Passed 9-0

ORDINANCE 16-24

TO AMEND THE ZONING MAPS FROM RESIDENTIAL SINGLE FAMILY (RS) AND RESIDENTIAL HIGH-DENSITY MULTIFAMILY (RH) TO PLANNED UNIT DEVELOPMENT (PUD) AS WELL AS APPROVE A DISTRICT ORDINANCE AND PRELIMINARY PLAN
- Re: 600-630 E. Hillside Drive
(Dwellings LLC, Petitioner)

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the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

WHEREAS, the Plan Commission has considered this case, PUD-16-16, and recommended that the petitioner, Dwellings LLC, be granted an approval to rezone 2.73 acres from Residential Single Family (RS) and High-Density Multifamily (RH) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan to allow mixed use 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 PUD District Ordinance and preliminary plan shall be approved for the PUD on the property located at 600-630 E. Hillside Drive. The property is further described as follows:

A part of Lots 1, 2, 3 & 4 of Barclay Gardens as recorded in Plat Cabinet C, Envelope 38 in the office of the Recorder of Monroe County, Indiana, also being a part of the Northeast quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at the southeast corner of said Lot 2; Thence on the south line of said Lots South 89 degrees 46 minutes 59 seconds West 271.00 feet to the east right-of-way line of South Henderson Street; Thence leaving said south line and on said east right-of-way line North 00 degrees 07 minutes 18 seconds West 245.54 feet; Thence North 14 degrees 13 minutes 14 seconds East 32.58 feet; Thence North 50 degrees 18 minutes 13 seconds East 25.22 feet; Thence North 80 degrees 27 minutes 33 seconds East 40.46 feet to the south right-of-way line of East Hillside Drive; Thence leaving said east line and on said south right-of-way line South 89 degrees 28 minutes 39 seconds East 137.39 feet; Thence North 89 degrees 03 minutes 46 seconds East 62.63 feet; Thence North 89 degrees 22 minutes 57 seconds East 71.50 feet; Thence South 87 degrees 49 minutes 55 seconds East 71.59 feet; Thence South 87 degrees 50 minutes 25 seconds East 65.08 feet; Thence leaving said south line South 00 degrees 48 minutes 22 seconds East 68.07 feet; Thence North 89 degrees 11 minutes 38 seconds East 4.00 feet; Thence South 00 degrees 48 minutes 22 seconds East 33.00 feet; Thence South 89 degrees 41 minutes 39 seconds West 24.00 feet; Thence North 00 degrees 48 minutes 22 seconds West 3.00 feet; Thence South 89 degrees 41 minutes 39 seconds West 45.00 feet; Thence South 00 degrees 48 minutes 22 seconds East 45.32 feet; Thence South 89 degrees 46 minutes 30 seconds West 37.46 feet; Thence South 00 degrees 48 minutes 22 seconds East 23.51 feet; Thence South 89 degrees 42 minutes 12 seconds West 34.04 feet; Thence South 00 degrees 48 minutes 22 seconds East 126.53 feet to the south line of said Lots; Thence on said south line South 89 degrees 46 minutes 59 seconds West 71.50 feet and to the Point of Beginning. Containing within said bounds 2.73 acres more or less.

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

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16 day of November, 2016.

ANDY RUFF, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18 day of November, 2016.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 21st day of November, 2016.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance would rezone 2.73 acres from Residential Single Family (RS) and Residential High-Density Multifamily (RH) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan to allow for mixed use development.

(See the next page for a summary of the 10 Reasonable Conditions imposed with adoption of this ordinance.)

Note:

At the Regular Session on November 16, 2016, the Common Council adopted this ordinance with 10 Reasonable Conditions. These Reasonable Conditions are attached to the ordinance and are briefly summarized below:

- *RC-02 – requires the first floor units along Hillside and Henderson to be designated as convertible, flex spaces with facades that imply commercial spaces;*
- *RC-03b – requires head-in, 60 degree angled parking along Henderson;*
- *RC-04 – replaces the planters in the westernmost bay of Building A along Hillside with a railing or eliminates them altogether;*
- *RC-05(with a "friendly amendment") – replaces the 5' tree lawn on Hillside with concrete and grated street trees;*
- *RC-06 – requires Building A to be moved further east to accommodate angled parking along Henderson and that the stair and patio space be designed to accommodate flex space uses;*
- *RC-07 (with a "friendly amendment") – requires that all three patios on the Henderson-side of Building A be extended to serve as one continuous patio with wide stairs at multiple locations;*
- *RC-08 – in regard to Building A, requires at-grade access to all commercial/retail entries along Hillside and various design changes to break up the monolithic appearance along both Hillside and Henderson;*
- *RC-09 – requires the installation of at least four trees and at least four parking spaces for bicycles along Henderson;*
- *RC-10 - requires Building B to be moved back from Hillside to allow for construction of outdoor commercial/retail use patios consonant with the ground floor flex use of that space; and*
- *RC-11 – requires the extra width needed for 60 degree angled parking on Henderson (See RC – 03b) be found by reducing the width of the trail.*

Please see the Reasonable Conditions themselves for the precise language and elaborations upon the intent of these conditions.

Distributed to: Office of the Mayor, Office of the City Clerk, Council Administrator, Legal, Planning and Transportation, HAND, ESD

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

September 13, 2016

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

Re: Dwellings LLC; South Park PUD Preliminary Plan Approval
District Ordinance revisions per Plan Commission request 9-12-2016

Dear Plan Commission and City Council Members:

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

Existing Conditions

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

Proposed Uses

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

528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
812-332-8030
FAX 812-339-2990

Henderson Street and will align with the alley on the west side of Henderson Street. Additional parking is proposed east of building "B" along an existing driveway to E. Hillside Drive. Stacked parking has been added behind 610 Hillside Drive and next to the maintenance/ recycling center (building D). These stacked spaces will be assigned to the two bedroom apartments and 610 E. Hillside Drive.

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

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

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

GPP Urban Residential

Intent

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

We believe our project meets the intent of the GPP in the fact that our proposed density for the CL portion of the project has 24.47 DUE units on 1.83 acres for a density of 13.37 units per acre. The RH portion of the project has 4 detached homes on 0.90 acres for a density of 4.44 units per acre. The project also has access to existing public roads,

sewer, water, electricity, natural gas and fiber optic cable, all public services listed in the intended section of the GPP.

Land Use

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

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

Urban Services

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

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

Site Design

Design goals include the following:

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

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

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

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

formal setting for entry to our property and we are recruiting tenants that we hope to be similar to the other tenants west and north west of this project that are neighborhood serving.

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

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

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

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

Proposed Site Development Standards

1. The entire petition area's underlying zone will be CL.
2. The petition area will be divided into two development styles, area 1 and area 2.
3. Area 1 will be the area surrounding the 4 single family residences and the maintenance building.
4. Area 1 will remove existing drives to 612 and 630 Hillside Drive along with gravel parking area and restore this area to usable yard space. The existing single family residences shall remain as is with the condition of the improvements outlined in the architectural standards. A new maintenance/ recycling building (building D) with a green room will be added south of 610 E. Hillside Drive. The existing garage will be removed.
5. Area 2 will include the mixed use building (A) the multi-family efficiency building (B) and building (C) with parking, efficiencies, 1 bedroom and 2 bedroom units.
6. Area 2 will allow ground floor residential units.
7. Dedicated right of way along Hillside Drive and Henderson Street frontage will be at least 40' from the center line and to ensure all street parking and sidewalks are in the right of way.
8. Impervious surface area shall not exceed 66%.
9. Maximum allowed density shall not exceed 15 units per acre.

