CITY OF BLOOMINGTON

PLAN COMMISSION

September 9, 2024 5:30 p.m.
Council Chambers, Room #115
Hybrid Zoom Link:

https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3M0UT09

Meeting ID: 823 6234 0978 Passcode: 622209

CITY OF BLOOMINGTON
PLAN COMMISSION (Hybrid Meeting)
❖City Council Chambers, 401 N Morton Street Bloomington – Room #115
September 9, 2024 at 5:30 p.m.

❖Virtual Link:

https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3M0UT09

Meeting ID: 823 6234 0978 Passcode: 622209

Petition Map: https://arcg.is/10yXnX1

ROLL CALL

MINUTES TO BE APPROVED: August 12, 2024

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS TABLED:

SP-24-22 **Cutters Kirkwood 123 LLC**
115 E Kirkwood Ave
Parcel: 53-05-33-310-062.000-005
Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds. *Case Manager: Karina Pazos*

ZO-34-23 **City of Bloomington Planning and Transportation**
Text Amendment
Request: Text amendment related to Sign Standards and request for waiver of second hearing. *Case Manager: Jackie Scanlan*

***Next Meeting October 7, 2024* **Last Updated: 9/6/2024**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at **hirtzelm@bloomington.in.gov** and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

CONTINUED:

DP-27-24/PLAT2024-07-0034 **Bill Evans**
1030 W. Acuff Road
Parcel: 53-05-17-300-016.000-005
Request: Primary plat approval for a 122 lot subdivision of 48.83 acres in the Residential Medium Lot (R2) zoning district.
Case Manager: Eric Greulich

PETITIONS:

SP-28-24/USE2024-07-0057 **Core Bloomington Lincoln, LLC**
216 E 19th Street
Parcel: 53-05-28-300-102.000-005
Request: Site plan approval for a phasing plan to allow for the construction of two multifamily building in the Mixed-Use Student Housing (MS) zoning district. *Case Manager: Eric Greulich*

***Next Meeting October 7, 2024* **Last Updated: 9/6/2024**

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BLOOMINGTON PLAN COMMISSION **CASE #: SP-28-24**
STAFF REPORT **DATE: September 9, 2024**
Location: 1303-1403 N. Lincoln Street; 216-220 E. 19th Street;
1310-1334 N. Washington Street; 121-205 E. 17th Street

PETITIONER: Core Bloomington Lincoln, LLC
1643 N. Milwaukee Ave, Chicago, IL

CONSULTANTS: DLR Group
333 Wacker Drive, Chicago, IL

REQUEST: The petitioner is requesting site plan approval to approve a phasing plan for the construction of two buildings for a "student housing or dormitory" use in the Mixed-Use Student Housing (MS) zoning district.

BACKGROUND:

Area:	5.715 acres
Zoning:	Mixed-Use Student Housing (MS)
Comp Plan Designation:	Neighborhood Residential
Existing Land Use:	Single and Multifamily dwelling units
Proposed Land Use:	Student Housing or Dormitory
Surrounding Uses:	North – Single and Multifamily dwelling units
	West – Single and Multifamily dwelling units
	East – Single and Multifamily dwelling units
	South – Single and Multifamily dwelling units

REPORT: The petition site is located at 1303-1403 N. Lincoln Street; 216-220 E. 19th Street; 1310-1334 N. Washington Street; and 121-205 E. 17th Street and all properties within this site are zoned Mixed-Use Student Housing (MS). The overall petition site has frontage on 17th Street to the south, Lincoln Street to the east, 19th Street to the north, and Washington Street to the west. Surrounding properties are all zoned Mixed-Use Student Housing (MS) and have been developed with a mix of single and multifamily dwelling units. The properties within the site contain a mix of single and multifamily dwelling units.

The petitioner received site plan approval under SP-11-24 to allow the construction of two, five-story residential buildings with a total of 441 dwelling units and 1,143 bedrooms. A total of 651 parking spaces will be provided on-site within a parking garage attached to the southern building.

As the petitioner was working through the detailed construction schedule, they realized that the southern building would be ready for occupancy approximately 12 months before the northern building would be ready for occupancy. Since there was not a phasing plan approved with the initial site plan approval, the petitioner is requesting a phasing plan to be approved to allow occupancy for the southern building before the northern building is completed. There have not been any changes to the overall petition or site plan.

In general the proposed phasing line would split the site into two phases and all of the improvements south of the line are proposed to be installed prior to recommendation of issuance of final occupancy for the southern building and then all of the improvements on the north side of the line will be completed with Phase 2. This includes all public improvements along each

respective street frontage. Final paving for the adjacent streets (Washington, Lincoln, and 19th Street) would be completed at the end of the project and must be completed prior to recommendation of issuance of final occupancy for the northern building and Phase 2. Stormwater management facilities per CBU standards will be located on the north side of the site and installed with Phase 1.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 50 dwelling units. This proposed site plan will involve the construction of 441 dwelling units and therefore triggers major site plan review.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

i. Compliance with this UDO
ii. Compliance with Other Applicable Regulations
iii. Compliance with Utility, Service, and Improvement Standards
iv. Compliance with Prior Approvals

PROPOSED FINDING: The proposed site plan has not changed from the original approval and is compliant with all of the standards of the UDO. The petitioner is still working through the review process with City of Bloomington Utilities and final acceptance and approval is required prior to the issuance of any permits.

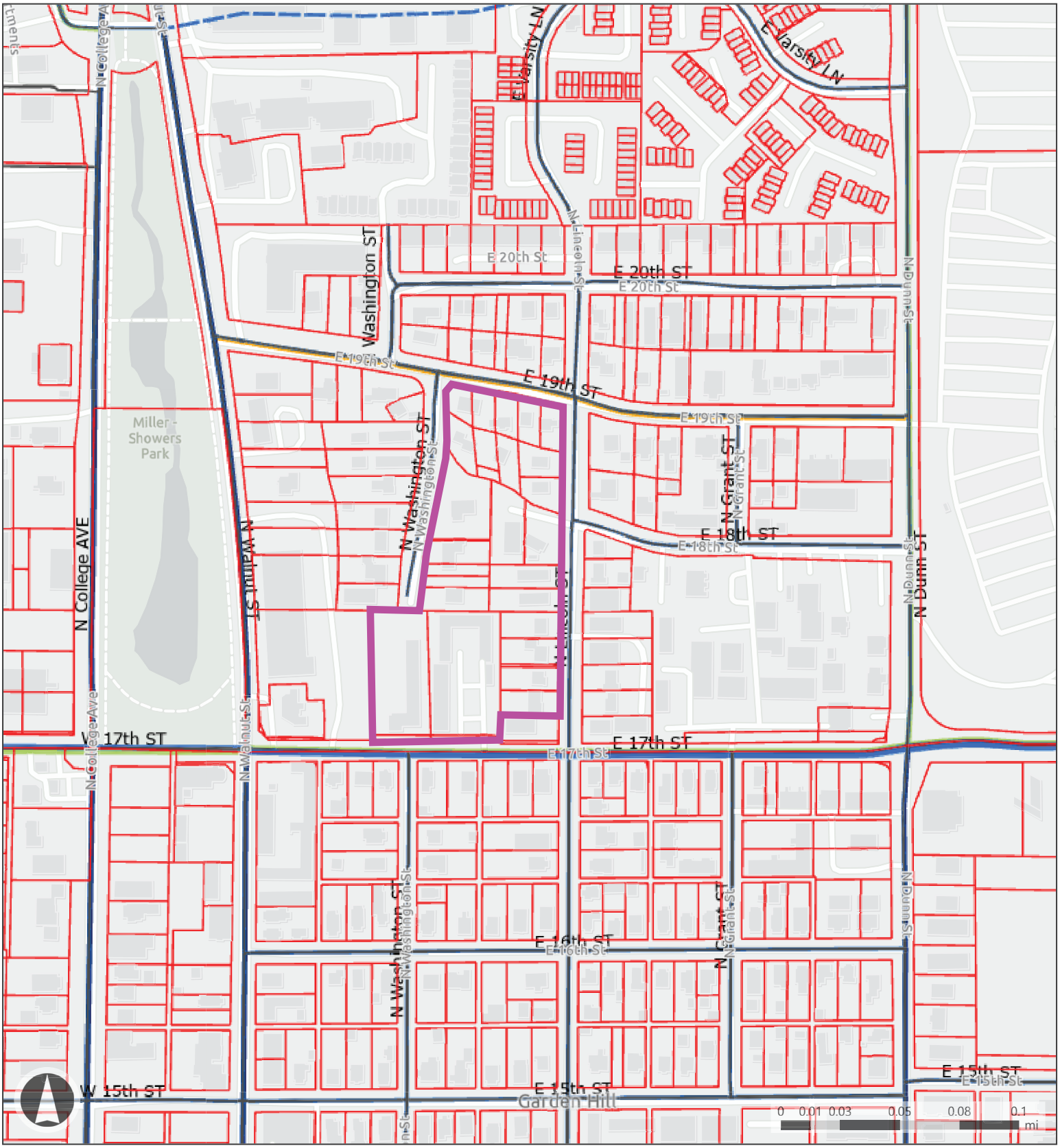
CONCLUSION: The proposed site plan meets all of the requirements of the Unified Development Ordinance, if Incentives for both Affordable Housing and Sustainable Development are allowed. The redevelopment of this property will allow an opportunity to bring a property that is currently not in compliance with many current standards to come into compliance for a large area. This project will also add dwelling units to the City and result in an increase in the City's ability to provide affordable housing through the contribution to the Affordable Housing Fund. There will also be improvements to all four surrounding street frontages and a sustainable building designed to a Silver level certification.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the phasing plan as submitted and adopt the proposed findings and approve SP-28-24 with the following conditions:

1. Approved per terms and conditions of SP-11-24.
2. All items within the phasing lines shown must be installed prior to recommendation of final occupancy for each building in the respective phase.

City of Bloomington

Planning and Transportation Department



Map Legend

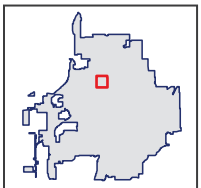
- Parcels
- Current
- City Maintained Streets

Street Typology

- General Urban
- Main Street
- Neighborhood Connector
- Neighborhood Residential

Functional Classification

- Primary Arterial
- Secondary Arterial

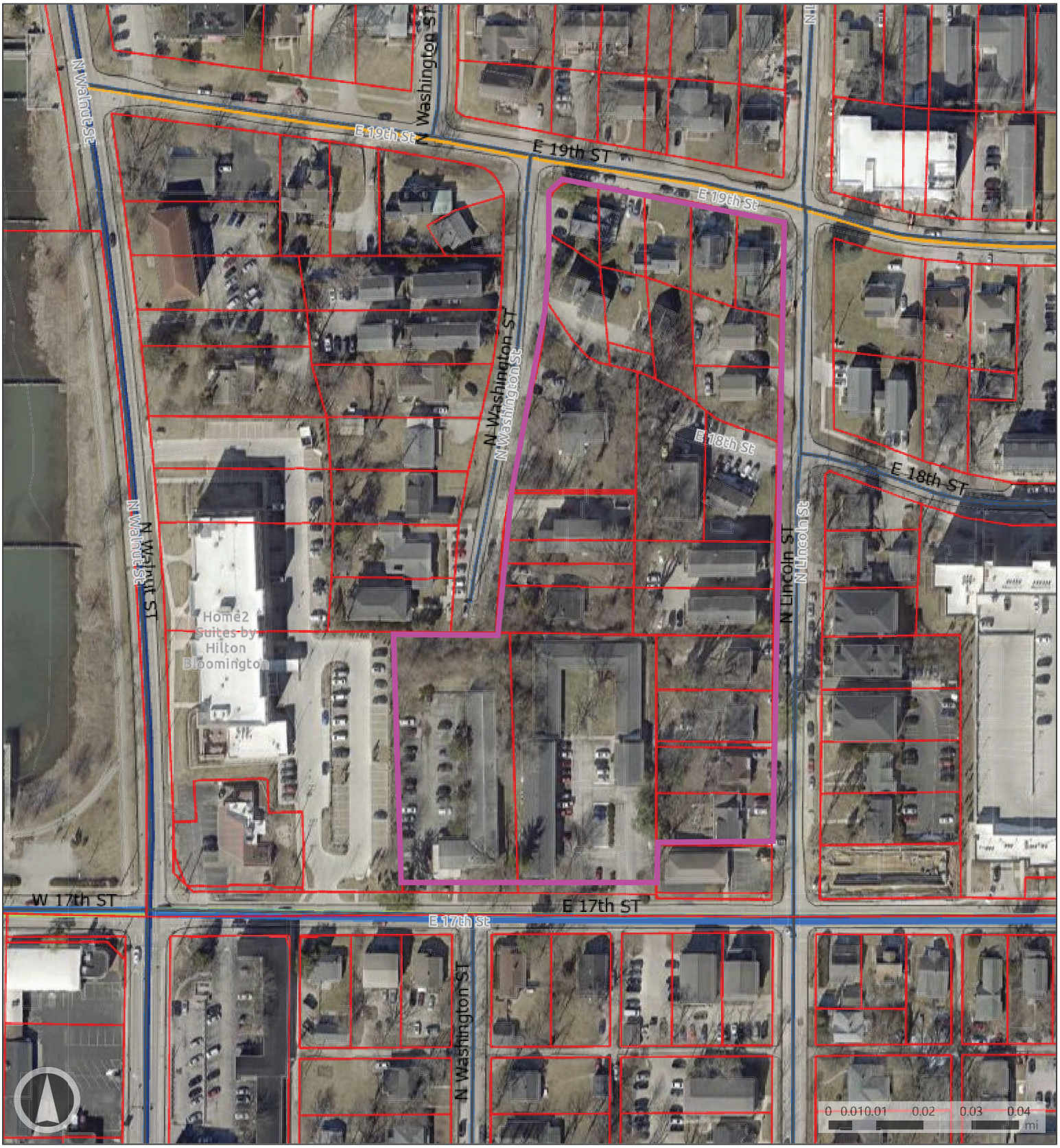


Created: 2/16/2024 *Map By:*

For use as map information only, information is NOT warranted.

City of Bloomington

Planning and Transportation Department

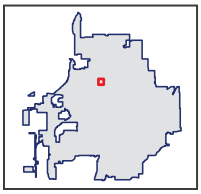


Map Legend

- Parcels
- Pavement
- Alley
- Bridge; Footbridge; Drriveway-Bridge; Railroad-Bridge
- Current
- City Maintained Streets

Street Typology

- General Urban
- Main Street



Created: 2/16/2024 *Map By:*

For use as map information only, information is NOT warranted.

DLR Group inc.
an Indiana corporation

6457 Frances Street, Suite 200
Omaha, NE 68106

August 26, 2024

Mr. Eric Greulich
Senior Zoning Planner
City of Bloomington Planning and Transportation Department
812-349-3526

Re: 208 ½ East 19th Street – Hub Bloomington II
DLR Group Project No. 23-24103-00

Subj: Plan Commission Submission Petitioner's Statement

Mr. Greulich,

Thank you for your assistance through the preliminary phases of the submission process. Based on our previous meeting with the Development Review Committee and the meetings we have had to review the project with you, we are pleased to formally submit the proposed multi-residential housing project at 208 ½ East 19th Street.

DLR Group is collaborating with Core Spaces, LLC to provide a new state-of-the-art student oriented mixed-use residential development located mere blocks from the Indiana University Bloomington campus. The development will consist of two residential buildings and one parking structure, containing approximately 455 units and 660 parking stalls. The new buildings will house a creative mix of approximately 108 studios, 24 one-bedroom, 129 two-bedroom, 22 three-bedroom, 71 four-bedroom and 101 five-bedroom student apartments with approximately 44 units on a typical residential floor level in each building. Amenities will be located near the development's main entry and at the rooftop. Construction of the project will be completed in two phases. The first phase includes the south residential building and parking garage, with a second phase, including the north residential building, to be completed up to 12 months later.

The new development is bordered by Washington Street to west, 19th Street to the north, the Lincoln Street to the east and 17th Street to the south. The site itself is approximately 5.715 acres and has a grade change of approximately 47'-0" from north to south and 20' from east to west along the nearly 780' x 425' site. Due to the shallow depth of bedrock, excavations are being kept to a minimum due to construction cost considerations, and the residential building construction type will be primarily wood stud construction on grade. Currently, several residences are located on the site. Please find included the overall preliminary drainage plan summary from Kimley Horn regarding both the existing site conditions and proposed conditions.

The design of the building is inspired by the local context of Bloomington and its region within Indiana. The building facades are inspired by the natural landscapes of Southern Indiana, specifically the numerous caves, local limestone and dense forests of the region. The verticality and trees and stalactites influenced the rhythms and modularity of the forms and modulation of materials. Furthermore, the design, articulation, materials, and patterns are derived from the local zoning design guideline requirements.

The project is pursuing the Tier 1 Affordable Incentive by the “Payment in Lieu” process, with a payment amount estimated at $3,740,000 based on 15% of 1,245 bedrooms. The final payment amount will adjust based on the final number of bedrooms. The project will also pursue the Sustainable Developments Incentive by means of Option 2 certifications. The third-party review program will meet the requirements of USGBC’s LEED Certification at the Silver Level. The project aims to provide a highly sustainable development that is a harmonious addition to the community of Bloomington.

Sincerely,

DLR Group

Nathan L. Casteel, AIA, LEED AP BD+C
Principal

Quality Builders Wells and Wells Construction Co.

Core Bloomington Lincoln, LLC
1643 N Milwaukee Avenue
Chicago, IL 60647

August 21, 2024

Re: Summary of Construction – Hub at Bloomington II

Construction of this project, commonly referred to as Hub at Bloomington II will consist of two phases of continuous construction; each phase broken into two sequences. Below, please find a high level overview of construction of these phases and sequences:

Phase I Sequence I:

- This phase consists of the construction of the parking deck foundations and pre-cast members. Work is expected to last for 90 working days for the construction erosion control, grading and foundations.
- The truck entrance on 17th Street, as shown on the site logistics plan, will need to support heavy semi loads of pre cast parking deck deliveries. A temporary curb cut and concrete entrance will need to be poured during the initial grading period to accommodate truck deliveries. This truck entrance will be restored to current condition at completion of the parking deck structure. This truck entrance will be utilized for 75 working days.
- The construction entrance on 17th Street, as shown on the site logistics plan, will utilize the current in place curb cut and entrance. This entrance will be installed per erosion control details for track out. This construction entrance will be utilized for approximately 16 months.
- The construction entrance on Washington Street, as shown on the site logistics plan, will be installed per erosion control details for track out. The laydown yard will be compacted and stoned. This construction entrance will be utilized for approximately 16 months.
- Wells and Wells job site office will be placed on the East side of the project with initial access from the Washington Street construction entrance.
- Parking deck structure is expected to be substantially complete within 5 months of construction start.

