

ORDINANCE 00-47

TO AMEND THE PRELIMINARY PLAN FOR PARCELS F & G OF THE WOOLERY  
PLANNED UNIT DEVELOPMENT (PUD).

RE: 2403 S. Adams Street  
(Monroe County Community School Corporation, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", and including the incorporated zoning maps, and Title 21, entitled "Land Use and Development;" and

WHEREAS, the Plan Commission has considered this case, PUD-31-00, and recommended to the Common Council that the petitioner, Monroe County Community School Corporation, be granted a preliminary plan amendment to the list of approved uses for Parcels F and G of the Woolery PUD for the property located at 2403 S. Adams Street;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan for the Woolery Planned Unit Development (PUD) located at 2403 South Adams Street be approved and the list of permitted uses be amended. The property is further described as follows:

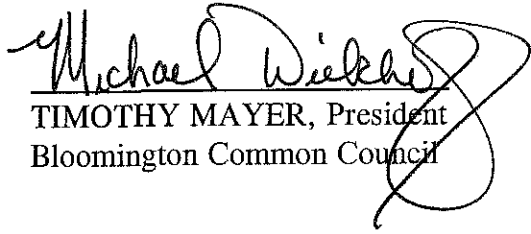
A part of the Southwest Quarter of Section 8 and Southeast Quarter of Section 7, all in Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 8; thence NORTH 87 degrees 28 minutes 42 seconds WEST along the North line of said quarter quarter, 734.03 feet; thence SOUTH 44 degrees 24 minutes 40 seconds WEST, a distance of 819.05 feet; thence SOUTH 00 degrees 21 minutes 13 seconds EAST, a distance of 400.00 feet; thence NORTH 88 degrees 02 minutes 02 seconds WEST, a distance of 223.34 feet; thence SOUTH 06 degrees 46 minutes 14 seconds EAST, a distance of 267.07 feet; thence SOUTH 23 degrees 04 minutes 23 seconds EAST, a distance of 589.33 feet; thence NORTH 89 degrees 15 minutes 32 seconds EAST, a distance of 201.73 feet; thence NORTH 10 degrees 41 minutes 46 seconds EAST, a distance of 387.18 feet; thence NORTH 55 degrees 22 minutes 53 seconds EAST, a distance of 402.49 feet; thence SOUTH 78 degrees 32 minutes 14 seconds EAST, a distance of 387.31 feet; thence NORTH 11 degrees 27 minutes 46 seconds EAST, a distance of 83.53 feet to a tangent curve to the left having a radius of 338.00 feet and a chord bearing and distance of NORTH 12 degrees 27 minutes 43 seconds WEST, 274.14 feet; thence northerly along said curve through a central angle of 47 degrees 50 minutes 59 seconds, a distance of 282.28 feet; thence NORTH 51 degrees 31 minutes 49 seconds EAST, a distance of 416.02 feet to the East line of said quarter quarter; thence NORTH 00 degrees 15 minutes 35 seconds WEST along said East line 609.41 feet to the point of beginning, containing 35.87 acres (2.27 acres in Section 7 and 33.60 acres in Section 8), more or less.

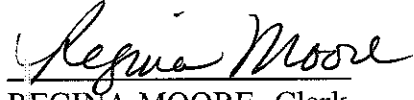
SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

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

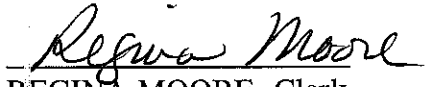
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20<sup>th</sup> day of December, 2000.

  
TIMOTHY MAYER, President  
Bloomington Common Council

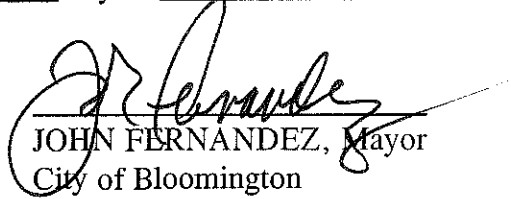
ATTEST:

  
REGINA MOORE, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21<sup>st</sup> day of December, 2000.

  
REGINA MOORE, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this 22<sup>nd</sup> day of December, 2000

  
JOHN FERNANDEZ, Mayor  
City of Bloomington

SYNOPSIS

This ordinance amends the preliminary plan by adding schools (including elementary, middle, and high schools) to the list of uses for Parcels F and G of the Woolery PUD.

Planning  
(legal) (S)  
MCCSC  
representative of petitioner  
Plan Commission

## Interdepartmental Memo

**To: Members of the Common Council**

**From: Paul Rice, Development Review Manager**

**Subject: Case # PUD-31-00**

**Date: November 22, 2000**

Attached are the staff reports, petitioner's statements, and map exhibits which pertain to Plan Commission Case # PUD-31-00. The Plan Commission voted 11-0 to send this petition to the Common Council with a favorable recommendation.

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**REQUEST:** This ordinance would amend the preliminary plan for Parcels F and G of the Woolery Farm Planned Unit Development (PUD) by adding schools (elementary, middle, and high) to the approved list of uses.

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**EXECUTIVE SUMMARY:** In 1994, the Woolery property was rezoned to a PUD zoning designation (PUD-64-94). The original site plan included commercial/business park development on Parcel I and the land tract south of Tapp and west of Rockport Road; multi-family tracts on Parcels A, B, C, D, and E; and single-family tracts on Parcels F, G, and H. In 1996, the Bloomington City Council adopted a revised preliminary plan with several amendments including the addition of "Churches" and "Schools" to the approved list of land uses for Parcels B, C, D and E.

In July of 1998, the Sudbury property was rezoned from RS3.5/PRO6 and PUD to a PUD zoning designation (PUD-80-98). The Sudbury Farm preliminary plan included schools as a permitted land use on Parcels O and P.

In both the Sudbury and Woolery PUD's, school uses were only permitted on those parcels which had direct access onto Adams Street. Several of the Woolery parcels have been developed, leaving three parcels with schools as permitted uses. These remaining three parcels contain some tree cover and are pocketed with karst features. As a result, they are considered by Monroe County Community School Corporation (MCCSC) to be less than desirable for school type uses.