10. Occupancy of all units will utilize the UDO single family district definition of "family".
11. Front yard setback from Hillside shall be no less than 8-feet for building A and 2.0-feet for building B excluding stoops and awnings. With the dedication of 40-feet of right of way in front of the single family residences the following setbacks apply: 610 not less than 10-feet, 612 not less than 8-feet and 630 not less than 6-feet.
12. Front yard setback from Henderson shall be no less than 10-feet for buildings A and C excluding stoops and awnings.
13. Side yard setbacks for both building and parking, shall be no less than 7-feet.
14. The rear yard along Pinestone Subdivision shall be a minimum of 15-feet with a type I buffer yard.
15. Parking setbacks shall be 20-feet from the face of the building fronting on a public street with the exception of the ADA unloading space east of building B. There will be no parking side yard setback for the three spaces accessed off of the private drive to Hillside Terrace Apartments being provided to 612 and 630 Hillside Drive.
16. Prior to Final Plan approval the petitioner shall record a zoning commitment assuring the availability of nine parking spaces for Park South employees in the Hillside Terrace Development between the hours of 9 am to 6 pm.
17. The PUD preliminary plan currently depicts back in angle parking but the final decision on the design of the parking will be based upon the City Council decision on how to amend Title 15.
18. Due to existing underground storm pipe and utility cables along Henderson Street we are placing the street trees and other landscape materials in landscape islands east of the 10' multi-purpose path where necessary to meet the City Utilities regulation of 10' offset of landscape material to their utilities. Street trees and landscaping will remain in the tree plots where we meet the CBU offset requirements. As a result of having to shift these trees east of the multi-purpose path 6 of the street trees will be columnar species of trees. We are proposing 13% large canopy trees and 87% medium or large columnar trees for the parking lot perimeter tree category. The site interior trees will meet UDO requirements. There are 5 parking bump outs noted on the plans.
19. Any Landscaping within the public street right of way must be maintained by the petitioner and must be species that will not block line of sight at full maturity.
20. Additions, changes and modifications to the existing SF houses in Area 1 shall utilize the RS zoning district standards.
21. Permeable pavers will be utilized for the foot path between buildings A and B.

Proposed Architecture Development Standards

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

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

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

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

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

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

Building A shall incorporate the following architectural standards:

1. Building footprint shall not exceed 11,000 sf.
2. Building height shall not exceed three (3) stories and forty (40) feet except for one (1) stair enclosure to provide rooftop access for maintenance, mechanical equipment, solar photovoltaic and solar thermal equipment. These roof elements shall not extend more than ten (10) feet above the height limit.
3. Exterior materials shall consist of brick or stone masonry, precast concrete, cementitious siding, transparent glass, wood, metal or other products that replicate the appearance and durability of the above materials, as approved by the staff.
4. Roofs shall be flat or low-slope (less than 2:12) with eaves a minimum of two (2) feet in depth or a parapet with a minimum one (1) foot height.
5. Exterior facades along a street shall not have any blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:
   (A) Awning or canopy;
   (B) Porch, patio or balcony;
   (C)Change in building façade or eave height (minimum of two (2) feet of difference);
   (D)A regular pattern of transparent glass which shall comprise a minimum of fifty percent (50%) at commercial uses & thirty percent (30%) at residential uses of the total wall/façade area of the first floor façade/elevation facing a street;
   (E) Wall elevation recesses and/or projections, the depth of which shall be at least two (2) feet.

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

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

Building B shall incorporate the following architectural standards:

1. Building footprint shall not exceed 6,000 sf.
2. Building height shall not exceed two (2) stories and thirty-five (35) feet except for mechanical equipment, solar photovoltaic and solar thermal equipment.

These roof elements shall not extend more than five (5) feet above the height limit.

3. Exterior materials shall consist of brick or stone masonry, cementitious siding, transparent glass, wood, metal or other products that replicate the appearance and durability of the above materials, as approved by the staff.
4. Roofs shall be sloped (greater than 3:12) with eaves a minimum of two (2) feet in depth extended beyond the exterior wall. Materials shall consist of either asphalt shingles, fiberglass shingles or products that replicate the appearance and durability of the above materials, as approved by the staff.
5. Exterior facades along a street shall not have any blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:
   (A)Awning or canopy;
   (B)Porch, patio or balcony;
   (C)Change in building façade or eave height (minimum of two (2) feet of difference);
   (D)A regular pattern of transparent glass which shall comprise a minimum of thirty percent (30%) of the total wall/façade area of the first floor façade/elevation facing a street;
   (E) Wall elevation recesses and/or projections, the depth of which shall be at least two (2) feet.

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

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

Building C shall incorporate the following architectural standards:

1. Building footprint shall not exceed 17,000 sf.
2. Building height shall not exceed three (3) stories and forty-two (42) feet except for mechanical equipment, solar photovoltaic and solar thermal equipment. These roof elements shall not extend more than five (5) feet above the height limit.
3. Exterior materials shall consist of masonry, cementitious siding, cast concrete, cast stone, transparent glass, wood, metal or other products that replicate the appearance and durability of the above materials, as approved by the staff.
4. Roofs shall be sloped (greater than 3:12) with eaves a minimum of two (2) feet in depth extended beyond the exterior wall. Materials shall consist of either asphalt shingles, fiberglass shingles or products that replicate the appearance and durability of the above materials, as approved by the staff.

5. Exterior facades visible from a street shall not have any blank, uninterrupted length exceeding forty (40) feet without including three (3) or more of the following design elements:
   (A)Awning or canopy;
   (B)Porch, patio or balcony;
   (C)Change in building façade or eave height (minimum of two (2) feet of difference);
   (D)A regular pattern of transparent glass which shall comprise a minimum of thirty percent (30%) of the total wall/façade area of the first floor façade/elevation facing a street;
   (E) Wall elevation recesses and/or projections, the depth of which shall be at least two (2) feet.
6. Entry: Along Henderson there shall be a minimum of three (3) entrances that feature either an awning, canopy or another weather-protective element as well as a stoop, porch or patio.
7. 360-Degree Architecture: Those sides of a building that are not visible from a street shall have a finished façade that is complimentary to the visible facades in terms of materials and architectural detailing.

Density and DUE's

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

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

The overall density comes to 10.89 units per acre.

Sustainability

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

High-efficiency HVAC Systems

Energy Star Appliances

Low-flow Plumbing Fixtures

High Albedo (Solar Reflectivity) Roofing

Large Windows for Natural Light

Partial "Extensive" Green Roof (approx. 1000 sf)

PV Solar Panels

Rainwater Capture and Reuse for Irrigation

Recycling Collection

Phasing

The project will be completed in two phases. Phase I will consist of the construction of building "A" along with its associated parking and infrastructure improvements as well as the maintenance/ recycling center with green roof (building D) and trash compactor. The street scape along E. Hillside Drive will also be completed at this time. Construction for phase I is anticipate to start in the late fall of 2016 with completion in August of 2017.