Phase I Sequence II

- This phase of construction consists of the completion of the parking deck amenity deck and the residential building wrap. Work on this expected to last for approximately 16 months.
- Three self erecting tower cranes will be placed as shown on the site logistics plan to support the podium deck construction of L01 foundations as well as the structure.
- The construction entrance on Lincoln Street, as shown on the site logistics plan, will be installed per erosion control details for track out. This construction entrance will predominantly be used to load the building with drywall, cabinetry, doors, etc. This construction entrance will be utilized for approximately 16 months.
- Prior to TCO of phase I the following will be complete:
    - All storm drainage as shown on KH drawings

  - All curbs, street walks, street landscaping, site landscaping from Phase division line to 17th Street.
  - Fire truck turn arounds
- Expected TCO approximately 21 months from construction start.

Phase II Sequence I

- This phase of construction consists of part I of II of the construction of the North Residential building. Construction is expected to last approximately 16 months.
- The construction entrance on Washington Street, as shown on the site logistics plan, will be moved to the Phase II location in order to accommodate the late move out of residents. This construction entrance will be installed per erosion control details to prevent track out. This construction entrance will be utilized for approximately 18 months.
- The construction entrance on Lincoln Street, as shown on the site logistics plan, will be moved from the Phase I location to the Phase II location and be installed per details on the erosion control plan to prevent track out. This construction entrance will be utilized for approximately 18 months.
- The Potain T130 self-erecting tower crane will be removed prior to Phase I TCO to allow for the completion of the fire truck turn arounds and landscaping between phases by TCO. At this time, only the Potain HDT80 will remain on site.

Phase II Sequence II

- This phase of construction completes the structure of the North Residential building and completes work on site with construction expecting to last approximately 10 months.
- Upon completion of Phase II structure, remaining street work required consisting of curbs, street walks, street landscaping, site landscaping and final asphalt on remaining site will be completed in sequence for final certificate of occupancy.

HUB BLOOMINGTON II

PLANNING COMMISSION REVIEW

208 1/2 EAST 19TH STREET,
BLOOMINGTON, INDIANA 47407
MONROE COUNTY

AUGUST 26, 2024

PROJECT TEAM

DEVELOPER: CORE SPACES
CONTACT: OLIVIA PRAIS PAPRECK
P: 847.287.4106
E: oprais@corespaces.com

ARCHITECT: DLR GROUP
333 WACKER DRIVE, SUITE 850
CHICAGO, IL 60606
CONTACT: NATHAN CASTEEL
P: 312.330.6320
E: ncasteel@dlrgroup.com

LANDSCAPE ARCHITECT: SITE DESIGN GROUP
888 S. MICHIGAN AVE, UNIT PH1
CHICAGO, IL 60605
CONTACT: SUZANNE VINCENT
P: 312.427.7240 x145
E: suzanne.vincent@site-design.com

CIVIL ENGINEER: KIMLEY-HORN
250 EAST 96TH ST., SUITE 580
INDIANAPOLIS, IN 46240
CONTACT: JARED WILKERSON
P: 317.226.5219
E: jared.wilkerson@kimley-horn.com

PROJECT DATA

ADDRESS:	218 1/2 EAST 19TH STREET BLOOMINGTON, IN 47408
APN:	013-XXXXX-00
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	HIGH DENSITY RESIDENTIAL
ZONING:	MS: MIXED-USE STUDENT HOUSING
TYPE OF CONSTRUCTION PROPOSED:	TYPE I SPRINKLERED, NFPA-13 (PARKING GARAGE) TYPE IIIA SPRINKLERED, NFPA-13 (RESIDENTIAL)
OCCUPANCY CLASSIFICATION:	R-2: RESIDENTIAL UNITS S-2: GARAGE B: LEASING OFFICE A, A-2: RESIDENTIAL AMENITIES
GROSS SITE AREA:	248,946 SF; 5.715 ACRES
FAR:	2.99
AREA OF DISTURBANCE:	100% AREA OF DISTURBANCE (5.715 ACRES)

UNIT MATRIX

NORTH BUILDING	
TOTAL UNITS:	233 UNITS
TOTAL BEDROOMS:	636 BEDROOMS
SOUTH BUILDING	
TOTAL UNITS:	222 UNITS
TOTAL BEDROOMS:	609 BEDROOMS

ZONING COMPLIANCE

BASE PROJECT ZONING COMPLIANCE TABLE

	BASE ZONING ALLOWABLE/ REQUIRED	ALLOWABLE W/ INCENTIVES	CODE SECTION	BASE PROJECT	ZONING COMPLIANCE
ZONING	MS - MIXED-USE STUDENT HOUSING				
DIMENSIONAL STANDARDS (MINIMUM)					
TOTAL LOT SIZE	SQUARE FEET: 5,000 SF ACRES: 0.115	SQUARE FEET: 248,946 ACRES: 5.715			
LOT WIDTH	50 FEET				
LOT COVERAGE		100%			
BUILDING SETBACKS					
FRONT (BUILD-TO-RANGE)	NONE		TABLE 04-3	VARIES - 17'-9" TO 18'-8"	COMPLIES
FRONT (FACADE @ BUILT-TO-RANGE)	NONE		TABLE 04-3	VARIES - 17'-9" TO 18'-8"	COMPLIES
FRONT	15 FEET		TABLE 04-3	VARIES - 17'-9" TO 18'-8"	COMPLIES
SIDE			TABLE 04-3	VARIES - SEE ARCHITECTURAL SITE PLAN	COMPLIES
REAR			TABLE 04-3	VARIES - SEE ARCHITECTURAL SITE PLAN	COMPLIES
OTHER STANDARDS					
FRONT PARKING	30 FEET BEHIND PRIMARY STRUCTURES'S FRONT BUILDING WALL		TABLE 04-3	127'-0"	COMPLIES
SIDE PARKING	8 FEET		TABLE 04-3	VARIES - SEE ARCHITECTURAL SITE PLAN	COMPLIES
REAR PARKING			TABLE 04-3	VARIES - SEE ARCHITECTURAL SITE PLAN	COMPLIES
IMPERVIOUS SURFACE COVERAGE (MAXIMUM)	70%		TABLE 04-3	SEE IMPERVIOUS SURFACE DIAGRAM	COMPLIES
LANDSCAPE AREA (MINIMUM)	30%		TABLE 04-3	SEE IMPERVIOUS SURFACE DIAGRAM	COMPLIES
AREA OF ANY INDIVIDUAL COMMERCIAL TENANT (MAX)	NONE		TABLE 04-3	0	COMPLIES
PRIMARY STRUCTURE HEIGHT (MAX)	6 STORIES, NOT TO EXCEED 75 FEET	TIER 1 PROJECTS *STANDARDS MAY INCREASE THE PRIMARY STRUCTURE HEIGHT BY ONE FLOOR OF BUILDING HEIGHT, NOT TO EXCEED 12 FEET BEYOND THE MAX PRIMARY STRUCTURE HEIGHT ESTABLISHED FOR THE ZONING DISTRICT* SUSTAINABLE DEVELOPMENT BONUS *ALLOWS FOR ON ADDITIONAL FLOOR OF BUILDING HEIGHT, NOT TO EXCEED 12 FEET. ADDITIONAL FLOOR SHALL BE LIMITED TO 50% OF BUILDING FOOTPRINT AREA OF PRIMARY STRUCTURE AND FLOOR SHALL SET BACK TO AT LEAST 10 FEET FURTHER THAN THAT OF LOWER FLOORS OF BUILDING*	TABLE 04-3	5 STORIES, NOT TO EXCEED 75'-0"	COMPLIES
ACCESSORY STRUCTURE HEIGHT	20 FEET		TABLE 04-3		
FLOOR AREA					
RESIDENTIAL FLOOR AREA				590,143 SF	
COMMERCIAL FLOOR AREA				0 SF	
FLOOR AREA RATIO				3.13 FAR	
BUILDING FLOORPLATE	10,000 SF	AFFORDABLE HOUSING AND SUSTAINABLE DEVELOPMENT INCENTIVES *ALLOWS FOR UNLIMITED BUILDING FLOOR PLATE PER BUILDING IN MS ZONING DISTRICT IF BOTH THE AFFORDABLE HOUSING INCENTIVE [Section 20.04.110(c)] AND THE SUSTAINABLE DEVELOPMENT INCENTIVE [Section 20.04.110(d)]*	Section 20.03.030(b).13(c)	NORTH BUILDING: 54,655 SF SOUTH BUILDING: 100,145 SF	COMPLIES
UNITS					
DWELLING UNITS				SEE UNIT MATRIX	
RESIDENTIAL BEDROOMS				SEE UNIT MATRIX	
PARKING					
BIKE PARKING (SEE TABLE)	RESIDENTIAL USE: 10% OF ONE SPACE PER 5 BEDROOMS, WHICHEVER IS MORE	N/A	TABLE 04-13	SEE BIKE PARKING TABLE	COMPLIES
PARKING (SEE TABLE)	STUDENT HOUSING OR DORMITORY: AT 11 BEDROOMS OR MORE: 0.5 SPACES PER BEDROOM	AFFORDABLE AND SENIOR HOUSING *THE MINIMUM NUMBER OF REQUIRED VEHICLE PARKING SPACES FOR MULTIFAMILY RESIDENTIAL STRUCTURES SHALL BE REDUCED BY 35% IF THE MULTIFAMILY RESIDENTIAL STRUCTURE QUALIFIES FOR THE AFFORDABLE HOUSING INCENTIVES PURSUANT TO SECTION 20.04.110 (INCENTIVES.*	TABLE 04-9	SEE PARKING TABLE	COMPLIES
PARKING DIMENSIONS	ANGLE: 90 DEGREE STALL SIZE: 16' X 8'-6" TWO WAY AISLE: 20'-0" ONE WAY AISLE: 20'-0"	STACKED PARKING ARRANGEMENTS ARE PERMITTED	TABLE 04-11	ANGLE: 90 DEGREE STALL SIZE: 16' X 8'-6" TWO WAY AISLE: 22'-0" ONE WAY AISLE: N/A	COMPLIES

PARKING SUMMARY

PARKING REQUIRED: *AT 11 OR MORE BEDROOMS;* *0.5 SPACES PER BEDROOM*	623 STALLS (@ 1,245 BEDROOMS)
PARKING REQUIRED W/ INCENTIVE: *AFFORDABLE AND SENIOR HOUSING;* *MINIMUM # OF REQUIRED VEHICLE PARKING SPACES SHALL BE REDUCED BY 35%*	405 STALLS (35% LESS STALLS)
ACCESSIBLE PARKING REQUIRED: *FOR 501-1000 SPACES, 2% ACCESSIBLE PARKING SPACES REQUIRED* *AT LEAST ONE OF EVERY 6 ACCESSIBLE SPACES ARE TO BE VAN ACCESSIBLE*	13 STANDARD STALLS 3 VAN STALLS
ELECTRIC VEHICLE CHARGING: *AT 50 OR MORE PARKING SPACES;* *PROVIDE ONE DEDICATED TO ELECTRIC VEHICLES FOR EVERY 25 PARKING SPACES PROVIDED*	26 STALLS
PARKING PROVIDED:	
LEVEL 05	196 STALLS
LEVEL 04	196 STALLS
LEVEL 03	196 STALLS
LEVEL 02	196 STALLS
LEVEL 01	36 STALLS
TOTAL	660 STALLS

BIKE PARKING SUMMARY

BIKE PARKING REQUIRED:	10% OR ONE SPACE PER 5 BEDROOMS WHICHEVER IS MORE
	66 STALLS (10% OF 660 PARKING STALLS) OR
SOUTH BUILDING (PHASE ONE)	122 STALLS (@1 PER 5 OF 609 BEDROOMS)
NORTH BUILDING (PHASE TWO)	128 STALLS (@1 PER 5 OF 636 BEDROOMS)
BIKE PARKING PROVIDED:	
PHASE ONE:	
GARAGE	154 STALLS
PHASE TWO:	
NORTH BUILDING LEVEL 01	102 STALLS
TOTAL	256 STALLS

SHEET LIST - DRC SUBMISSION

CORE | DLRGROUP | Kimley»Horn | site landscape architecture urban design

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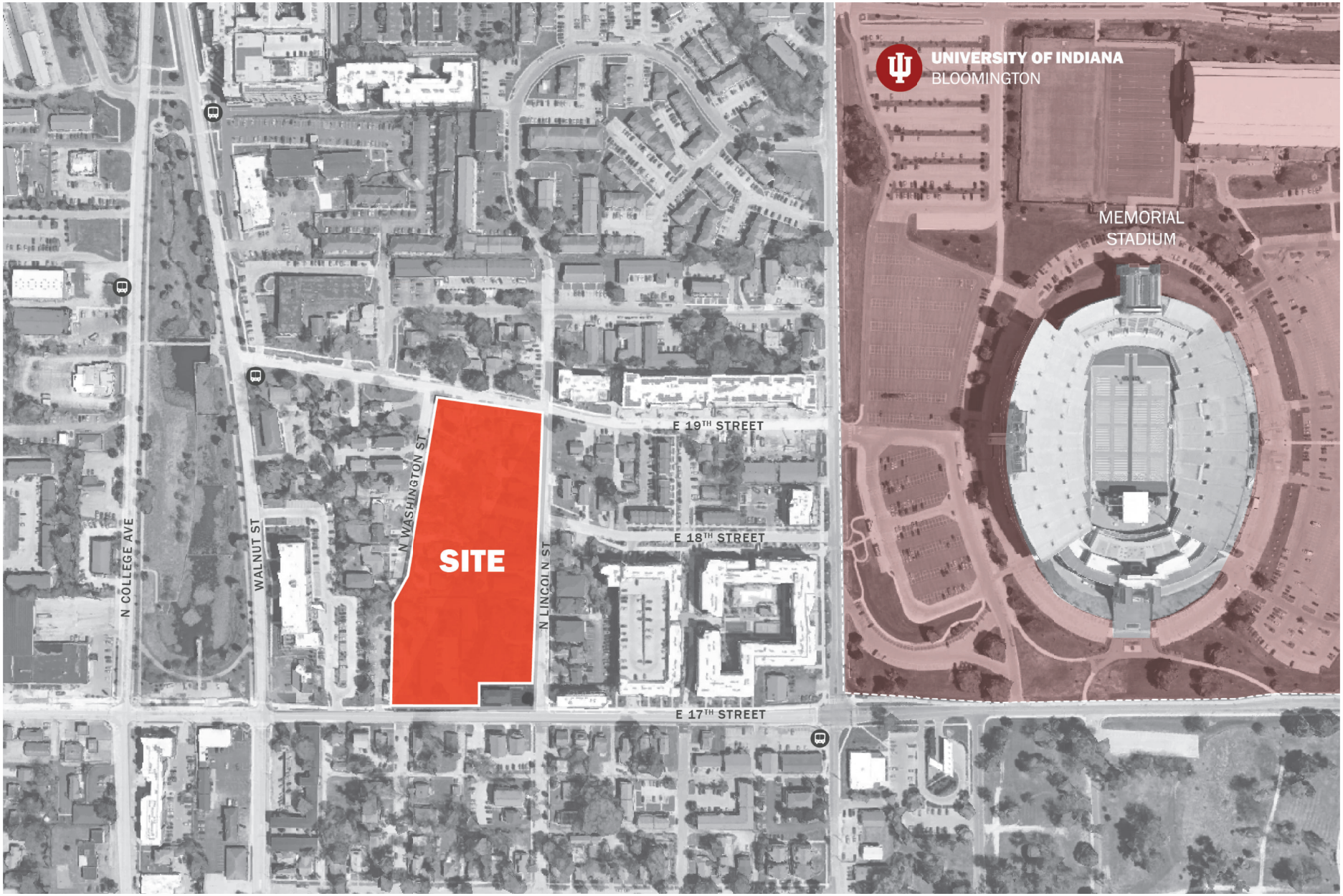
PLANNING COMMISSION
08.26.2024

BUILDING INFORMATION

HUB AT BLOOMINGTON II 23-24103-00



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08.26.2024

SITE CONTEXT DIAGRAM

HUB AT BLOOMINGTON II 23-24103-00

NE CORNER

NW CORNER

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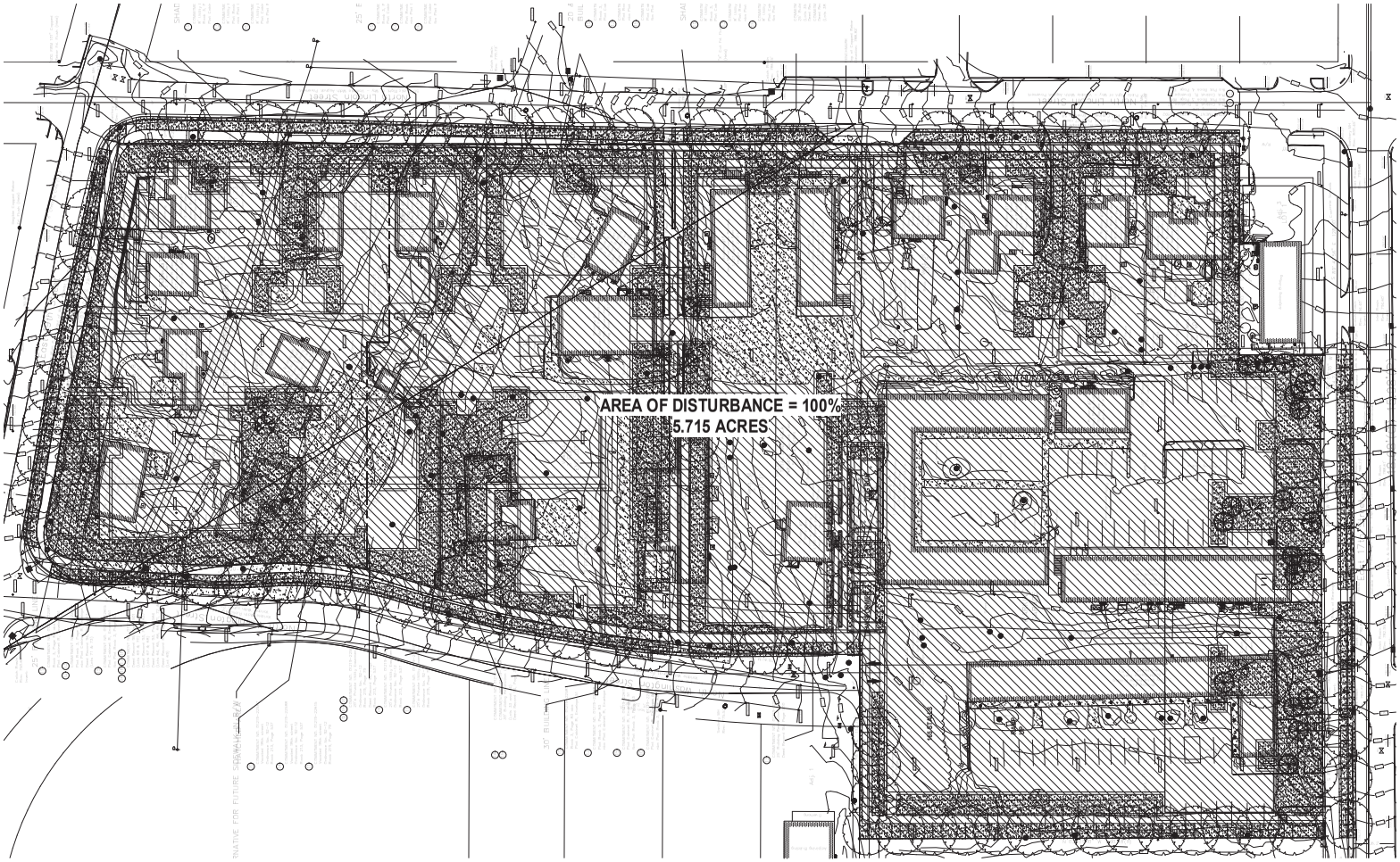
08.26.2024