Instead, the MCCSC wishes to purchase the 8.5 acre Parcel P of the Sudbury Farm PUD and 8.36 acres of the Woolery Farm PUD (portions of Parcels F & G) for the purpose of constructing an elementary school. Since the original Woolery Farm PUD did not permit schools as an allowed use on Parcels F and G, the petitioner is required

to amend the preliminary plan to allow for schools as an approved use. The petition does not interfere with the Growth Policies Plan for this area. The proposed amendment will still leave sufficient land available for residential land uses. It will also act as a catalyst to continue the extension of Adams Street as well as the extension of Countryside Lane through the Rockport Hills and Woolery PUD's.

The petition was first presented to the Plan Commission on October 16, 2000. Issues raised during the initial hearing included roadway and pedestrian connectivity, accommodating overflow parking, and providing traffic and drainage comparisons with approved residential uses of these parcels. The Plan Commission voted 6 to 3 in favor of continuing the petition so that these issues could be resolved.

The petition was heard again at the November 13, 2000 Plan Commission meeting. The Plan Commission discussed the additional information provided by the petitioner and made recommendations on the following issues:

1. **Pedestrian Pathways:** The Plan Commission required that a pedestrian pathway plan be developed between MCCSC and the Parks and Recreation Department to provide both internal and external pedestrian connections.
2. **Vehicular Access:** The Plan Commission required that school access should occur off of Countryside Lane to reduce traffic conflicts on Adams Street and to provide for access onto Adams Street at a controlled intersection.
3. **Secondary Roadway Connection:** The Plan Commission required that a second ingress/egress point connecting with Adams Street be provided to the Woolery PUD prior to school site development.

Conclusion: The Plan Commission voted 11:0 to send this petition to the City Council with the following conditions:

1. That "elementary," "middle," and "high" schools (K-12) are classified as a permitted use in Parcels F and G of the Woolery Farm PUD.
2. All previous conditions of approval for PUD-80-98 (Sudbury Farm rezone) and PUD-64-94 (Woolery Farm) are binding on this petition.
3. MCCSC and the City Parks and Recreation Department shall finalize internal pedestrian pathway connections concurrent with school property development. This shall include a multi-use bike/ped path from the school to the multi-use bike/ped path on the east side of Adams.
4. Pedestrian pathway connections with residential neighborhoods in the Sudbury and Woolery PUD's shall be provided concurrent with development.
5. All pedestrian pathways and crossings shall be adequately marked with directional signage.
6. The proposed school site shall be restricted to vehicular access off the Countryside Lane extension.
7. As a requirement of future final plan approval, the petitioner shall develop a spillover-parking plan to accommodate special event needs.
8. A secondary vehicular access point must be completed prior to school site development.

**BLOOMINGTON PLAN COMMISSION**  
**STAFF REPORT**  
Location: 2403 S. Adams Street (Extension)

**CASE NO.:** PUD-31-00  
**DATE:** November 13, 2000

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**PETITIONER:** Name: MCCSC (Mike Scherer)  
Address: 560 E. Miller Drive, Bloomington

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**CONSULTANT:** Name: Bledsoe Tapp & Riggert, Inc.  
Address: 1351 W. Tapp Road, Bloomington

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**REQUEST:** The petitioner is requesting a preliminary plan amendment to add schools to the approved list of uses for Parcels F and G of the Woolery Farm Planned Unit Development (PUD).

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**ISSUES PENDING FROM FIRST HEARING:**

At the October 16, 2000 hearing, the Plan Commission voted 6-3 for continuance of this petition to the November 13, 2000 agenda. The Plan Commissioners directed staff to work with the petitioner to address roadway and pedestrian connectivity issues, accommodating overflow parking, and providing traffic and drainage comparisons with approved residential uses of these parcels. The petitioner has worked with staff to provide the following information:

**CONNECTIVITY:**

**Pedestrian Pathways:** The proposed elementary school site is located adjacent to Thomson Community Park. Staff met on-site with both the petitioner and the Parks & Recreation Department to discuss potential pedestrian connections. The petitioner and the Parks and Recreation Department have agreed to work together on providing internal pedestrian pathway connections between Thomson Park and the proposed school site. Based on these discussions the following pedestrian accommodations would be required with a future final plan:

1. A soft surface trail through Parcel P of the Sudbury Farm, which would connect the Thomson Park, trail system with the proposed school site. This trail would also access Adams street and the remainder of the Sudbury PUD.
2. A hard surface trail on Parcel F which would connect the active space on the school site with the Thomson Park trail system as well as the more passive trail in Parcel P.
3. Traditional school pedestrian crossings across the extension of Countryside Lane. One or more crossings would connect the school to future residential development on Parcel F.
4. A hard surface pedestrian connection to future residential development

on Parcel G. In addition to these specific connections, the Woolery PUD also recommends that an 8-foot multi-use path be constructed on the eastern side of Adams Street and a standard 5-foot sidewalk be provided on the western side. Standard 5-foot sidewalks will also be provided along the Countryside Lane extension. A similar pedestrian network will continue into the Sudbury PUD. All of the above pedestrian accommodations are schematically depicted in Exhibit #1.

**Vehicular Access:** Access to the Woolery/Sudbury school property could be achieved via extensions of Adams Street and/or Countryside Lane. The petitioner has proposed to construct ½ of the roadway frontage on both Adams Street and Countryside Lane. During Plan Commission deliberations, a Plan Commissioner proposed that school access should occur off of Countryside Lane to reduce traffic conflicts on Adams Street and to provide for access onto Adams Street at a controlled intersection. Staff agrees with this proposal and recommends that the future school have sole access off of Countryside Lane.

The Plan Commission has also expressed need for turn lanes on Countryside Lane to accommodate additional traffic flowing into and out of the proposed school site. If sole access is determined to occur from Countryside Lane, then this issue should be reviewed during final plan approval.

**Secondary Roadway Connection:** Access to the proposed school site from Adams Street is currently limited to a single access point off of Tapp Road. Staff and the Plan Commission have discussed the possibility of requiring a secondary point of access into the Woolery PUD prior to development of the proposed school site. To this end, Staff and MCCSC have agreed to a condition of approval requiring a secondary road connection prior to school construction. To fulfill this condition, the Countryside Lane extension must be completed through the Rockport Hills PUD and Woolery PUD prior to school site development.

