2014
		Page No.: D5

PROPOSED SITE DRAINAGE AREAS

- DRAINAGE AREA-1 EXISTING SURFACE DRAINAGE TO NORTHEAST
- DRAINAGE AREA-2 EXISTING SURFACE DRAINAGE TO EAST
- DRAINAGE AREA-3 EXISTING SURFACE DRAINAGE TO SOUTH
- DRAINAGE AREA-4 EXISTING SURFACE DRAINAGE SOUTHWEST
- DRAINAGE AREA-5 CONTROLLED BY SITE STORMWATER MGT.

N

Scale: 1" = 60'-0"

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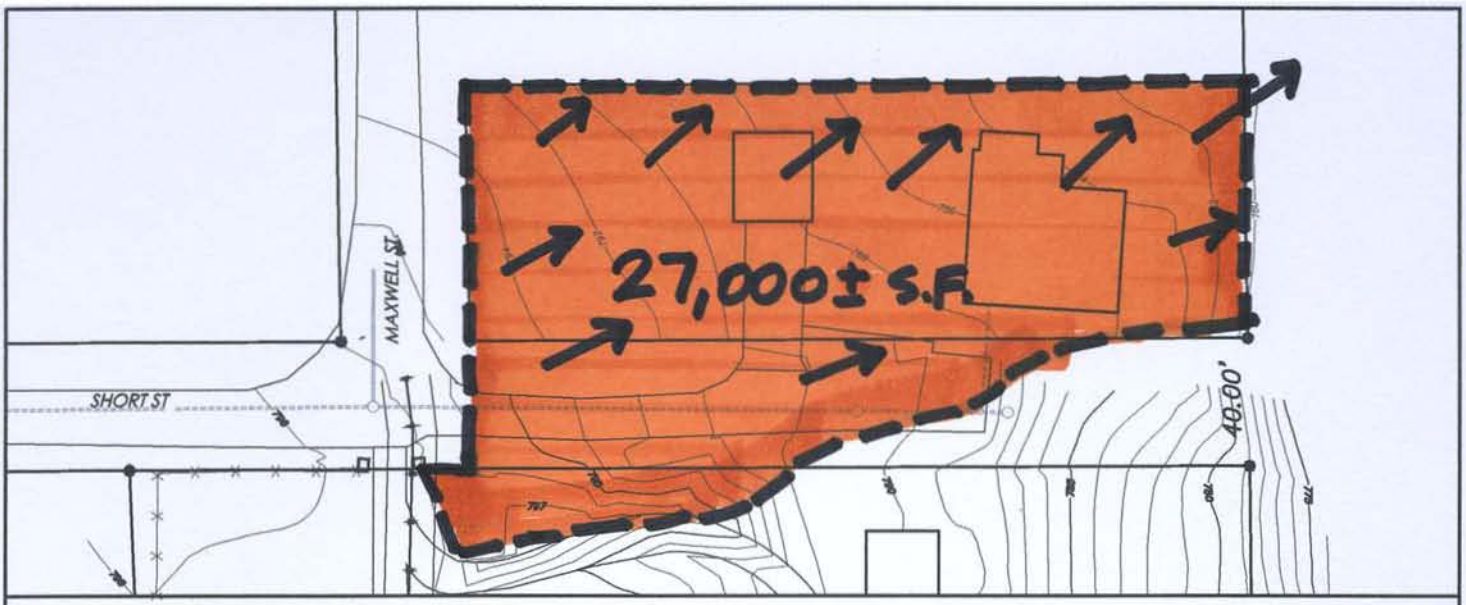
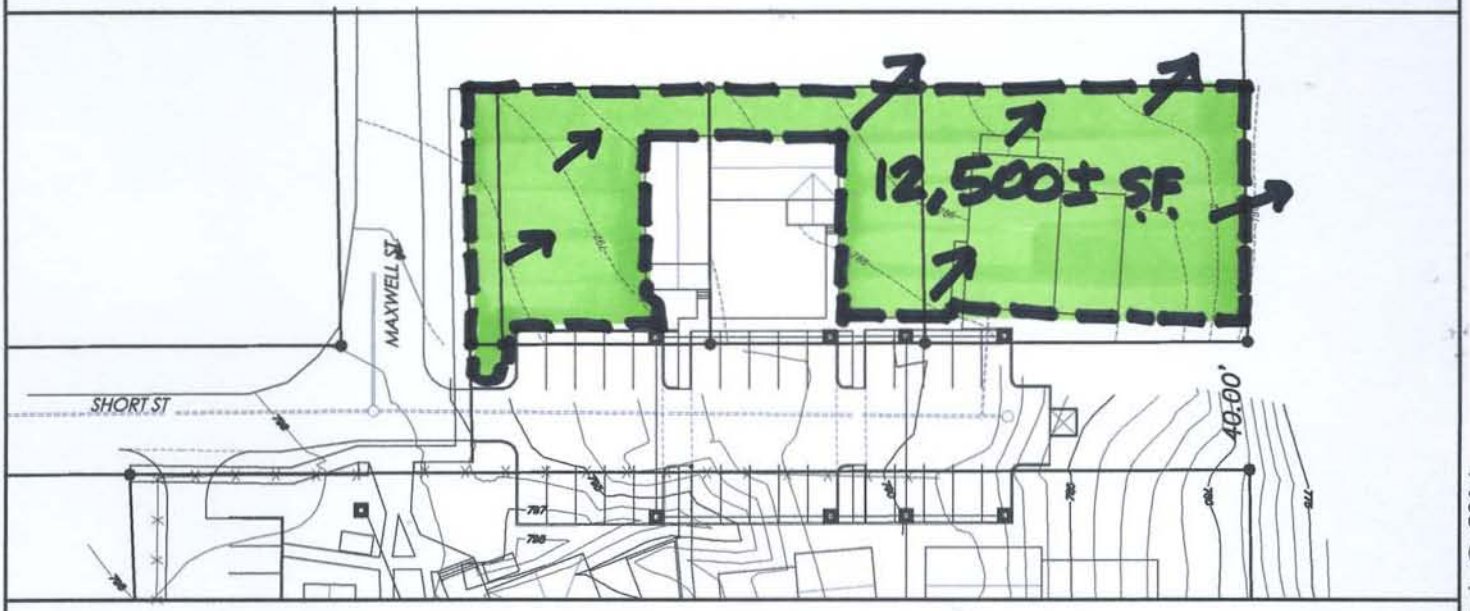
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	SITE PLAN- STORM DRAINAGE	04-11-2014
		Page No.: D6



EXISTING
SURFACE DRAINAGE AREA-1



PROPOSED
SURFACE DRAINAGE AREA-1

DRAINAGE AREA-1 EXISTING
SURFACE DRAINAGE TO NORTHEAST
(27,000 +/- SQ.FEET SURFACE AREA)

DRAINAGE AREA-1 PROPOSED
SURFACE DRAINAGE TO NORTHEAST
(12,500 +/- SQ. FEET SURFACE AREA)

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	SITE PLAN- STORM DRAINAGE	04-11-2014
		Page No.: D7

SURFACE DRAINAGE AREA TO NORTHEAST

STORMWATER STRUCTURES

STORMWATER PIPING

PROPOSED STORMWATER MANAGEMENT PLAN

N

Scale: 1" = 60'-0"

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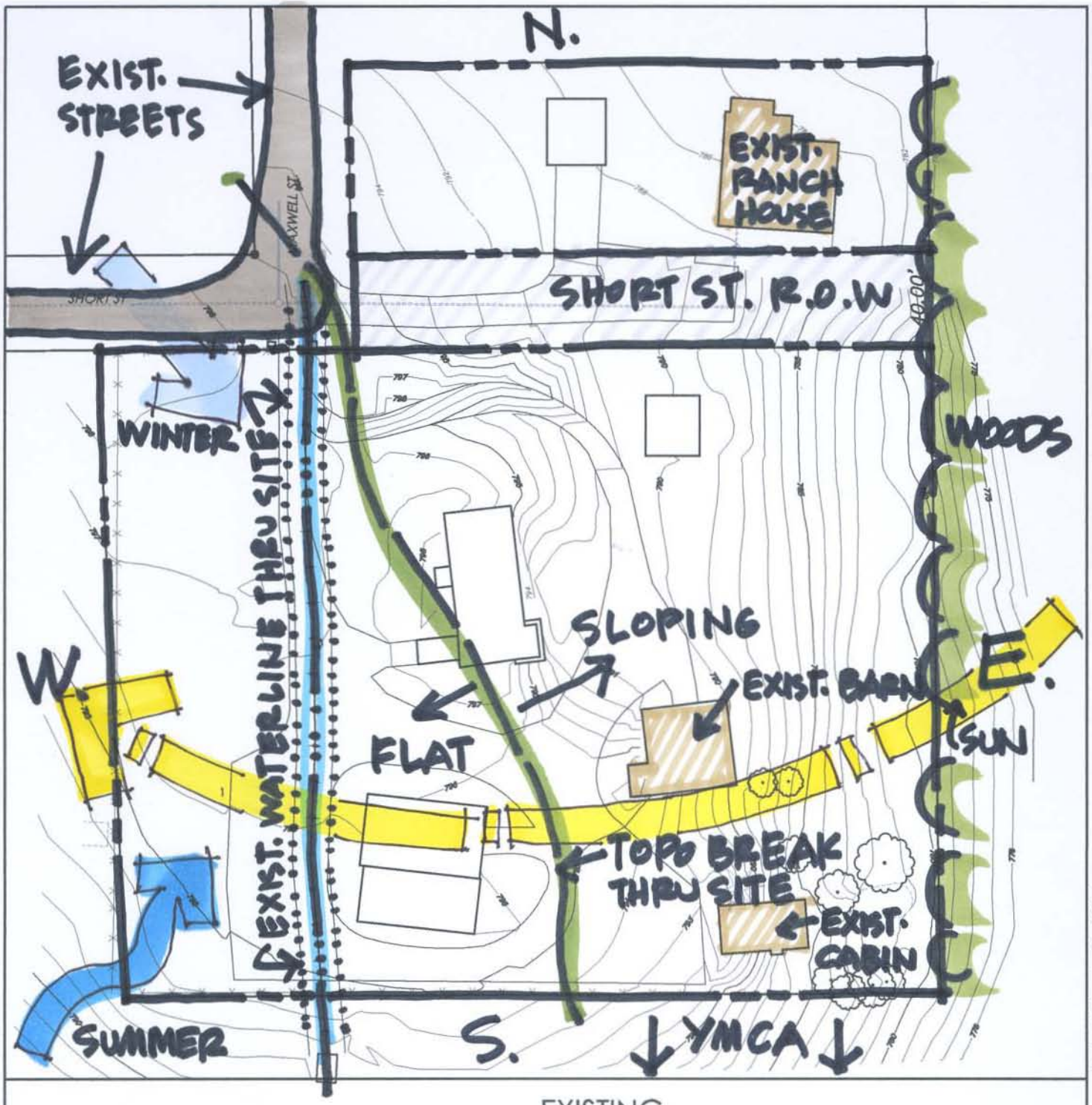
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	SITE PLAN- STORM DRAINAGE	04-11-2014
		Page No.: D8



EXISTING
SITE DESIGN CONDITIONS
WORKSHOP DESIGN ANALYSIS

Scale: 1" = 60'-0"

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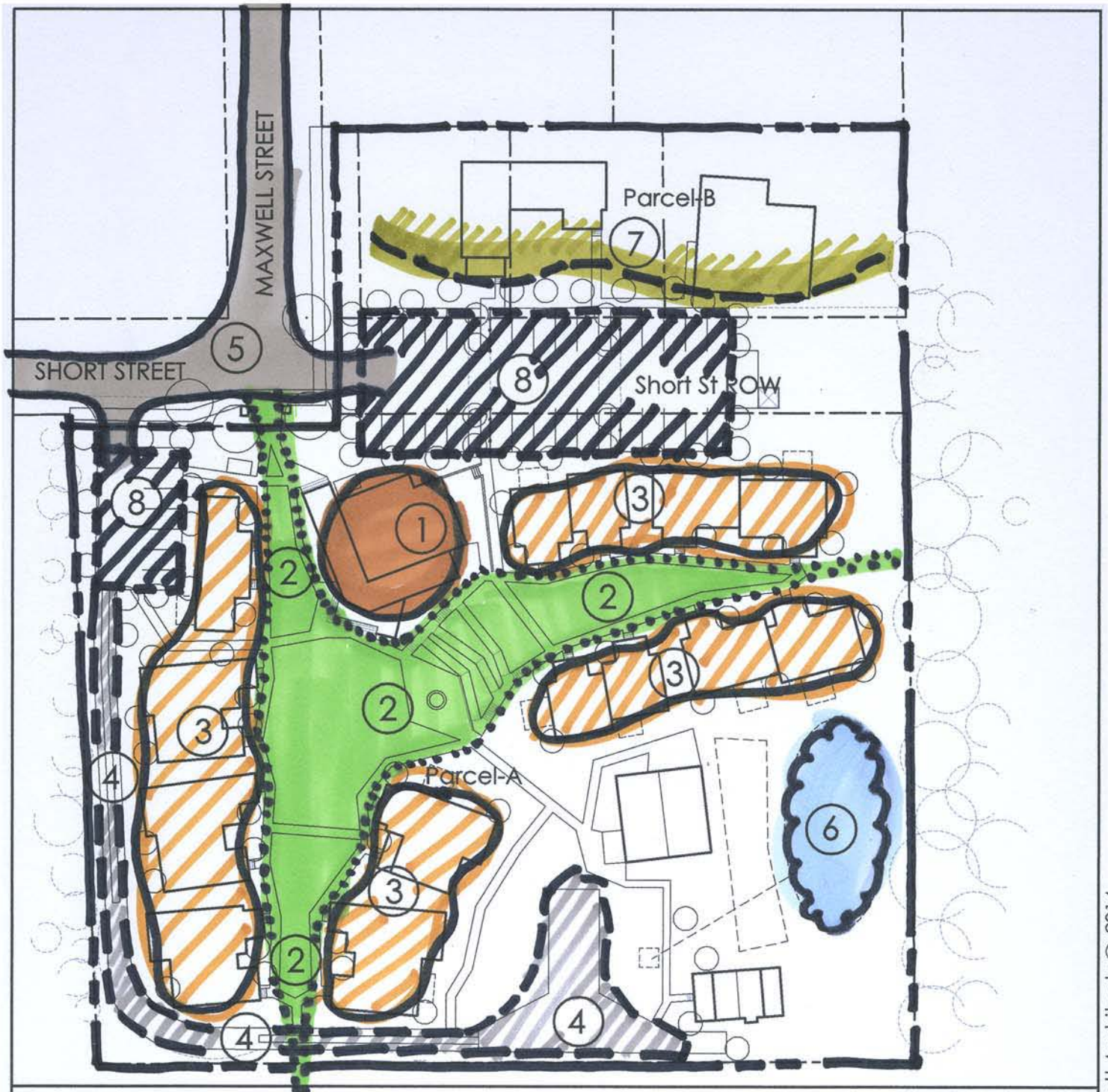
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D9



1. IMPORTANT SITE POSITION
2. PEDESTRIAN STREETS
3. CLUSTERED BUILDINGS, CREATING OUTDOOR ROOMS
4. EMERGENCY SERVICES ACCESS DRIVE
5. PUBLIC STREETS ACCESS
6. STORMWATER MGT
7. DENSITY TRANSITION TO GREATER NEIGHBORHOOD
8. PARKING AT EDGES, CONTAINED DRIVING

PROPOSED WORKSHOP DESIGN ANALYSIS - FINAL DESIGN STRATEGY

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D10

PROPOSED
WORKSHOP DESIGN ANALYSIS -
ENCLOSURE/CONTAINMENT

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D11

·DESIGN WORKSHOP·

PROPOSED
WORKSHOP DESIGN ANALYSIS -
PEDESTRIAN STREET

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D12

OVERALL VIEW LOOKING SOUTH
PARCEL-A

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	WORKSHOP RENDERINGS	01-27-2014
		Page No.: D13-1

VIEW LOOKING EAST
PARCEL-A

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	WORKSHOP RENDERINGS	01-27-2014
		Page No.: D13-2

VIEW LOOKING SOUTH
FROM COMMON HOUSE
PARCEL-A

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	WORKSHOP RENDERINGS	01-27-2014
		Page No.: D13-3

VIEW LOOKING NORTH
PARCEL-A

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	WORKSHOP RENDERINGS	01-27-2014
		Page No.: D13-4

VIEW LOOKING NORTH
FROM SOUTHERN P.L.
PARCEL-A

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	WORKSHOP RENDERINGS	01-27-2014
		Page No.: D13-5