SITE PHOTOS

HUB AT BLOOMINGTON II 23-24103-00



DEMO PLAN
SCALE: 1/32" = 1'-0"

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PLANNING COMMISSION
08.26.2024

DEMOLITION PLAN

HUB AT BLOOMINGTON II 23-24103-00

IMPERVIOUS VS. LANDSCAPE SURFACE

IMPERVIOUS SURFACE MAXIMUM:	70% OF OVERALL SITE @ 248,946 SQFT = 174,262.2 SF MAX	
LANDSCAPE SURFACE MINIMUM =	30% OF OVERALL SITE @ 248,946 SQFT = 74,684 SF MIN	
SURFACE PROVIDED:	LANDSCAPE	IMPERVIOUS
(AT GRADE)	74,804 SF	174,142 SF
	30.0%	70.0%

IMPERVIOUS SURFACE DIAGRAM
SCALE: 1/32" = 1'-0"

CORE | DLRGROUP | Kimley»Horn | site landscape architecture urban design

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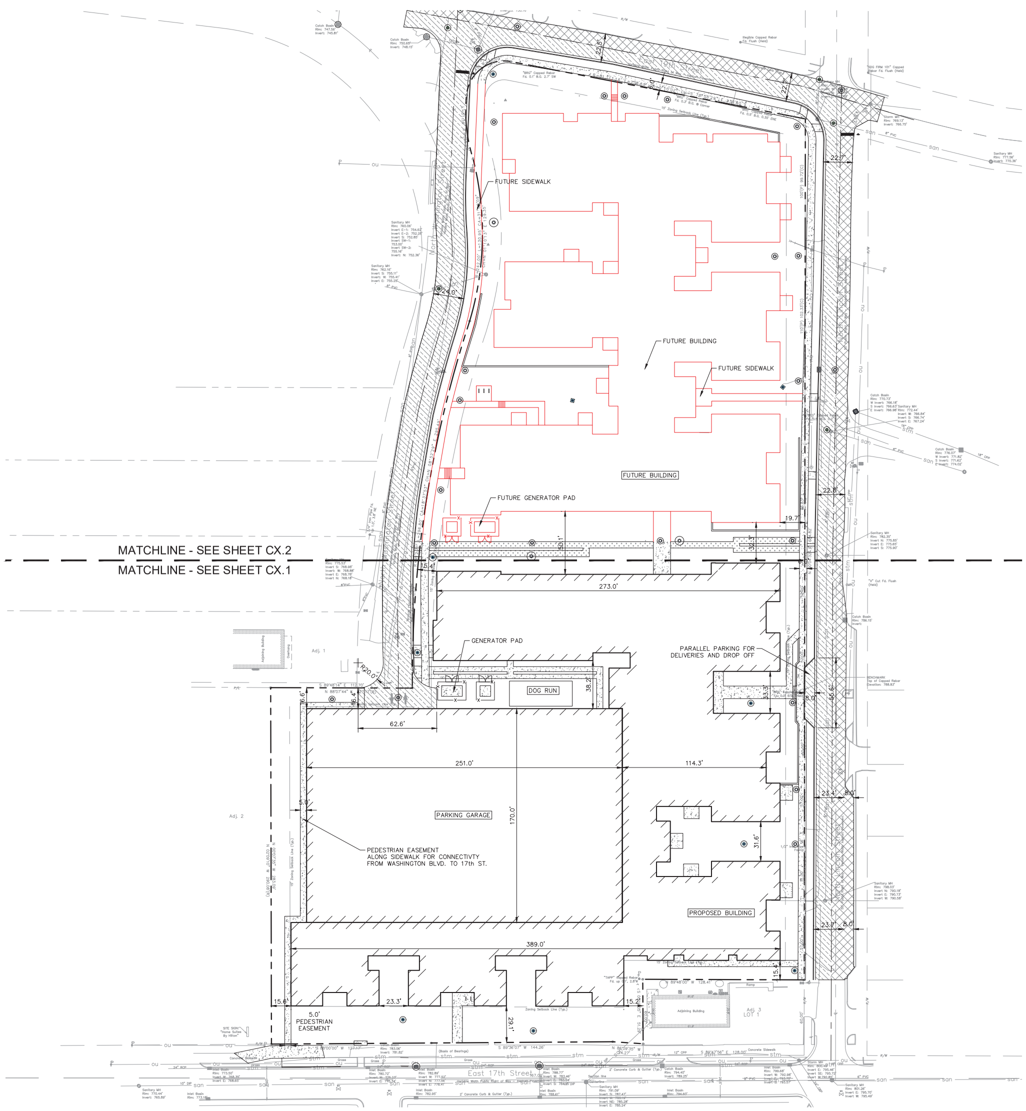
08.26.2024

IMPERVIOUS SURFACE DIAGRAM
HUB AT BLOOMINGTON II 23-24103-00



CONDITION	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA
EXISTING	3.72 ACRES	2.00 ACRES	5.72 ACRES
PROPOSED	4.01 ACRES	1.71 ACRES	5.72 ACRES

Indiana Utilities Protection Service
Call 811
before you dig

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

EXISTING LEGEND

BOLLARD
CONTROL BENCHMARK
ROW MONUMENT
FLAG POLE
MAIL BOX
UTILITY POLE
POST
SOIL BORING
HANDICAP SYMBOL
SIGN
CABLE MANHOLE
CABLE PEDESTAL
TELEPHONE PEDESTAL
TELEPHONE HAND HOLE
TELEPHONE MARKER
TELEPHONE MANHOLE
FIBER OPTIC MAKER
MISC LID
MONITOR WELL
GAS MARKER
GAS METER
GAS VALVE
AC UNIT
AREA LIGHT
ELECTRICAL BOX
ELECTRICAL HAND HOLE
ELECTRICAL METER
ELECTRICAL MANHOLE
ELECTRICAL MARKER
ELECTRICAL TRANSFORMER
GUY POLE/WIRE
POWER POLE
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
YARD LIGHT
SANITARY CLEANOUT
SANITARY MANHOLE
VENT PIPE
STORM CURB INLET
STORM INLET
STORM ROOF DRAIN
STORM DRAIN MANHOLE
STORM YARD DRAIN
FIRE DEPT CONNECTION
FIRE HYDRANT
IRRIGATION VALVE
POST INDICATOR VALVE
WELL
WATER METER
WATER VALVE
TREE / STUMP
SWALE
X FENCE LINE
SS SANITARY SEWER
SD STORM DRAIN
W WATER LINE
TREE LINE
TS TOE OF SLOPE
TB TOP OF BANK
FIB UNDERGROUND FIBER OPTIC
OHE OVERHEAD ELECTRICAL
GAS UNDERGROUND GAS
TEL UNDERGROUND TELEPHONE

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 DESCRIPTION
ELEVATION=###.##

SBM #2 DESCRIPTION
ELEVATION=###.##

SBM #3 DESCRIPTION
ELEVATION=###.##

SBM #4 DESCRIPTION
ELEVATION=###.##

SBM #5 DESCRIPTION
ELEVATION=###.##

PAVING LEGEND

RIGHT-OF-WAY ASPHALT PAVEMENT
SEE CITY OF BLOOMINGTON SPECIFICATIONS

CONCRETE SIDEWALK
SEE CITY OF BLOOMINGTON SPECIFICATIONS

BUILDING PAD
COORDINATE WITH ARCHITECTURE PLANS

RIGHT-OF-WAY ASPHALT MILL AND RESURFACE
SEE CITY OF BLOOMINGTON SPECIFICATIONS

GRASS PAVER
REFER TO LANDSCAPE ARCHITECTURE PLANS

SITE SUMMARY

SITE ZONING	=	MS
SITE ACREAGE	=	5.72 AC.±
BUILDING 1 HEIGHT (5 STORIES)	=	55'-6"
BUILDING 2 HEIGHT (5 STORIES)	=	52'-6"
PARKING GARAGE (5 STORIES)	=	63'-0"
TOTAL PARKING SPACES PROVIDED	=	651 SPACES

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

RED LINETYPE INDICATES PHASE 2. ALL OTHER PROPOSED LINE WORK IS PHASE 1.

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site
Kimley»Horn

JARED L. WILK
NOT APPROVED FOR CONSTRUCTION
PROFESSIONAL ENGINEER

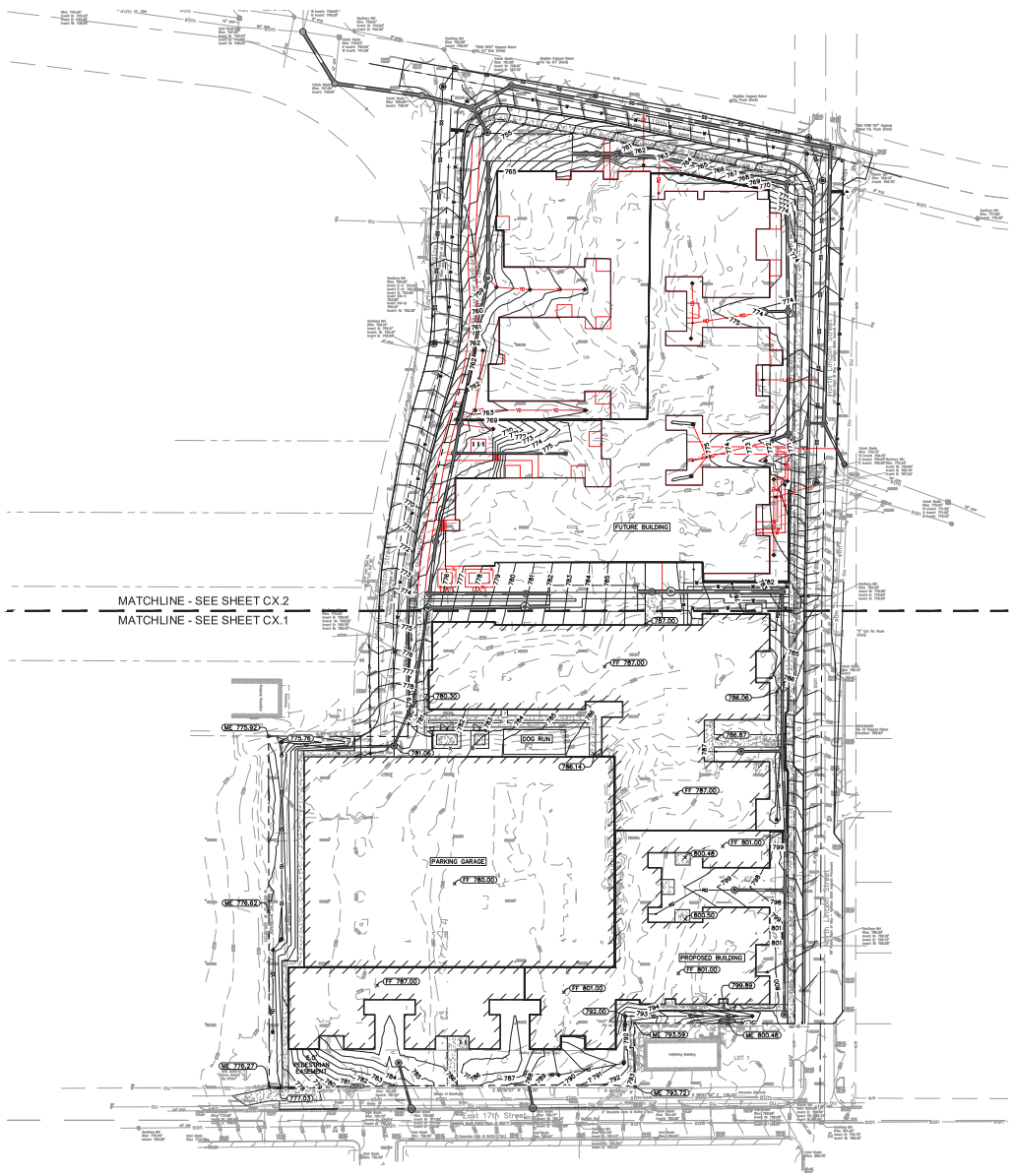
HUB II AT BLOOMINGTON

LINCOLN STREET
BLOOMINGTON IN 47404

PLANNING COMMISSION
08.26.2024
REVISIONS

OVERALL SITE PLAN

C3.0



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Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MARKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS	TOE OF SLOPE
FENCE LINE	TB	TOP OF BANK
SANITARY SEWER	FIB	UNDERGROUND FIBER OPTIC
STORM DRAIN	OHE	OVERHEAD ELECTRICAL
WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
T	PROPOSED TRANSFORMER PAD

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 DESCRIPTION
ELEVATION=###.##

SBM #2 DESCRIPTION
ELEVATION=###.##

SBM #3 DESCRIPTION
ELEVATION=###.##

SBM #4 DESCRIPTION
ELEVATION=###.##

SBM #5 DESCRIPTION
ELEVATION=###.##

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JARED L. WILLIAMS
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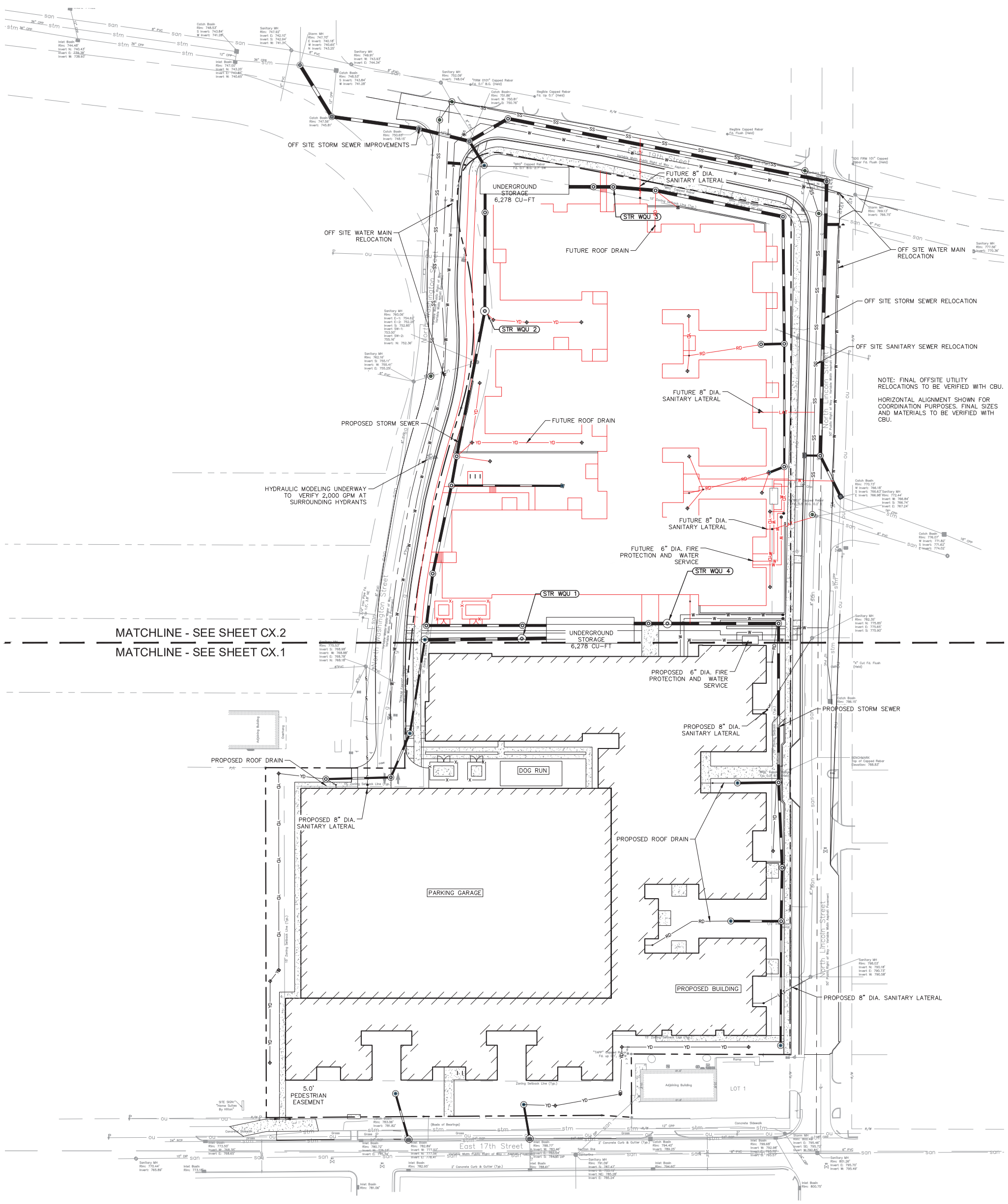
PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER

HUB II AT BLOOMINGTON
LINCOLN STREET
BLOOMINGTON IN 47404

PLANNING COMMISSION
08.26.2024
REVISIONS

OVERALL GRADING AND DRAINAGE PLAN

C5.0



Indiana Utilities Protection Service
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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STR XX — STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (BY OTHERS)

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
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TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS — TOE OF SLOPE	
X — FENCE LINE	TB — TOP OF BANK	
SS — SANITARY SEWER	FIB — UNDERGROUND FIBER OPTIC	
SD — STORM DRAIN	OHE — OVERHEAD ELECTRICAL	
W — WATER LINE	GAS — UNDERGROUND GAS	
TREE LINE	TEL — UNDERGROUND TELEPHONE	