**Traffic Analysis:** The petitioner has provided a vehicular traffic study for Parcels P, F, and G that compares trips per day generated by residential and school uses. The analysis shows a 41% reduction in vehicular trips when Parcels P, F, and G are developed for school uses. While a school development scenario would increase traffic during the morning hours between 7:00 - 9:00 a.m., afternoon peaks (2:00 to 4:00 p.m.) would occur prior to typical commuter traffic peaks (4:00 to 6:00 p.m.). As a result, fewer traffic impacts are expected from the proposed school development.

**Parking:** The petitioner has agreed to work out an overflow parking plan similar to the one used at Jackson Creek Middle School. This would involve sharing existing parking lots with neighbors; shuttle busing from designated pickup points, and providing traffic control officers during large school functions. The petitioner has

contacted the Cornerstone Christian Church's Dave Wigington to discuss shared use of parking facilities. Mr. Wigington has stated that the Church and school should be good neighbors and that when church and school functions do not conflict sharing, facilities should not pose any problems.

**Drainage Analysis:** The petitioner has provided a preliminary drainage concept comparing stormwater flow impacts based on residential construction and school construction. Approximately 90% of the school development will occur on Parcels F and G, thus preserving many of the existing natural features located on Parcel P. When comparing residential and school development scenarios, development of the Woolery and Sudbury parcels for school uses would reduce stormwater flow rates by 36 to 52 percent. Reference schematic drainage plan in packet.

**Other Sites Rejected:** Parcel O (Sudbury): Tree removal concerns. Parcels F & G (Woolery): No direct access to Adams Street.

**Staff's Position:** Based on the petitioner's analysis and staff research, it can be concluded that the proposed school development will generate less traffic, impervious surface coverage, and stormwater runoff in comparison with the 91 residential units permitted on Parcels P, F, and G. The proposed school site is centrally located within the Broadview School District and the Sudbury, Woolery, and Golf Course PUD's. Staff finds that the proposal will further the goals of the GPP by providing an important land use to serve development of the southwest side of the community.

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**RECOMMENDATION:** Based upon the written findings, staff recommends approval of PUD-31-00 with the following conditions:

1. That "elementary," "middle," and "high" schools (K-12) are classified as a permitted use in Parcels F and G of the Woolery Farm PUD.
2. All previous conditions of approval for PUD-80-98 (Sudbury Farm rezone) and PUD-64-94 (Woolery Farm) are binding on this petition.
3. MCCSC and the City Parks and Recreation Department shall finalize internal pedestrian pathway connections concurrent with school property development.
4. Pedestrian pathway connections with residential neighborhoods in the Sudbury and Woolery PUD's shall be provided concurrent with development.
5. All pedestrian pathways and crossings shall be adequately marked with directional signage.



6. The proposed school site shall be restricted to a single vehicular access point off the Countryside Lane extension.
7. As a requirement of future final plan approval, the petitioner shall develop a spillover-parking plan to accommodate special event needs.
8. To fulfill the requirement of a secondary vehicular access point, the Countryside Lane extension must be completed through the Rockport Hills PUD and Woolery PUD prior to school site development.

**BLOOMINGTON PLAN COMMISSION**  
**STAFF REPORT**  
Location: 2403 S. Adams Street (Extension)

**CASE NO.: PUD-31-00**  
**DATE: October 16, 2000**

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**PETITIONER:** Name: MCCSC (Mike Scherer)  
Address: 560 E. Miller Drive, Bloomington

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**CONSULTANT:** Name: Bledsoe Tapp & Riggert, Inc.  
Address: 1351 W. Tapp Road, Bloomington

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**REQUEST:** The petitioner is requesting a preliminary plan amendment to add schools (elementary) to the approved list of uses for Parcels F and G of the Woolery Farm Planned Unit Development (PUD).

---

**SUMMARY:** In 1994, the Woolery property was rezoned to a PUD zoning designation (PUD-64-94). The original site plan included commercial development on Parcel I and the land tract south of Tapp and west of Rockport Road; multi-family tracts on Parcels A, B, C, D, and E; and single-family tracts on Parcels F, G, and H. The Bloomington City Council adopted the preliminary plan with several amendments including the addition of "Churches" and "Schools" to the approved list of land uses for Parcels B, C, D and E.

In 1998, the Sudbury property was rezoned from RS3.5/PRO6 and PUD to PUD (PUD-80-98). The original Sudbury Farm site plan included schools as a permitted land use on Parcels O and P. In July of 1998, the Common Council adopted the proposed rezone and preliminary plan for the Sudbury Farm property.

The Monroe County Community School Corporation (MCCSC) wishes to purchase 8.5 acres (Parcel P) from the Sudbury Farm PUD and 8.36 acres (Parcels F & G) of the Woolery Farm PUD for the purpose of building a future elementary school that could possibly replace the existing Broadview School. Since the original Woolery Farm PUD did not permit schools as an allowed use on Parcels F and G, the petitioner is required to amend the preliminary plan to allow for schools as an approved use.

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**LAND USE ISSUES:**

**Growth Policies Plan Compliance:** The Growth Policies Plan (GPP) designates the majority of Parcel F (Woolery) as a neighborhood park; Parcel G (Woolery) as low density residential and neighborhood park; and Parcel P (Sudbury) as low density residential and pathway/park. Note that with the creation of Thomson Park, the need for a park in this particular location has been fulfilled, leaving the GPP

designation for Parcel P of the Sudbury development open to low density residential development.

Staff does not find that the proposal will substantially interfere with the GPP for this area. The proposed amendment does not significantly alter residential land uses, housing diversity, roadway extensions, thoroughfare access points, or bicycle/pedestrian facilities. Between the Sudbury (PUD-26-95), Woolery (PUD-64-94), and Golf Course (PUD-52-95) PUD's approximately 3,152 dwelling units are planned for the area which the proposed school would serve. The Sudbury PUD specifically listed "schools" as a permitted use on Parcels O and P. These two parcels were chosen as they provided access to Adams Street and could make use of a connection with Thomson Park.