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

Hillside Drive Streetscape

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

Sustainability Initiatives

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

1. A 40-panel roof mounted photovoltaic system.
2. An appropriately sized solar thermal hot water system for non-restaurant uses.
3. An approximate 1,000 square foot green roof system above the Maintenance/ Recycling building.
4. A white roof membrane on the flat roof system.
5. A cistern connected to roof drains for landscape irrigation.
6. LED lighting for all new construction.
7. Energy Star appliances for all new construction.

8. Low flow appliances for all new construction.
9. Native species and low water tolerant landscape materials.
10. Design Building A to LEED Certified Standard excluding the certification process.

Utilities and Storm Water Management

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

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

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

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

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

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

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

James Roach <roachja@bloomington.in.gov>

Emailing - Park South.pdf

Jeff Fanyo <jfanyo@bynumfanyo.com> Tue, Sep 13, 2016 at 3:52 PM
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>
Cc: Mark Lauchli <mark.lauchli@gmail.com>, matt ellenwood <mattellenwood@gmail.com>, Max & Gilda Lauchli <info@dwellingsllc.com>

James:

Attached please find the revised district ordinance with the changes and conditions made last night. Please also accept this email as our agreement to the conditions approved by the plan commission 9-12-2016

Jeff

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

Phone 812 332 8030

Cell 812 360 0824

Park South.pdf
335K

James Roach <roachja@bloomington.in.gov>

Park South Affordable Component

Jeff Fanyo <jfanyo@bynumfanyo.com> Fri, Sep 30, 2016 at 2:18 PM
To: "roachja@bloomington.in.gov" <roachja@bloomington.in.gov>
Cc: Mark Lauchli <mark.lauchli@gmail.com>, Max & Gilda Lauchli <info@dwellingsllc.com>

The Lauchli' have authorized me to confirm they will provide 4 affordable units regardless of the availability of "Home" funding as a part of this PUD.
I have copied the Lauchli' on this email in the event I have misstated their intentions and asked that they concur via email to the above.
Jeff

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

Phone 812 332 8030

Cell 812 360 0824

James Roach <roachja@bloomington.in.gov>

Re: 602 E. Hillside

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

Hi Mr. Wyatt,

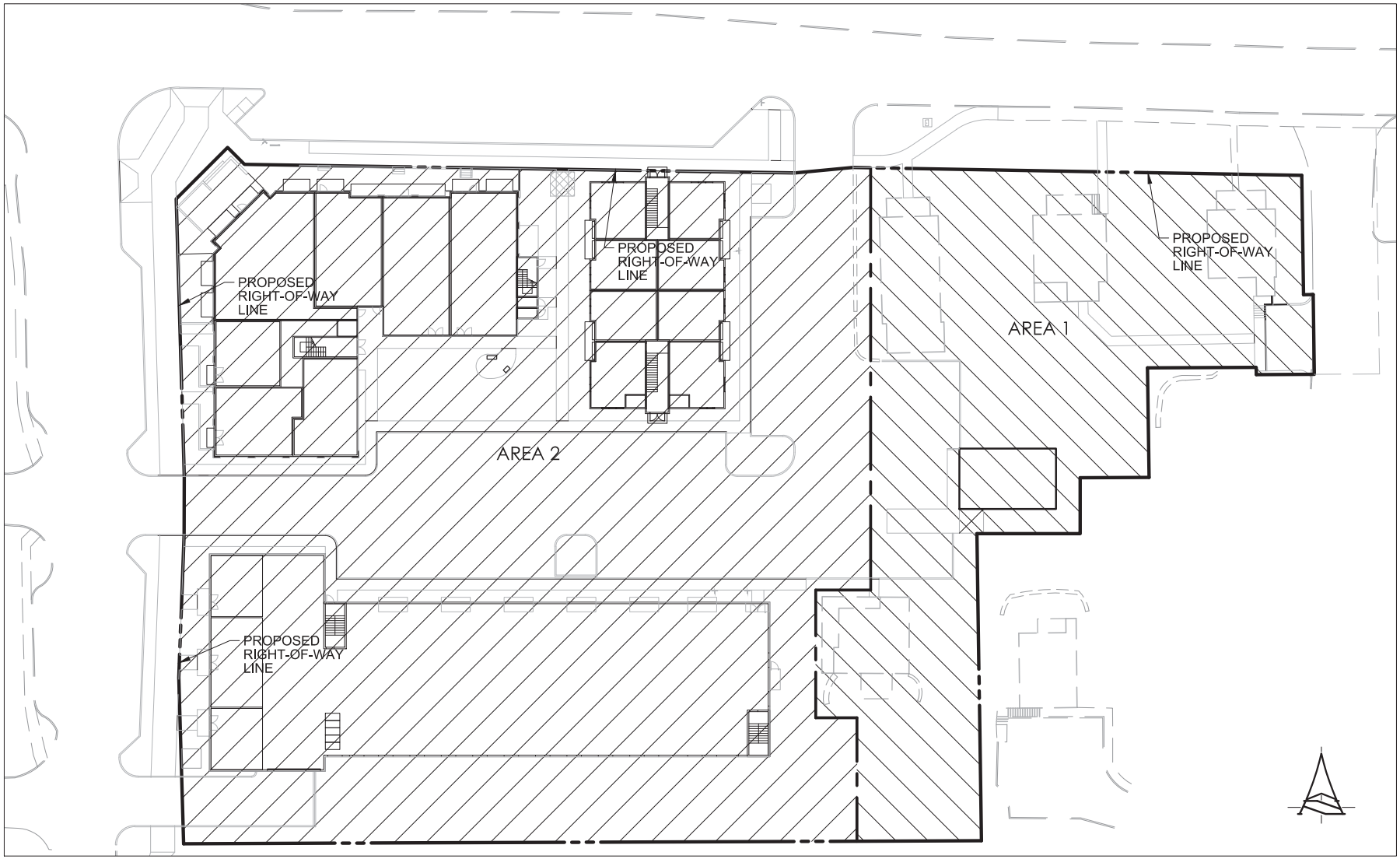
Thank you for that info. I will add it to the file.