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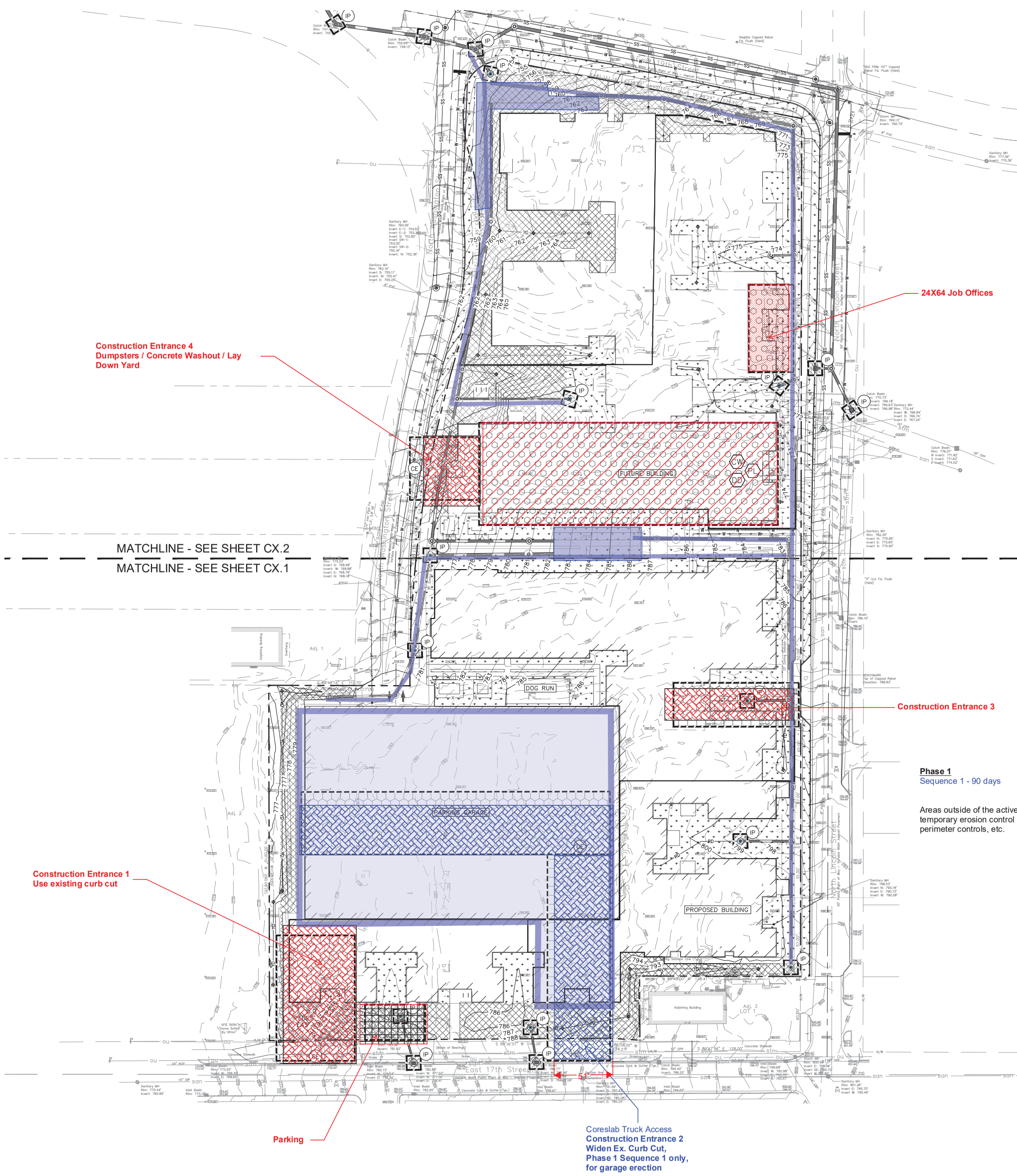
HUB II AT BLOOMINGTON

LINCOLN STREET
BLOOMINGTON IN 47404

PLANNING COMMISSION
08.26.2024
REVISIONS

OVERALL UTILITY PLAN

C6.0



Phase 1
Sequence 1 - 90 days

Areas outside of the active construction sequence shall maintain temporary erosion control measures including stabilization of inactive areas, perimeter controls, etc.

Indiana Utilities Protection Service
Call 811
before you dig

NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

EROSION CONTROL LEGEND

- TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- TEMPORARY EROSION CONTROL BLANKET (SEE TEMPORARY EROSION CONTROL NOTE #3)
- CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- PERMANENT SEEDING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- SILT FENCE (SEE EROSION CONTROL DETAILS)
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- CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RIP RAP (SEE EROSION CONTROL DETAILS)
- ROCK DONUT (SEE EROSION CONTROL DETAILS)
- TEMPORARY SOIL STOCKPILE
- LIMITS OF DISTURBANCE
- CHECK DAM
- EXISTING CONTOURS
- PROPOSED CONTOURS
- N.O.I. SIGN
- STAGING AREA
- DEBRIS DUMPSTER
- PORT-O-LET

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
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SWALE	TS	TOE OF SLOPE
X FENCE LINE	TB	TOP OF BANK
SS SANITARY SEWER	FB	UNDERGROUND FIBER OPTIC
SD STORM DRAIN	OHE	OVERHEAD ELECTRICAL
W WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

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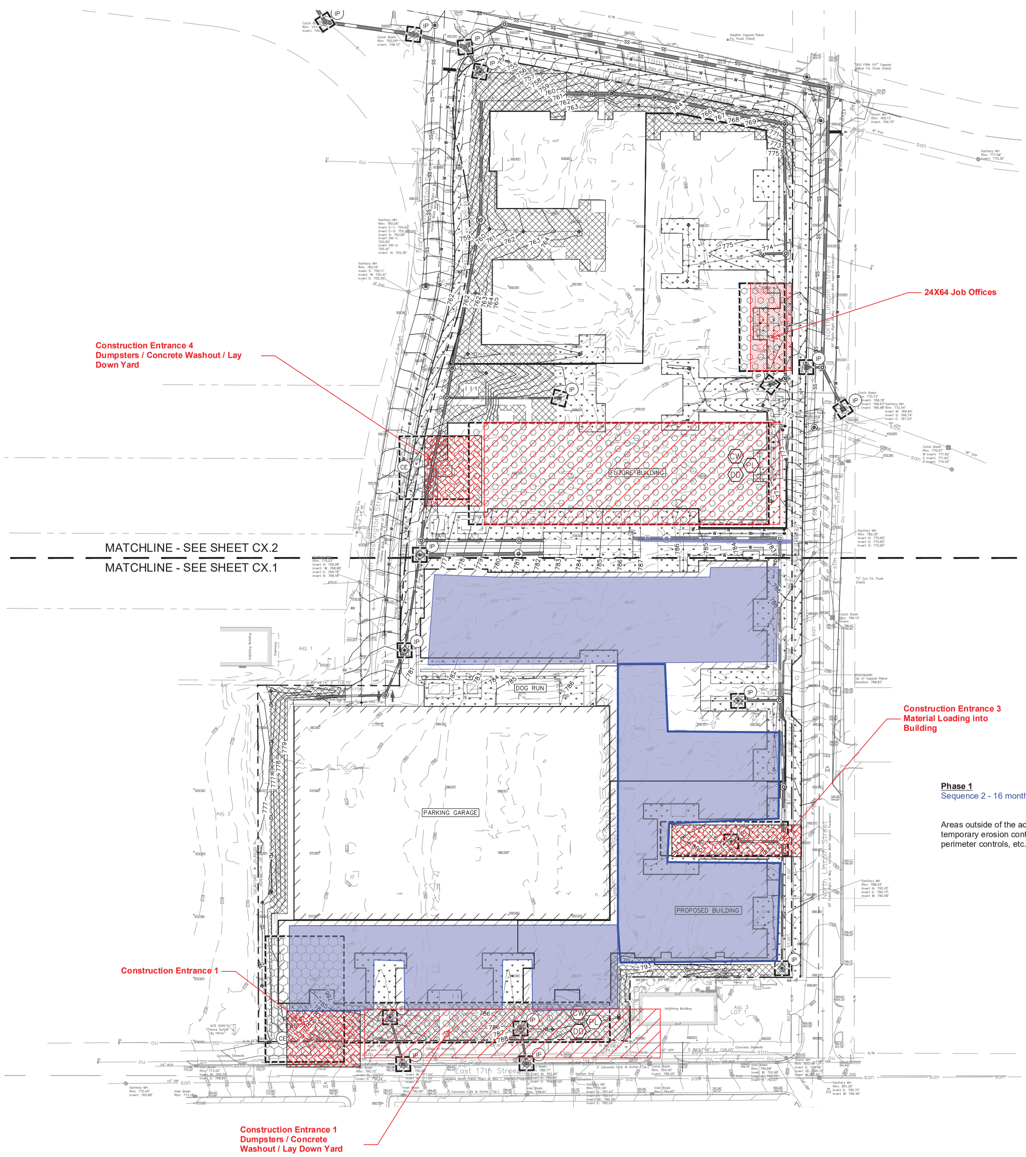
HUB II AT BLOOMINGTON

LINCOLN STREET
BLOOMINGTON IN 47404

PLANNING COMMISSION
08.26.2024
REVISIONS

EROSION CONTROL PLAN - PH1SQ1

C4.0



Phase 1
Sequence 2 - 16 months

Areas outside of the active construction sequence shall maintain temporary erosion control measures including stabilization of inactive areas, perimeter controls, etc.

Indiana Utilities Protection Service
Call 811
before you dig

NORTH
GRAPHIC SCALE IN FEET
0 20' 40' 80'

EROSION CONTROL LEGEND

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- RIP RAP (SEE EROSION CONTROL DETAILS)
- ROCK DONUT (SEE EROSION CONTROL DETAILS)
- TEMPORARY SOIL STOCKPILE
- LIMITS OF DISTURBANCE
- CHECK DAM
- 620 EXISTING CONTOURS
- 620 PROPOSED CONTOURS
- NS N.O.I. SIGN
- STAGING AREA
- DD DEBRIS DUMPSTER
- PL PORT-O-LET

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
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SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
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TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE		TOE OF SLOPE
X FENCE LINE	TB	TOP OF BANK
SS SANITARY SEWER	FB	UNDERGROUND FIBER OPTIC
SD STORM DRAIN	OHE	OVERHEAD ELECTRICAL
W WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

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HUB II AT BLOOMINGTON

LINCOLN STREET
BLOOMINGTON IN 47404

PLANNING COMMISSION
08.26.2024
REVISIONS

EROSION CONTROL PLAN - PH1SQ2

C4.1

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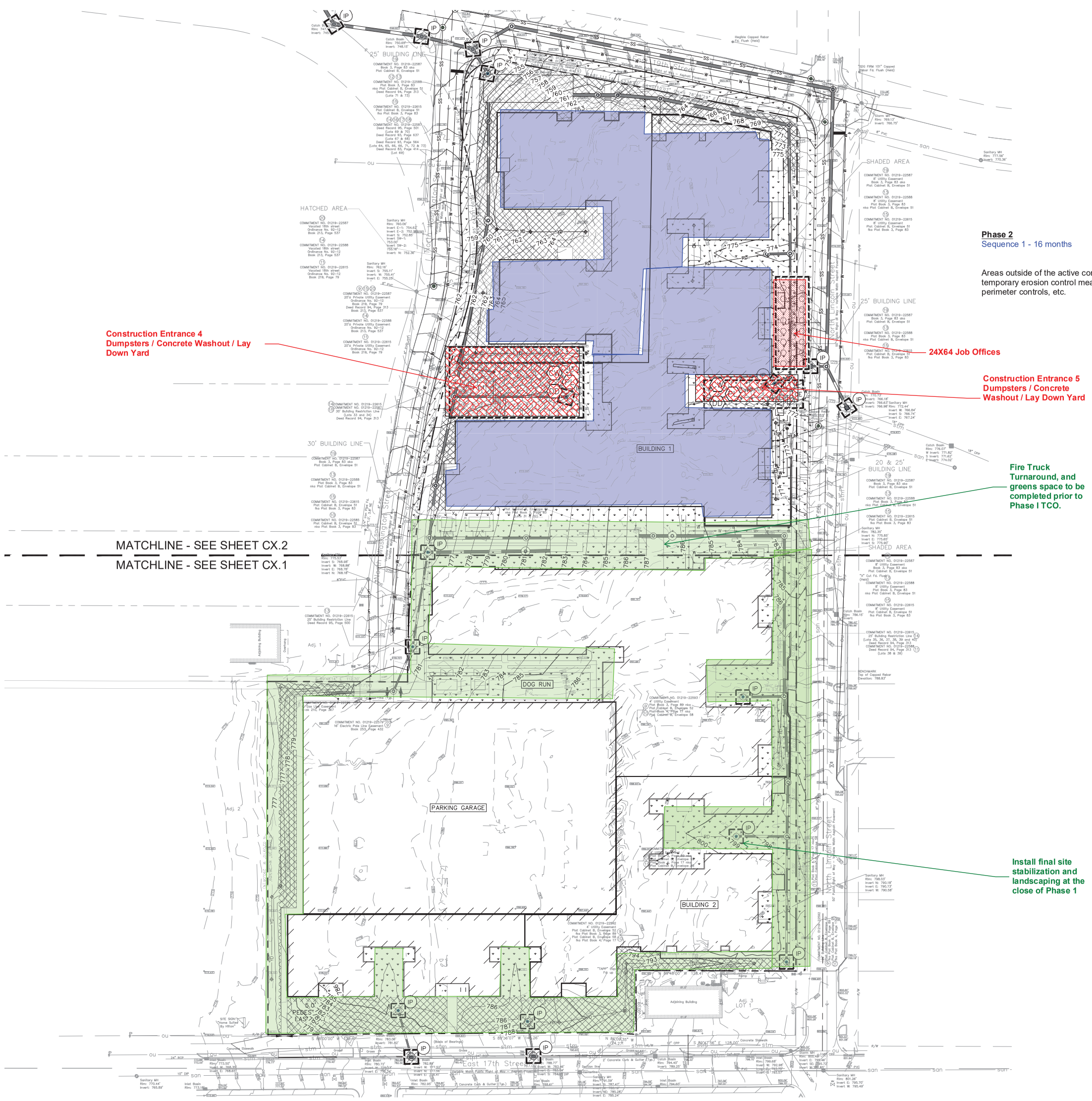

Indiana Utilities Protection Service
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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

EROSION CONTROL LEGEND

- TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- TEMPORARY EROSION CONTROL BLANKET (SEE TEMPORARY EROSION CONTROL NOTE #3)
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- LIMITS OF DISTURBANCE
- CHECK DAM
- 620 EXISTING CONTOURS
- 620 PROPOSED CONTOURS
- NS N.O.I. SIGN
- STAGING AREA
- DD DEBRIS DUMPSTER
- PL PORT-O-LET

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- HANDICAP SYMBOL
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- AC UNIT
- AREA LIGHT
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL TRANSFORMER
- GUY POLE/WIRE
- POWER POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
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- WELL
- WATER METER
- WATER VALVE
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- FENCE LINE
- SS SANITARY SEWER
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- OHE OVERHEAD ELECTRICAL
- GAS UNDERGROUND GAS
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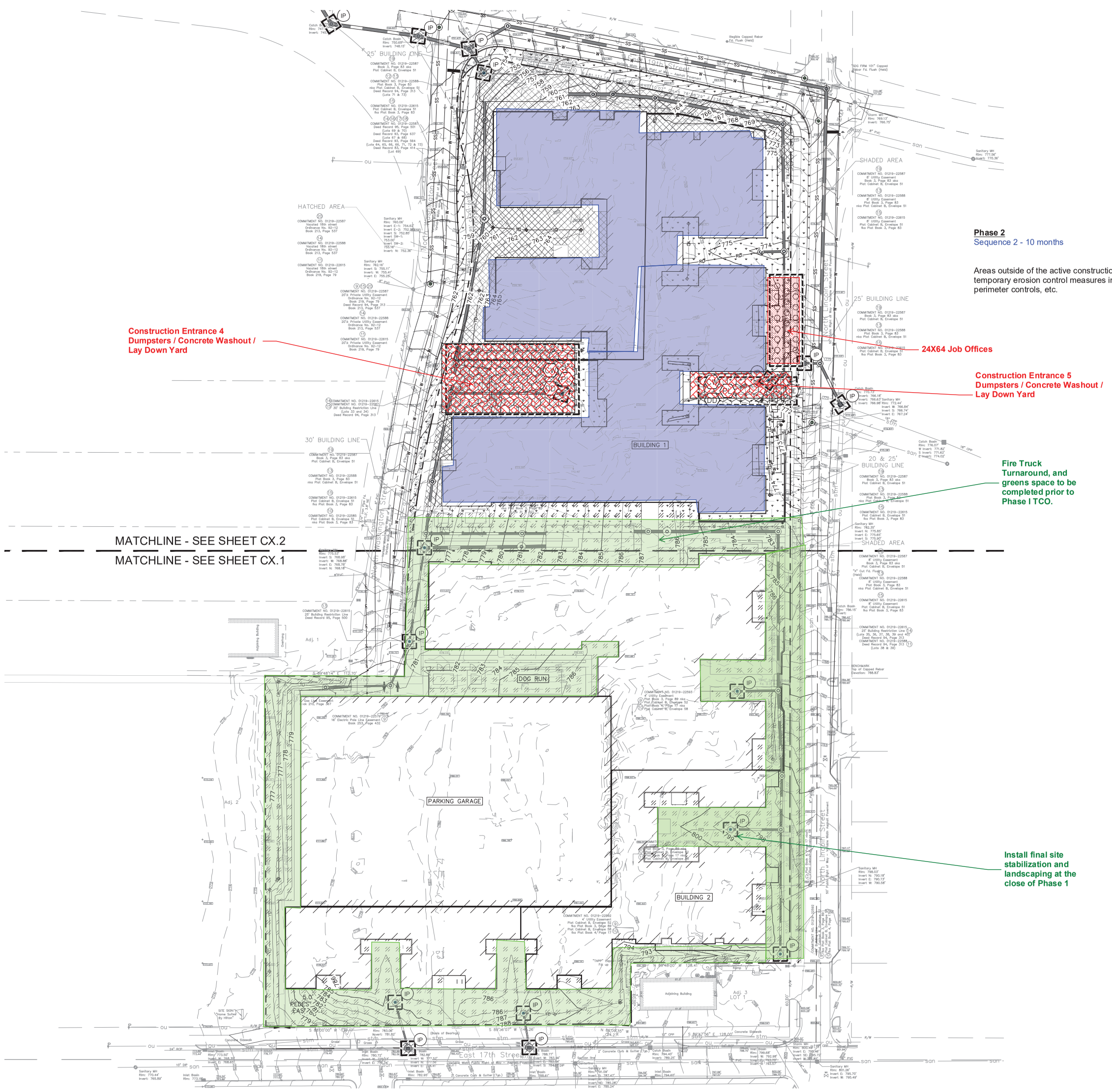
HUB II AT BLOOMINGTON

LINCOLN STREET
BLOOMINGTON IN 47404

PLANNING COMMISSION
08.26.2024
REVISIONS

EROSION CONTROL PLAN - PH2SQ1

C4.2



Phase 2
Sequence 2 - 10 months

Areas outside of the active construction sequence shall maintain temporary erosion control measures including stabilization of inactive areas, perimeter controls, etc.