**Connectivity:** The proposed elementary school site would abut Thomson Community Park. Staff recommends that some type of pedestrian connection be developed between the proposed school site and Thomson Park similar to the setup at the Jackson Creek Middle School development. Staff recommends that MCCSC coordinate with the City Parks and Recreation Department to analyze the feasibility of such a pedestrian connection. To date, MCCSC has not proposed a connectivity plan to fully integrate the proposed school site with Thomson Park.

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#### **SITE PLAN ISSUES:**

Although this petition is a preliminary plan amendment focusing on land use impacts, staff has found several site development issues, which will govern the successful integration of a school site in the context of this area.

**Access:** Access to the Woolery/Sudbury school property would be achieved through an extension of the South Adams Street stub. Access to the proposed school property from Adams Street is consistent with staff analysis of the preliminary plan for both the Woolery and Sudbury PUD's. Staff recommends a second point of access within the Woolery PUD as well as or the development of pedestrian facilities to incorporate the school site into the surrounding neighborhood.

**Streets:** The petitioner proposes to construct ½ of the roadway fronting on Adams Street and the Countryside Lane extension. Access to and from Adams Street is currently limited to Tapp Road. Prior to any site development it will be necessary to determine the need for a traffic signal at Tapp/Adams intersection. Roadway improvements/construction should also be tied to thresholds or "triggers" which would allow development only after providing infrastructure improvements.

**Sidewalks:** The Woolery Farm PUD recommends that an 8 foot multi-use path be constructed on the eastern side of Adams Street and a standard 5 foot sidewalk be

provided on the western side. A similar pedestrian network will continue into the Sudbury PUD.

**Utilities:** Sewer, water and electricity are all in close proximity along Adams Street and shall be installed per code requirements. These public utilities have been included in previous road designs for the Adams Street extension.

**Parking:** The petitioner estimates the need for approximately 120 parking spaces in addition to bus parking. Staff recommends that further analysis be done to determine if additional parking spaces could be eliminated.

**Drainage:** Drainage issues have not been discussed with the City Stormwater Utility Engineer. At the time of development, further analysis shall be required to determine what impact the school site may have upon existing drainage patterns, slope, and karst features.

**Environmental Constraints:** Staff has visited the site and found Parcel P (Sudbury) to be heavily forested and pocketed with karst features. The Environmental Commission recommends a karst survey for the site with an emphasis on the northern portion of the site. The Environmental Commission also recommends that a permanent protection easement be placed over the tree stand on Parcel P (Sudbury). Staff recommends that it be verified that the wetland observed on-site is in fact a farm pond.

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**RECOMMENDATION:** Based on the information provided, staff finds that it is difficult to determine the feasibility of constructing a school at this site. Due to the complexity of issues involved with this proposal, staff is recommending a second hearing.

MEMORANDUM

TO: Tom Micuda

FROM: M. Figg, M. Litwin, D. Rollo

LIAISON: H. Eddy *HRE*

DATE: October 30, 2000

SUBJECT: PUD-31-00, Monroe County Community School Corporation,  
2403 S. Adams Street  
Preliminary Plan Amendment to allow construction of a new elementary school  
on Parcels F and G of the Woolery Farm PUD.

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The Planning Subcommittee of the Environmental Commission has reviewed this petition and has the following comments.

**Tree Preservation.** The Subcommittee supports the proposal to commit to substantial tree preservation, on the portion of the school site on the Sudbury Farm Parcel P. The Subcommittee recommends a permanent protection easement over the tree stand, to be implemented with the final plan or platting of the site in the future.

**Karst Potential.** The Subcommittee recommends a karst survey for the site, especially in areas on the north side of the site, during the final plan stage, unless it can be verified that no karst features are present on the site.

# Bledsoe Tapp & Riggert, Inc.

*Quality Land Surveying and Civil Engineering Services*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

August 23, 2000

Patrick Shay  
City of Bloomington Planning  
401 N. Morton St., P.O. Box 100  
Bloomington, IN 47402-0100

Re: Woolery Farm PUD Amendment - MCCSC New Elementary School

Dear Patrick:

On behalf of the petitioner, Monroe County Community School Corporation, we are respectfully requesting a PUD Outline Plan Amendment for a change of use on a portion of Parcels "F" and "G". MCCSC is purchasing a portion of Parcels "F" and "G" from Westward Ho with the intention of building a new elementary school.

Several years ago, the Woolery Farm PUD was amended to allow school sites on Parcels E, B, C and D. These parcels had direct access to Adams Street and it was felt that a new school site in this vicinity would be a good idea with all the development changes taking place in this area. Parcels that did not have direct access to Adams Street were not included for school usage.

MCCSC will be purchasing 8.5 acres (7.72 acres buildable and 0.78 acres for Adams Street right-of-way) from the Sudbury Farm, which has direct access to Adams Street and allows for schools, and 8.36 acres (7.67 acres buildable and 0.69 acres of right-of-way for road) of the Woolery Farm. The 8.36 acres is not currently approved for school usage. The Woolery Parcel, when combined with the Sudbury Parcel, will have direct access to Adams Street, thereby, addressing the traffic concern for school sites in this area.

A legal description and exhibit is attached that shows the area of Parcels "F" and "G" on the Woolery Farm which we are requesting the change of use for.

The parcel will be serviced by City of Bloomington Sewer and Water. Storm water detention facilities have already been installed with previous phases of the Woolery Development.

We are requesting this item be placed on your October 16, 2000 Plan Commission Hearing for approval. We are also requesting waiver of second hearing.