Thanks again,
Beth

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

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

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



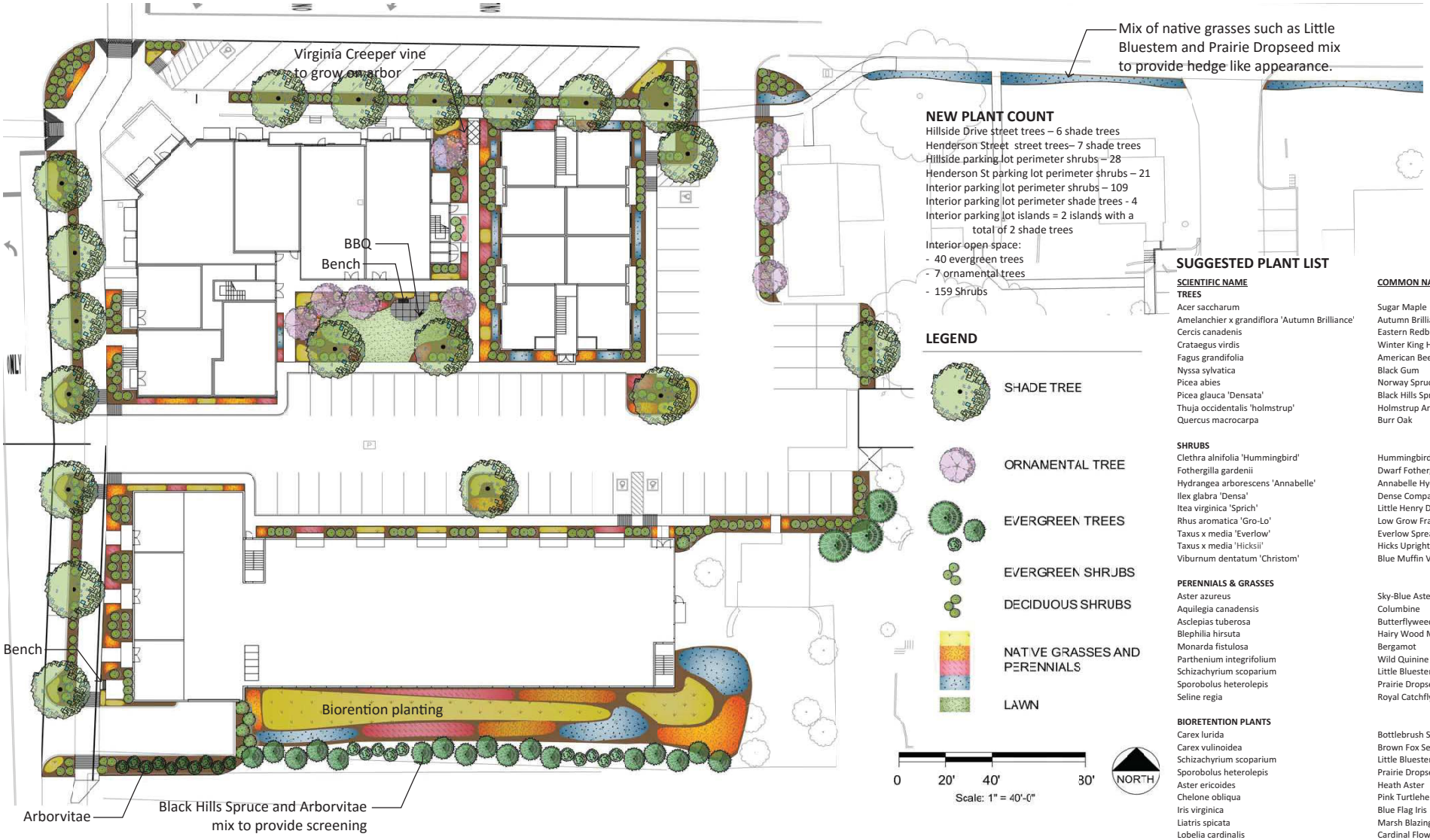
PARK SOUTH
AREAS 1 & 2 EXHIBIT

1" = 40'