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before you dig

NORTH
GRAPHIC SCALE IN FEET
0 20' 40' 80'

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- 620 EXISTING CONTOURS
- 620 PROPOSED CONTOURS
- NS N.O.I. SIGN
- STAGING AREA
- DD DEBRIS DUMPSTER
- PL PORT-O-LET

EXISTING LEGEND

BOLLARD; CONTROL BENCHMARK; ROW MONUMENT; FLAG POLE; MAIL BOX; UTILITY POLE; POST; SOIL BORING; HANDICAP SYMBOL; SIGN; CABLE MANHOLE; CABLE PEDESTAL; TELEPHONE PEDESTAL; TELEPHONE HAND HOLE; TELEPHONE MARKER; TELEPHONE MANHOLE; FIBER OPTIC MAKER; MISC LID; MONITOR WELL; GAS MARKER; GAS METER; GAS VALVE; AC UNIT; AREA LIGHT; ELECTRICAL BOX; ELECTRICAL HAND HOLE; ELECTRICAL METER; ELECTRICAL MANHOLE; ELECTRICAL MARKER; ELECTRICAL TRANSFORMER; GUY POLE/WIRE; POWER POLE; TRAFFIC SIGNAL POLE; TRAFFIC MANHOLE; YARD LIGHT; SANITARY CLEANOUT; SANITARY MANHOLE; VENT PIPE; STORM CURB INLET; STORM INLET; STORM ROOF DRAIN; STORM DRAIN MANHOLE; STORM YARD DRAIN; FIRE DEPT CONNECTION; FIRE HYDRANT; IRRIGATION VALVE; POST INDICATOR VALVE; WELL; WATER METER; WATER VALVE; TREE / STUMP

SWALE; X FENCE LINE; SS SANITARY SEWER; SD STORM DRAIN; W WATER LINE; TREE LINE; TS TOE OF SLOPE; TB TOP OF BANK; FIB UNDERGROUND FIBER OPTIC; OHE OVERHEAD ELECTRICAL; GAS UNDERGROUND GAS; TEL UNDERGROUND TELEPHONE

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HUB II AT BLOOMINGTON

LINCOLN STREET
BLOOMINGTON IN 47404

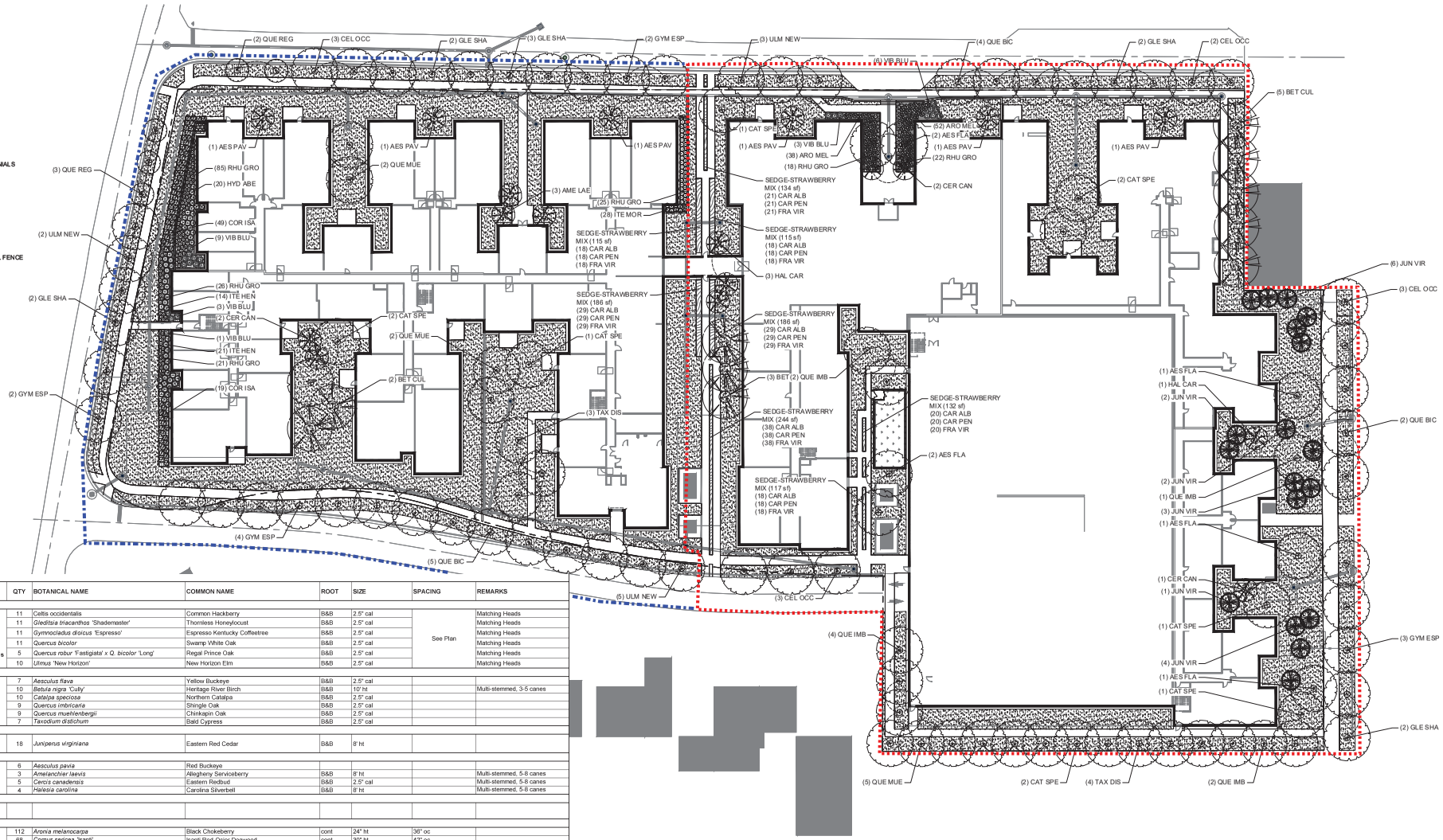
PLANNING COMMISSION
08.26.2024
REVISIONS

EROSION CONTROL PLAN - PH2SQ2

C4.3

LEGEND

- PROPERTY LINE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- GROUNDCOVER/PERENNIALS
- TURF SEED
- MULCH
- ARTIFICIAL TURF
- 6'H ORNAMENTAL METAL FENCE
- PHASE 1
- PHASE 2



PLANT SCHEDULE - GROUND LEVEL

CODE	TOTAL QTY	REQUIREMENT	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
LARGE AND MEDIUM STREET TREES									
CEL OCC	59	*1 tree per 30 LF of frontage.* E 17th St: 296 LF/30 = **10 Trees** N Lincoln St: 685 LF/30 = **23 Trees** 19th St: 253 LF/30 = **9 Trees** N Washington St: 516 LF/30 = **17 Trees**	11	*Celtis occidentalis*	Common Hackberry	B&B	2.5" cal	See Plan	Matching Heads
GLE SHA			11	*Gleditsia triacanthos 'Shademaster'*	Thornless Honeylocust	B&B	2.5" cal		Matching Heads
GYM ESP			11	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree	B&B	2.5" cal		Matching Heads
QUE BIC			11	*Quercus bicolor*	Swamp White Oak	B&B	2.5" cal		Matching Heads
QUE REG			5	*Quercus robur 'Fastigiata' x Q. bicolor 'Long'*	Regal Prince Oak	B&B	2.5" cal		Matching Heads
ULM NEW			10	*Ulmus 'New Horizon'*	New Horizon Elm	B&B	2.5" cal		Matching Heads
LARGE AND MEDIUM INTERIOR SHADE TREES									
AES FLA	52	*9 trees per acre* 5.71 ac x 9 = **52 Trees**	7	*Aesculus flava*	Yellow Buckeye	B&B	2.5" cal		
BET CUL			10	*Betula nigra 'Cully'*	Heritage River Birch	B&B	10' ht		Multi-stemmed, 3-5 canes
CAT SPE			10	*Catalpa speciosa*	Northern Catalpa	B&B	2.5" cal		
QUE IMB			9	*Quercus imbricaria*	Shingle Oak	B&B	2.5" cal		
QUE MUE			9	*Quercus muehlenbergii*	Chinkapin Oak	B&B	2.5" cal		
TAX DIS			7	*Taxodium distichum*	Bald Cypress	B&B	2.5" cal		
INTERIOR EVERGREEN TREES									
JUN VIR	18	*3 per acre* 5.71 ac x 3 = **18 trees**	18	*Juniperus virginiana*	Eastern Red Cedar	B&B	8' ht		
SMALL INTERIOR TREES									
AES PAV	18	3 per acre 5.71 ac x 3 = **18 trees**	6	*Aesculus pavia*	Red Buckeye				
AME LAE			3	*Amelanchier laevis*	Allegheny Serviceberry	B&B	8' ht		Multi-stemmed, 5-8 canes
CER CAN			5	*Cercis canadensis*	Eastern Redbud	B&B	2.5" cal		Multi-stemmed, 5-8 canes
HAL CAR			4	*Halesia carolina*	Carolina Silverbell	B&B	8' ht		Multi-stemmed, 5-8 canes
OVERALL NEW TREE TOTAL									
	147	max **29** in same genus *(no more than 20% of total)*							
SHRUBS									
ARO MEL	460	*27 per acre* 5.71 ac x 27 = **155 shrubs**	112	*Aronia melanocarpa*	Black Chokeberry	cont	24" ht	36" oc	
COR ISA			68	*Cornus sericea 'Isanti'*	Isanti Red-Osier Dogwood	cont	30" ht	42" oc	
HYD ABE			25	*Hydrangea arborescens 'Abetwo'*	Incrediball Smooth Hydrangea	cont	30" ht	42" oc	
ITE HEN			35	*Itea virginica 'Henry's Garnet'*	Henry's Garnet Virginia Sweetspire	cont	24" ht	48" oc	
ITE MOR			47	*Itea virginica 'Morton'*	Scarlet Beauty Sweetspire	cont	24" ht	36" oc	
RHU GRO			227	*Rhus aromatica 'Gro-low'*	Grow Low Sumac	cont	24" w	30" oc	
VIB CHR			27	*Viburnum dentatum 'Christom' BLUE MUFFIN*	Blue Muffin Arrowwood Viburnum	B&B/cont	36" ht	48' oc	
ORNAMENTAL GRASSES/PERENNIALS/GROUNDCOVER									
CAR ALB	573		191	*Carex albicans*	Oak Sedge	cont	#1	18" oc	
CAR PEN			191	*Carex pensylvanica*	Pennsylvania sedge	cont	#1	18" oc	
FRA VIR			191	*Fragaria virginica*	Wild Strawberry	cont	#1	18" oc	
SEED									
	75,790 sf			Black Beauty Fescue	seed		or approved equal	or approved equal	

L-106 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 10 20 30 40 50 60'

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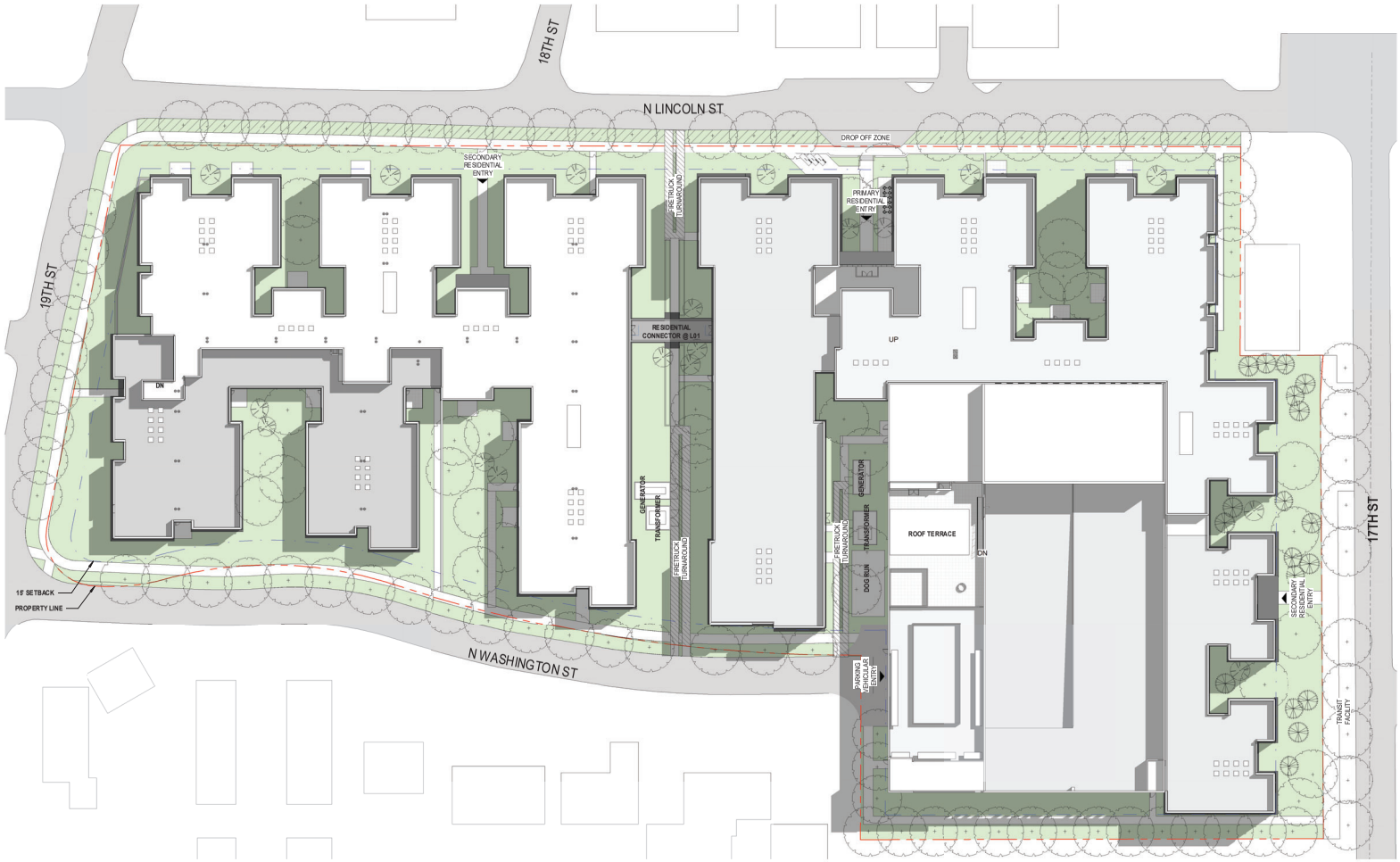
L-106
PLANNING COMMISSION
08.26.2024

LANDSCAPE PLAN
9762



ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

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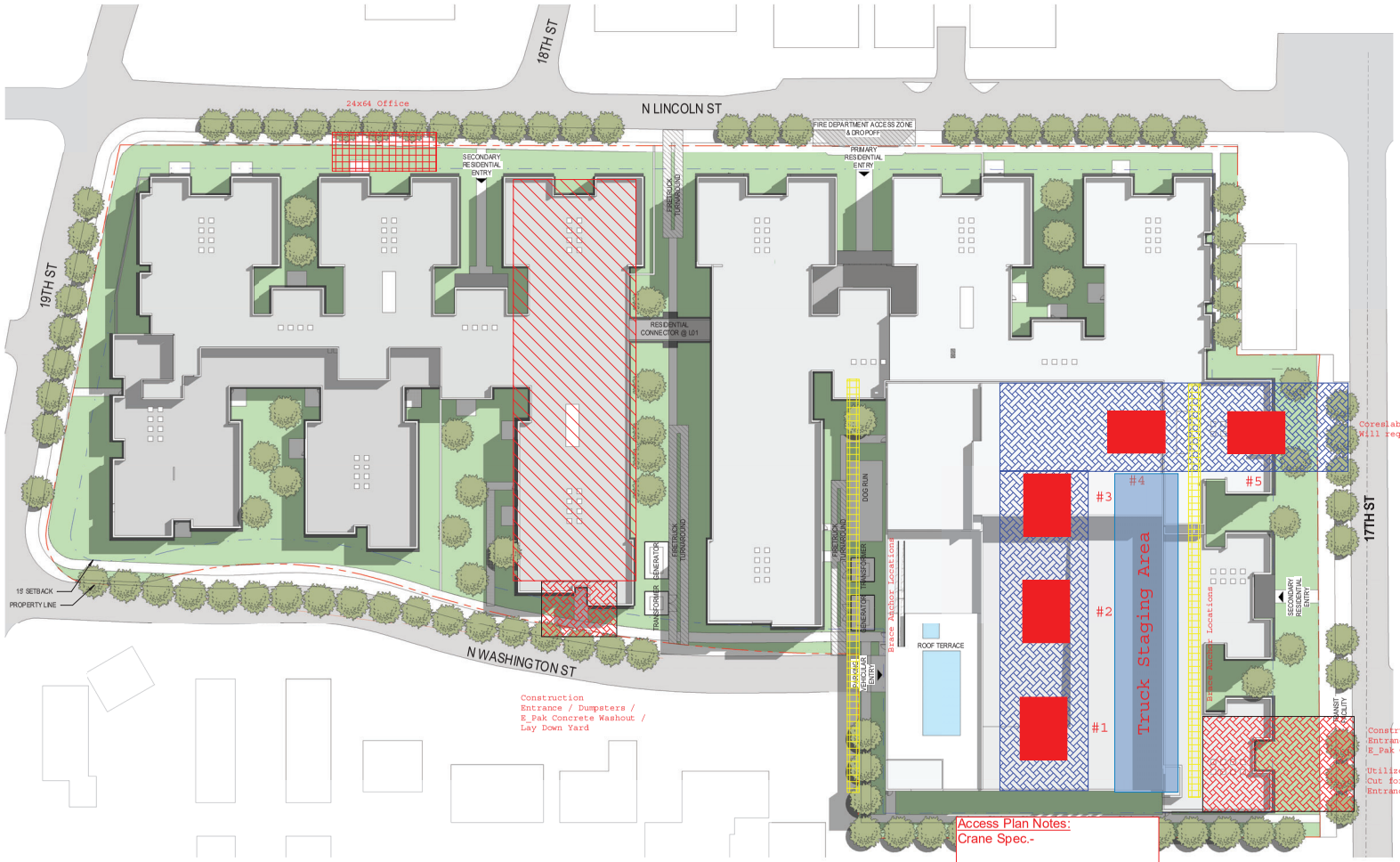
AS-1
PLANNING COMMISSION
08.26.2024

ARCHITECTURAL SITE PLAN
HUB AT BLOOMINGTON II 23-24103-00

Phase 1 Sequence 1

Garage Erection

5 Month Duration



ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

Access Plan Notes:
Crane Spec.-

Manitowoc 2250 -
300 Ton Crawler
Crane and truck paths to be provided by Others. Trucks need to get to within 40' of crane.
Need 5,500 psf bearing capacity underneath crane paths.
Crane can set precast at a 1% grade, can travel on a 4% grade.
Trucks can travel on a 5% grade.