OVERALL VIEW LOOKING NORTH
PARCEL-A

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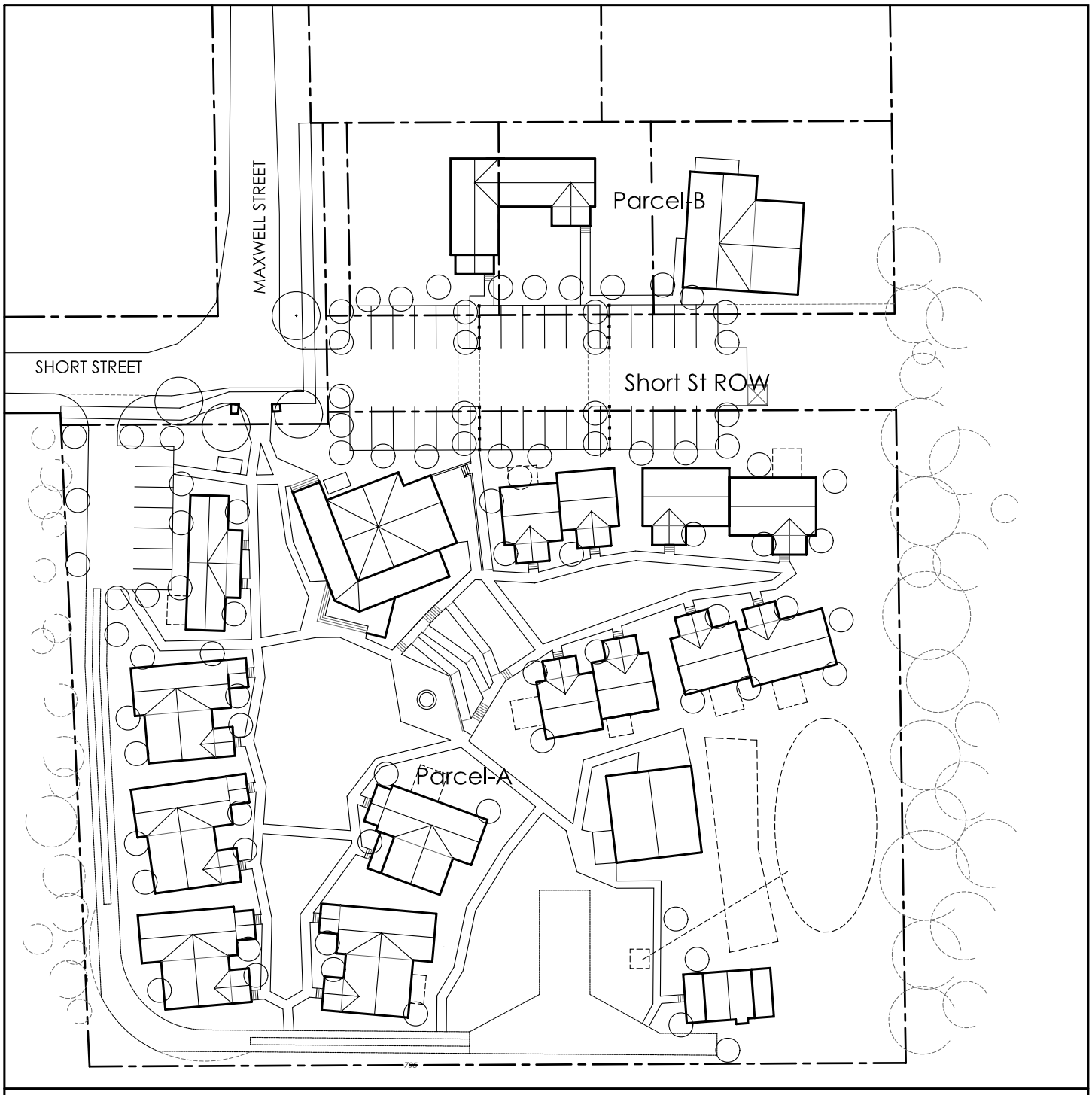
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	WORKSHOP RENDERINGS	01-27-2014
		Page No.: D13-6



PROPOSED SITE DESIGN

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D14

PROPOSED SITE DESIGN

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D15

Maxwell St. Looking North

Short St. Looking East
Unimproved ROW

Short St. Looking West

Existing Site Entry Drive
Looking South

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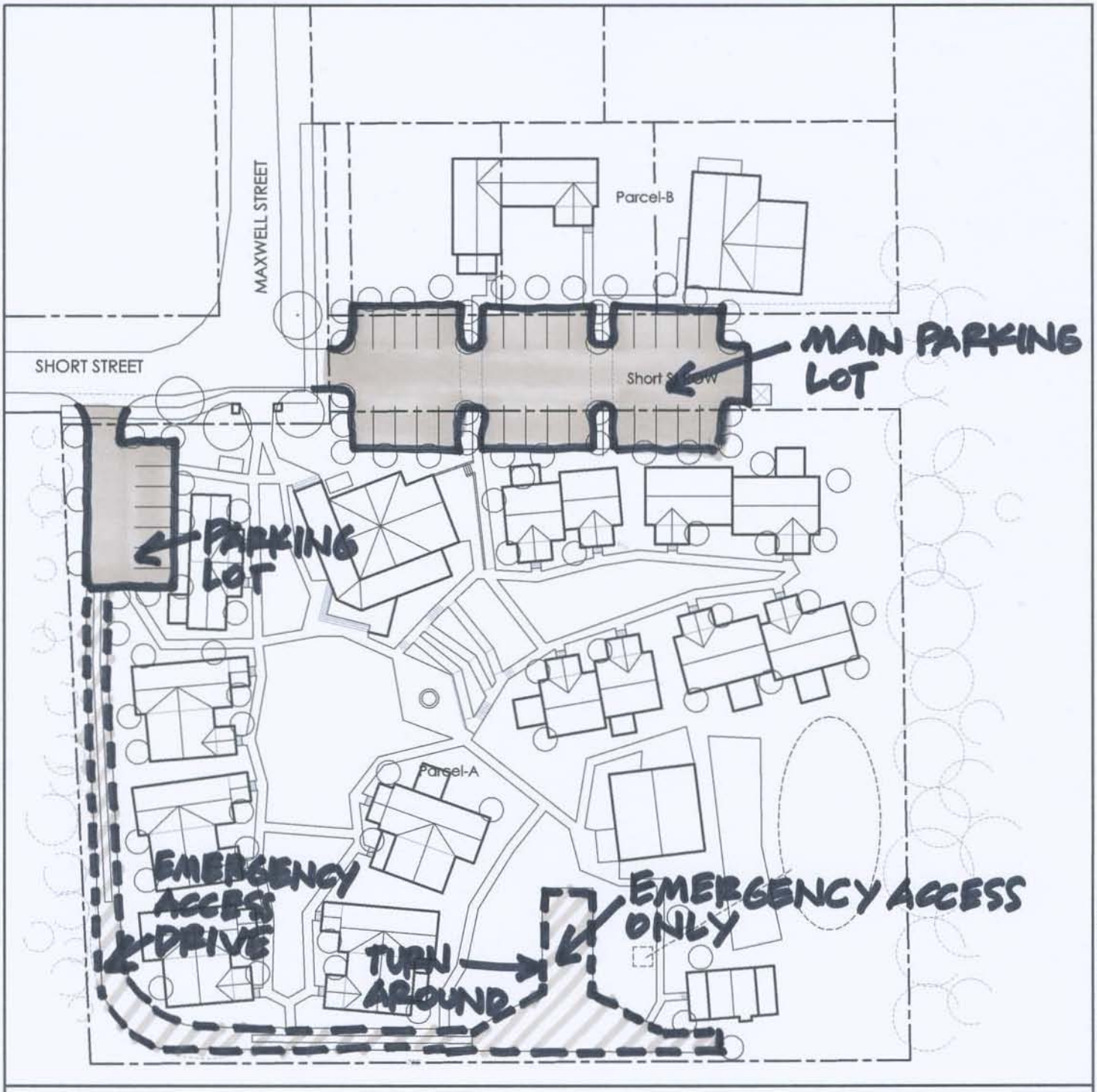
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	SITE PHOTOS EXISTING CONDITIONS	04-11-2014
		Page No.: D16



PROPOSED
VEHICULAR ACCESS AREAS

N

Scale: 1" = 60'-0"

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D17

PROPOSED
GREEN/OPEN SPACE

N

Scale: 1" = 60'-0"

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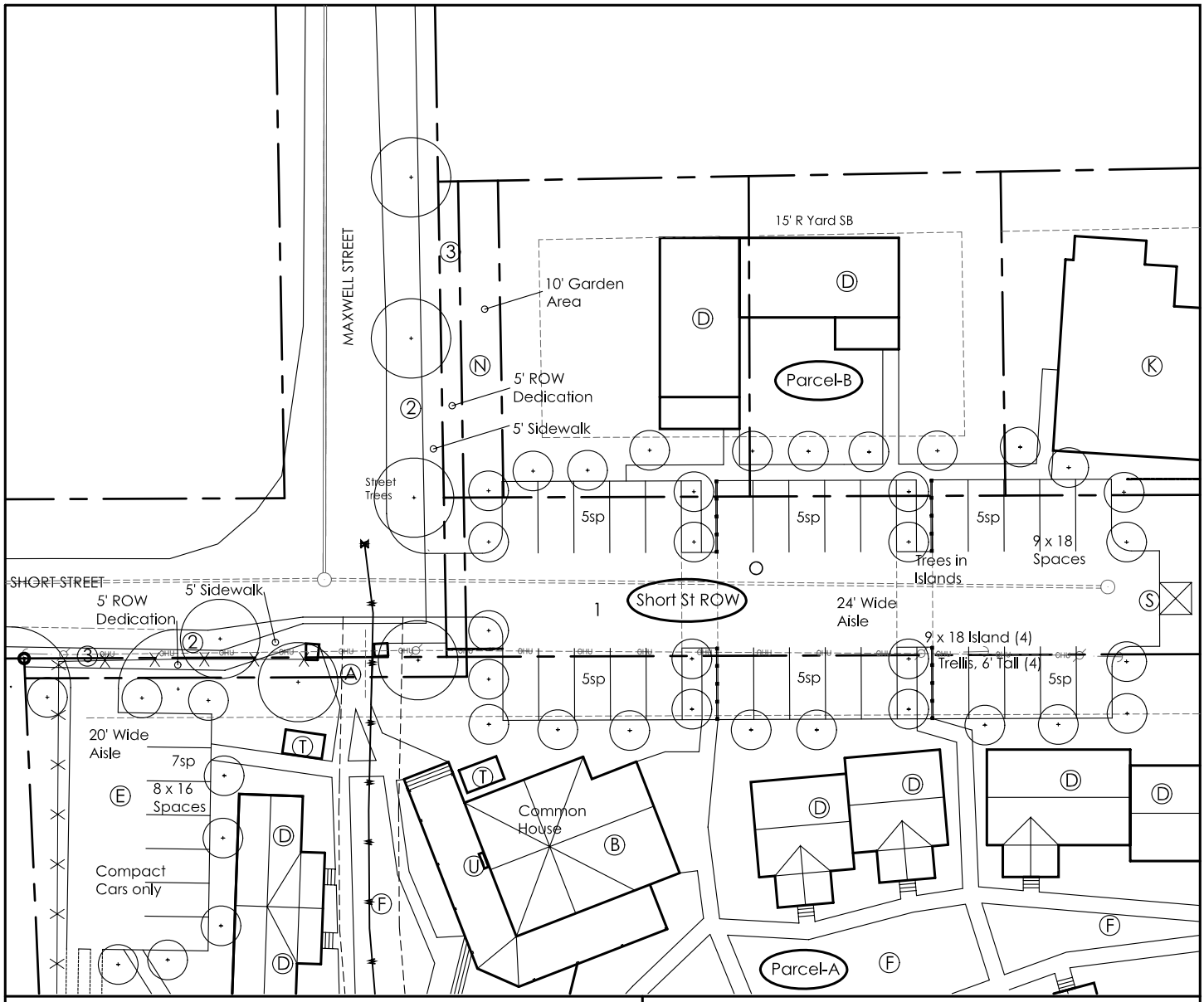
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	04-11-2014
		Page No.: D18



LEGEND / KEY

1. ROW ENCROACHMENT, PARKING DRIVE AND SPACES
2. PUBLIC SIDEWALK AND TREEPLOT
3. ADDITIONAL ROW - 5' ALONG SHORT ST & MAXWELL ST
- A MAIN ENTRY TO SITE
- B COMMON HOUSE, PROPOSED
- D INDIVIDUAL DWELLING, PROPOSED
- E SMALL CAR PARKING, PROPOSED (7) SPACES
- F MAIN COURTYARD, PROPOSED
- G EMERGENCY ACCESS LANE & TURNAROUND, PROPOSED
- K EXISTING DWELLING TO BE REMODELED
- N NEIGHBORHOOD GARDEN AREA, PROPOSED
- O MAIN PARKING AREA, PROPOSED (30) SPACES
- S DUMPSTER ENCLOSURE
- T BIKE PARKING
- U MAILBOXES

N

Scale: 1" = 40'-0"

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Project:

BLOOMINGTON CO-HOUSING,
PUD DISTRICT ORDINANCE

Sheet Title:

PARTIAL SITE PLAN
ROW & PARKING LOTS

Date:
04-11-2014

Page No.:
D19

Ⓕ FENCED AREAS FOR INDIVIDUAL UNITS

N

Scale: 1" = 60'-0"

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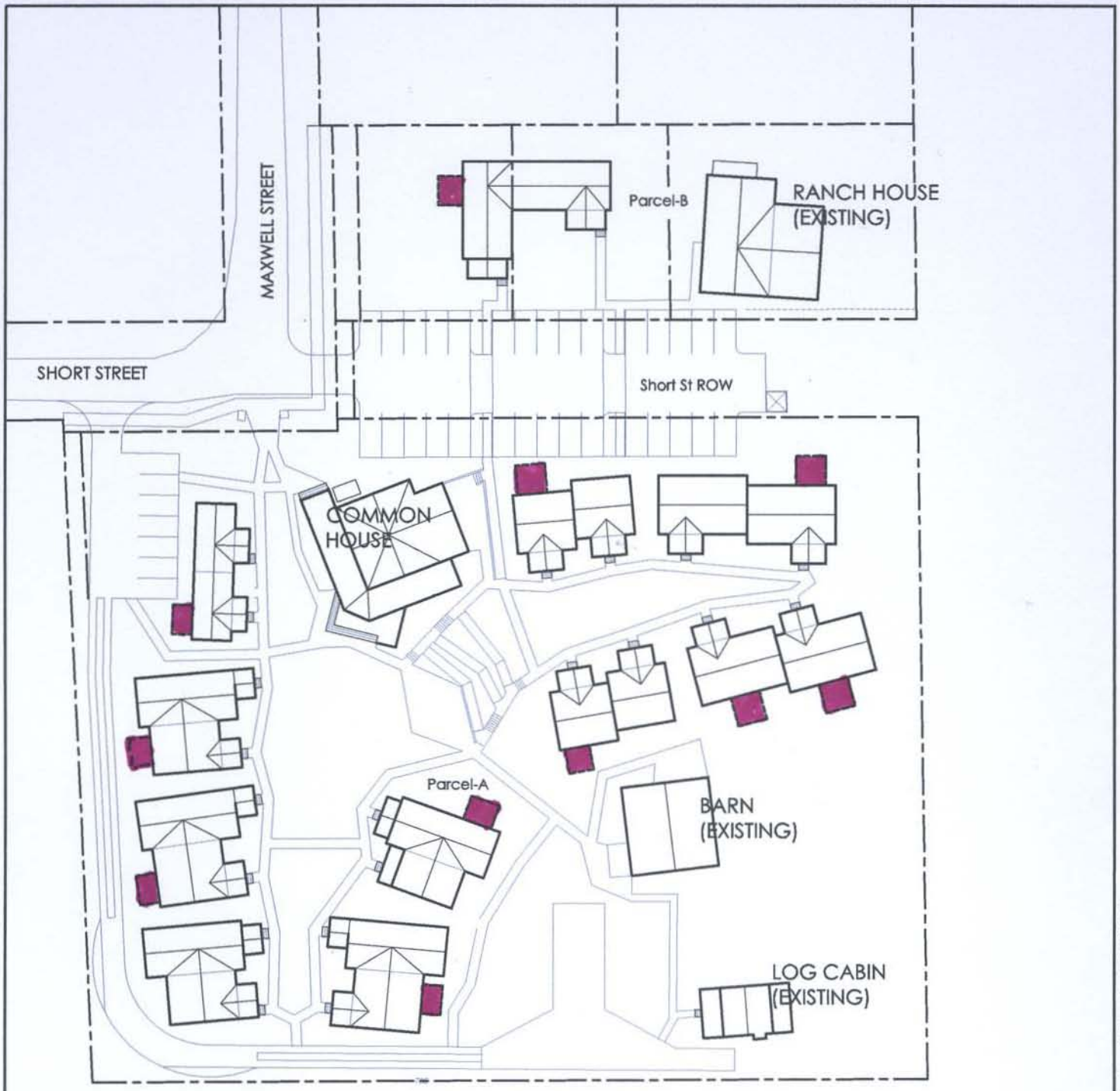
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ILLUSTRATIVE SITE PLAN	01-27-2014
		Page No.: 18-2



ROOM ADDITIONS LOCATIONS
HOUSE FOOTPRINTS

LOCATIONS FOR ROOM ADDITIONS
UP TO 12' x 12' +/- FOOTPRINT

N

Scale: 1" = 60'-0"