Attached with this letter is the following:

- ⇒ Legal Description/Exhibit of Parcel
- ⇒ Woolery Farm PUD/Outline Plan Map
- ⇒ General Application Form
- ⇒ Owner Affidavit

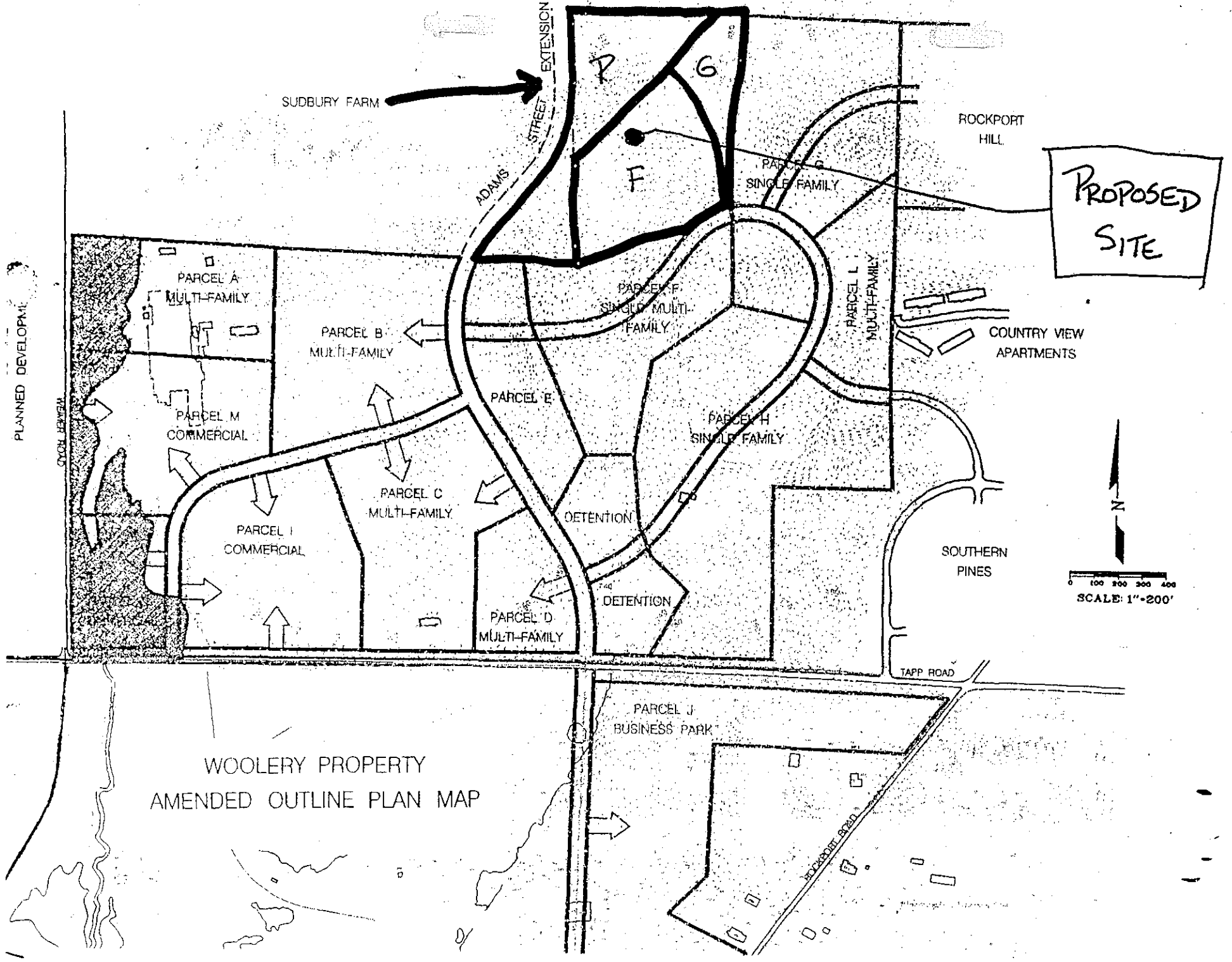
Do not hesitate to call if you require any further clarification.

Sincerely,

  
Philip O. Tapp, L.S.

John West, Westward Ho LLC  
Michael Scherer, MCCSC  
File #3083

*Petitioner's  
Statement*



WOOLERY PROPERTY  
AMENDED OUTLINE PLAN MAP

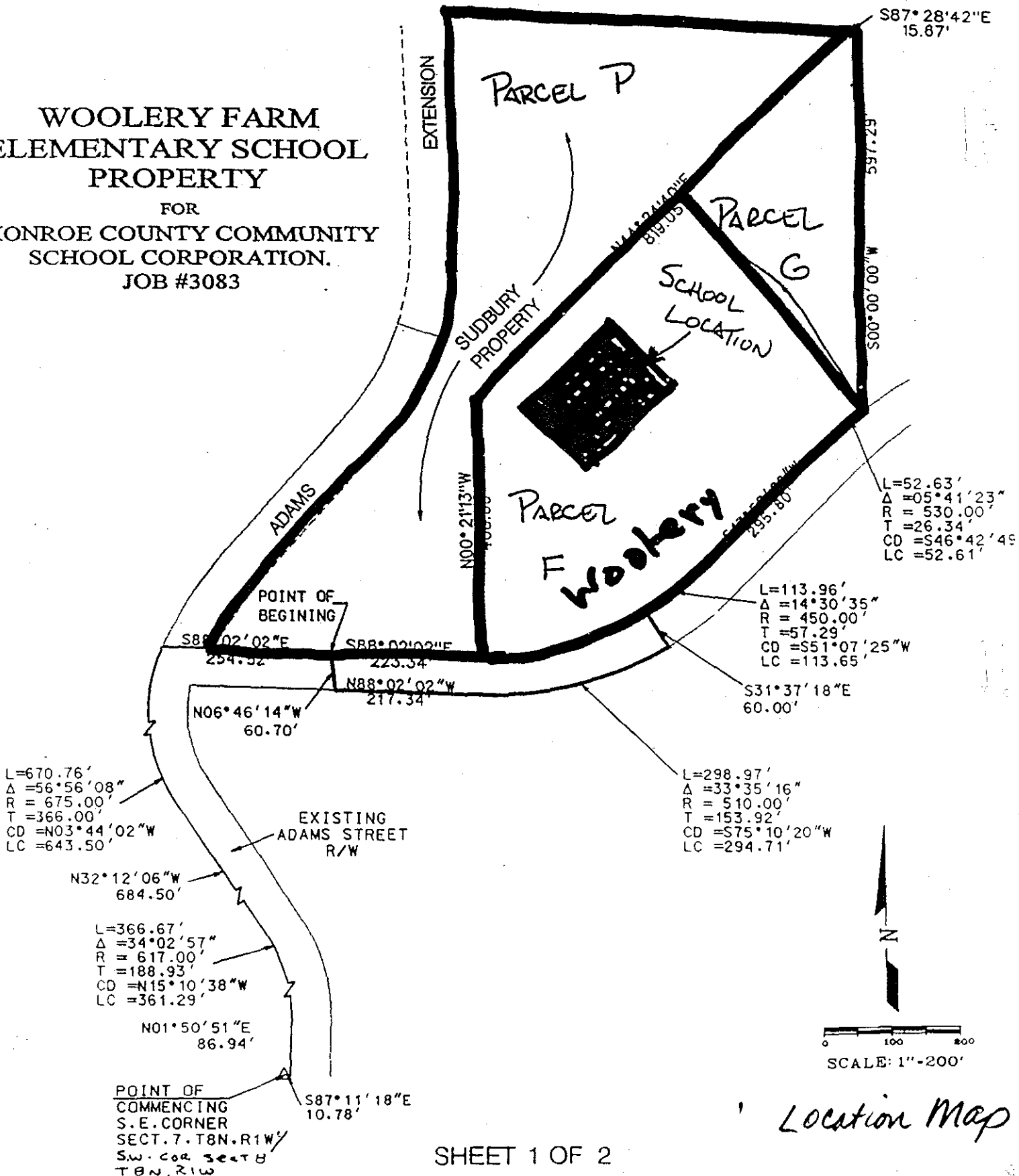
# Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOR, L.  
 PHILIP O. TAPP, L.  
 WILLIAM S. RIGGERT, P.  
 BERNARD A. GUERRETTAZ, L.  
 MARTY J. JAMES, L.