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CP-01

PLANNING COMMISSION

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CONSTRUCTION PLAN
PHASE 1 SEQUENCE 1

Phase I Sequence II

16 Month Duration

ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

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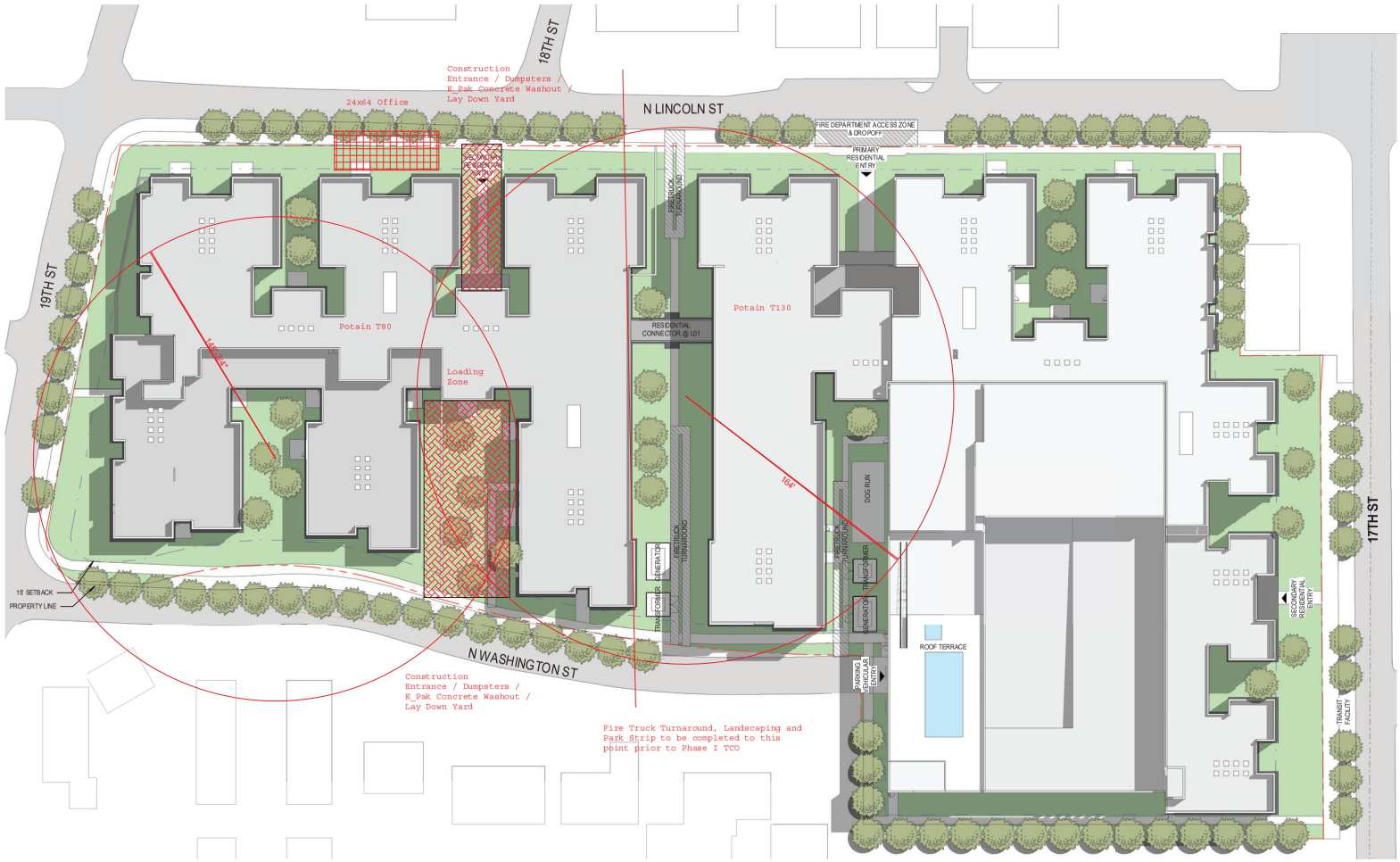
CP-02	CONSTRUCTION PLAN PHASE 1 SEQUENCE 2		THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT PENDING FURTHER VERIFICATION AND CLIENT, TENANT AND GOVERNMENT AGENCY APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED OF THE ARCHITECT.
PLANNING COMMISSION 08.26.2024	HUB AT BLOOMINGTON II	23-24103-00	NOT FOR CONSTRUCTION

Phase II Sequence I

16 Month Duration



ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

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CP-03

PLANNING COMMISSION

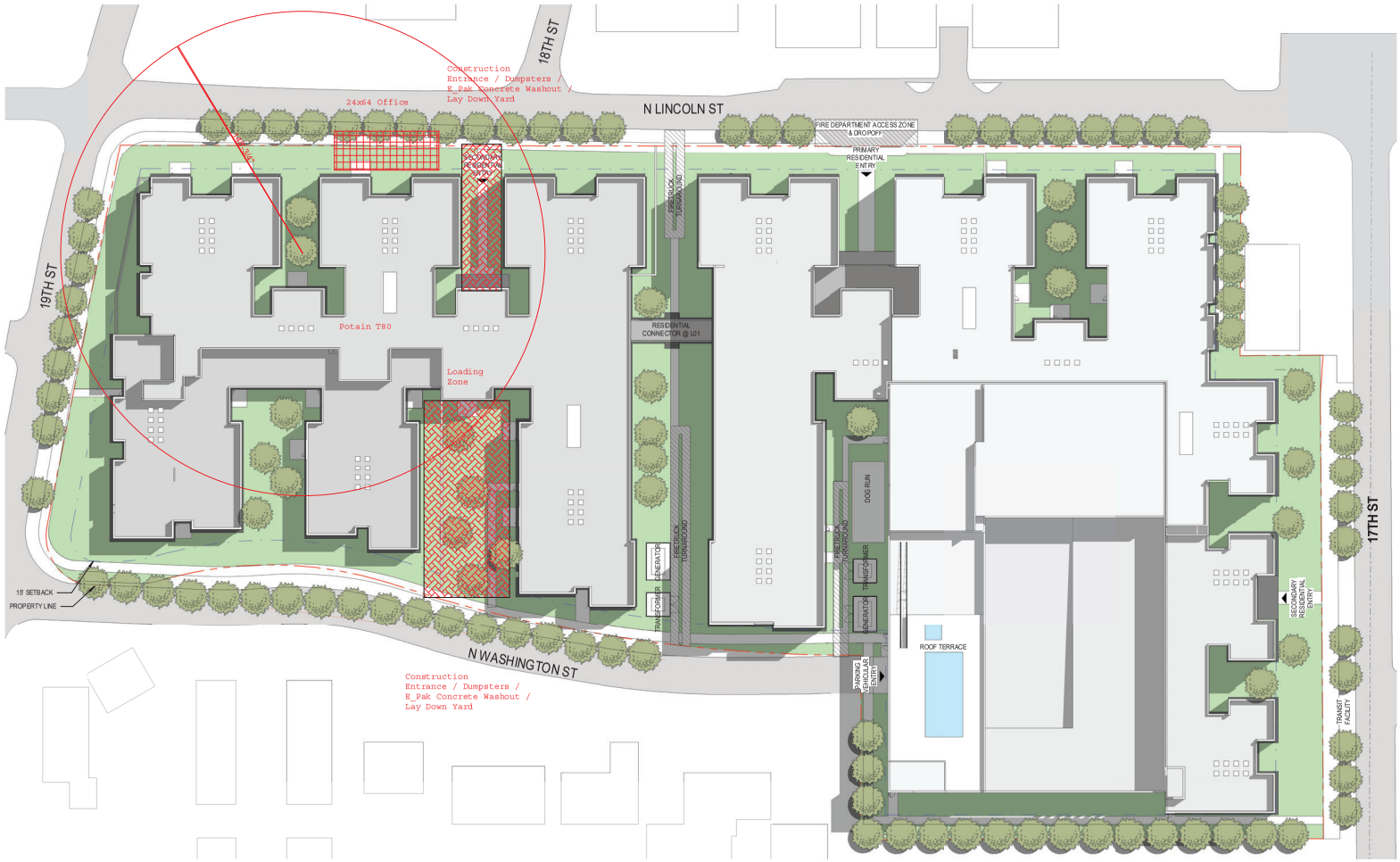
08.26.2024

CONSTRUCTION PLAN PHASE 2 SEQUENCE 1

HUB AT BLOOMINGTON II 23-24103-00

Phase II Sequence II

16 Month Duration



ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

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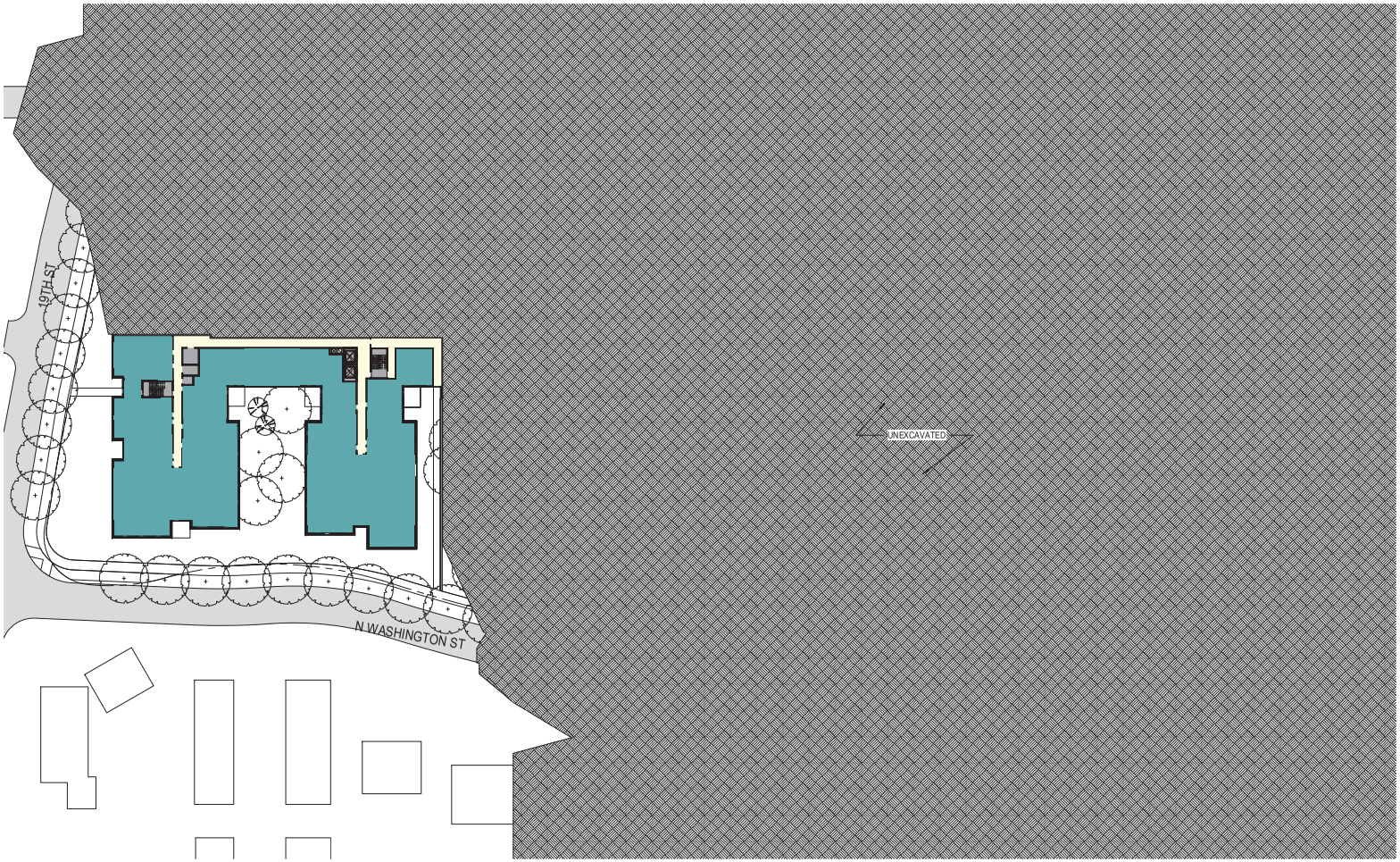
CP-04

PLANNING COMMISSION

08.26.2024

CONSTRUCTION PLAN PHASE 2 SEQUENCE 2

HUB AT BLOOMINGTON II 23-24103-00



LOWER LEVEL 02
SCALE: 1/32" = 1'-0"

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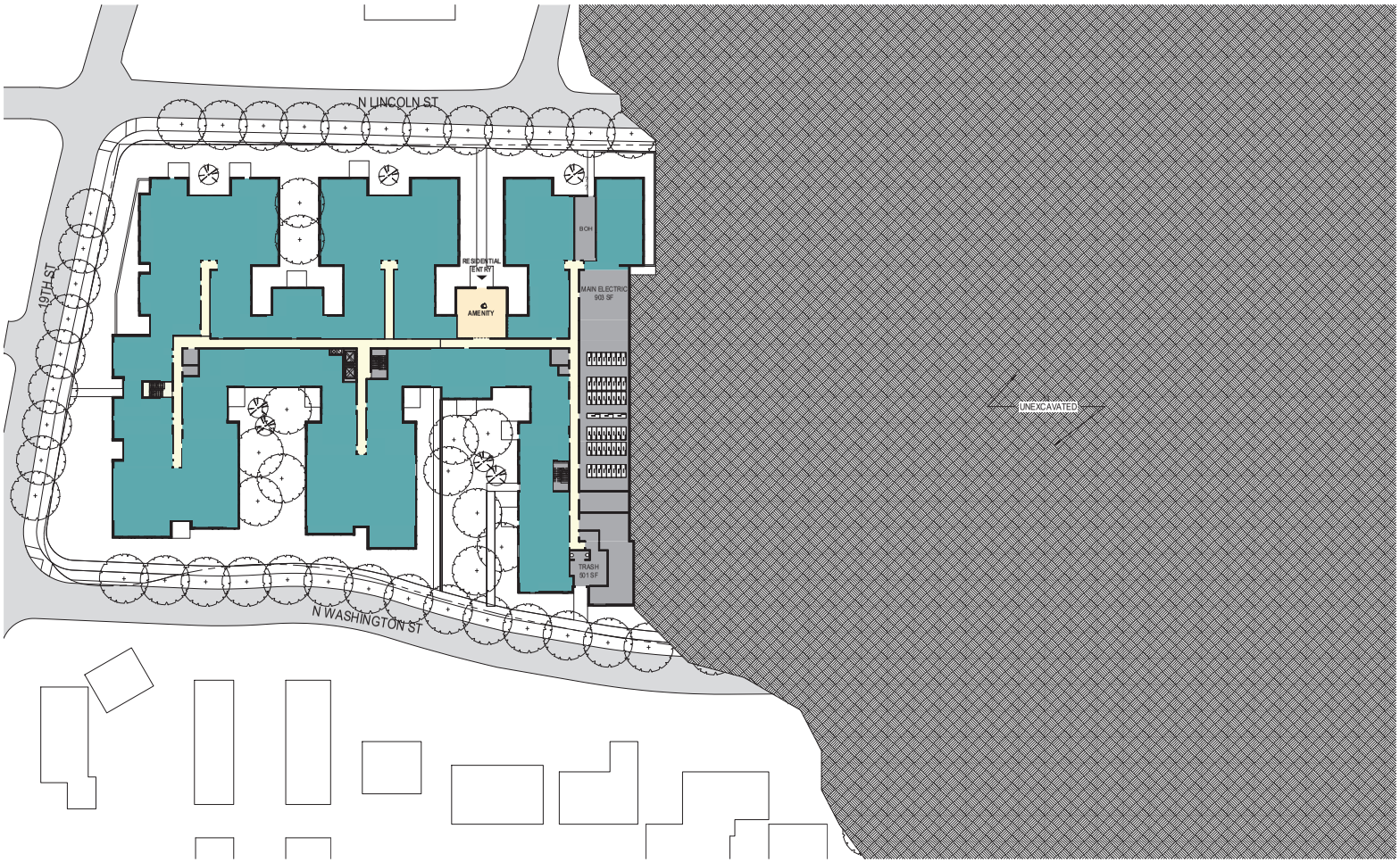
A1-LL2
PLANNING COMMISSION
08.26.2024

LOWER LEVEL 2
HUB AT BLOOMINGTON II 23-24103-00



LOWER LEVEL 01
SCALE: 1/32" = 1'-0"

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A1-LL1	**LOWER LEVEL 1**	THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT PENDING FURTHER VERIFICATION AND CLIENT, TENANT AND GOVERNMENT AGENCY APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED OF THE ARCHITECT.
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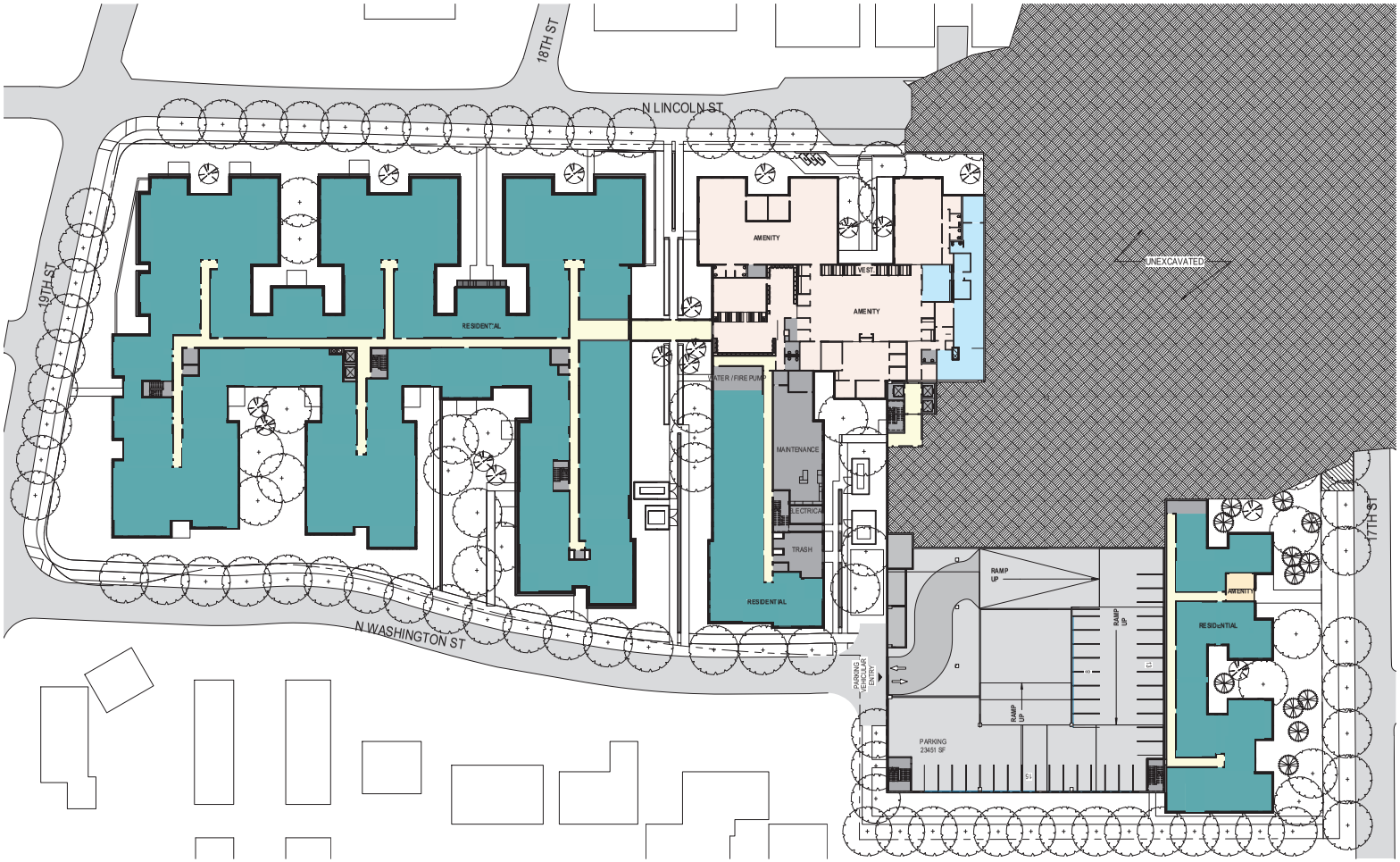