Date: 8.29.16

Project No: 401612

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



NEW PLANT COUNT

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

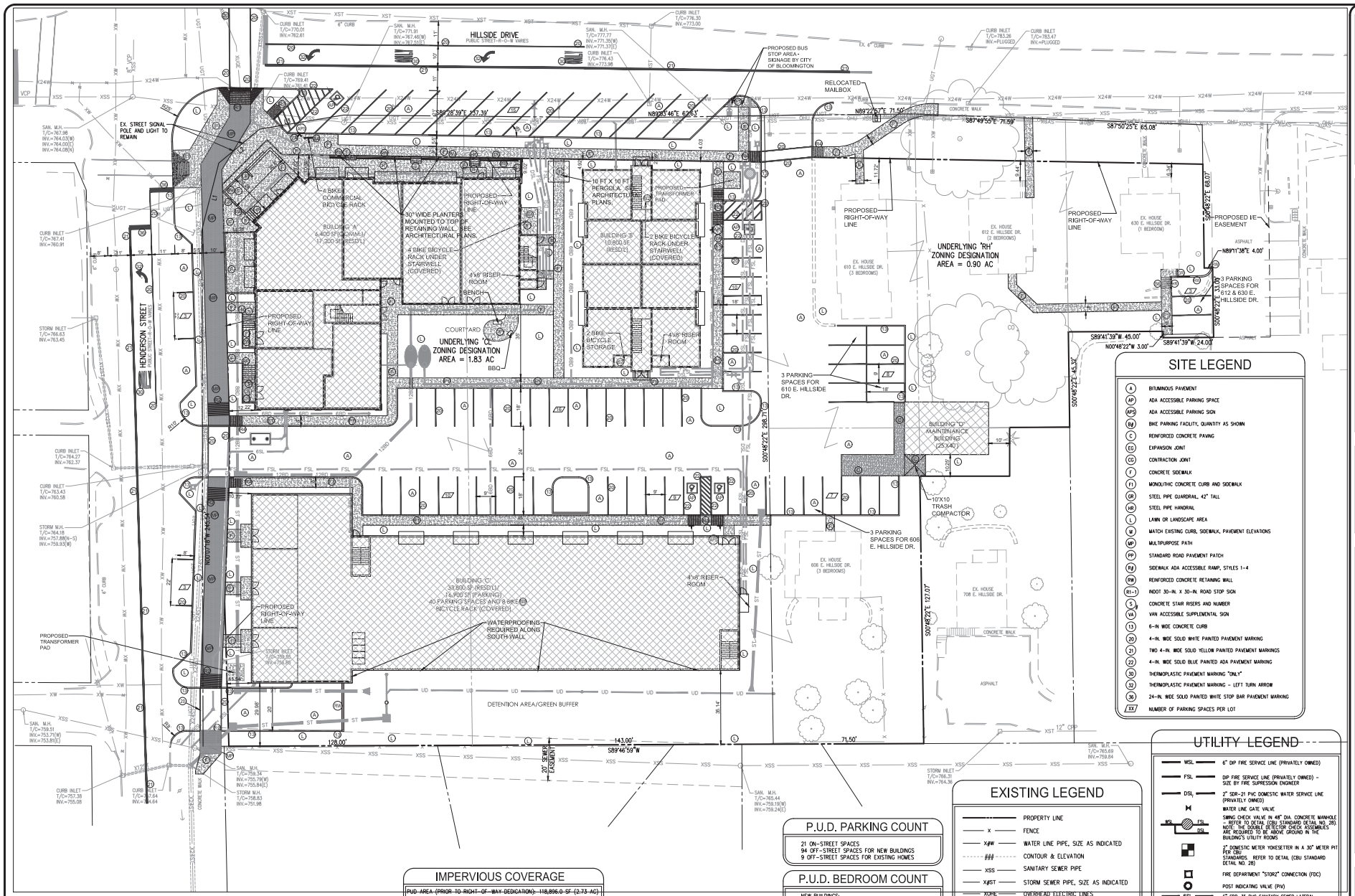
SUGGESTED PLANT LIST

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

Concept Landscape Plan

Park South PUD
City of Bloomington
August 24 , 2016

mader design
integrating people and nature®



SITE LEGEND

A	BITUMINOUS PAVEMENT
AP	ADA ACCESSIBLE PARKING SPACE
APS	ADA ACCESSIBLE PARKING SIGN
BP	BIKE PARKING FACILITY, QUANTITY AS SHOWN
C	REINFORCED CONCRETE PAVING
EC	EXPANSION JOINT
CC	CONTRACTION JOINT
F	CONCRETE SIDEWALK
FI	MONOLITHIC CONCRETE CURB AND SIDEWALK
GR	STEEL PIPE GUARDRAIL, 42" TALL
HR	STEEL PIPE HANDRAIL
L	LAWN OR LANDSCAPE AREA
M	MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
MP	MULTIPURPOSE PATH
PP	STANDARD ROAD PAVEMENT PATCH
RP	SIDEWALK ADA ACCESSIBLE RAMP, STYLES 1-4
RW	REINFORCED CONCRETE RETAINING WALL
R1-1	INDOT 30-IN. X 30-IN. ROAD STOP SIGN
S	CONCRETE STAIR RISERS AND NUMBER
V4	VAN ACCESSIBLE SUPPLEMENTAL SIGN
13	6-IN WIDE CONCRETE CURB
20	4-IN. WIDE SOLID WHITE PAINTED PAVEMENT MARKING
21	TWO 4-IN. WIDE SOLID YELLOW PAINTED PAVEMENT MARKINGS
22	4-IN. WIDE SOLID BLUE PAINTED ADA PAVEMENT MARKING
30	THERMOPLASTIC PAVEMENT MARKING "ONLY"
32	THERMOPLASTIC PAVEMENT MARKING - LEFT TURN ARROW
36	24-IN. WIDE SOLID PAINTED WHITE STOP BAR PAVEMENT MARKING
XX	NUMBER OF PARKING SPACES PER LOT

UTILITY LEGEND

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

EXISTING LEGEND

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

P.U.D. PARKING COUNT

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

P.U.D. BEDROOM COUNT

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

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

IMPERVIOUS COVERAGE

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

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

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

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

FINAL IMPERVIOUS COVERAGE WITHIN NEW PUD AREA: 65.7%

P.U.D. COMMERCIAL SPACE

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

NOTE TO CONTRACTOR

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

revisions:

SCALE: 1"=20'

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

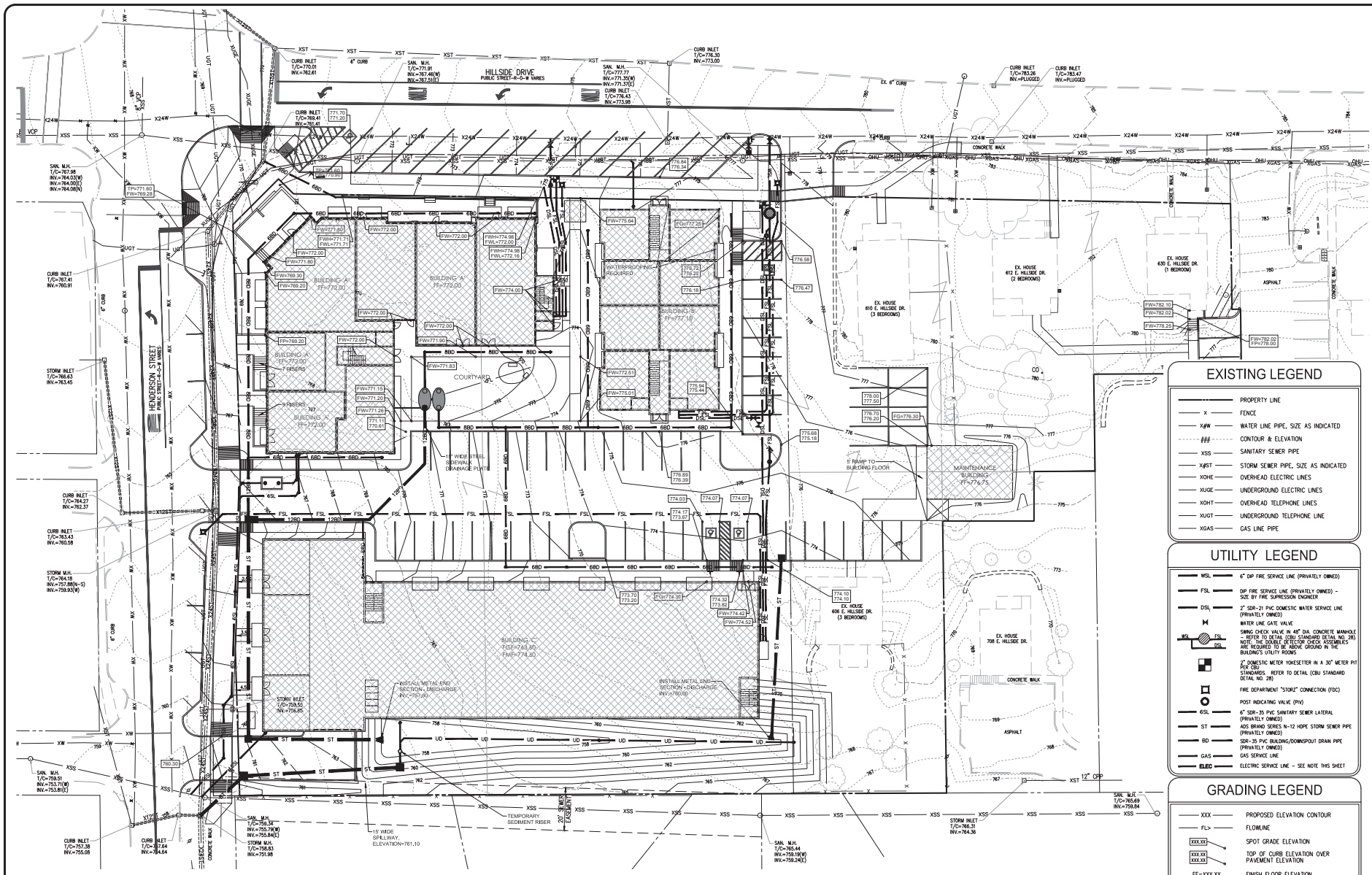
certified by:

PROPOSED PARK SOUTH P.U.D.