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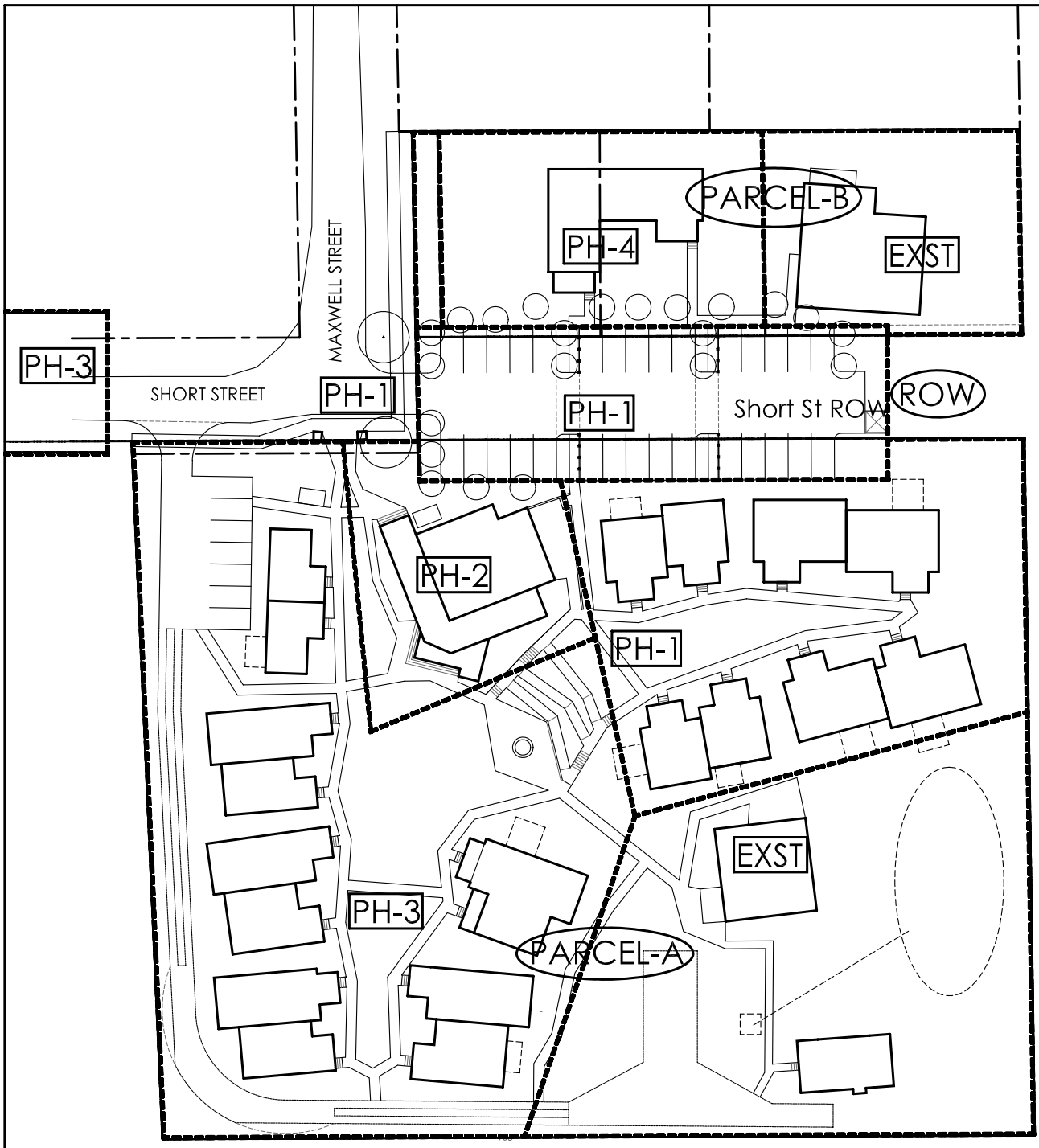
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ROOM ADDITIONS SITE PLAN	04-11-2014
		Page No.: D21



PUD PHASING KEY

EXISTING - EXISTING RESIDENCE TO REMAIN
EXISTING BARN TO REMAIN
EXISTING LOG CABIN TO REMAIN

PHASE 1 - OVERALL INFRASTRUCTURE FOR PARCEL-A
(8) HOUSES
(30) PARKING SPACES
REQ'D. SIDEWALKS & STREET TREES ALONG SHORT & MAXWELL STS.

PHASE 2 - COMMON HOUSE

PHASE 3 - SHORT STREET CONNECTION IMPROVEMENTS
(12) HOUSES & (7) PARKING SPACES
CONSULT WITH PLANNING STAFF RE: SHORT ST TRAFFIC CALMING DEVICES

PHASE 4 - PARCEL-B INFRASTRUCTURE
(2) HOUSES
SMALL GARDEN

N

Scale: 1" = 60'-0"

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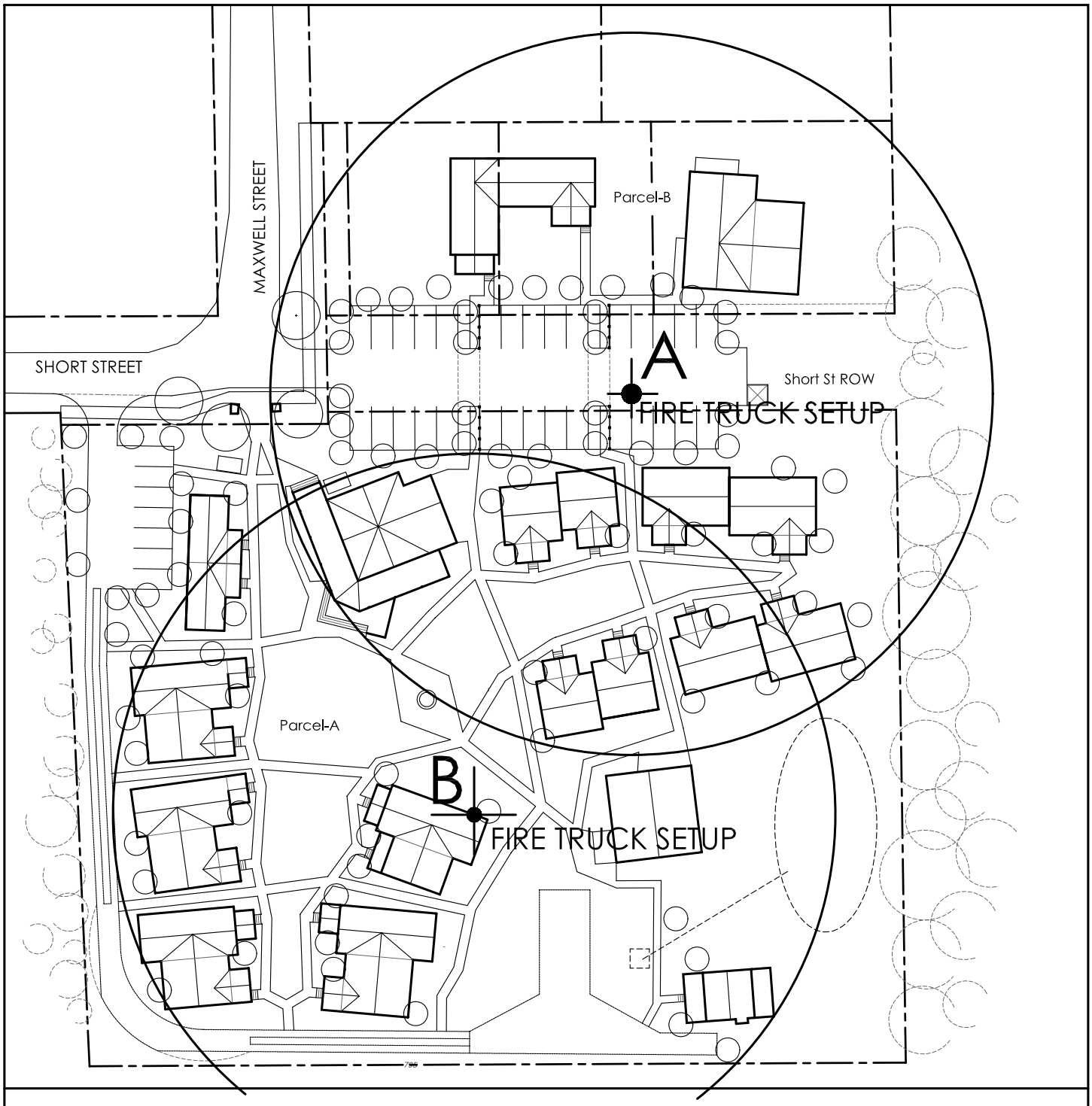
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	CONSTRUCTION PHASING - SITE PLAN	04-11-2014
		Page No.: D22



PROPOSED FIRE DEPARTMENT SITE
ACCESS DURING CONSTRUCTION

A - PHASE 1 ACCESS POINT

B - EXISTING SITE ACCESS POINT

150' HOSE REACH

N

Scale: 1" = 60'-0"

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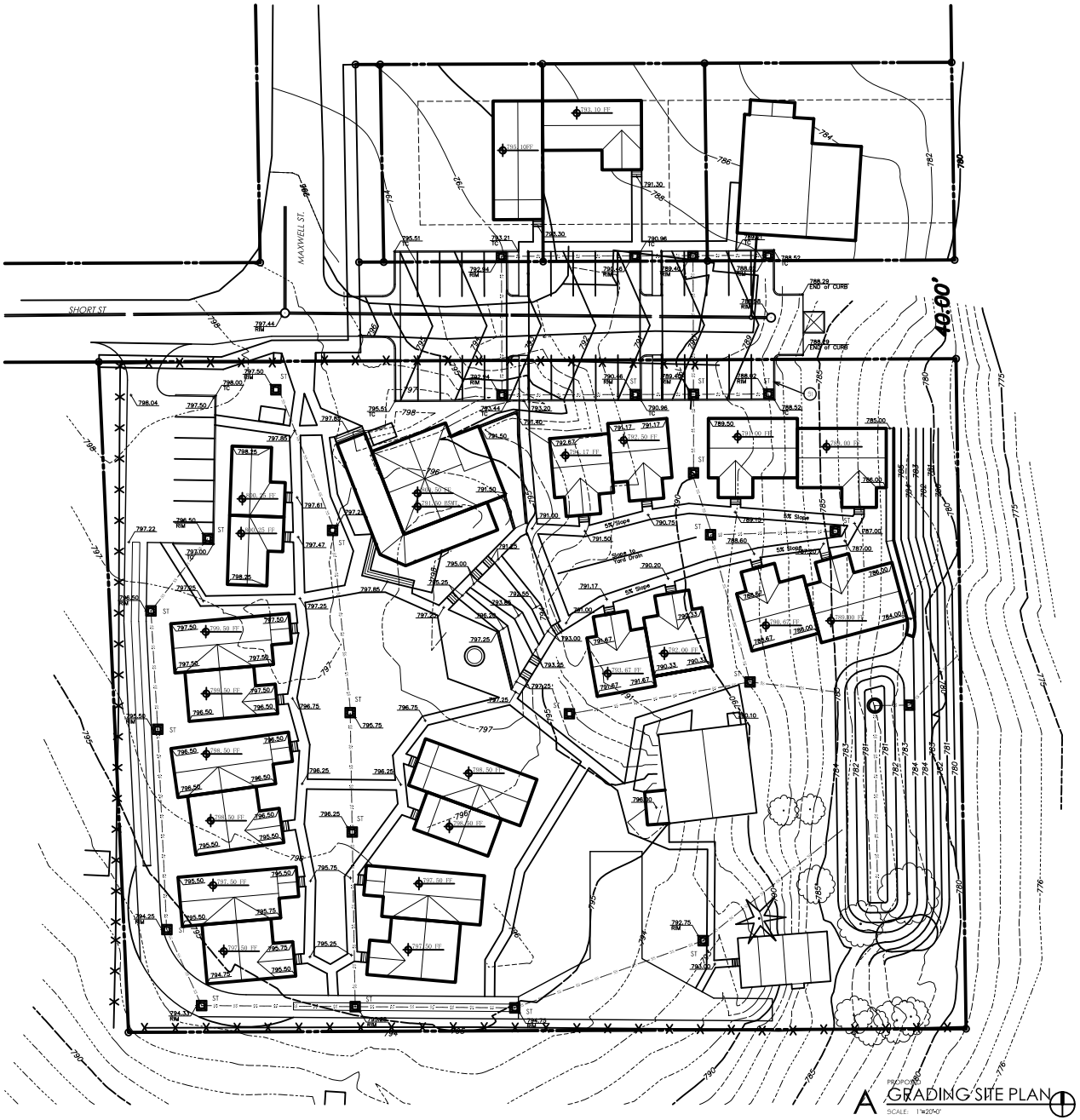
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	EMERGENCY ACCESS SITE PLAN	04-11-2014
		Page No.: D23



A PROPOSED GRADING SITE PLAN
SCALE: 1"=20'-0"

STORM SEWER NOTES

- STORM SEWER INLET
- STORM SEWER
- STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- STORM SEWER SEDIMENT CONTROL STRUCTURE
- STORM SEWER INLET NUMBER
- DRAINAGE INLET WITH EITHER DROP INLET OR CURB INLET EROSION CONTROL PROTECTION
- SILT FENCE EROSION CONTROL PROTECTION
- 75 FT OR 50 FT No.2 STONE CONSTRUCTION ENTRANCE
- SOIL STOCKPILE WITH SILT FENCE EROSION CONTROL BARRIER PERIMETER

* SEE DRAINAGE STRUCTURE TABLE ON SHEET D5

STORM SEWER

mca MARC CORNETT ARCHITECTS
101 EAST HERKWOOD AVE.
BLOOMINGTON, INDIANA 47408
P: 812.336.1964 EMAIL: marccornett@yahoo.com

CERTIFIED

REVISIONS

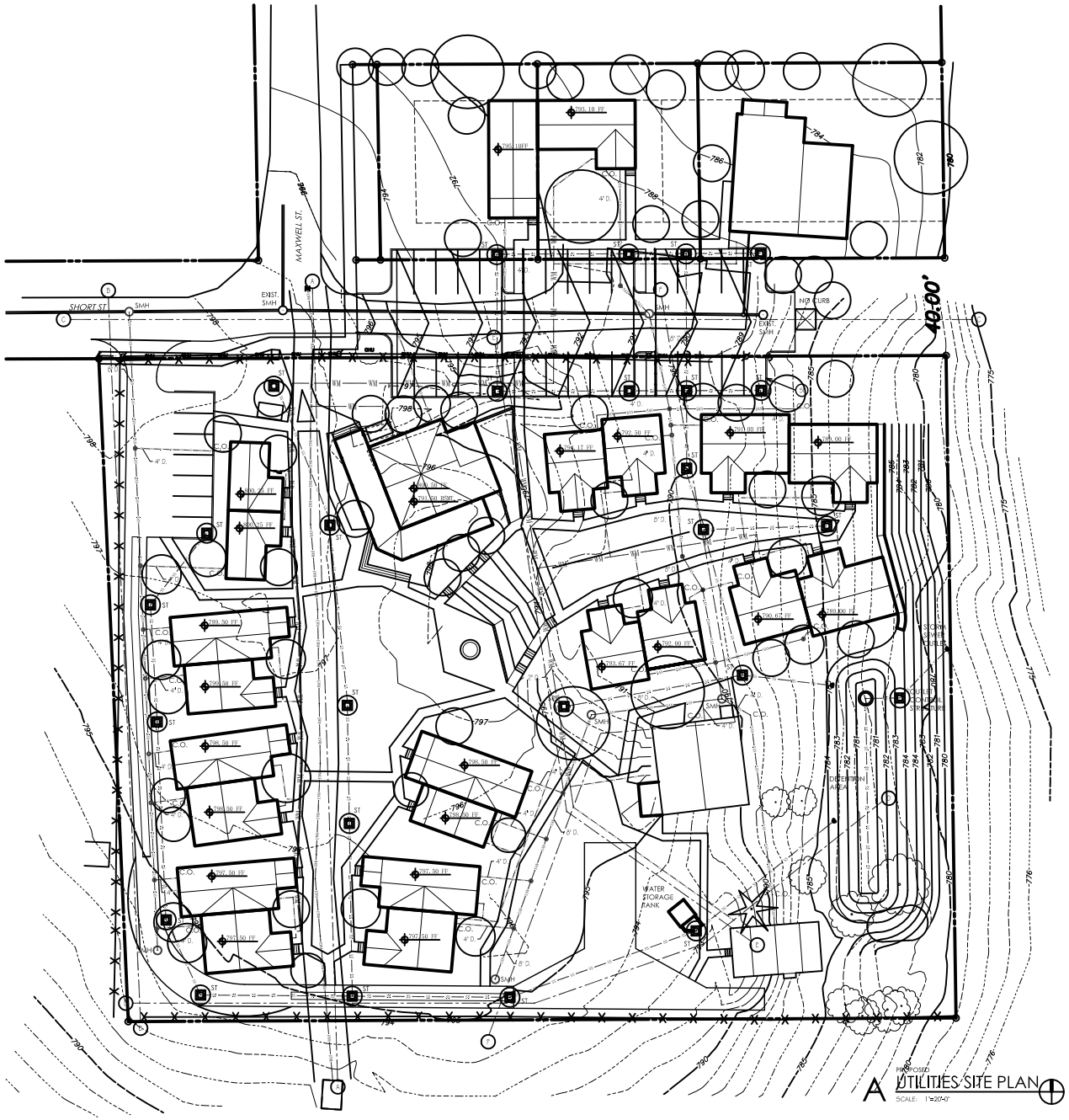
PROPOSED
BLOOMINGTON COHOUSING PROJECT
SOUTH MAXWELL STREET
BLOOMINGTON INDIANA

PROJECT NO.:	2012-08
DATE:	04.11.14
DRAWN BY:	
CHECKED BY:	MHC

GRADING SITE PLAN

C.102

D24



PROPOSED
UTILITIES SITE PLAN
SCALE: 1"=20'-0"