## WOOLERY FARM ELEMENTARY SCHOOL PROPERTY

FOR  
 MONROE COUNTY COMMUNITY  
 SCHOOL CORPORATION.  
 JOB #3083





# MONROE COUNTY COMMUNITY SCHOOL CORPORATION

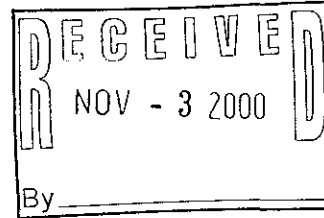
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Extended Services  
812-330-7720

560 E. Miller Drive

Bloomington, IN 47401  
fax: 812-330-7791

November 3, 2000



Tom Micuda  
Director of Planning  
City of Bloomington  
401 N Morton  
Bloomington, IN 47404

Dear Tom,

I have enclosed a Phase I Environmental report on the Sudbury and Woolery properties. Also included is a letter from Alt & Witzig Engineering concerning Karst and wetland issues.

Per our discussion this week, the School Corporation has no problem with having dual access to the property before a school is opened. The planning and bidding process would take approximately two years and construction another two years. I am sure where actual roads will be and access points to any school built will be resolved in this time period.

Thank you,

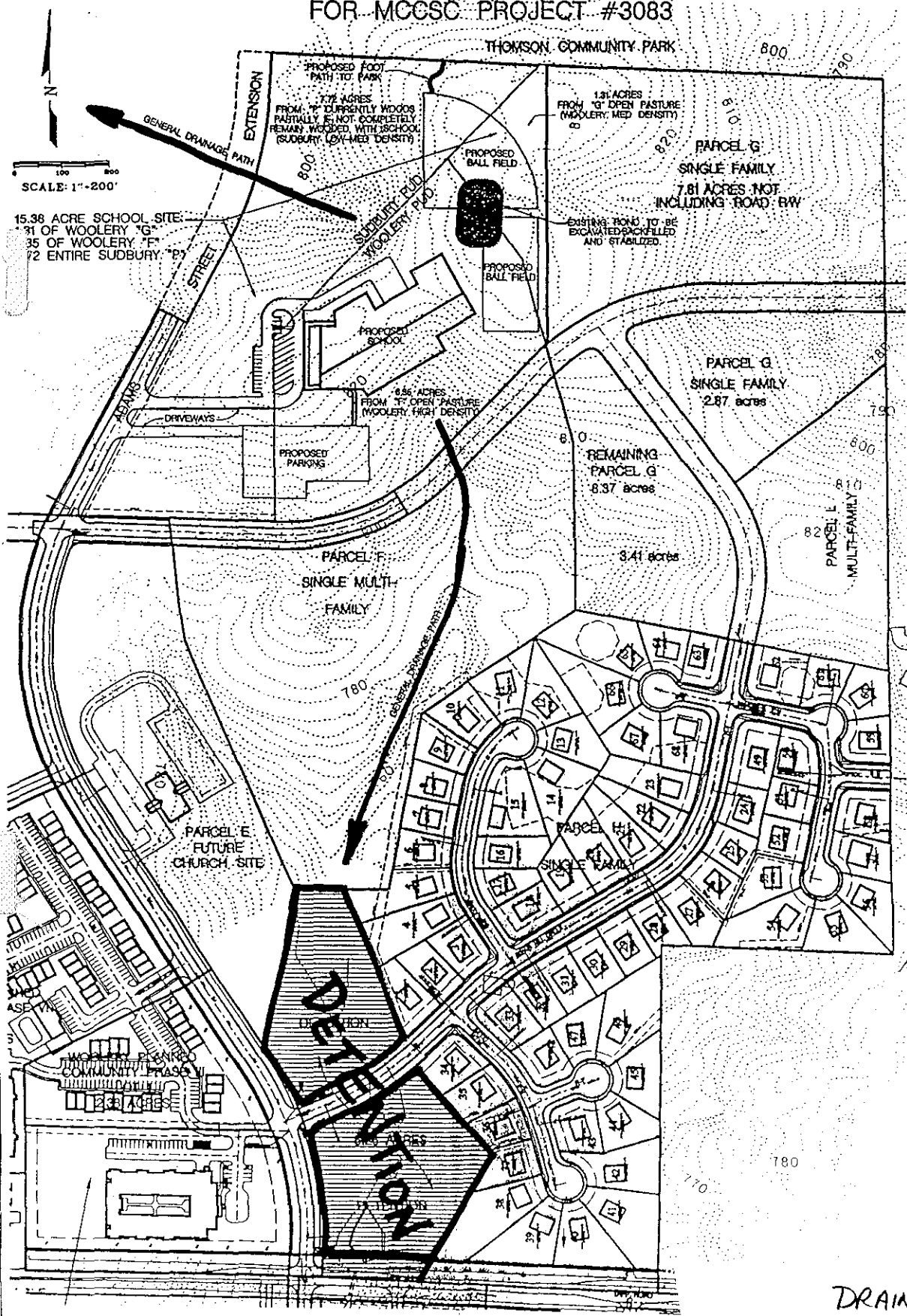
A handwritten signature in cursive script, appearing to read "Mike Scherer".