600 - 630 E. HILLSIDE DRIVE
BLOOMINGTON, INDIANA 47401

title: SITE PLAN

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



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EXISTING LEGEND

	PROPERTY LINE
x	FENCE
X#W	WATER LINE PIPE, SIZE AS INDICATED
###	CONTOUR & ELEVATION
XSS	SANITARY SEWER PIPE
X#ST	STORM SEWER PIPE, SIZE AS INDICATED
XOHE	OVERHEAD ELECTRIC LINES
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WSL FSL DSL	SWING CHECK VALVE IN 48" DIA. CONCRETE MANHOLE - REFER TO DETAIL (CBU STANDARD DETAIL NO. 28) NOTE: THE DOUBLE DETECTOR CHECK ASSEMBLIES ARE REQUIRED TO BE ABOVE GROUND IN THE BUILDING'S UTILITY ROOMS
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GAS	GAS SERVICE LINE
ELEC	ELECTRIC SERVICE LINE - SEE NOTE THIS SHEET

GRADING LEGEND

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

revisions:

SCALE: 1"=20'

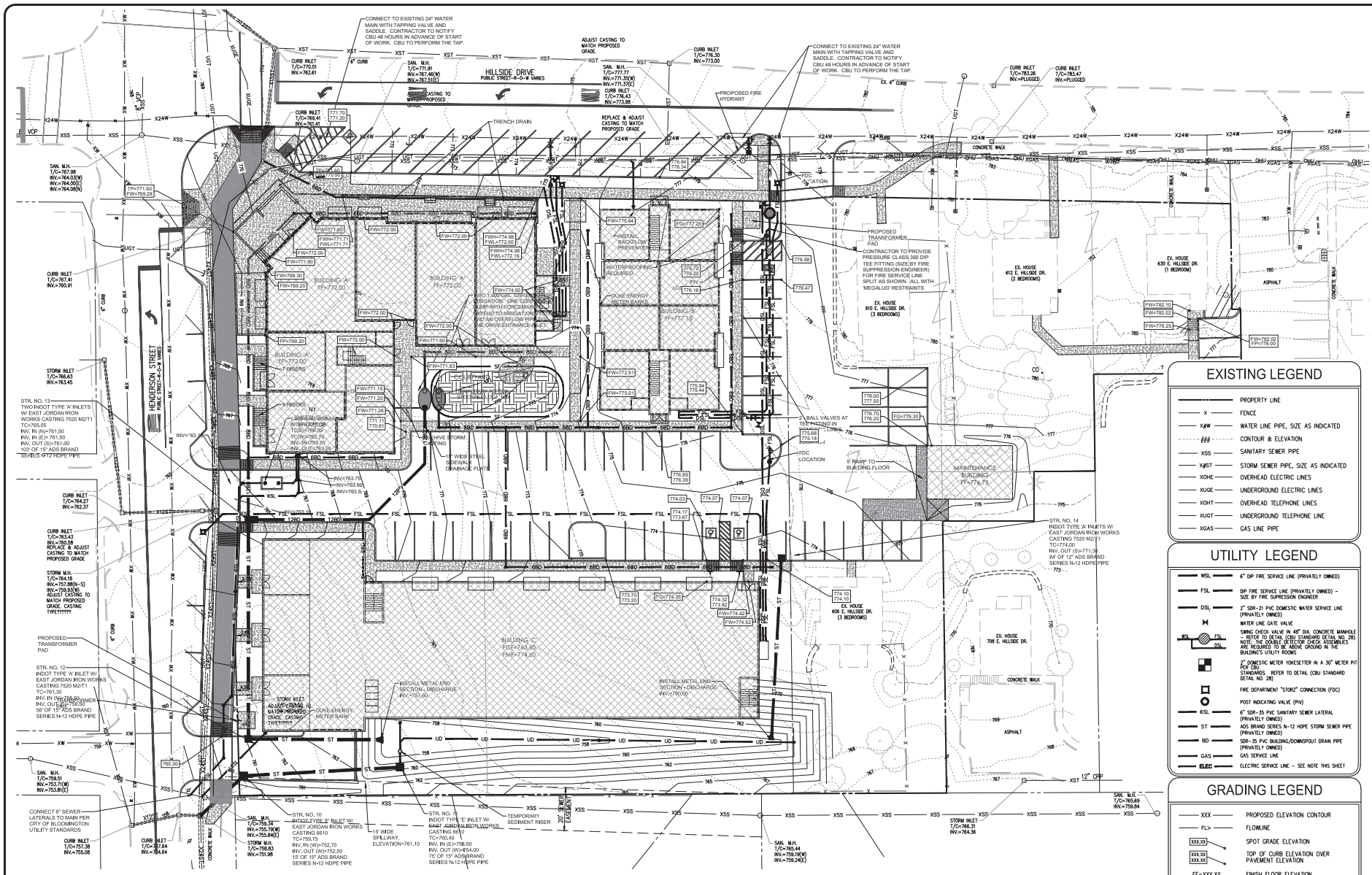
BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

certified by:

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

title: SWPP PLAN

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



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revisions:

SCALE: 1"=20'

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528 north walnut street
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(812) 332-8030
(812) 339-2990 (fax)

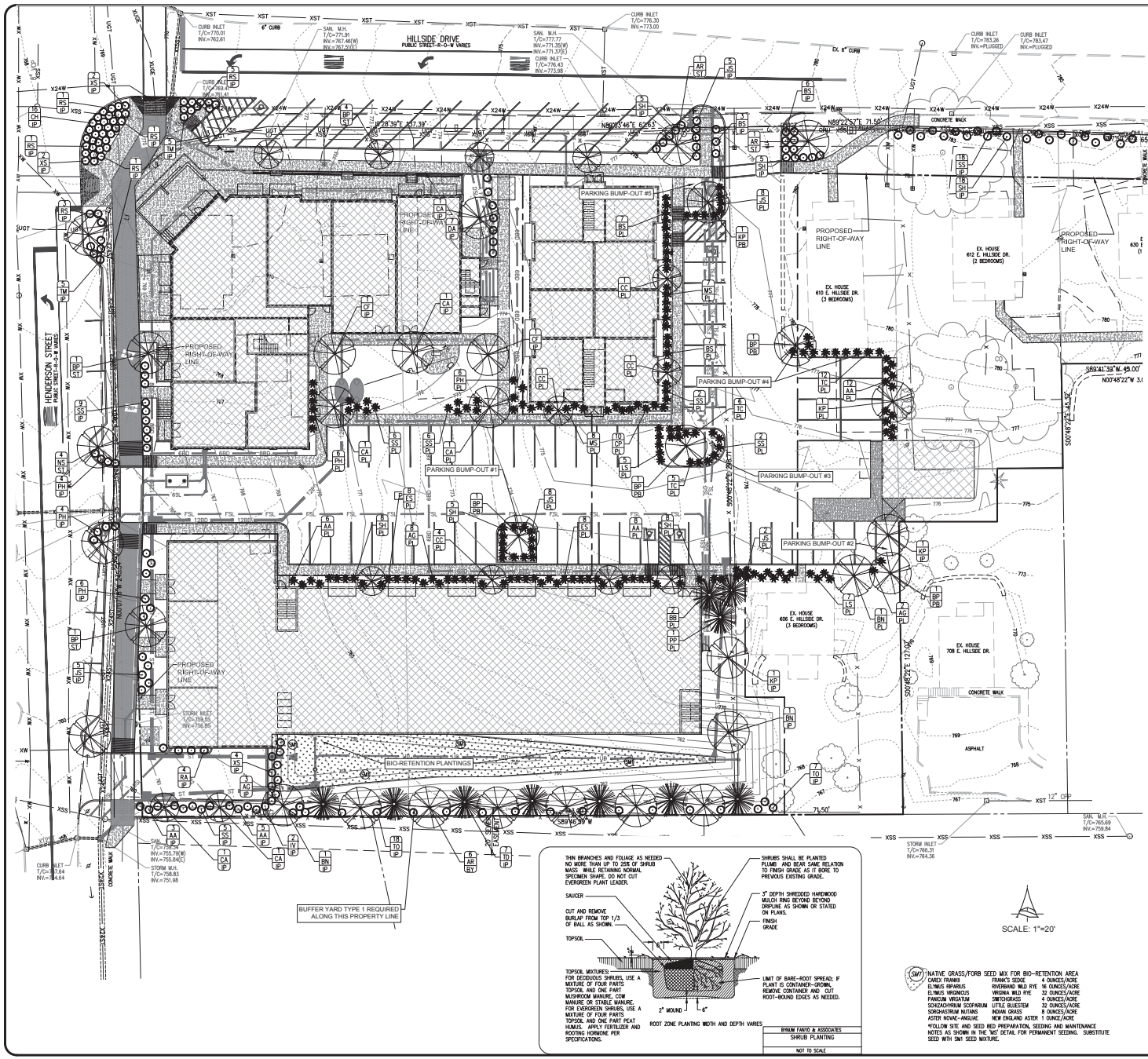
certified by:

PROPOSED
PARK SOUTH P.U.D.