STORM SEWER NOTES

- STORM SEWER INLET
- STORM SEWER
- STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- STORM SEWER SEDIMENT CONTROL STRUCTURE

* SEE DRAINAGE STRUCTURE TABLE ON SHEET D5

SANITARY SEWER NOTES

- SANITARY SEWER MANHOLE
- 8" SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER
- 4" SANITARY LATERAL
- 6" SANITARY LATERAL
- 8" SANITARY LATERAL
- SANITARY SEWER CLEANOUT
- SADDLE AND TAP FOR NEW 4" LATERAL

WATER NOTES

- 8" DUCTILE IRON WATER LINE
- 4" PVC SDR21 WATER LINE
- FIRE HYDRANT AND VALVE
- TAPPING VALVE AND SLEEVE
- 1" TYPE "K" COPPER SERVICE LATERALS IN SAME TRENCH WITH (2) SIDE BY SIDE STANDARD METER PITS
- EXISTING WATER MAIN
- CONNECTION TO EXISTING WATER MAIN
- 1" TYPE "K" COPPER SERVICE WITH SINGLE METER
- AIR RELEASE VALVE AT HIGH POINT OF WATER LINE
- GATE VALVE

GAS NOTES

- EXISTING GAS LINE
- GAS LATERAL
- GAS LINE

UTILITIES LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- POWER LINE OVERHEAD
- POWER LINE UNDERGROUND

TREE LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED TREES:
  RESIDENTIAL AREA
  (38) RED SUNSET RED MAPLE AND (38) AUTUMN FLAME RED MAPLE.
  ALTERNATE TOTAL NUMBER OF TREES (76) ALONG THE RESIDENTIAL AREA
  COMMERCIAL AREA
  (115) SWEETGUM ALONG HILLSIDE AND PARTIAL SOUTH SECTION OF SOUTH DUNN ST.
  POCKET PARK
  AT THE NORTHWEST CORNER OF DUNN ST. AND WILSON ST.
  (115) RED BUD TREES

- PROVIDE 4" SLEEVE UNDER SIDEWALK.
- PROVIDE 4" SLEEVE UNDER SIDEWALK.
- STREET LIGHT AND CONDUIT BY OTHERS.

mca MARC CORNETT ARCHITECTS
101 EAST IRVINGWOOD AVE.
BLOOMINGTON, INDIANA 47408
P/F 812.336.3904 EMAIL: marccornett@yahoo.com

CERTIFIED

REVISIONS

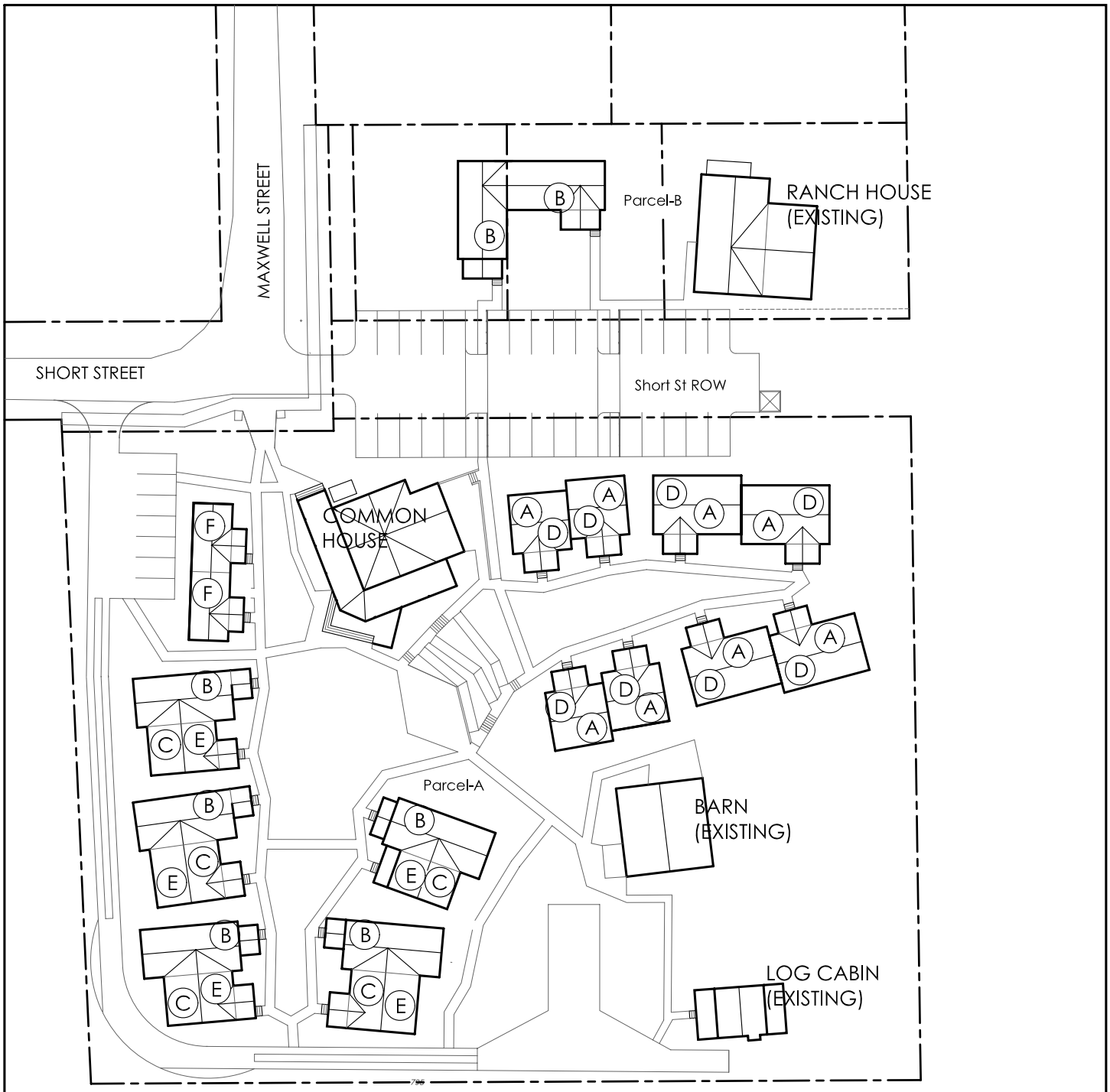
PROPOSED
BLOOMINGTON COHOUSING PROJECT
SOUTH MAXWELL STREET
BLOOMINGTON INDIANA

PROJECT NO.:	2012-08
DATE:	04.11.14
DRAWN BY:	
CHECKED BY:	MHC

UTILITIES SITE PLAN

C.103

D25



ARCHITECTURAL STANDARDS
HOUSE TYPES A-F

N

Scale: 1" = 60'-0"

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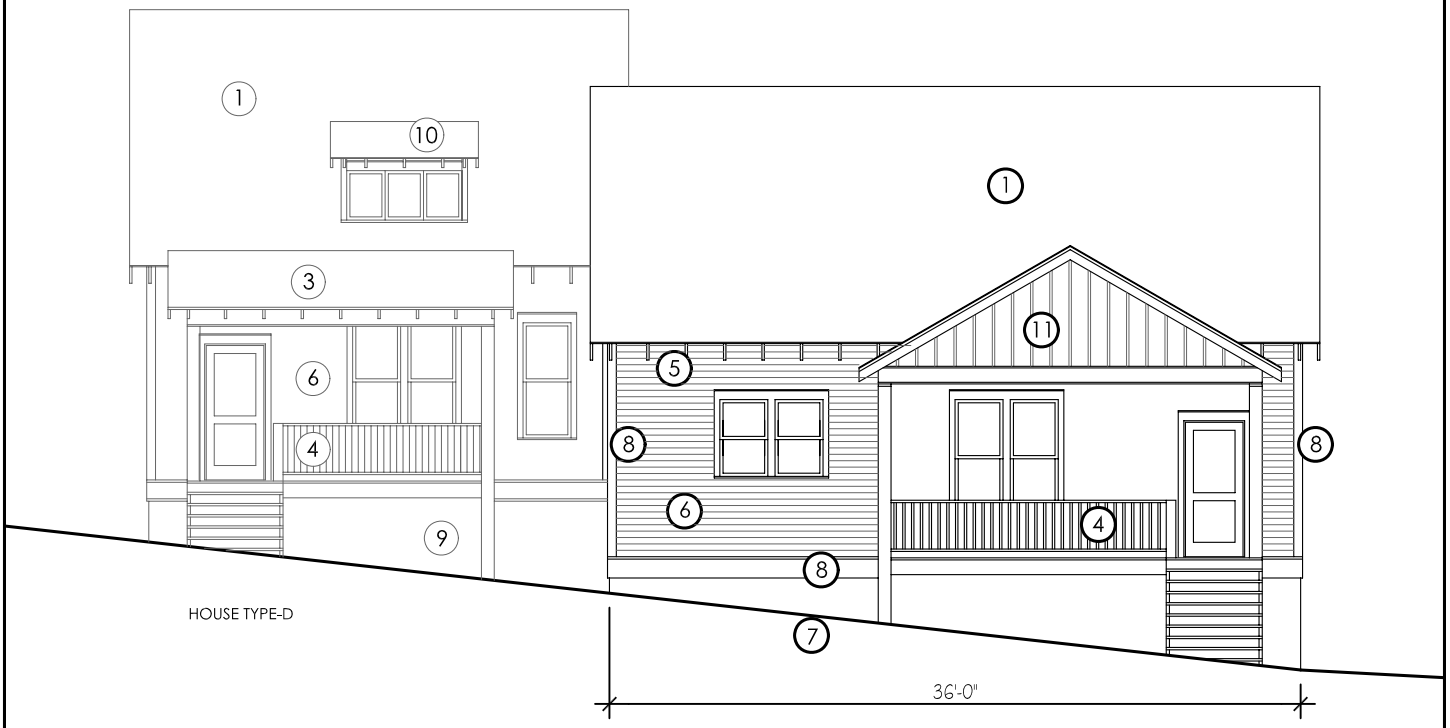
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	HOUSE TYPES - SITE PLAN	04-11-2014
		Page No.: D26



HOUSE TYPE-A
(ELEVATION DIAGRAM)

Scale: 1" = 10'-0"

LEGEND

1 - CROSS GABLE ROOF
2 - GABLE PORCH ROOF
3 - SHED PORCH ROOF
4 - PORCH RAILING SYSTEM
5 - EXPOSED RAFTER TAILS
6 - LAP SIDING
7 - GRADE
8 - TRIM
9 - FOUNDATION, EXPOSED
10 - DORMER, SHED ROOF
11 - BOARD & BATTEN SIDING

HOUSE TYPE - A

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ARCHITECTURAL STANDARDS	04-11-2014
		Page No.: D27

HOUSE TYPE-C

HOUSE TYPE-B
(ELEVATION DIAGRAM)

Scale: 1" = 10'-0"

LEGEND

1 - CROSS GABLE ROOF
2 - GABLE PORCH ROOF
3 - SHED PORCH ROOF
4 - PORCH RAILING SYSTEM
5 - EXPOSED RAFTER TAILS
6 - LAP SIDING
7 - GRADE
8 - TRIM
9 - FOUNDATION, EXPOSED
10 - DORMER, HIPPED ROOF
11 - GABLE MAIN ROOF

HOUSE TYPE - B

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

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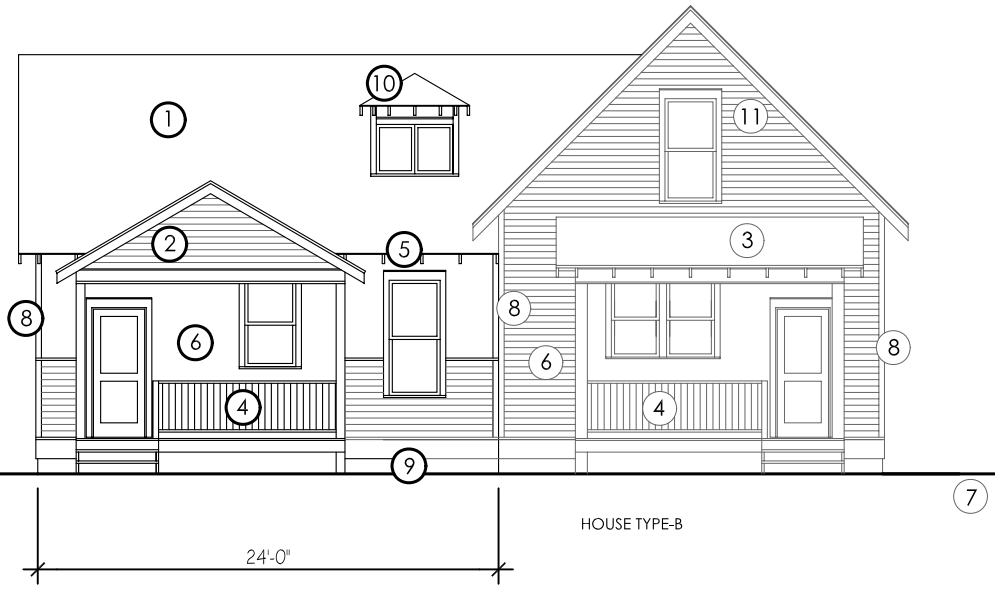
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ARCHITECTURAL STANDARDS	04-11-2014
		Page No.: D28



HOUSE TYPE-C
(ELEVATION DIAGRAM)

Scale: 1" = 10'-0"

LEGEND

1 - CROSS GABLE ROOF
2 - GABLE PORCH ROOF
3 - SHED PORCH ROOF
4 - PORCH RAILING SYSTEM
5 - EXPOSED RAFTER TAILS
6 - LAP SIDING
7 - GRADE
8 - TRIM
9 - FOUNDATION, EXPOSED
10 - DORMER, HIPPED ROOF
11 - GABLE MAIN ROOF

HOUSE TYPE - C

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ARCHITECTURAL STANDARDS	04-11-2014
		Page No.: D29

HOUSE TYPE-D
(ELEVATION DIAGRAM)

HOUSE TYPE-A

Scale: 1" = 10'-0"

LEGEND

1 - CROSS GABLE ROOF
2 - GABLE PORCH ROOF
3 - SHED PORCH ROOF
4 - PORCH RAILING SYSTEM
5 - EXPOSED RAFTER TAILS
6 - LAP SIDING
7 - GRADE
8 - TRIM
9 - FOUNDATION, EXPOSED
10 - DORMER, SHED ROOF
11 - BOARD & BATTEN SIDING

HOUSE TYPE - D

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

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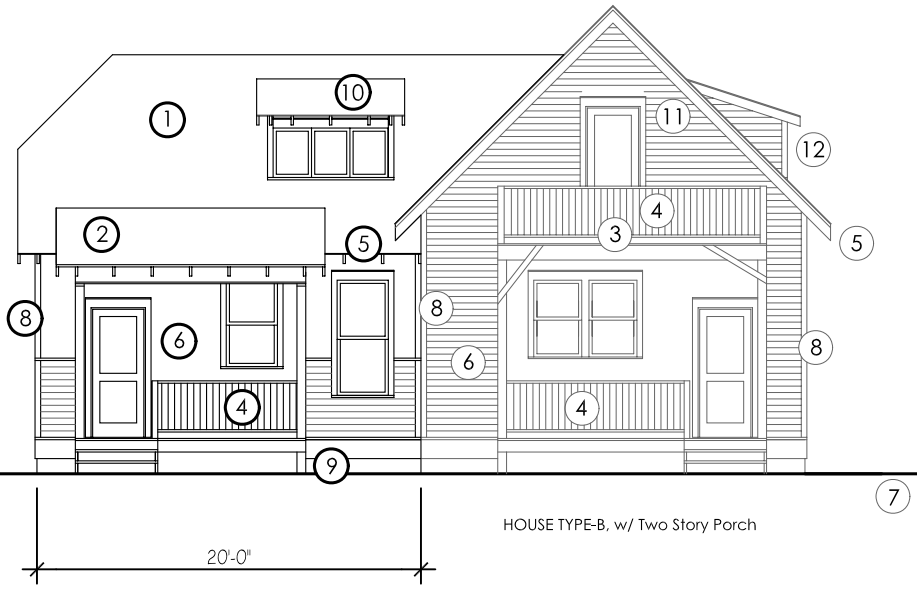
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ARCHITECTURAL STANDARDS	04-11-2014
		Page No.: D30



HOUSE TYPE-E
(ELEVATION DIAGRAM)

Scale: 1" = 10'-0"

LEGEND

1 - CROSS GABLE ROOF
2 - SHED PORCH ROOF
3 - BALCONY PORCH ROOF
4 - PORCH RAILING SYSTEM
5 - EXPOSED RAFTER TAILS
6 - LAP SIDING
7 - GRADE
8 - TRIM
9 - FOUNDATION, EXPOSED
10 - DORMER, HIPPED ROOF
11 - GABLE MAIN ROOF
12 - SHED ROOF DORMER