Mike Scherer  
Director of Extended Services

enc

MS/dm

**WOOLERY/SUDBURY SCHOOL STORMWATER IMPACTS EXHIBIT  
 FOR MCCSC PROJECT #3083**



**DRAINAGE ANALYSIS  
 SCHEMATIC**

**SUDBURY/WOOLERY FARM TRAFFIC COMPARISON**  
**Residential vs School**  
**Job #3083**

**Scope**

Compare the traffic impacts of developing Parcel "P" of the Sudbury Farm and a portion of Parcels "G" and "F" of the Woolery Farm as a 500 student (+/-) elementary school in lieu of 91 residential units.

**Residential Densities**

Parcel "P" @ Sudbury	8.5 acres @ 6 units/acre	=	51 units
Parcel "G" @ Woolery	1.31 acres @ 4 units 2/acre	=	5 units
Parcel "F" @ Woolery	7.05 acres @ 5 units/acre	=	<u>35 units</u>
<b>Total Residential Units</b>		=	<b>91 units</b>

**Trip Generation Comparison (From ITE 5th Edition, Trip Generation Manual, 1991)**

	Avg. ADT (trips/unit)	Total ADT	PHV (am) (trips/unit)	Total AM Peak	PHV (pm) (trips/unit)	Total PM Peak
Residential (91 Units)	10	910	1	91	1	91
School (500 students +/-)	1.09	545	.28	140	.25	125

**NOTE:**

- 1.) The AM peak hours of both the generation and adjacent roadway is 7:00 to 9:00 am. The PM peak hours of residential generation is 4:00 to 6:00 pm. The school PM peak hours for traffic generation is 2:00 to 4:00 pm. The peak hours PM for roadway traffic is 4:00 to 6:00 pm.

**Summary**

The school site will generate approximately 545 trips per day vs 910 trips per day for residential development (41% reduction).

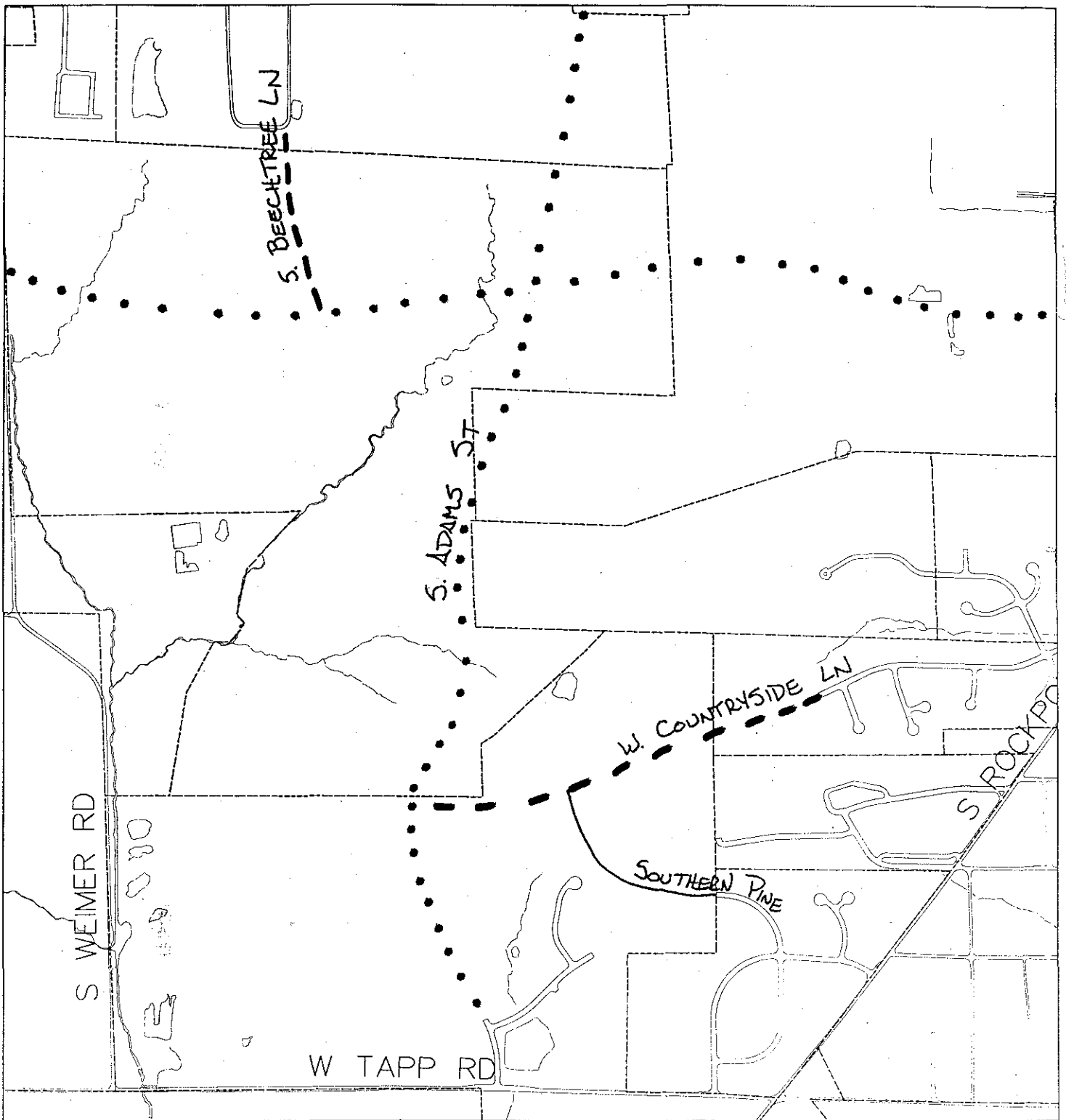
The morning peak hour traffic for the school will generate 140 trips vs 91 for residential and both uses correlate to the peak hours of adjacent street traffic. The school will generate approximately 50 more trips per day in the morning peak hours.