600 - 630 E. HILLSIDE DRIVE
BLOOMINGTON, INDIANA 47401

title: SWPP PLAN

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



PLANT LIST

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

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

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

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

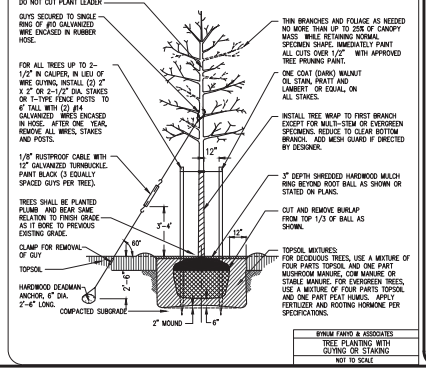
NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.05 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.

BYNUM FANYO & ASSOCIATES
SHRUB PLANTING
NOT TO SCALE

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

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

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



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

revisions:

BFA
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 339-2990 (fax)
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PRELIMINARY NOT FOR CONSTRUCTION
JULY 25, 2016

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

title: SITE LANDSCAPE PLAN

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

PARK SOUTH

Courtyard between Buildings A and B

PARK SOUTH
BISTRO

BOUTIQUE
602 HILLSIDE

Buildings
A and C

PARK SOUTH - BUILDING A NORTH ELEVATION

PARK SOUTH - BUILDING A WEST ELEVATION

PARK SOUTH - BUILDING B NORTH ELEVATION

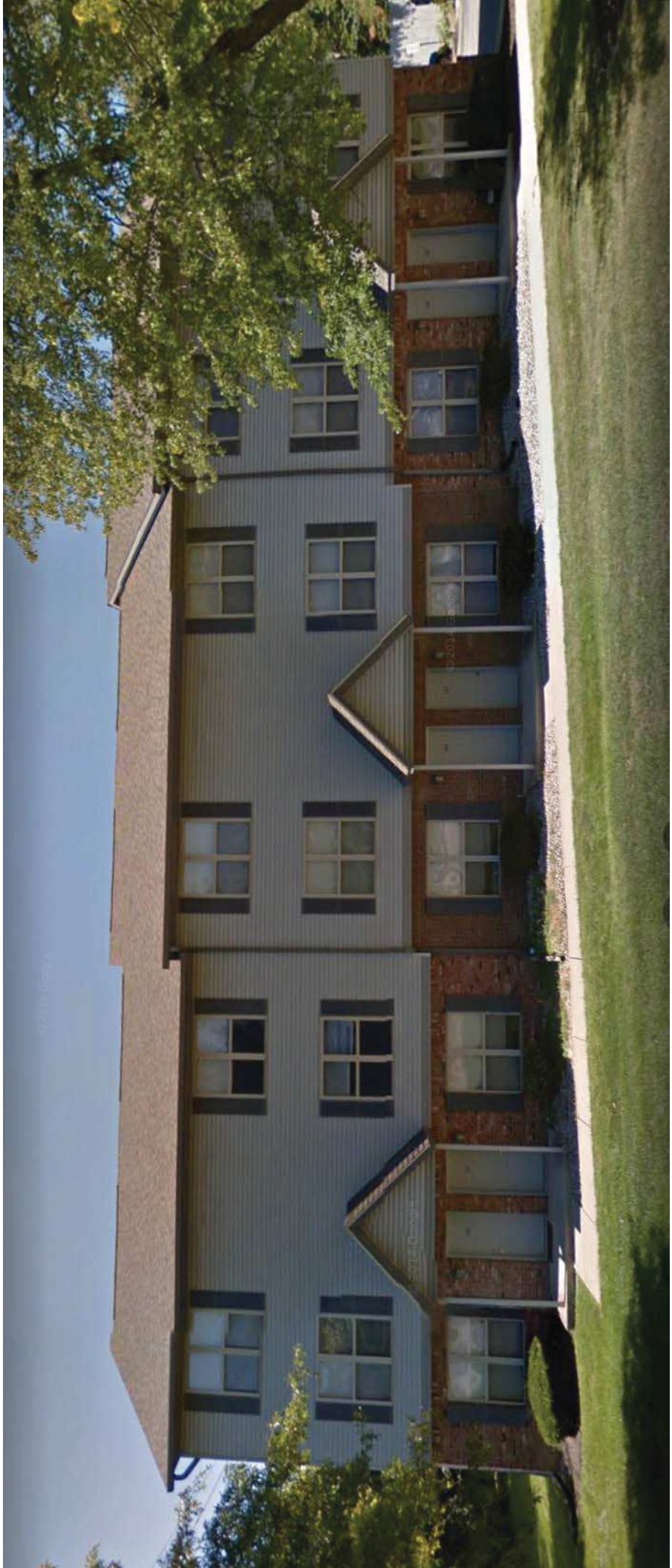
PARK SOUTH BUILDING B EAST ELEVATION

PARK SOUTH - BUILDING C WEST ELEVATION

PARK SOUTH - BUILDING C SOUTH ELEVATION

Building B

Area height examples provided by petitioner



Area height examples provided by petitioner

*** Reasonable Conditions Form ***

Ordinance #: 16-24
Reasonable Condition #: 02
Submitted By: Cm. Piedmont-Smith, District V
Date: November 15, 2016

Proposed Reasonable Condition:

1. First floor units/spaces in Buildings A, B, and C, and fronting on either Hillside or Henderson, and that are currently designated as residential spaces, will instead be designated as convertible, flex spaces. In Building A, the facades of these flex spaces will mimic those of the existing commercial space in Building A. The flex spaces in Buildings B and C will also have facades that imply commercial space, with large windows, store-type doors, awnings, and patios.

Synopsis

This Reasonable Condition (02) is sponsored by Cm. Piedmont-Smith. It requires that those first-floor tenant spaces in all three Buildings (A, B and C) that front on either Hillside Drive or Henderson Street, and that are currently proposed as being built to be residential spaces, actually be built as flex spaces. The intent is to maximize the amount of first-floor space on both Hillside Drive and Henderson Street that will serve the public good as retail/commercial space.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 9 – 0
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 03(b)

Submitted By: Cm. Sturbaum, District I

Date: November 16, 2016

Proposed Reasonable Condition:

1. Parking on Henderson Street in front of Buildings A and C will be constructed to be head-in, sixty degree angled parking.