LEVEL 01
SCALE: 1/32" = 1'-0"

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A1-1
PLANNING COMMISSION
08.26.2024

LEVEL 1
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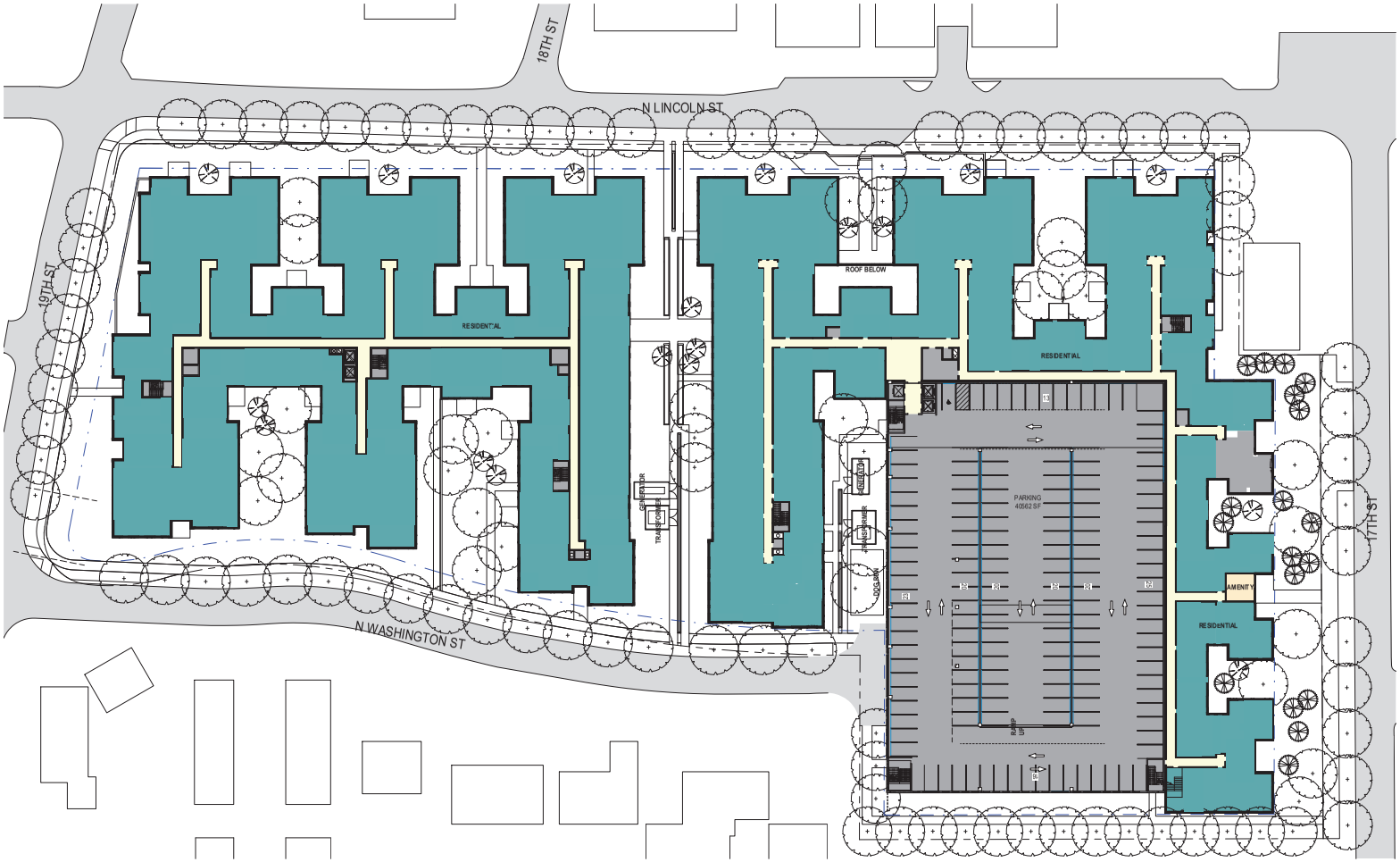
23-24103-00



LEVEL 02
SCALE: 1/32" = 1'-0"

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A1-2	LEVEL 2	THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT PENDING FURTHER VERIFICATION AND CLIENT, TENANT AND GOVERNMENT AGENCY APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED OF THE ARCHITECT.
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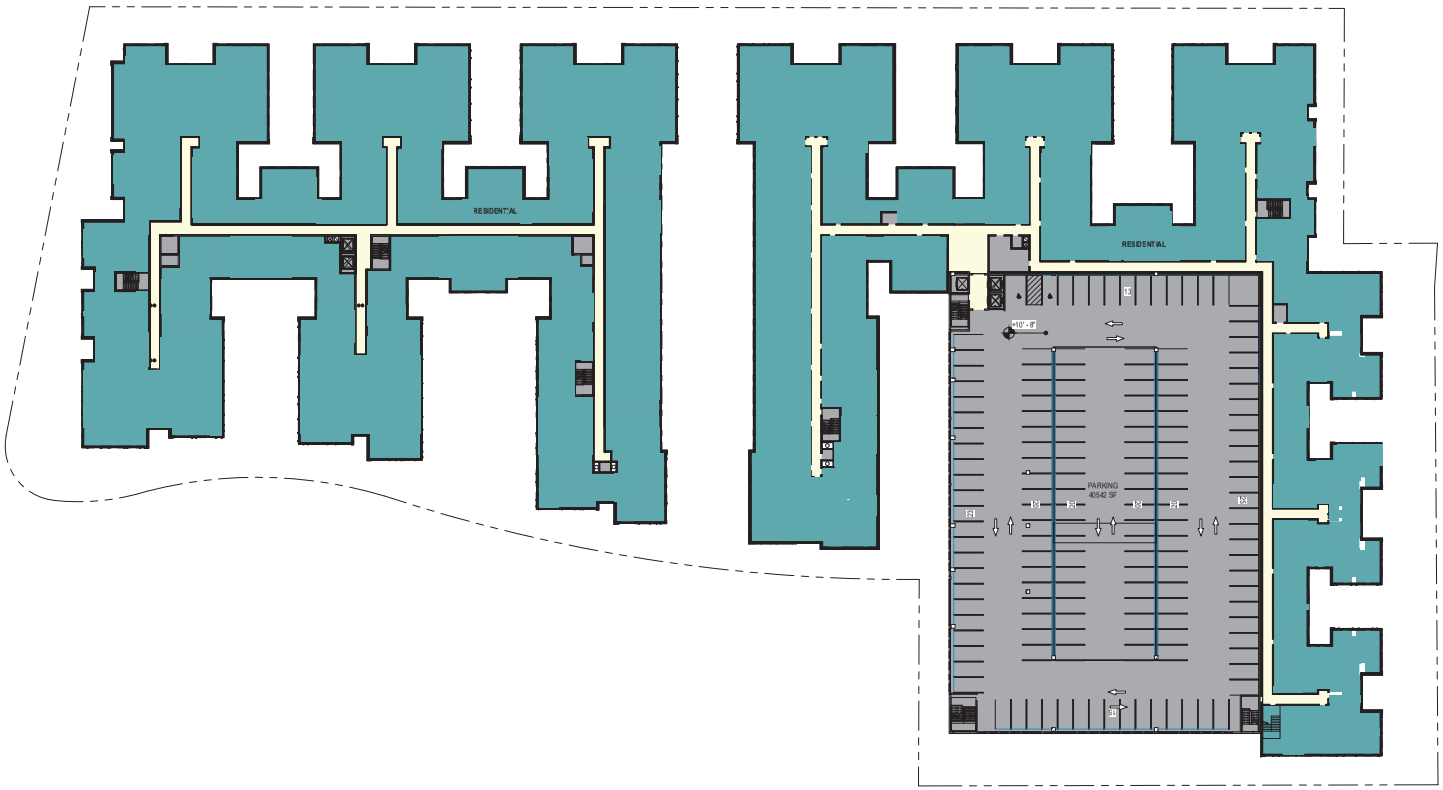
08.26.2024		



LEVEL 03
SCALE: 1/32" = 1'-0"

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A1-3	LEVEL 3		THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT PENDING FURTHER VERIFICATION AND CLIENT, TENANT AND GOVERNMENT AGENCY APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED OF THE ARCHITECT.
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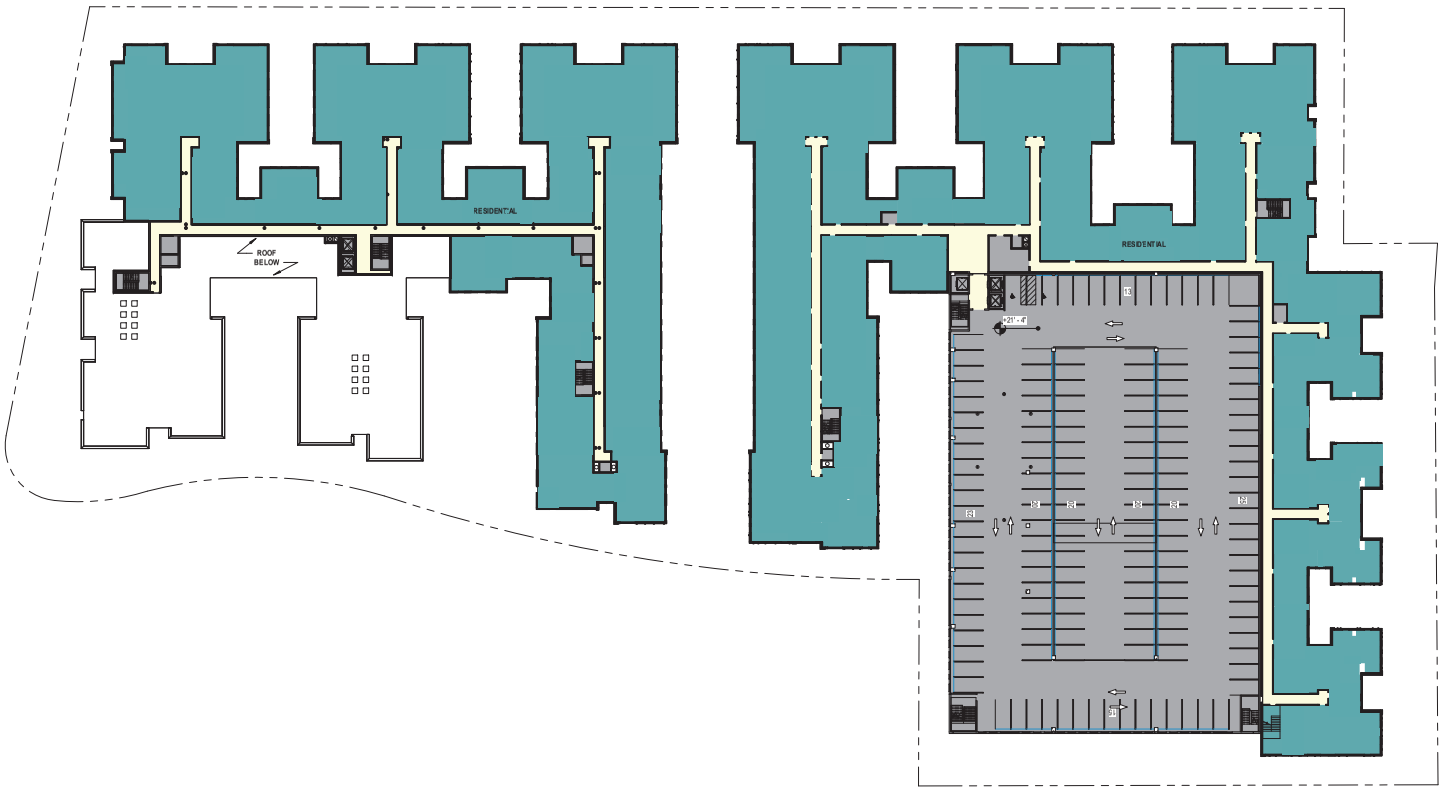
08.26.2024			



LEVEL 04
SCALE: 1/32" = 1'-0"

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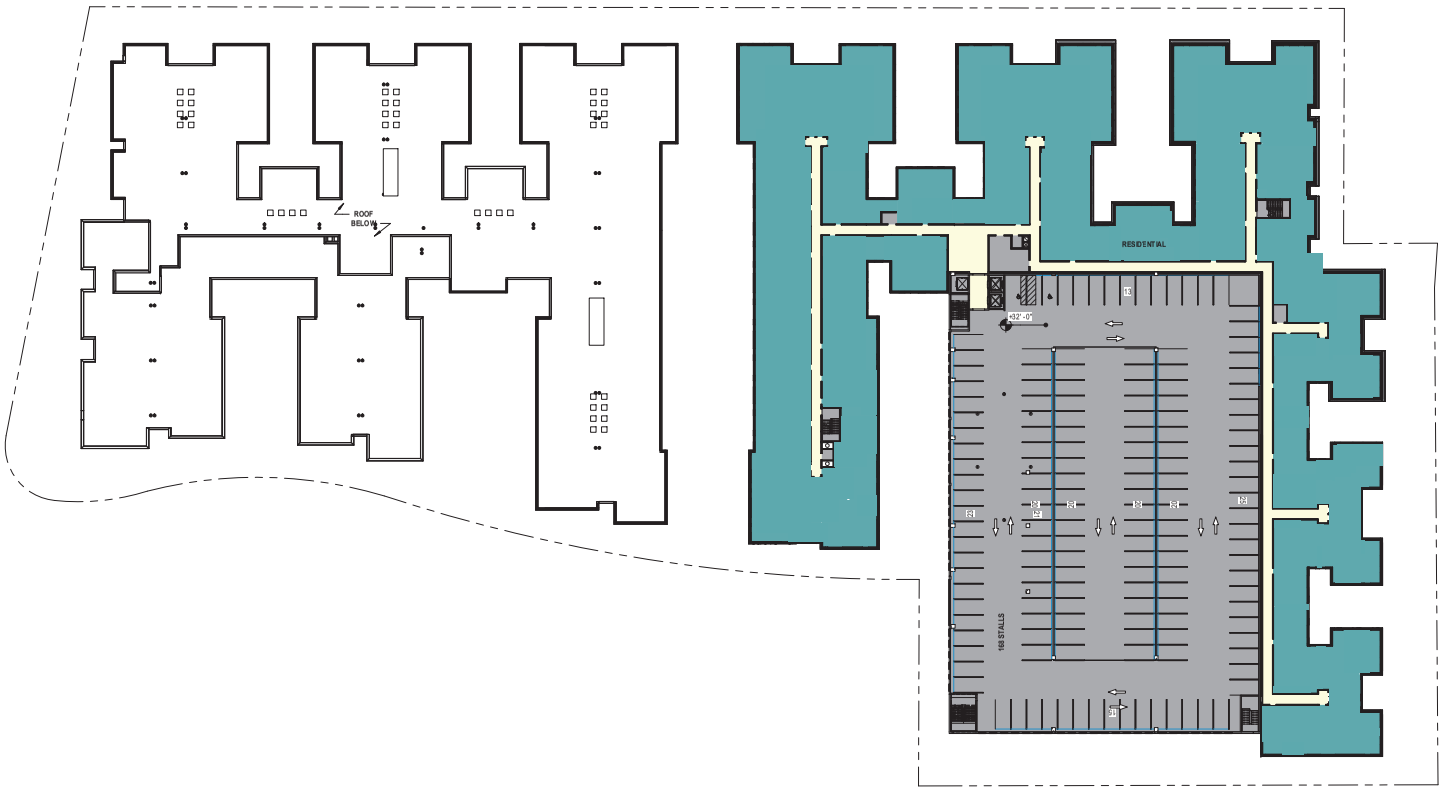
A1-4	LEVEL 4		THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT PENDING FURTHER VERIFICATION AND CLIENT, TENANT AND GOVERNMENT AGENCY APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED OF THE ARCHITECT.
PLANNING COMMISSION	HUB AT BLOOMINGTON II	23-24103-00	NOT FOR CONSTRUCTION
08.26.2024			



LEVEL 05
SCALE: 1/32" = 1'-0"

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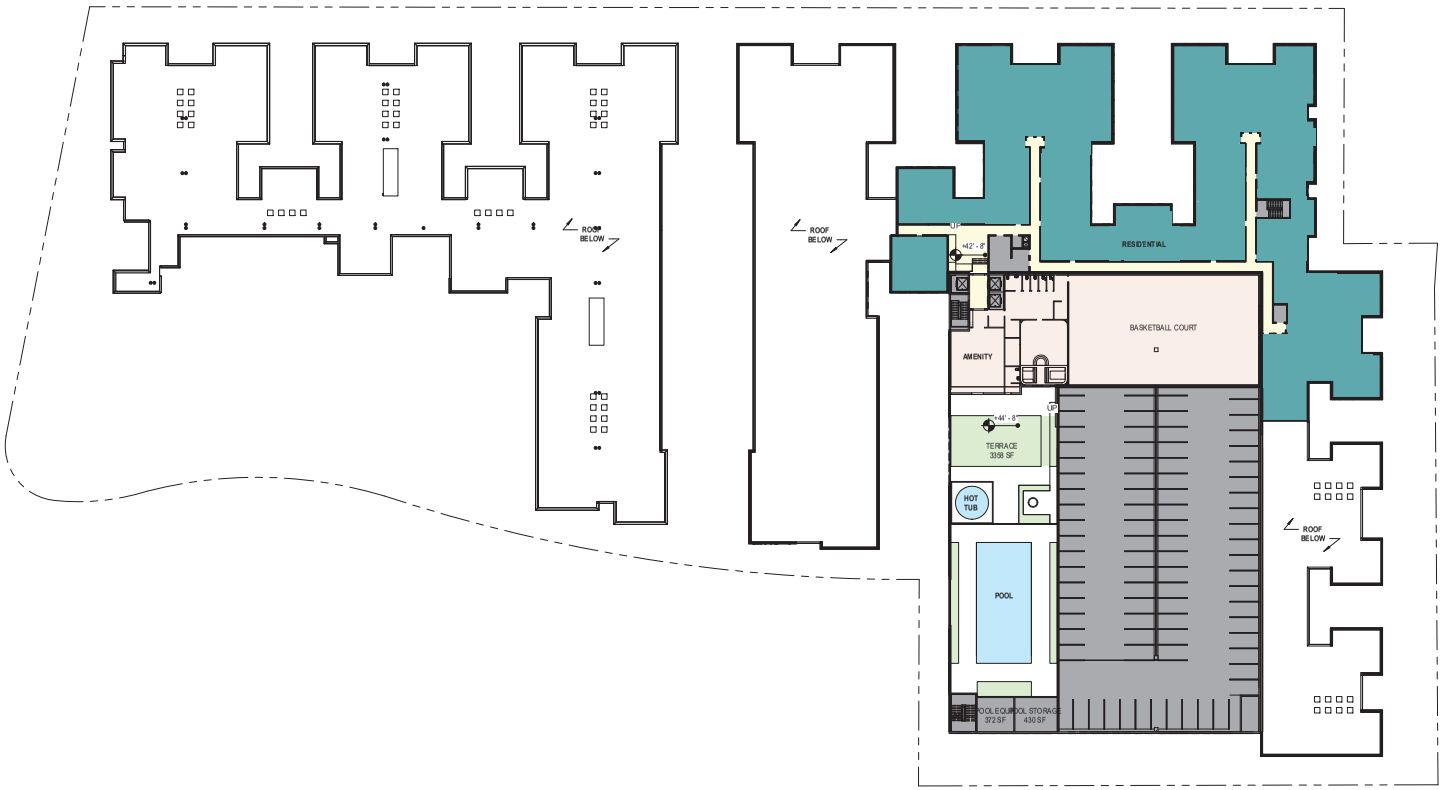
A1-5
PLANNING COMMISSION
08.26.2024