HOUSE TYPE - E

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

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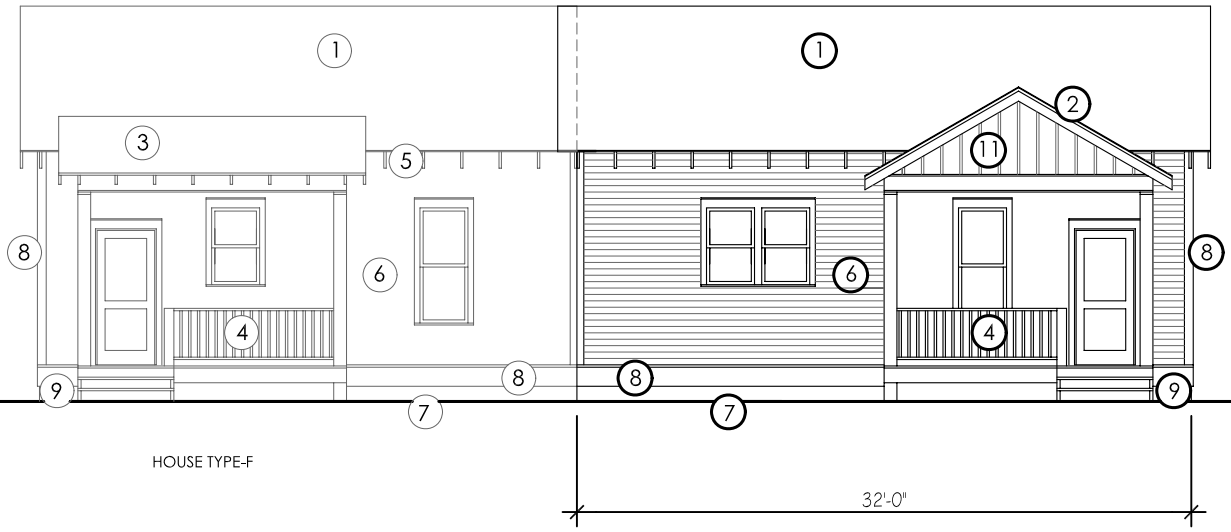
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ARCHITECTURAL STANDARDS	04-11-2014
		Page No.: D31



HOUSE TYPE-F
(ELEVATION DIAGRAM)

Scale: 1" = 10'-0"

LEGEND

1 - CROSS GABLE ROOF
2 - GABLE PORCH ROOF
3 - SHED PORCH ROOF
4 - PORCH RAILING SYSTEM
5 - EXPOSED RAFTER TAILS
6 - LAP SIDING
7 - GRADE
8 - TRIM
9 - FOUNDATION, EXPOSED
10 - DORMER, HIPPED ROOF
11 - BOARD & BATTEN SIDING

HOUSE TYPE - F

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ARCHITECTURAL STANDARDS	04-11-2014
		Page No.: D32

HOUSE TYPE-E

HOUSE TYPE-B, w/ Two Story Porch
(ELEVATION DIAGRAM)

Scale: 1" = 10'-0"

LEGEND

1 - CROSS GABLE ROOF
2 - SHED PORCH ROOF
3 - BALCONY PORCH ROOF
4 - PORCH RAILING SYSTEM
5 - EXPOSED RAFTER TAILS
6 - LAP SIDING
7 - GRADE
8 - TRIM
9 - FOUNDATION, EXPOSED
10 - DORMER, HIPPED ROOF
11 - GABLE MAIN ROOF
12 - SHED ROOF DORMER

HOUSE TYPE - B, EXAMPLE OF OPTIONAL DESIGN

NOTE: REFER TO WRITTEN ARCHITECTURAL STANDARDS FOR ALL PERMITTED STYLES OF MATERIALS, PATTERNS AND FINISHES ALLOWED. THESE DIAGRAMS ARE ILLUSTRATED EXAMPLES ONLY, OTHER MASSINGS AND ELEVATION ELEMENTS ARE PERMITTED WITHIN THE STANDARDS LISTED.

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Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	ARCHITECTURAL STANDARDS	04-11-2014
		Page No.: D33

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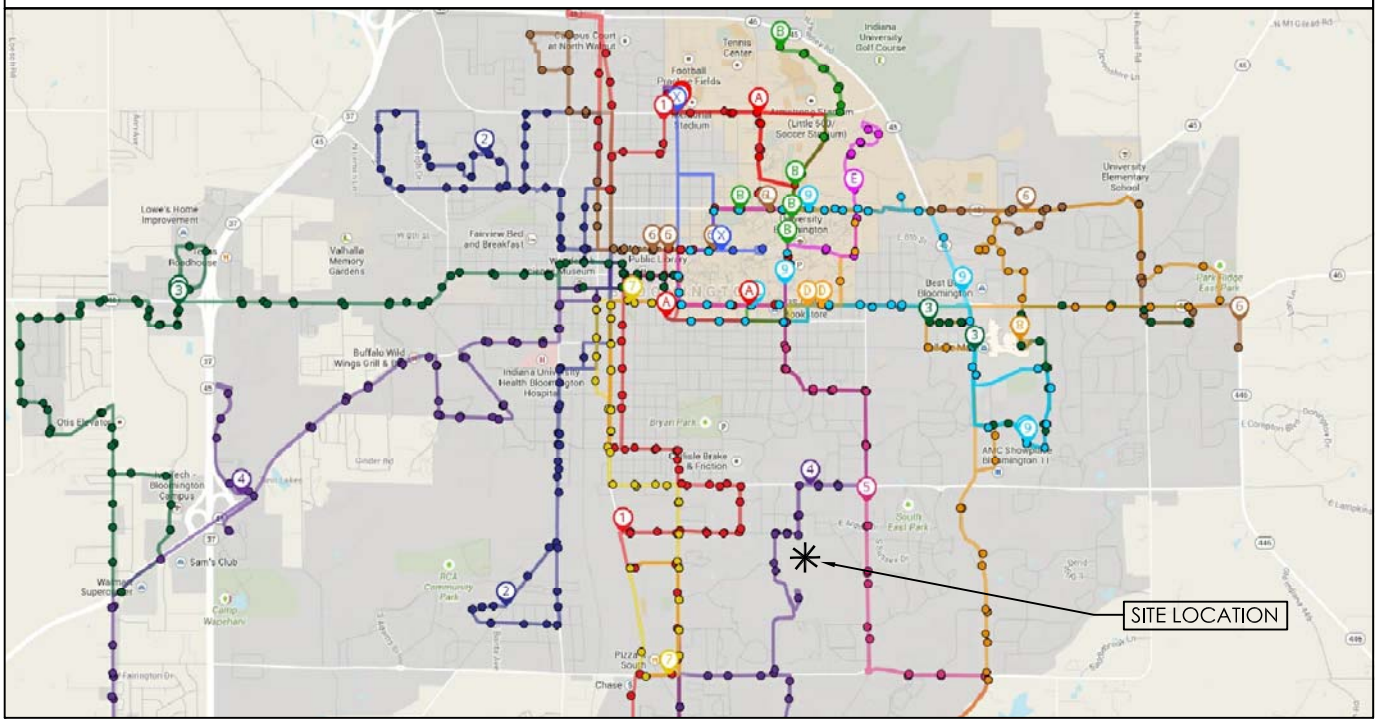
Project:	Sheet Title:	Date:
BLOOMINGTON CO-HOUSING, PUD DISTRICT ORDINANCE	HOUSE ELEVATION SKETCH IDEAS	04-11-2014
		Page No.: D34

Appendix

BLOOMINGTON TRANSIT MAP



Cohousing

Cohousing is a type of intentional community composed of private homes supplemented by shared facilities. The community is planned, owned and managed by the residents – who also share activities which may include cooking, dining, child care, gardening, and governance of the community.

Common facilities may include a kitchen, dining room, laundry, child care facilities, offices, guest rooms, and recreational features.

There are over 200 cohousing communities in the US today. About half are complete or nearly so. The other half are in the planning or formation stages.

Cohousing can be the ideal housing solution for people living in neighborhoods that leave us feeling isolated and lonely. The days of allowing your children to just go outside to play seem to be gone as do neighborhood cookouts and dropping over for a cup of coffee. We feel it's not too late to recapture that lifestyle.

BloomingtonCohousing.org

Phone: 812-287-8899 or 812-336-4486

E-mail: jgreen8790@aol.com
maclair@sbcglobal.net

Building an Intentional Sustainable Community

Bloomington Cohousing

Bloomington, Indiana

Cohousing is a new type of housing, pioneered in Denmark in the 1970's which combines the autonomy of privately owned dwellings with the advantages of community living.

If you are interested in:

- Living in a small social community
- Participating in planning your own house and community
- Having a safe, supportive environment for your children,

Then Cohousing is for you!

Cohousing Characteristics:

- **Participatory process.** Future residents participate fully in the design of the community.

- **Neighborhood design.** The physical layout and orientation of the buildings encourage community. Private residences are clustered, leaving more shared open space, with cars parked on the periphery. The intention to create a strong sense of community,.

- **Common facilities.** Facilities, such as a common house, are designed as an integral part of the community. The common house will include a kitchen, dining area and sitting area and may include a children's playroom, a laundry, an arts and crafts studio, library, exercise room, crafts room and one or two guest rooms. Lawns and gardens are included as well.

- **Resident Management.** Residents manage their own cohousing communities, and also perform much of the work required to maintain the property. They participate in the preparation of common meals one or two nights a week and meet regularly to solve problems and develop policies for the community.

- ***Cooperative* decision-making.** Leadership roles exist in cohousing communities, however no one person has authority over others. Each member takes roles consistent with his or her skills, abilities or interests. Most cohousing groups make decisions by consensus.

Who we Are

Bloomington Cohousing is a group of people of various ages and family styles who share common values and goals.

We want to create a sustainable way of life that fulfills our needs today without compromising the needs of future generations.

We have purchased 3 acres of land north of the YMCA and are currently designing our community. We will begin building in 2014.

Phone: 812-287-8899 or
812-336-4486

E-mail: jgreen8790@aol.com
maclair@sbcglobal.net

Herald Times Article

Cohousing group offers information meeting

Posted: Saturday, September 15, 2012 12:00 am

Cohousing group offers information meeting

Bloomington Cohousing is a group of people of various ages and family styles who share common values and goals. An informational meeting about Cohousing will be held at the Monroe County Public Library on Tuesday, September 18th at 7:00 p.m. A video on cohousing will be shown followed by a discussion with time for questions.

Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as open space, courtyards, a playground and a common house.

If you are interested in a small social community, participating in planning your own private home and having a safe supportive environment for your children, then cohousing is for you! The community is planned, owned and managed by the residents, who also share activities which may include cooking, child care, and gardening. Common facilities may include a community kitchen and dining room, a laundry, a woodworking shop, guest rooms, and recreational features. We plan to include the latest green technology in our design.

Bloomington Cohousing has purchased property north of the YMCA and we expect to start building in spring 2013. Find out more about Bloomington Cohousing at: www.BloomingtonCohousing.org or www.meetup.com/Bloomington-Cohousing.

Cohousing group offers information meeting

Courtesy Bloomington Cohousing
0/0/

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‘Cohousing’ community seeking more members as it prepares to launch: www.heraldtimesonline.com

By Kasey Husk
331-4243 | khusk@heraldt.com
9/27/2012

Two Bloomington women are seeking people interested in living cooperatively as they prepare to launch the state’s first “cohousing” community on Bloomington’s south side.

Longtime friends Marion Sinclair and Janet Greenblatt have purchased almost three acres of land near the Monroe County YMCA where they will build a community “designed to facilitate social interaction and sharing,” while at the same time allowing residents to maintain their privacy. Participants in the community would purchase studio, one-, two- or three-bedroom units on the property, but will also own a share of all the land and a “community house.”

In March, Sinclair and Greenblatt purchased the land east of Highland Street near where South Maxwell Street ends, and they have spent much of this year spreading the word about the community. Anyone interested is encouraged to attend an informational meeting planned for 7 tonight at the Monroe County Public Library.

“The whole idea is to recreate the old-time neighborhoods of the past, where people watch out for each other and help each other, and people choose to live in community,” Greenblatt said.

The idea, Sinclair and Greenblatt said, is that residents will have their own space that they own but also access to community amenities, including a collaborative garden and a community house that includes a children’s play area, tea room, laundry facilities, guest rooms and a kitchen and dining room where residents would likely share meals once or twice a week. The pair has a long list of other goals, including a shared library where community members all contribute their books, a woodworking shop where they share tools, an arts and crafts room where people combine supplies and a barn where the community could raise chickens and bees.

“You could downsize, you don’t need a bedroom sitting empty just in case a guest comes,” because you can use guest rooms in the community house, Greenblatt noted. “It’s really very, very practical.”

Creating such a community has long been a dream of Sinclair’s, who was first exposed to the concept of community living while living on a kibbutz in Israel, where she loved “the community feeling and the sharing and that you could have so much by sharing so many resources.” She looked into similar collective communities in the United States in the 1970s, but determined they weren’t a good fit for her.

“I found out about cohousing, and it was just such a wonderful balance of privacy and community, because in a way I’m a private person, but I need people around me, too,” she said. “So you have the community there as much as you want it. It’s available to you, but it’s your choice.”

Sinclair said cohousing is not the same as a “commune,” because there is no “shared economy” in cohousing and individuals own their own residences.

The community has not yet been designed, but Sinclair and Greenblatt said they planned to meet with an architect to discuss a design for what will likely be cottage-style buildings that contain perhaps 16 to 25 units built together “condo-style.” Units will likely range from 700 square feet to 1,200 square feet, depending on the bedrooms, Sinclair said. Since a design has not yet been created, it is hard to estimate the price, but Sinclair said a one-bedroom unit could be perhaps $125,000 to $140,000, about market rate for a similar unit, but with the added benefits of ownership in community lands and amenities.

Those who plan to purchase a home within the community will have an opportunity to have a say in what that design looks like. Right now, Bloomington Cohousing has three membership levels — observer, associate member and full member — and only those with “full membership,” so far just Greenblatt and Sinclair, get input into the design. People who are interested start at observer level, then work their way up to associate and full member status.

Sinclair said the property needs to be rezoned to fit the plan, something she hopes will happen by the end of this year. She hopes to have about 10 people committed to buying one of the homes so that a developer will take on construction, with the intention of selling remaining units after they are completed, perhaps as early as next fall.

Sinclair said the group wants to attract people who share common values of “peaceful coexistence” and “respect for other people.” It is open to people of any gender, religion, sexual orientation, ethnicity or age; in particular, she said, they hope the community will be “intergenerational.”

“It’s a great place for families, because you have all these grandparents and people to watch out for your children,” Greenblatt said.

Green building features and sustainability will also be an emphasis within the community, which is located near bus stops and is “a quick bike ride” from downtown.

For more information about the organization, visit bloomingtoncohousing.org, www.meetup.com/Bloomington-Cohousing or contact Sinclair at maclair@sbcglobal.net or Greenblatt at jgreen8790@aol.com.

Herald Times Posted: Wednesday, October 17, 2012 12:00 am

Letter: Living in community

To the editor:

I wish Janet Greenblatt and Marion Sinclair much success with their planned cohousing community (H-T, Sept. 27). I admire their stated goal of creating a new southside neighborhood, “where people watch out for each other and help each other.” We also have every opportunity to “choose to live in community” in our existing neighborhoods.

I live in the southside Bloomington neighborhood of Sherwood Oaks, where we have abundant sidewalks and green space that encourages neighboring. Friendly faces and greetings are common, when going out for a stroll. When my family has needed help, my neighbors have always been there.

Last year, several Sherwood Oaks neighbors got together to form a neighborhood association to create even more ways for residents, of our large neighborhood, to connect. We discovered that the Bloomington Housing and Neighborhood Development department (HAND) is an incredible resource in supporting community within neighborhoods.

In particular, HAND program manager Vickie Provine has been an invaluable help with organizing, grant opportunities, and anything else we could possibly need to grow in community. Thank you, Vickie! So yes, let’s create new neighborhoods designed with community in mind. But let us also recognize, celebrate, and preserve the community in our established neighborhoods.

IISA WRASSE, Bloomington

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Ten Great Reasons to Live in Cohousing
Rob Sandelin, Sharingwood, Snohomish County, Washington

Living in a community offers security. You can rely on your neighbors to help you, even when you don't ask. This is huge for me, that my family is in a safe and supportive place. My grandmother died recently. My neighbors knew all about it and sent cards and sympathy and support to my family. Her neighbors didn't even know she was sick. Most of them didn't even know her name. How many of them could she ask for help if she needed it?