Synopsis

This reasonable condition is sponsored by Councilmember Sturbaum. The condition requires that parking on Henderson Street in front of Buildings A and C will be constructed to be head-in, sixty degree angled parking. This will result in a 32 % increase in spaces over 45 degree parking and will be consistent with the existing parking pattern at Hillside and Henderson, as well as the Courthouse Square.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 7 – 2 (Chopra and Volan)
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 04

Submitted By: Cm. Piedmont-Smith, District V

Date: November 16, 2016

Proposed Reasonable Condition:

1. The planters separating the sidewalk from the commercial space along the first bay of Building A (westernmost section) on the Hillside Drive frontage shall be replaced by a railing or eliminated altogether.

Synopsis

This Reasonable Condition (04) is sponsored by Cm Piedmont-Smith. It requires that the permanent rectangular planters that are currently placed between the sidewalk and the commercial space in front of the west section of the Hillside Avenue frontage be removed. They shall be replaced by a railing design that does not take up excessive horizontal space or simply removed.

The intent of this Reasonable Condition (04) is to allow for more patio width for the tenants to be used as outdoor commercial/ retail space and to eliminate separation between sidewalk and patio in this section of Building A.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 8 – 1 (Sturbaum)
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 05

Submitted By: Cm. Piedmont-Smith, District V

Date: November 16, 2016

Proposed Reasonable Condition:

1. The grass in the 5' tree lawn with street trees between the public street and the public sidewalk on Hillside Drive ~~and Henderson~~ Street shall be replaced with concrete and street trees in tree grates. At least 5 street trees shall be planted in grates along Hillside Drive.

Synopsis

This Reasonable Condition (05) is sponsored by Cm Piedmont-Smith. It requires that the 5' wide grass area that is currently planned in the tree-lawn space between street and public sidewalk on Hillside ~~and Henderson~~ be removed and shall be replaced with a concrete surface with tree grates.

The intent of Reasonable Condition (05) is to provide a hard surface, continuous urban sidewalk system for individuals exiting their vehicles on Hillside and Henderson, so that drivers do not have to cross a grassy surface that will be notably difficult to maintain.

Note: The words "and Henderson" was struck by friendly amendment.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 9 -0
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 06

Submitted By: Cm. Piedmont-Smith, District V

Date: November 16, 2016

Proposed Reasonable Condition:

1. Building C will be moved further east from its current location to accommodate angled parking on Henderson. Also, the two ground floor design elements of railings and stairs of Building-C shall be removed to accommodate the open-patio space needed for the flex space uses on Henderson Street.

Synopsis

This Reasonable Condition (06) is sponsored by Cm. Piedmont-Smith. It requires that Building-C as it is currently designed shall be moved back from the public sidewalk to accommodate angled parking covered in Reasonable Condition 02. Moreover, the two ground floor design elements of railings and stairs of Building-C shall be removed to accommodate the open-patio space needed for the flex space uses on Henderson Street.

This intent of this Reasonable Condition (06) is to ensure an 8 to 10-foot wide commercial/retail patio system connected to the back of the public sidewalk.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 9 – 0
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 07

Submitted By: Cm. Piedmont-Smith, District V

Date: November 16, 2016

Proposed Reasonable Condition:

1. The small, individual patios as they are currently designed on the Henderson side of Building-A shall be extended to serve as one continuous ~~10' wide~~ concrete patio system that at the northern most point is 10 feet wide and runs parallel with property line, with railings to create an outdoor room space for café seating. The patio shall be accessed by wide stairs in multiple locations that ensure direct access from the public sidewalk as well as a continuous accessibility path along the entire length of the façade on Henderson Street.

Synopsis

This Reasonable Condition (07) is sponsored by Cm Piedmont-Smith. It requires that the three patios that are currently designed to front Building-A facing Henderson be built to serve as one continuous patio.

The intent of this Reasonable Condition (07) is to ensure that the spaces as they are currently designed to serve as residences, are instead designed as flex space.

Note: This reasonable condition as changed by friendly amendment.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 9 – 0
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 08

Submitted By: Cm. Piedmont-Smith, District V

Date: November 16, 2016

Proposed Reasonable Condition:

1. The ground floor of Building-A as it faces Hillside Drive shall have individual entries that step down with the public sidewalk grade to allow direct access to all of the commercial/retail spaces in Building-A. The building shall also reflect the step downs in the façade to break-up the massing of the building on both the Hillside Drive and Henderson Street building elevations through variations in heights in window and door heads and parapets to create a break-up of the façade on both street frontage elevations, particularly the 2' step down of the parapet on the Henderson Street elevation.

Synopsis

This Reasonable Condition (08) is sponsored by Cm Piedmont-Smith. It requires that the retail/commercial tenant entrances step down to be at public sidewalk grade as Building-A faces Hillside Drive and building steps of parapets and window and door head elevations on both building facades on Hillside Drive and Henderson Street.

The intent of this Reasonable Condition (08) is to ensure that the entrances are fully accessible and step with the public sidewalk grade as it falls towards the intersection. The intent is to also to create a building façade that steps with grade which serves to break up the monolithic appearance of Building-A.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 9 – 0
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 09

Submitted By: Cm. Piedmont-Smith, District V

Date: November 16, 2016

Proposed Reasonable Condition:

1. Provide at least 4 trees along the Henderson Street frontage of the development, plus 4 or more additional bicycle parking spaces along this frontage.

Synopsis

This Reasonable Condition (09) is sponsored by Cm Piedmont-Smith. It requires that in order to complete the streetscape on Henderson Street and to ensure adequate bike parking, street trees in small plots or grates plus additional bike parking be added.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 9 – 0
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 10

Submitted By: Cm. Piedmont-Smith, District V

Date: November 15, 2016

Proposed Reasonable Condition:

1. Building-B shall be moved back from the Hillside Drive R.O.W. to allow for the construction of outdoor commercial/retail use patios to support the ground floor flex space uses of the spaces facing the public sidewalk along Hillside Drive.

Synopsis

This Reasonable Condition (10) is sponsored by Cm Piedmont-Smith. It requires that Building-B, a residential building type shall be moved back from the Hillside Drive R.O.W. to allow for an appropriate transitional space for the 8' wide outdoor seating patios to occur to support the ground floor flex space use designation as stated in Reasonable Condition (02).

The intent of this Reasonable Condition (10) is to ensure that the flex spaces are fully set up for commercial/retail uses.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 9 – 0
Adopted

(November 16, 2016)

*** Reasonable Conditions Form ***

Ordinance #: 16-24

Reasonable Condition #: 11

Submitted By: Cm. Sturbaum, District I

Date: November 16, 2016

Proposed Reasonable Condition:

1. The extra width needed for the 60 degree angled parking on Henderson shall be found by reducing the width of the trail.

Synopsis

This Reasonable Condition (11) is sponsored by Cm. Sturbaum. It would require that the extra width needed for parking on Henderson be found by reducing the width of the trail.

10/26/16 Committee Action: None
11/2/16 Regular Session Action: None
11/16/16 Regular Session Action: 8 – 0 – 1 (Chopra)
Adopted

(November 16, 2016)