The afternoon peak hour traffic for the school will generate 125 trips vs 91 for residential. The school PM peak hours are 2:00 to 4:00 pm vs 4:00 to 6:00 pm for both the residential and adjacent street traffic. The school will generate approximately 35 more trips, but at different peak hours from the adjacent street traffic.

**Conclusion**

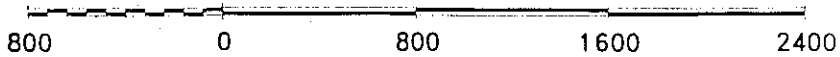
Impacts or traffic from developing the property as a school vs residential are negligible. The school will potentially generate fewer trips per day and in the PM peak hours on adjacent roadways. The school will generate slightly higher traffic on the AM peak hours.

Traffic impacts and roadway geometry will be basically the same for either type of development.



PUD-31-00  
 MCCSC - 2403 S. Adams  
 Master Thoroughfare Plan  
 November 13, 2000

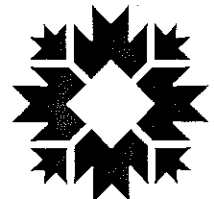
By: ricep  
 8 Nov 00



For reference only; map information NOT warranted.

- ..... SECONDARY ARTERIAL
- - - - SECONDARY COLLECTOR
- LOCAL LINKS

City of Bloomington  
 Planning



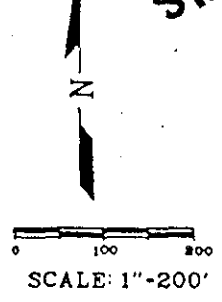
Scale: 1" = 800'

51

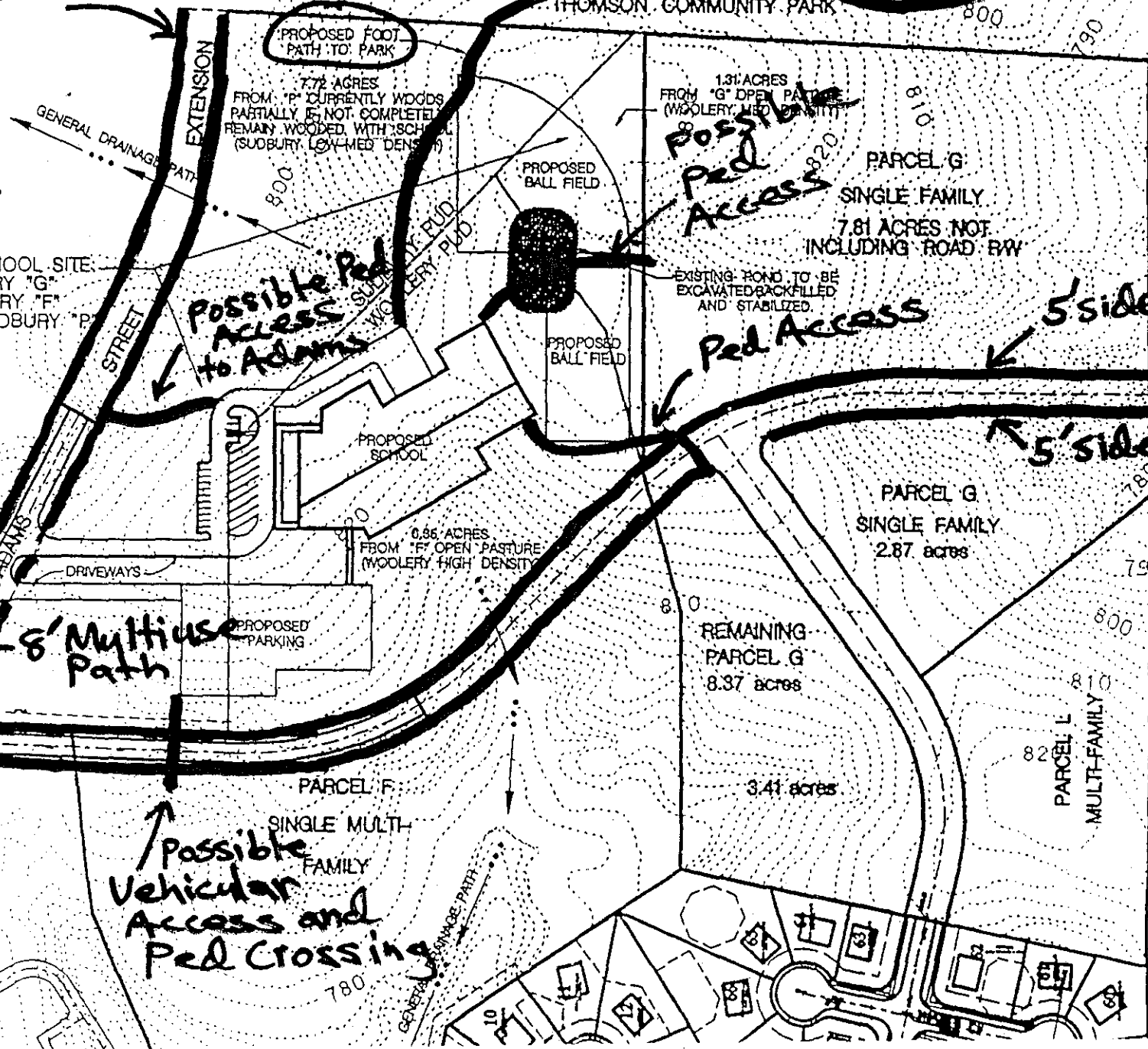
# WOOLERY/SUDBURY SCHOOL STORMWATER IMPACT EXHIBIT FOR MCCSC PROJECT #3083

5' sidewalk

THOMSON COMMUNITY PARK



15.38 ACRE SCHOOL SITE:  
 1.31 OF WOOLERY "G"  
 6.35 OF WOOLERY "F"  
 7.72 ENTIRE SUDBURY "P"



Possible Ped Access to Adams

Possible Ped Access

Ped Access

8' Multiuse Path

Possible Vehicular Access and Ped Crossing

5' sidewalk

Exhibit 1  
219  
Paschman Pastors