1. **Community offers social opportunities**. I can have wonderful and meaningful interactions with people I like—my neighbors—just by sitting out on my porch. I really enjoy hanging out and talking with folks about everything—politics, the news, kids. Sharing our histories and ourselves grows a wonderful bond among us—I suppose much like encounter groups do. I know more about my neighbors' histories and lives and why they do things the way they do than I know about some of my family members.
2. **Cohousing is a supportive place for kids to grow up.** Cohousing is safe and there are lots of friends—both other kids and adults. Kids can play and I know any adult in the neighborhood will be there for them in case of need. It's also a fun place to be an adult. There are lots of opportunities to play with the kids and other adults.
3. **Cohousing is a great place to collaborate with people who share similar interests**. Small groups form that revolve around shared common interests such as beer making, sewing, gardening, music, and so forth. I don't have to "go" anywhere to enjoy a beer-making club; my neighbors and I can do that. The common house is great for that.
4. **There is a sense of togetherness and belonging**. I am part of something that is really wonderful: it is a model for a better way to live, and together we are doing it. I can't explain this in words very well, but there is a strong feeling of happiness in me that comes from working toward a common good. I used to get this feeling as a teacher and environmentalist, and now I get it as I work with my neighbors on a variety of projects.
5. **There is a great restaurant in the middle of my neighborhood—called the common house**—where I can go have dinner and great conversation with friends.
6. **Cohousing is a great place to learn new things**. I always wanted to try making beer. Having a couple of neighbors share that interest got me into home brewing. We learn and try new stuff all the time.
7. **Cohousing is a great place to share ownership of things that I couldn't really afford by myself**, such as a workshop, play structures, tools, a library, and so on.

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Ten Great Reasons to Live in CoHousing, contin.

8. **Many personal resources are available**. Want to know about bee keeping? I ask Mel and get all kinds of information. Having problems with my car? Mary knows a lot about such things. Want to build a shed? Bob can give me advice and help me scrounge for materials. A neighborhood like mine is a collection of twenty-six lifetimes' worth of experience in all manner of things. What a treasure trove!
9. **Privacy.** I get all the great benefits of cooperative living and also get privacy whenever I want just by going home and closing the door or going into the twenty-five acres of woods that surround my house that everybody shares ownership of.
10. **To me, the monetary value of all these things would be in the million-dollar range.** My house cost me less than market value to build and is worth much more than I paid for it should I ever move to another community—notice that I said move to another community. It is inconceivable for me to ever move back to a "normal" neighborhood, where everyone is a stranger and I have to be afraid every time my kid goes out the door.

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

Exerpts from *Creating Cohousing, Building Sustainable Communities* by Kathryn McCamant and Charles Durrett, 2011

Americans say they are not as happy, on average, as they were 50 years ago, despite a trebling of "living standards", and the reason they give is loss of community, loss of connection.

Cohousing maintains the elements of traditional neighborhoods – family, community, a sense of belonging. Intro.

Cohousing is generally more affordable than single-family housing. Residents contend that other living expenses are less than those of isolated households. p. 20

There is the opportunity to work at home in Cohousing without the isolation of working from an isolated home. Work can be done in shared office space in the Common House, or even in private units, there is more opportunity to see or interact with neighbors. This also means less driving. p. 25

Common facilities are an asset for the surrounding neighborhood. A Common House can be used for large neighborhood meetings, classes, group organizing and day care programs. p. 29

Common dinners – up to ½ the residents participate on any given day. p. 29

Renters in Cohousing tend to participate as much as anyone else. p. 30

On average, residents of cohousing communities consume less energy (meaning they spend less on utilities), own fewer cars, and drive less than people who do not live in cohousing. p. 34

Each household saves the environment the cost of owning "one of everything". p.34

Clustered housing requires less building materials. p.34

Smaller units cost less to furnish and clean . . . and are also less costly to heat and cool. p.

Having friends and activities on-site also means less driving and less spending for off-site entertainment.p.35

Crime is non-existent. p. 40

Cohousing addresses the social ills of loneliness and isolation, and provides an effective social-services network. p. 40

Cohousing communities (in Denmark) are now considered "a preferred risk" since most units are pre-sold long before construction is completed. p.47

Cohousing developments also have an excellent track record of good management and for paying back their loans. p. 47

Trudesland (Denmark) – common dinners in particular, have cut down the amount we spend on food and the frequency with which we eat out. p.55

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

Exerpts from *Creating Cohousing, Building Sustainable Communities* by Kathryn McCamant and Charles Durrett, 2011, contin.

Sun & Wind (Denmark) – kids, on average, got much better grades because there was always someone to mentor them. p.69

Jerngarden (Denmark) – 5 of the original 8 households remain 30 years after move in. p.75

Tornevangsgarden (Denmark) – as in almost every built cohousing community, resale is no problem . . demand outstrips supply. After 12 years, only one household had moved out. p.87

Statistics show that the divorce rate for people in cohousing is lower than for comparable segments of the general population in Denmark. p.103

Drejerbanken (Denmark) - There are favorable conditions for children here – socially, physically, and educationally. They are exposed to many more interest and stimulations than usual – participating in meetings and learning to work cooperatively. They also have a strong sense of identity. They are not anonymous here; and like the children of any village, they know that there is a place they are recognized and have a sense of belonging. This enhances their self-confidence. Children who live in cohousing are usually "can do" people because they learn from participating in so many kinds of activities, and receive recognition for their accomplishments. p.104

Frogsong – Cotati, California, recognized in 2004 by the National Home Builders Assn. as the best smart growth project in the US. p.113

Bellingham – Washington, 25% less driving per household compared to neighboring single-family households.

Opposing Neighbor Turned Supporter – I owned the property next door to Emeryville Cohousing (Calif.) When I first learned of the project, I was up in arms. I fought the project and, if fact, I was the lead organizer to counter the development. We had fears of traffic, noise, density, and loss of privacy. Eventually they got approval from city council, built the project, and I started reviewing my resistance to this idea, because I saw how the presence of this community became a benefit for me, in terms of friends I made. All the resistance I had really didn't have a lot of basis. When I refinanced my property, my bottom line went up and I thought, "What was my objection in the first place?" The other thing is, the cohousers now live next door to me, and I couldn't appreciate them more. Our fears turned out to be unwarranted. I've had dinner in their common house many times. They have hosted several neighborhood meetings. They have been the most contributing neighbors in our neighborhood – they have participated on our school board and they've participated on many town commissions. If I had better understood what an immense contribution they would make and what absolutely great neighbors they would be, I would never have opposed this project. p. 146

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

Exerpts from *Creating Cohousing, Building Sustainable Communities* by Kathryn McCamant and Charles Durrett, 2011, contin.

Doyle St. Cohousing – had 1 parking space/household. They squeezed in 3 more spaces which were abandoned later as unnecessary. p.147

Cohousing has had one house foreclosed on in the entire US. p.150

Jamaica Plain (Boston) – share several autos. p.164

Quayside (Van Couver, Canada) – Achieves a 90% recycling rate – has only 2 twenty gallon cans of trash/week for 19 units, compared to local limit of 2 cans/household. p.191

Fresno – Energy bill for one month was minus $16. They have solar panels. p.200

Twenty years of resales in North America have shown that cohousing appreciates over itme at a greater rate than houses in more conventional developments. p.201

Most cohousing groups try to use consensus as much as possible, but fall back on a majority or 2/3 vote when time pressures require a prompt decision. P.223

Density – usually at least 6-7 units/acre and often 10-15, creates enough density so that people feel like they are part of a neighborhood, while enough land remains for shared open space and common facilities. p. 250

Nothing contributes more to energy efficiency than common walls. p.250

Clustering residences and common spaces will create a cohesive community by proximity. P.256

Elements in a site plan that encourage a positive social atmosphere:
1. opportunities for casual interaction
2. spaces where children can play safely in proximity to private houses and/or within view of adults
3. open spaces that allow for a variety of activities to accommodate different age groups and interests
4. pedestrian paths that encourage engagement without sacrificing privacy within private homes
5. a relationship of the Common House, private houses, and parking facilities that provide for easy mobility without sacrificing safety. p.253

Soft edges or semi-private spaces, such as gardens, landscaping, and porches, help create an intermediary zone between private space and the public realm. p.253

Cohousing adds a realm to our lives. The community domain, or the "common", is different from most environments that are limited to "public" and "private" space. The community realm gives us the opportunity to lead more fulfilling personal lives by cooperating with thirty, forty, or fifty adults – a scale at which so much more can be accomplished for some of our life's needs than at the private or public scale. p.253

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

Exerpts from *Creating Cohousing, Building Sustainable Communities* by Kathryn McCamant and Charles Durrett, 2011, contin.

Clustered housing fosters a sense of commonality, shared responsibility, and mutual support.
Clustered housing helps to create a vibrant community while still allowing residents to incorporate the distinctive elements that offer privacy or personality to a house. p. 256

We typically try not to exceed 1.5 parking spaces per residence in the US, and strive for less in urban areas. Ideally, cohousing allows households to reduce their auto use by encouraging car-pooling, shared tasks, and even shared cars and bicycles. p.257

In a high-functioning cohousing community, residents talk of common meals as the highlight of their cohousing experience. p.261

Children in cohousing enjoy more freedom. p. 264

Teenagers in our cohousing have about an A minus grad point average. p. 265

Cohousing uses land, energy, and materials more economically than detached houses, and its relatively high density supports more efficient forms of public transit. P. 266

Cohousing communities achieve sustainability in several facets: environmental, social, and economic. P. 273

Research has shown that, depending on the design, residents of a cohousing community use 50% to 75% less energy for heating and cooling than they did in their previous homes (for a family of three). Cohousing residences are about 60% the average size of a new house in the US. Cohousing neighborhoods, on average, occupy less than half as much land as the average new subdivision for the same number of households, and 75% less land as the same individuals did before moving into cohousing. Cohousers also drive about 60 % less than their suburban counterparts. p. 275

We have seen the average size of private residences within cohousing communities shrink dramatically, as people learned to use common facilities as an extension of their private house. We've also seen the design of cohousing communities evolve to include greater density or a closer clustering of houses. p. 277

Residents of senior cohousing talk of savings of over $1000/mo., compared to their previous living situations, through lower energy bills, less driving, more on-site activities, not having to won a second vehicle, and more. p. 279

The Danish concept of villinage lives on in cohousing. That is, cohousing residents take personal responsibility for "public" works, and the expectations for community participation are clear and obvious before move-in. p. 283-4

Turnover rate in cohousing is quite low. In the US, families move every seven years on average. Cohousing residents are about 2 to 3 times more stable. p. 287

BLOOMINGTON COHOUSING – Maxwell Street
PUD District Ordinance

Exerpts from *Creating Cohousing, Building Sustainable Communities* by Kathryn McCamant and Charles Durrett, 2011, contin.

A well-designed community has a consistently high resale value. The demand still far exceeds the supply. p. 288

Participation in the design process gave the residents a sense of emotional ownership, and they were therefore invested not only in their own success, but also in the success of the other residents and the development itself. p. 292

If we are going to have community in our neighborhoods, if we are going to relate to each other in a healthful manner, it has to become a conscious act. p. 300

Ownership Structures for Cohousing

1. Condominium – a means of separating legal ownership of a building or a piece of land into smaller parts.

It is commonly used for townhouse projects or building where individual units are above one another. Each individual owns and has a deed for his own unit, has obtained his own mortgage, and has his own property tax obligation.

Common facilities and areas are owned as an individual share ("undivided interest" shared with other condominium owners).

All condominiums have owner associations and a governing board that is responsible for management of the complex (Homeowner's Assn.). These associations are classified under section 528 of the Internal Revenue Code which defines Homeowner's Assn. as a type of tax-exempt organization which pays no federal taxes on the money collected to manage and maintain the property.

Each owner is assessed regular fees to cover management and upkeep expenses, and special fees that can be assessed for extraordinary expenses. An agreement, called "Covenants, Conditions, and Restrictions" (CC&Rs), specifically regulates use of common areas and other matters of interest to owners.

Some Cohousing communities attempt to strengthen their cooperative community aspirations with special by-laws and operating agreements, but the CC&Rs are still the legal basis for resale of the unit.

The problem with condo ownership is that sustainability of the original community objectives and resale price limits (permanent affordability) can become difficult to enforce, and can cause gentrification. A condominium unit can be defined as the airspace within a dwelling unit, with the common area being the structure that encloses the space.

Private ownership can also include interior paint or part of the structure itself. Transferability is very straight forward, just like selling a single-family house, unless the group writes special restrictions into the Homeowners' Agreement. However, any restrictions may be difficult to have approved by banks.

Generally, the documents to create a condominium cannot be filed until after the project has been substantially completed since the documents are based on real, three-dimensional spaces that don't exist until the buildings are constructed.

Most Cohousing communities in the U.S. have used this model, and it is generally the easiest form because it is the most typical structure for multi-family housing, and banks understand it.

An issue with construction may be that running infrastructure may require easements if it goes under another unit.

2. Planned Unit Development (PUD) - the only info for this was "a resident owns a house and lot (as in a standard subdividion), together with an undivided interest in certain common areas (as in a condominium). The common areas are usually owned by a homeowner's association." (contradictory statements?). The Homeowners' Assn. is classified as a 528 organization as under condominium.

3. Cooperatives – Instead of buying your dwelling, you purchase shares in a housing corporation that owns the development. Each co-op member buys a proprietary lease to a particular unit instead of a deed, and pays a monthly fee which covers their share of the mortgage as well as operating costs.

Many co-ops are limited equity, so that appreciation at resale may not exceed initial price plus a certain amount per year based on the consumer price index, and an amount for improvements. It is used by non-profit developers to create short and long- term affordable housing.

The coop has a blanket mortgage on the property instead of individual mortgages on the dwellings. This structure makes you and the other co-op members responsible for non-payment by others. It is a creature of state law and not available in all states.

Banks are not as eager to loan on this type, and if they do, the interest rates may be higher, sometimes much higher. The National Cooperative Bank gives loans for co-ops. It is often financed in whole or in part by federal, state or local government.

Should the entire property be sold, profits go to a designated nonprofit organization. It is also possible to structure the development as a "stock cooperative" with no limitations on equity. The departing resident can sill the share for whatever the market will bear (although restrictions could be imposed).

Stock cooperatives are usually financed through a combination of blanket loans (taken out by the corporation) and share loans (taken out by individuals). With cooperatives, transferability is more difficult as it is difficult to get share financing.

Construction can be easier in that there is no problem running infrastructure under other units.

4. Mutual Housing Association (MHA) – "is a public benefit, nonprofit organization that may have a range of "umbrella" functions, including development, ownership, and management of cooperative and resident-controlled housing." Sounds like an organization that assists Limited Equity Cooperatives.

5. Community Land Trust – a Trust owns a property to preserve it for a particular purpose; originally to preserve land in its natural state. The movement has broadened to preserve affordable housing. Has elements of a MHA and Limited Equity Cooperative.

6. Nonprofit-owned Rentals – a nonprofit housing corporation would obtain government (federal, state, and/or local) funds and private foundation grants to subsidize the construction costs and/or provide low-interest loans so dwellings can be rented at below-market rates.

7. Other options – none of these were recommended.

more info available on all the above.

Resources: Hanson, Chris. *The Cohousing Handbook. 1996*

Norwood, Ken. *Rebuilding Community in America.* 1995

CoHousing Journal. Winter l996

"Getting It Built" manual. The CoHousing Co. 1994

BLOOMINGTON COHOUSING - Maxwell Street
PUD District Ordinance

Information on Renter/Owner Conventions
From *Creating Cohousing*:

Today (in Denmark), many communities are functioning successfully as nonprofit-owned rentals. Two are Bondebjerget – 80 units in 4 clusters; all rental, and Drejerbanken – 20 units; half owners, half renters; the mixed tenure allows people to move from renter to owner, which has been done, and from owner to renter, which has not yet been done. Renters and owners are equally involved in all aspects of management, and visitors cannot distinguish who rents and who owns. Several myths were dispelled:
1. that renters have a higher turnover the owners. After 10 year, 3 owners and 2 renters have moved out.
2. That owners take better care of their homes and gardens than renters. The homes and yards are indistinguishable.
3. That rental units slow the appreciation rate of owner occupied units. Units have appreciated more than non-cohousing homes.

Fresno Cohousing (California) - to cope with the worst of the recession (of 2008), we explored rental and rent-to-own options. While potential renters are told about the emphasis on community and expectation to participate, the group soon realized that the expectations of new renters and long-terms homeowners are inherently different. A renter that has just visited the community a couple of times has a very different relationship to it than a homeowner who has put in many years to create it. Despite this challenge, the community has successfully incorporated renters into common meals and landscape workdays. But the group is looking to sell all of the homes as soon as possible.
Some communities have found that a rental unit or supplementary rooms in the common house are the most economical means to offer some flexible space for short periods of time.
Completed in 2009 in Sebastopol, CA, Petaluma Avenue Homes is a 45-unit affordable rental community for households that make less then 60% of the area's median income. McCamant and Durrett, worked with a non-profit developer and designed the community with many elements of cohousing. Financing was from state tax credits and other subsidies and came with restricitons that made it impossible to pre-select residents prior to construction.

From *The Cohousing Handbook*:

Some groups choose to have control over rentals, fearing that renters will not be as committed to sustaining community as owners. However, most of the time I found that the control of rental units is not necessary. Most often, who cohousing groups deal with this issue, they decide that all initial owners will have the right to rent their unit out any time they want.

From manual for *Getting It Built Workshop*:

A nonprofit housing corporation would obtain government (federal, state, and /or local funds and private foundation grants to subsidize the construction costs and/or provide low-interest loans so that the dwellings can be rented at below-market rates. Residents my manage the development but do not obtain right of ownership. Tenant Association may establish tenant application and selection process. Funding sources typically have tight restrictions on the income levels of households who can live in these units (e.g. 60-80% of median income for the area.

March 23, 2014 2:30 pm

Meeting at Shannon Gayk's house at 1857 Maxwell St.
Attending: Cohousing Members: Janet Greenblatt, Marion Sinclair, Doug Hanvey
Neighborhood Members: Shannon Gayk, Susan Jane Williams, Marvin Sterling, Greg Leaman,
Stacy Weida
Cohousing Architect: Marc Cornett
City Councilman: Dave Rollo

Issues discussed:

Drainage - Neighborhood members stated that there is a drainage problem on Maxwell St. since there are no storm sewers. There is flooding at times and there is standing water and mud around at least two of their homes. They were concerned that our project would increase drainage onto their property. The Cohousing group stated that we have had to account for all water drainage from our buildings and that our drainage will be into a retention pond on our site.

Fire lane - Susan Williams stated she thinks our fire lane is too small. The Cohousing group stated that it has been approved by the Planning Dept. and is adequate.

Short St. extension through to Highland Ave. - There was discussion as to whether this was wanted or not. If the road was used for traffic as well as emergency access, it would divert some traffic from Maxwell St., but could also increase traffic through the neighborhood. There was discussion about how it would negatively impact the Montessori School since their playground would be on the other side of the road from their school.

Impact of the project on deer - There were various opinions of the neighborhood members as to whether this was a concern or not.

Exclusivity/Inclusivity of the project - Some neighborhood members thought that our community would be to exclusive of the rest of the neighborhood. They stated that many people cut through the property to go to the YMCA, and that we should provide access through. A neighborhood member aslo stated that we should provide affordable houses and that she knows of a similar group who is housing homeless people. Cohousing group stated that these will be private homes so that some owners may not like the public walking through their yards, that the cost of a small unit is considered affordable, and that our residences will be built so that the living costs will be lower. The Cohousing group stated that often, Common Houses are used for Neighborhood organization meetings and get- togethers, and that we would like to provide that.

Density - There was concern that there would be too many houses and residents on the property. The cohousing group stated that we anticipate approximately 35 residents. Marc Cornett stated that the density has been calculated as "mid density" and that there

are no objections by the Planning Dept. or the Plan Commission. Dave Rollo stated that the Growth Policies Plan asks for more compact urban development, which is a change from past development which has increased urban sprawl at great financial cost to the city. One neighborhood member expressed that she doesn't like "this development on this particular piece of land, with these particular people".

Traffic - The neighborhood members do not want increased traffic on their street. The Cohousing group agreed that traffic would be increased somewhat, but that there are mitigating factors: Date shows that Cohousing communities show 20-40% reduction in driving compared to their suburban counterparts; there will be car-pooling, encouragement to bicycle, walk and use public transportation (there are three bus stops within two blocks of the project); possibly car-sharing; more of resident's needs are fulfilled within the community. A neighborhood member thought that we should have restrictions on residents driving cars.

Dave Rollo also spent time talking to the neighborhood members about the drainage problem. He thinks that a comprehensive investigation into infrastructure needs should be done for this neighborhood, and asked the members what kinds of solutions they would like to see. He explained how they could make their wishes known to the city.

Bloomington Cohousing

Guidelines for Reselling a Unit

Our objectives for these resale guidelines are:

- To find a buyer who wants to live in cohousing, is aware of BLOOMINGTON COHOUSING's policies and practices, and who wants to be an active participant in the BLOOMINGTON COHOUSING HOMEOWNERS ASSOCIATION (BCHA),
- To clarify the community's expectations of owners who sell their units, and
- To assist the owner in selling their unit.

Official Notification

1. The unit owner will inform the BLOOMINGTON COHOUSING Board President in writing that the owner intends to sell the unit.

2. The unit owner will communicate their intention to all BCHA residents and give BCHA residents an opportunity to express their interest in purchasing the unit.

3. The Community Team will provide the seller with access to the notification list and will put a notice on the BCHA website. BCHA residents may tell friends who they think are interested in BCHA and cohousing.

The Association's Right of First Refusal (RFR)

1. BLOOMINGTON COHOUSING or its designee has an exclusive right to purchase the unit for 45 consecutive days after receiving official notification that the unit is for sale. The RFR enables BLOOMINGTON COHOUSING either to purchase the unit or to designate a buyer. It does not give the Association any privileges or rights in terms of setting the purchasing price.

2. Putting the RFR into practice during the 45-day period. The Association's main interest during this period is to help sellers find potential buyers who are interested in cohousing and the BCHA. Under rare circumstances, the Association may want to bid on a unit. In most cases, the Association's interest will be served best by assisting sellers in finding buyers who are interested in cohousing. With regard to the Association's right to designate a buyer, in most cases, the designee would be someone who is already negotiating with the buyer,

Waiving the Right of First Refusal

1. A seller may request a waiver of the Association's Right of First Refusal during the 45-day period. This request must be made in writing to the President of the Board of Directors.

2. The Board may grant the waiver under these conditions:

(a) The seller is ready to negotiate with a buyer who has attended an orientation and read the governing documents, and

(b) The Association has no interest in purchasing the unit.

Sales during the initial 45-day period

To facilitate unit purchases during the initial 45-day period, these guidelines provide for the following:

1. The seller will notify the Board President of the name and demonstrated interest in BCHA of any person with whom the seller wishes to contract for sale of the unit.

2. Potential buyers must participate in an orientation, dinner(s) and/or BCHA meeting, and should read the Bylaws and community policies, in order to learn about BCHA. The Community Team will conduct orientations for potential buyers. Copies of the BLOOMINGTON COHOUSING governing documents are available for potential buyers. The unit seller will find these in a binder in the BCHA office and on the BCHA website. Purchase documents must include the provision that the buyer agrees in writing to follow all the stipulations outlined in the Bylaws and community policy documents.

3. If BCHA is not buying the unit and is not involved in the actual sale, determining the price or related negotiations will be between the seller and potential buyer.

Beyond the Initial 45 Days: Open market sales.

1. If a sale has not been made within the initial 45-day period, the seller may choose to put the unit on the open market. Potential buyers still are required to learn about BCHA and cohousing attend an orientation, dinner(s) and/or community meeting, and read the governing documents. Purchase documents must include the provision that the buyer agrees in writing to follow all the stipulations outlined in the Bylaws and community policy documents.

2. The seller will inform the Board President in writing of an agreement to sell the unit (with sales price and name of the buyer). At this point, the Association has three days to exercise its right of first refusal by meeting the buyer's price.

Bloomington Cohousing Homeowners Association Bylaws

INDEX TO THE BYLAWS

1. Membership
2. Meetings
3. Board of Directors
4. Contracts, Checks, Deposits and Funds
5. Books and Records
6. Committees
7. Common Expenses and Assessments
8. Maintenance and Repair
9. Community Rules
10. Restriction of Units
11. Insurance, Restoration, Demolition and Distribution
12. Amendments to the Bylaws
13. Adoption of the Bylaws

ARTICLE 1

Membership

All unit owners of Bloomington Cohousing Homeowners Association (BCHA) who are 18 years of age or older are eligible to be members. All members may vote for and are eligible to be officers of BCHA. The ownership of an interest in a Unit solely as security for the performance of an obligation does not entitle the owner of such interest to membership in the Association. Non-owning residents, eighteen (18) years of age or older, who sign the Membership Agreement and meet any other criteria which may be agreed upon by the Board or the Membership, are Associate Members. Residents younger than eighteen (18) years of age may become Associate Members by the consensus of the Membership, by signing the Membership Agreement, and by meeting any other criteria which may be agreed upon by the Board or the Membership.

ARTICLE 2

Meetings of Association

Section 2.1 Purpose of Meetings. At least annually, and at such other times as may be necessary, the meeting of the Owners will be held for the purpose of electing the Board of Directors, approving the annual budget, providing for the collection of Community Expenses and assessments, and for such other purposes as may be required by the Declaration of these By-Laws.

Section 2.2 Notification of Meetings. The membership and Board of Directors will be notified not less than 15 days before the date of the annual meeting. Notice will be given by posting the scheduled date, time, and place of the meeting in at least three prominent public locations in the community.

Section 2.3 Who Can Attend. All meetings are open to all members.

Section 2.4. Annual Meeting. The membership will elect a Board of Directors at the annual meeting to be held in the community at a time designated by the President of the Cohousing.

Section 2.5. Regular Meetings. The Cohousing Board of Directors will meet on the second Tuesday of every month.

Section 2.6. Special Meetings. Special meetings of the membership may be called by or at the request of the Chair or any three Directors or by a petition of ten percent (10%) of the registered members. The public notice for these meetings will include the meeting's time, place and purpose. The members may not address any matter which is not stated in the public notice as the purpose of the meeting.

Section 2.7. Quorum for Board Meetings. Fifty-one percent (51%) of members of the Cohousing Board of Directors constitute a quorum for the transaction of business at any meeting of the Board. Unanimous affirmative votes are required for any action taken by the Board.

Section 2.8. Quorum for Regular and Special Meetings. Owners representing fifty-one percent (51%) of all units in the Cohousing constitute a quorum for all regular and special meetings.

Section 2.9. Decision-making. Consensus process is the primary form of decision making. In the event that consensus cannot be reached and voting is required, each Unit is allocated one equal vote in the BCHA. Each Unit Owner is entitled to cast the vote allocated to his unit. Since a Unit Owner may be more than one person, if only one of such persons is present at a meeting of the Association, that person will be entitled to cast the vote allocated to that Unit.

ARTICLE 3

Board of Directors

Section 3.1. Directors. The number of directors will be five (5). Directors will be members of the Cohousing and will act on good faith charge of the members of the Association.

Section 3.2. Term of Office. The term of office for each director will be for two (2) years from the time of his or her election at the annual meeting until his or her successor has been elected and qualified. Two (2) of the members will be elected one year, and three (3) of the members will be elected the next. The first year, two (2) of the members will be designated as serving only one (1) year, to all ow for staggered terms. All officers are elected by and from the directors for one year terms.

Section 3.3. Officers. The Board of Directors will elect from among themselves the following officers: President, Vice-President, Secretary and Treasurer. This will be the first order of business of the first meeting of the Board of Directors following the elections of Directors at the annual meeting.

Section 3.3.1. President. The President is the principal executive office of the Association and will, in general, supervise and control all of the business and affairs of the Association. He/she will preside at all meetings of the Board of Directors. He/she will sign contracts or other instruments which the Board of Directors has authorized to be executed.

Section 3.3.2. Secretary The Secretary will:

1. Keep a journal of proceedings of the Association, record all votes at meetings of the Association, and provide for the electronic recording of meetings of the Association when possible, and

2. Provide for the standardization and maintenance of all forms, books, and records of the Association.

Section 3.3.3. Treasurer The Treasurer will:

1. Manage, deposit, and invest all funds of the Cohousing Association as directed by the Board of Directors,

2. Disburse money for all corporate obligations, and

3. Keep regular books or accounts of all corporate financial transactions, and provide for financial reports or audits as directed by the Board of Directors.

Section 3.4 Removal of Board Officers. An Officer may be removed by at least a two-thirds (2/3) vote of the Units, one vote per unit, and his successor selected, at a meeting of the Association at which a quorum is present. Any officer whose removal has been proposed will be given at least ten (10) days notice of the calling of the meeting and the purpose of the meeting and an opportunity to be heard at the meeting.

Section 3.5 Compensation. An officer will not receive compensation for serving on the Board of Directors, but may be reimbursed for reasonable out-of-pocket expenses incurred in the proper performance of his duties.

Section 3.6 Annual Report of the Board of Directors. The Board of Directors will present at each annual meeting of the Association, and when called for by vote of the Association, a complete statement of the operative and financial condition of the Association.

Section 3.7 Liability of the Board. The Directors and Officers will not be liable to the Association or to the Unit Owners for mistakes of judgment or for negligence not amounting to their own willful misconduct or bad faith or gross negligence. Officers and Directors insurance will be purchased as a common expense.

ARTICLE 4

Contracts, Checks, Deposits and Funds Finances

Section 4.1. Contracts. The Board of Directors, at the direction of the membership, may authorize any officer or officers, agent or agents of the Cohousing Association, in addition to the officers so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Cohousing Association, and such authority may be general or confined to specific instances as authorized by the Board of Directors.

Section 4.2. Checks, Draft Signing Authority. All checks, drafts, or orders for payment of money, notes or other evidence of indebtedness issued in the name of the Association and in such a manner as will be determined from time to time by the Board of Directors, will be signed by the Treasurer and will be countersigned by the President or Vice-President of the Association.

Section 4.3. Deposits. All funds of the Association will be deposited from time to time to the credit of the Cohousing in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 4.4. Gifts. The Board of Directors may accept on behalf of the Association any contribution, gift, bequest, or device for any special purpose for the Association.

Section 4.5. Dues. Dues may or may not be assessed by the Board of Directors, but may not exceed ___ dollars per member per year.

Section 4.6. Fiscal Year. The fiscal year of the Association will begin on the first day of January and end on the last day of December the following year.

ARTICLE 5

Books and Records

The Association will keep correct and complete records of financial transactions and accounts, and will also keep minutes of the proceedings of its Board of Directors. All books and records of the Association may be inspected by any member, or his/her agent or attorney, for any purpose at any reasonable time.

Article 6

Committees

Section 6.1 Executive Committee. The Officers of the Association will constitute the Executive Committee. The Executive Committee will be authorized to act on behalf of the Board of Directors to make decisions which, due to time constraints, cannot come before the full Board or are referred to them during a Board meeting.

The Membership at the annual meeting, or the Board of Directors at any meeting, may create and instruct committees, as they deem advisable.

Section 6.2 Standing Committees. The following standing committees whose responsibilities include but are not limited to the listed functions will be maintained. Membership on all committees will be open to all residents. The Membership or the Board may, from time to time, add additional standing committees.

(a) Administration: Administers financial and legal affairs of the community.

(b) Facilities/Landscape: Maintains and improves buildings and grounds (physical plant).

(c) Membership: Handles issues dealing with quality of life, social aspects of the community, and coordinating meals and other community activities.

Section 6.3 Ad Hoc Committees. The Standing Committees, Board, and Association are empowered to form subcommittees and Ad Hoc Committees to carry out the work of the Homeowners Association.

Section 6.4 Committee Oversight. The Executive Committee will oversee all Committees and may, at the request of any Member, or Associate Member, intercede in the affairs of the Committee. Such intervention may include helping in conflict resolution or giving instructions to the Committee.

Section 6.5 Committee Reports. All Committees will post minutes electronically and in the Common House so that they are readily available to all residents. Minutes will include but not be limited to a list of decisions made.

Section 6.6 Representative of the Board. A representative of each Standing Committee will sit on the Board of the Homeowners Association.

ARTICLE 7

Common Expenses and Assessments

Section 7.1 Annual Budget. On or before a date not less than 30 days prior to the end of each fiscal year, the Board of Directors will adopt an annual budget for the succeeding fiscal year.

The Annual Budget will contain an estimate of the amount necessary to pay the Common Expenses for the applicable fiscal year in a reasonably itemized form and a statement of the amount of the Common Expenses to be assessed against each Unit. Common Expenses will include the amounts necessary to create and maintain reasonable reserves authorized by the Board of Directors.

The Board of Directors will send to each Unit Owner at least thirty (30) days prior to the commencement of each fiscal year a copy of the Annual Budget for the fiscal year.

Section 7.3 Assessments for Common Expenses and Responsibilities. The total amount of the estimated funds required to pay the Common Expenses set forth in the Annual Budget adopted by the Board of Directors for the fiscal year will be assessed against each unit.

Unless otherwise determined by the Board of Directors, the annual assessment against each Unit for its proportionate share of the Common Expenses will be payable in twelve (12) equal monthly installments, and each installment will be payable in advance on the first day of the month.

The Association also has the authority to assess labor responsibilities to each member household and to exchange labor for monetary or other assessments. The Board of Directors has the authority to establish alternative payment or work arrangements.

Section 7.4 Reserve Fund for Capital Improvements, Replacements and Major Repairs. The Board of Directors will establish and maintain a reasonable reserve for capital improvements, replacement, and major repairs by providing for a reserve in the Annual Budget, segregating such reserve on the books, and allocating and paying monthly to such reserve one-twelfth (1/12) of the total amount budgeted for the current fiscal year.

The portion of the Units' assessments paid into such reserve will be deemed to be nonrefundable contributions to the capital of the Association by the Unit Owners. Such reserve may be expended for the purposes of capital improvements, replacements, and major repairs.

If for any reason, including nonpayment of any Unit's assessment, such reserve is inadequate to defray the cost of a required capital improvement, replacement, or major repair, the Board of Directors may at any time levy a special assessment against the payable into such reserve in a lump sum or in installments as the Board of Directors may determine.

The Board of Directors may establish and maintain reserve funds for other purposes as may in its discretion appear advisable.

Section 7.5 Special Assessments. In addition to any other assessment authorized by these Bylaws, the Board of Directors may levy a special assessment for the purpose of defraying the cost of any unexpected repair or other nonrecurring contingency, or to meet any deficiencies occurring from time to time.

The Board of Directors will give notice to the Unit Owner(s) of any such further assessment by a statement in writing giving the amount, the basis of distribution, and reasons therefore, and such special assessments will become due and payable, unless otherwise specified in the notice, with the next monthly assessment payment which is due no less than ten (10) days after the delivery or mailing of such notice of additional assessment.

All Unit Owners will be obligated to pay the adjusted monthly amount or, if the special assessment is not payable in installments, the amount of such assessment. The fund resulting from such special assessment will be segregated on the books of the Association and expended solely for the purposes for which it was assessed, except that the Board of Directors may dispose of any unused funds as it sees fit.

Section 7.6 Accounts. The Reserve Fund for Capital Improvements, Replacements and Major Repairs will be maintained in a separate, insured, interest bearing account and said fund will not be co-mingled with any other fund or funds.

Section 7.7 Effect of Failure to Adopt an Annual Budget. The failure or delay of the Board of Directors to adopt the Annual Budget for any fiscal year will not constitute a waiver or release in any manner of a Unit Owner's obligation to pay his allocable share of the Common Expenses as herein provided, and in the absence of an Annual Budget or adjusted Annual Budget, each Unit Owner will continue to pay (with or without notice) a monthly assessment at the rate established for the preceding fiscal year until an assessment is made under a current annual Budget or adjusted Annual Budget and notice thereof has been sent to the Unit Owner.

Section 7.8 Liability of Unit Owners. Every agreement made by the Board of Directors on behalf of the Unit Owners will provide, to the extent possible, that the members of the Board of Directors are acting only as agents for the Association, and that no Unit Owner will have any personal liability thereunder (except as a Unit Owner).

Section 7.9 Liability for Common Expenses. A Unit Owner will be personally liable for all lawful assessments, or installments thereof, levied against his Association Unit which become due while he is the owner of a Unit; and this liability of the Unit Owner is in addition to the

Association's statutory lien on the Association Unit for such assessments. No Unit Owner may exempt himself from liability with respect to the Common Expenses by waiver of the enjoyment of the right to use any of the Common Elements or by abandonment of his Unit or otherwise.

A selling Unit Owner will not be liable for the payment of any part of the Common Expenses assessed against his Unit subsequent to a sale, transfer or other conveyance by him of such Unit.

The purchaser of a Unit will be jointly and severally liable with the selling Unit Owner for all unpaid assessments against the Unit up to the time of the conveyance without prejudice to the purchaser's right to recover from the selling Unit Owner the amounts paid by the purchaser thereof; provided, however, that any such purchaser will be entitled to a statement from the appropriate Officer of the Association, setting forth the amount of the unpaid assessments against the Unit and such purchaser will not be liable for, nor will the Unit conveyed be subject to a lien for any unpaid assessments in excess of the amount therein set forth; and provided, further, that if the First Mortgagee of record or other purchaser of a Unit obtains title to the Unit as a result of foreclosure or deed (or assignment) in lieu of foreclosure of a first mortgage, such purchaser, its successors and assigns will not be liable for, and such Unit will not be subject to, a lien for the payment of Common Expenses assessed prior to the acquisition of title to such Unit by such purchaser pursuant to a foreclosure sale, conveyance, or assignment.

Section 7.10 Collection of Assessments, Late Fees, Interest, and Responsibilities. The Board of Directors will take prompt action to collect any assessments (or installments), including but not limited to financial or labor, for Common Expenses and responsibilities which remain unpaid or incomplete for more than fifteen (15) days after the due date. The Board of Directors may charge and a Unit Owner will be obligated to pay a late fee for any Association assessment (or installment) not paid by the Unit Owner on the due date.

In addition to any late fee authorized by the Board of Directors, in the event of a default by any Unit Owner in the payment of any Association assessment (or installment) on the due date which continues for a period in excess of ten (10) days, such Owner will be obligated to pay interest on the amounts due (including any late fee) at the rate of ten percent (10%) per annum or the maximum legal rate chargeable in the state of Indiana to natural persons with respect to first mortgage loans on such amounts due (whichever is lower) from the due date thereof. Any late fee or interest payable by a Unit Owner will be deemed to be a special Association assessment allocable to his Unit.

Section 7.11 Statement of Unpaid Assessments.

Upon written request to the President of the Association by a Unit Owner or purchaser of a Unit or a First Mortgagee, the Board of Directors or a duly designated agent will furnish (within the time period prescribed by the Act) a recordable statement setting forth the amount of unpaid assessments levied against such Unit.

The Board of Directors may impose a reasonable fee for each statement of unpaid assessments requested, and payment of the fee will be a prerequisite to the issuance of the statement.

ARTICLE 8

Maintenance and Repair

Section 8.1 By the Association. The Association, acting through the Board of Directors, will be responsible for the maintenance, repair and replacement of the following:

(a) The Common Elements, whether located inside or outside of the Units, including, but not limited to, upkeep of the grounds, parking areas, Common House, and all furnishings and fixtures included therein.

(b) All portions of the Units which contribute to the support of the Building, excluding, however, the entrance doors and windows of a Unit and the interior surfaces of all walls, floors, and ceilings.

(c) Incidental damage caused to a Unit by work done by the Association.

Assessment and liability for the cost of the maintenance, repair, and replacement of the Common Elements will not relieve a Unit Owner of liability for damage to the Common Elements caused by the Unit Owner's negligence, misuse, or intentional torts.

Section 8.2 By the Unit Owner. Except for the portions of his Unit required to be maintained, repaired, or replaced by the Association, each Unit Owner will be responsible for and will bear the cost of the maintenance and repair of his Unit, including but not limited to the following: interior walls; interior surface of ceilings, walls, and floor; interior surface of the entrance doors and windows (excluding the hinges and counterweights; lighting fixtures; kitchen and bathroom fixtures, appliances, and equipment; the Unit's individual air handling and water heating equipment, and water and sewage pipes located within the boundaries of the Unit and serving only that Unit; and Limited Common Elements assigned to the Unit, except that repairs to the common parking area will be the responsibility of the Association.

Each Unit Owner will keep the interior of his Unit and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition, and will do all redecorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit. In addition, each Unit Owner will be responsible for and will bear the cost of maintenance and repair of each Limited Common Element assigned to his Unit, except that repairs to the common parking area will be the responsibility of the Association.

Finally, each Unit Owner will be responsible for all damage to any and all other Units or to the Common Elements resulting from his failure to make any of the repairs required to be made by him by this Section. Each Unit Owner will promptly report to the Board of Directors or the managing Agent any defects or need for repairs for which the Association is responsible.

Section 8.3 Manner of Repair and Replacement. All repairs and replacements will be of first class quality and as nearly as practicable similar to the character of the construction or installation that existed immediately prior to the occasion that necessitated the repairs or replacements.

Repairs and replacements may be done with contemporary building materials and equipment. They must be done in a manner which will not adversely alter the value of the Association or disturb the design unity of the units.

Section 8.4 Public Areas. Anything contained in these Bylaws to the contrary notwithstanding, the public areas of the Association and any areas exposed to public view (including portions of a Unit) will be kept in good appearance by the Association or the Unit Owner, as the case may be, and will be maintained in a first class condition, in conformity with the dignity and character of the Association, and in a manner which does not adversely alter the value of the Association.

Section 8.5 Capital Improvements, Alterations, Additions, Major Repairs And Nonrecurring Contingencies. The Board of Directors may approve a special assessment for the purpose of paying for capital improvements, alterations, additions, major repairs, or nonrecurring contingencies, costing in excess of one-thousand dollars ($1,000) during any period of twelve (12) consecutive months, only upon the approval of all Unit Owners.

Upon approval, the Board of Directors will proceed with such additions, alterations, or improvements and will assess all Unit Owners for the cost thereof as a Common Expense.

Notwithstanding the foregoing, if, in the opinion of the Directors with not less than seventy-five percent (75%) of the votes, such additions, alterations, or improvements are exclusively or substantially exclusively for the benefit of the Unit Owner or Unit Owners requesting the same,

such requesting Unit Owner or Unit Owners will be assessed, in such proportion as they jointly approve, if more than one Unit Owner, or, if they are unable to agree thereon, in such proportions as may be determined by the Board of Directors.

Section 8.6. Structural Additions, Alterations or Improvements by Unit Owners. No Unit Owner will make any structural addition, structural alteration, or structural improvement in or to his Unit or any change which might affect the Common Elements (including without limitation the electrical, telephone and data lines, computer lines, coaxial cable, CATV-E cable, and plumbing systems which constitute part of the Common Elements) or paint or alter the exterior of the Building, including the exterior of a Unit's entrance doors and any surface of a window pane, without the prior written consent of the Board of Directors.

The Board of Directors will be obligated to answer any written request by a Unit Owner for approval of a proposed structural addition, structural alteration, structural improvement, or painting to such Unit Owner's Unit within forty-five (45) days after such request is made, and its failure to do so within the stipulated time will constitute a consent of the Board of Directors to the proposed addition, alteration, structural improvement, or painting.

The Board of Directors may condition its consent upon such terms and conditions as it deems to be desirable or necessary to protect the Association and its use and enjoyment. Any application to any governmental authority for a permit to make an addition, alteration, or improvement to any Unit will be executed by the Board of Directors only, without, however, incurring any liability on the part of the Board of Directors to any contractor or materials on account of such addition, alteration, or improvement, or to any person having any claim or injury to a person or damage to property arising therefrom.

Section 8.7. Right of Access. Each Unit Owner grants a right of access to his Unit to the Board of Directors, and to any other person authorized by the Board of Directors for the purpose of making inspections or correcting any condition originating in his Unit and threatening another Unit or a Common element, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Unit Owner. In case of an emergency, such right of entry will be immediate whether or not the Unit Owner is present at the time.

Section 8.8 Limitation of Liability. The Association will not be liable for any failure of water supply or other services to be obtained by the Association or paid for as a Common Expense or for injury or damage to person or property caused by the elements or resulting from electricity, water, snow or ice which may leak or flow from any portion of the Common Elements or from any wire, pipe, drain, conduit, appliance or equipment.

The Association will not be liable to any Unit Owner or other person for loss or damage, by theft or otherwise, of articles which may be stored upon any of the Common Elements. No diminution or abatement of Common Expense assessments will be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements to the Common Elements, or to any Unit, or from any action taken by the Association to comply with any law or ordinance, or with the order or directive of any municipal or other governmental authority, or for the dispossession of the Unit Owner by reason of fire or other casualty, except to the extent covered by insurance.

ARTICLE 9

COMMUNITY RULES

The Board of Directors is authorized to promulgate, amend, and enforce Community Rules concerning the operation and use of the Association; but the Community Rules will not be contrary to or inconsistent with these Bylaws. A copy of the Community Rules (and any amendment) will be furnished by the Board of Directors to each Unit Owner at the time the Community Rules (or any amendment) become effective.

The Association will protect and honor the privacy of all residents and take action when the legitimate rights and interests of residents are violated or threatened.

ARTICLE 10

RESTRICTIONS ON USE OF UNITS

Section 10.1 Enforcement of Community Rules. The Board will have authority to make and enforce Community Rules regarding any posting of advertisements or posters, the ownership of pets, playing of loud music and other noise that disturbs one's neighbors, other nuisances, etc. The Declarant and its agents have the right to post and utilize advertisements, signs, and posters in selling the Units.

Section 10.2 Use of Units. Units will be used only as private residences except for such other uses as are specified in the Community Rules and are consistent with the generally residential character of the community.

Section 10.3 Noise. Unit Owners, residents, and lessees will exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, televisions, and amplifiers that may disturb other Unit Owners.

Section 10.4 Nuisances. No nuisance or use or practice which is a source of annoyance to, or a health or safety hazard for, the Association residents or which interferes with the peaceful possession or proper use of the Association by its residents will be allowed in the Association.

No one, including but not limited to Unit Owners, lessees, renters, residents, guests, representatives of the Management Agent, contractors, workers, employees, or members of the public may, under any circumstances, smoke in the Common Elements of the Association.

Section 10.5 Visible Exterior Wiring or Equipment. No Unit Owner, resident, or lessee will install wiring for electrical or telephone installation, television antennae, or other equipment, which protrudes through the walls or the roof of the Building or is otherwise visible on the exterior of the Building except as authorized by the Board of Directors.

Section 10.6 Storage in Common Areas. A Unit Owner will not place or cause to be placed in the public alleyways, or other Common Elements any furniture, trash, packages, or objects of any kind. The public walkways and alleyways will be used solely for normal transit. Bicycles will be placed only in those areas designated by the Board.

Section 10.7 Insurance Rating. No activity will be done or maintained in any Unit or upon any Common Elements which will increase the rate of insurance on any Unit or the Common Elements or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors.

Section 10.8 Lawful Use. In the use of the Units and the Common Elements of the Association, Unit Owners will obey and abide by all valid laws, ordinances and zoning, and other governmental regulations affecting the same, and all applicable Community Rules adopted by the Board of Directors. Any illegal drug use or manufacture of illegal drugs is strictly prohibited.

Section 10.9 Use of Common Elements. The Common Elements will be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the units.

Section 10.10 Renting or Leasing a Unit. A Unit Owner must advise the Board of his intentions to rent or lease his unit, and annually thereafter. Three (3) months before a unit has been rented or leased for a three (3) year period. The Board will respond to the Unit Owner in writing and will not unreasonable withhold permission to extend the rental period. The Board's

regulatory authority over its members extends to any lessees, tenants, renters, or guests of the Members. No Association unit within the project will be rented or leased for transient or hotel purposes.

Any owner of any Unit who will rent or lease such Unit will promptly forward a copy thereof to the Board of Directors.

All leases will be in writing and tenants will be subject in all respects to the provisions of the Declaration and these Bylaws and to such Community Rules relating to the use of the common elements as the Board of Directors may from time to time promulgate and any failure to comply will be a default under the lease.

No lessee will sublet any Unit without the express, written permission of the Board.

ARTICLE 11

INSURANCE, DESTRUCTION, RESTORATION, CONDEMNATION AND DISTRIBUTION.

Section 11.1 Authority. The Board of Directors will obtain and maintain casualty and liability insurance under such terms and for such amounts as will be deemed necessary by the Board of Directors. The insurance premiums paid by the Board will be charged as items of Common Expense. The name of the insured under each required policy will be stated as the Association for the use and benefit of the individual Unit Owners.

Section 11.2 Coverage.

The Association will be insured, to the extent available, against casualty or physical damage in a minimum amount equal to the maximum insurable replacement value, i.e. one-hundred percent (100%) of replacement costs based upon the value of replacing the Building and all improvements of the Association utilizing contemporary building materials and technology thereof (exclusive of excavations and foundations) as determined annually by the Board of Directors with assistance of the insurance company affording such coverage.

The policy will cover all the improvements of the Association except those made by a Unit Owner at his expense and will contain a "Association replacement cost" endorsement. Such coverage will afford protection against:

(a) loss or damage by fire, vandalism, malicious mischief, windstorm, and other hazards covered by the standard extended coverage endorsement together with coverage for Common Expenses

with respect to Association units during any period of repair or reconstruction and such other risks as will customarily be covered with respect to projects similar in construction, location, and use as the Directors in their sound discretion may deem advisable.

Such coverage will insure the Building (including all of the Units and the bathroom, laundry and kitchen equipment, fixtures and cabinets, and electrical fixtures, together with all air conditioning, heating, and other equipment, but not including furniture, furnishings, or other personal property supplied or installed by Unit Owners) and other Association Property including all personal property included in the Common Elements.

(b) The Association will be insured against liability for personal injury and property damage in such amounts and such forms as will be required by the Board, which, however, in no event will be less than one-million dollars ($1,000,000) with respect to any occurrence. All liability insurance will contain cross-liability endorsements to cover liabilities of the Association as a group, the Board, and each individual Unit Owner, or a "severability of interest" endorsement which will preclude the insurer from denying the claim of a Unit Owner because of negligent acts of the Association or other Unit Owners.

The deductible, if any, on any policy of insurance purchased by the Board of Directors will be paid by the Association and will not exceed one-thousand dollars ($1,000) on any policy.

Section 11.3 Covenants for Benefit of Mortgagees. Proceeds of insurance policies received by the Insurance Trustee will be distributed to or for the benefit of the Unit Owner entitled thereto, after first paying or making provision for the payment of the expenses of the Insurance Trustee, in the following manner:

(a) Proceeds are to be paid first to repair or restore damage or destruction, as elsewhere provided herein. After defraying the cost of the repair or restoration, all remaining proceeds will be payable jointly to the Unit Owners and First Mortgagees, if any entitled thereto. This covenant is for the benefit of any First Mortgagee and may be enforced by such mortgagee.

(b) If it is determined in the manner elsewhere provided herein that the damage for which the proceeds are paid will not be reconstructed or repaired, then and in that event, the Association will be deemed to be owned in common by the Unit Owners and will be subject to an action for partition upon the suit of any Unit Owner or mortgagee in which event the net proceeds of sale together with the net proceeds of any insurance will be distributed pro rata to the Unit Owners, after first paying off, out of the share of each Unit Owner, the extent sufficient for that purpose,

all liens, including mortgage liens, on the Unit of such Unit Owner. This is a covenant for the benefit of any mortgagee and may be enforced by such mortgagee.

ARTICLE 12

Amendment to Bylaws

The bylaws may be amended by an affirmative vote of two-thirds of the members voting at an annual meeting. The text of the proposed amendment must be included in the public notice announcing the time, date and place of the annual meeting.

ARTICLE 13

Adoption of Bylaws

This is to certify that the above bylaws were adopted by the Board of Directors at a meeting on the day of _____, 2014.

_____

President

_____

Secretary