LEVEL 5
HUB AT BLOOMINGTON II
23-24103-00



LEVEL 06
SCALE: 1/32" = 1'-0"

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A1-6	**LEVEL 6**	THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENT PENDING FURTHER VERIFICATION AND CLIENT, TENANT AND GOVERNMENT AGENCY APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED OF THE ARCHITECT.
PLANNING COMMISSION	HUB AT BLOOMINGTON II	NOT FOR CONSTRUCTION
08.26.2024	23-24103-00	

EXTERIOR MATERIALS	
BR-01	MASONRY
MTL-01	METAL PANEL SYSTEM
PC-01	PRECAST CONCRETE
PL-01	CEMENTITIOUS CLADDING, WOOD LOOK
PL-02	CEMENTITIOUS CLADDING, LIGHT GRAY
PL-03	CEMENTITIOUS CLADDING, DARK GRAY

1 A2-1 OVERALL BUILDING ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

2 A2-1 OVERALL BUILDING ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

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A2-1
PLANNING COMMISSION
08.26.2024

BUILDING ELEVATIONS

HUB AT BLOOMINGTON II 23-24103-00

EXTERIOR MATERIALS	
BR-01	MASONRY
MTL-01	METAL PANEL SYSTEM
PC-01	PRECAST CONCRETE
PL-01	CEMENTITIOUS CLADDING, WOOD LOOK
PL-02	CEMENTITIOUS CLADDING, LIGHT GRAY
PL-03	CEMENTITIOUS CLADDING, DARK GRAY

1 A2-2 OVERALL BUILDING ELEVATION - EAST (SOUTH BUILDING)
SCALE: 1/16" = 1'-0"

2 A2-2 OVERALL BUILDING ELEVATION - EAST (NORTH BUILDING)
SCALE: 1/16" = 1'-0"

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A2-2
PLANNING COMMISSION
08.26.2024

BUILDING ELEVATIONS

HUB AT BLOOMINGTON II 23-24103-00

EXTERIOR MATERIALS	
BR-01	MASONRY
MTL-01	METAL PANEL SYSTEM
PC-01	PRECAST CONCRETE
PL-01	CEMENTITIOUS CLADDING, WOOD LOOK
PL-02	CEMENTITIOUS CLADDING, LIGHT GRAY
PL-03	CEMENTITIOUS CLADDING, DARK GRAY

2 / A2-3 OVERALL BUILDING ELEVATION - WEST (SOUTH BUILDING)
SCALE: 1/16" = 1'-0"

1 / A2-3 OVERALL BUILDING ELEVATION - WEST (NORTH BUILDING)
SCALE: 1/16" = 1'-0"

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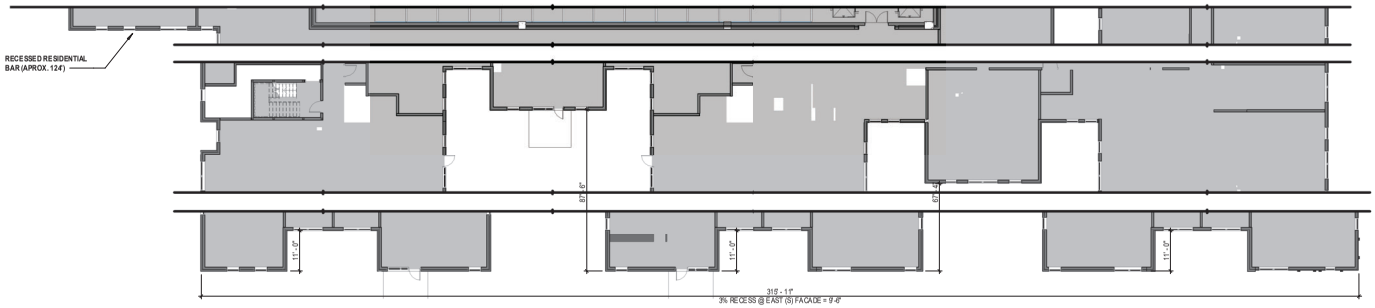
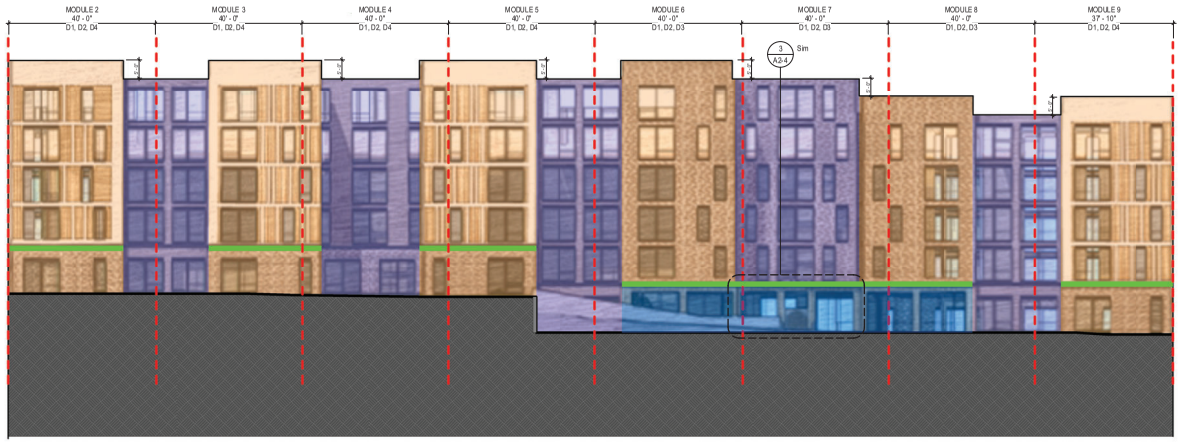
A2-3
PLANNING COMMISSION
08.26.2024

BUILDING ELEVATIONS

HUB AT BLOOMINGTON II 23-24103-00



2 / A2-4 OVERALL FLOOR PLAN -EAST (S BUILDING) - LEVEL 02
SCALE: 1/16" = 1'-0"



1 / A2-4 ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - EAST (SOUTH BUILDING)
SCALE: 1/16" = 1'-0"

D. EXTERIOR FACADES
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

- D1 — *Awning or Canopy* — **Canopies provided no more than 40' apart around street facades.**
- D2 — *Change in Building Facade height (minimum of 5 feet of difference)* — **5'-0" change in facade provided no more than 40'- 0" apart**
- D3 — *A regular pattern of transparent glass constituting a minimum of 50% of the total wall facade area of the first-floor facade/elevation facing a street* — **A minimum of 50% glass is provided at the main entry only**
- D4 — *Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade* — **3% recesses are provided in accordance to each building width**

E. PATTERNS
All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- E1 — *Facades shall consist of at least one primary and one secondary color* — **Multiple colors provided**
- E2 — *At least one of these elements, either texture or color, shall repeat horizontally across the facade* — **Textures and colors repeat around all facades**
- E3 — *Variations in texture and color elements shall repeat vertically a minimum of every 30 feet* — **Textures and colors repeat vertically 30' - 0"**

F. EAVES AND ROOFS
Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.

Not Applicable

G. 360 DEGREE ARCHITECTURE
Those sides of a building that are not visible from the street frontage shall have a finished facade that is similar to the visible facades in terms of materials and architectural detailing.

All sides of the building have consistent materials and finish

IMPORTANT DEFINITIONS

MATERIAL, PRIMARY
An exterior finish material that covers more than 20% of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

MATERIAL, SECONDARY
An exterior finish material that covers 20% or less of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

H. PRIMARY PEDESTRIAN ENTRY

- H1 — *One primary pedestrian entrance shall be provided for every facade facing a street.* — **Entries are provided on each street facing facade**
- H2 — *On corner or through lots, the facade facing the higher classified street shall have the primary pedestrian entrance. For purposes of this section, I-69 shall not be used as the higher classified street.* — **Primary entrance is located on North Lincoln Street facade**
- H3: *The pedestrian entrance shall contain at least three of the following architectural details:*
  - H3.1 — *Pilasters of facade modules* — **Facade module included to frame entrance**
  - H3.2 — *Public Art Display* — **Public art included with sculptures and murals**
  - H3.3 — *Prominent building address, building name, and lighting* — **Building name, address and lighting provided at each entry**
  - H3.4 — *Raised cornice/entryway parapet or recessed/framed sheltered element of at least 3 feet in depth* — **Protected overhangs at entry way**
  - H3.5 — *Buttress and arched entry* — **Not Applicable**

I. WINDOWS ON PRIMARY FACADES
All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

All windows are transparent without dark tinting or reflective glass.

K. STREET ADDRESSES

- K1 — *Street address displays shall consist of Arabic numerals (e.g. 1, 2, 3...) no less than 8" in height. For multifamily uses, the address display shall a minimum of five inches and a maximum of 10" in height.* — **Street address complies**
- K2 — *Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.* — **Street address is located above all entrances**
- K3 — *All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials and shall be clearly visible and identifiable from the street* — **Street address complies**

DESIGN GUIDELINES LEGEND

- D1 — CANOPY
- D2 — 5'-0" STEP IN BUILDING MASSING
- D3 — 50% OF MODULE GLASS
- D4 — 3% RECESS OF OVERALL FACADE

16. VEHICLE PARKING GARAGE
A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
B. In all districts, if exterior facades of a parking garage structure are not covered with residential or commercial spaces, then the following design elements shall all be included:

- 16.A — *A. Exterior facades shall utilize a punched-out window design with a minimum of 2' solid space between openings and defined lentils and sills that utilize different finishing material then adjacent facade.* — **Punched openings provided with 2' spacing between**
- 16.B — *B. The building shall be designed so that the presence of parked vehicles is not visible.* — **Parked vehicles are not visible from exterior**
- 16.C — *C. A minimum of one pedestrian entrance with required entrance detailing is required per street frontage.* — **A pedestrian entance is provided at each street frontage**
- 16.D — *D. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements* — **Public art on street facing facades**

3 / A2-4 EAST ELEVATION - MAIN ENTRY
SCALE: 1/4" = 1'-0"

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A2-4
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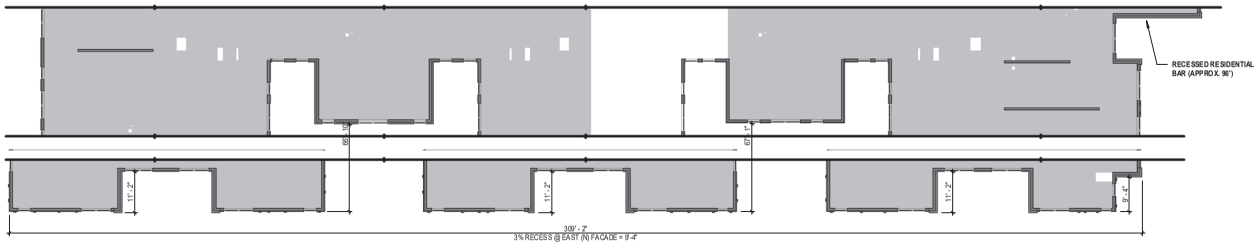
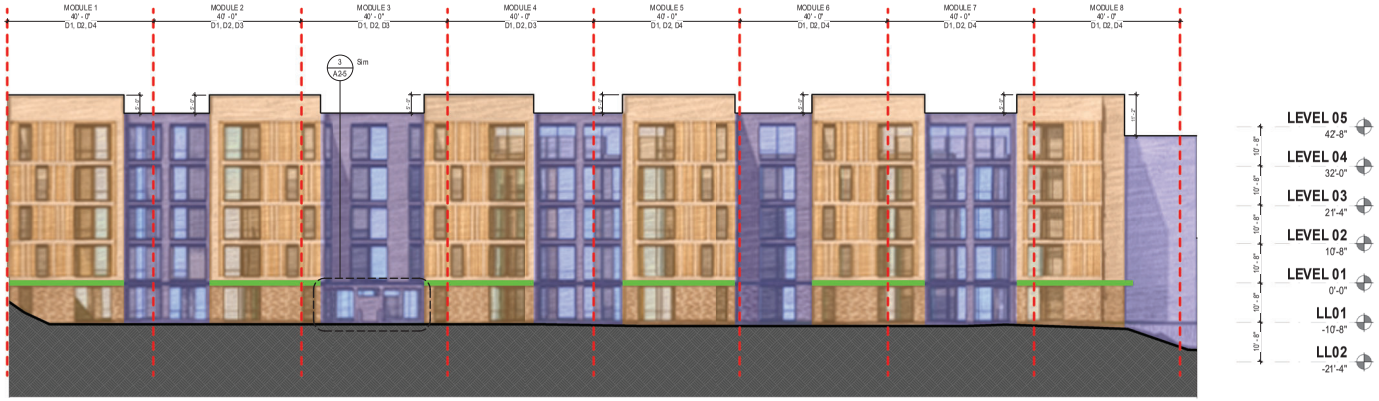
ARCH STANDARDS DIAGRAM

HUB AT BLOOMINGTON II
23-24103-00



2 / A2-5 OVERALL FLOOR PLAN -EAST (N BUILDING) - LL01

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



1 / A2-5 ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - EAST (NORTH BUILDING)

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

D. EXTERIOR FACADES

All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

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  Canopies provided no more than 40' apart around street facades.
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  5'-0" change in facade provided no more than 40'- 0" apart
- D3 — *A regular pattern of transparent glass constuting a minimum of 50% of the total wall/facade area of the first-floor facade/elevation facing a street*
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  Textures and colors repeat vertically 30'- 0"

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IMPORTANT DEFINITIONS

MATERIAL, PRIMARY

An exterior finish material that covers more than 20% of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

MATERIAL, SECONDARY

An exterior finish material that covers 20% or less of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

H. PRIMARY PEDESTRIAN ENTRY

- H1 — *One primary pedestrian entrance shall be provided for every facade facing a street.*
  Entries are provided on each street facing facade
- H2 — *On corner or through lots, the facade facing the higher classified street shall have the primary pedestrian entrance. For purposes of this section, I-69 shall not be used as the higher classified street.*
  Primary entrance is located on North Lincoln Street facade
- H3: *The pedestrian entrance shall contain at least three of the following architectural details:*
  - H3.1 — *Pilasters of facade modules*
    Facade module included to frame entrance
  - H3.2 — *Public Art Display*
    Public art included with sculptures and murals
  - H3.3 — *Prominent building address, building name, and lighting*
    Building name, address and lighting provided at each entry
  - H3.4 — *Raised cornice/ entryway parapet or recessed/framed sheltered element of at least 3 feet in depth*
    Protected overhangs at entry way
  - H3.5 — *Buttress and arched entry*
    Not Applicable

I. WINDOWS ON PRIMARY FACADES

All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

All windows are transparent without dark tinting or reflective glass.

K. STREET ADDRESSES

- K1 — *Street address displays shall consist of Arabic numberals (e.g. 1,2,3...) no less than 8" in height. For multifamily uses, the address display shall a minimum of five inches and a maximum of 10" in height.*
  Street address complies
- K2 — *Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.*
  Street address is located above all entrances
- K3 — *All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials and shall be clearly visible and identifiable from the street*
  Street address complies

DESIGN GUIDELINES LEGEND

- D1 — CANOPY
- D2 — 5'-0" STEP IN BUILDING MASSING
- D3 — 50% OF MODULE GLASS
- D4 — 3% RECESS OF OVERALL FACADE

16. VEHICLE PARKING GARAGE

A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
B. In all districts, if exterior facades of a parking garage structure are not covered with residential or commercial spaces, then the following design elements shall all be included:

- 16.A — *A. Exterior facades shall utilize a punched-out window design with a minimum of 2' solid space between openings and defined lentils and sills that utilize different finishing material then adjacent facade.*
  Punched openings provided with 2' spacing between
- 16.B — *B. The building shall be designed so that the presence of parked vehicles is not visible.*
  Parked vehicles are not visible from exterior
- 16.C — *C. A minimum of one pedestrian entrance with required entrance detailing is required per street frontage.*
  A pedestrian entance is provided at each street frontage
- 16.D — *D. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements*
  Public art on street facing facades

GLASS AREA PER MODULE - MAIN ENTRY

MODULE	2	3	4
TOTAL WALL AREA (SF)	296	477	284
TOTAL GLASS AREA (SF)	268	328	240
PERCENTAGE OF GLASS	90%	69%	85%

3 / A2-5 EAST ELEVATION - NORTH BLDG MAIN ENTRY

SCALE: 1/4" = 1'-0"

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A2-5

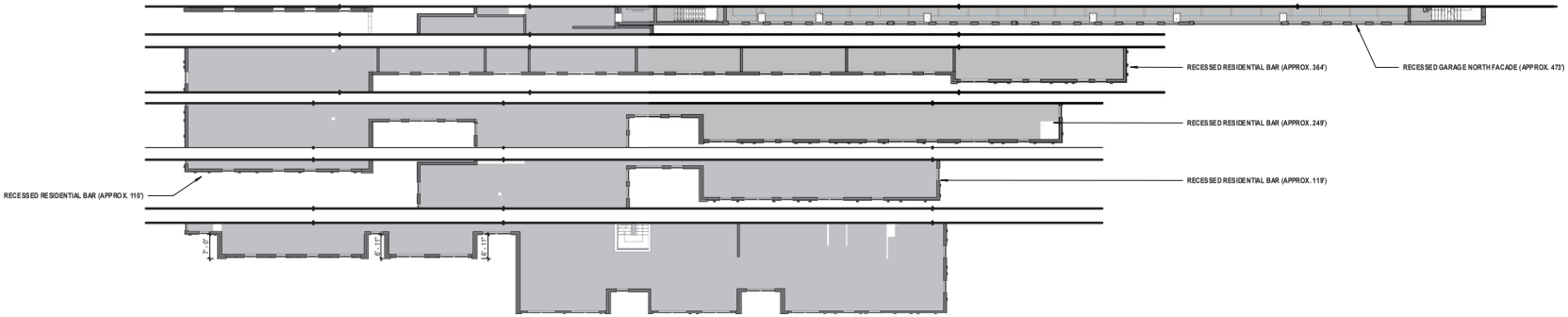
PLANNING COMMISSION

08.26.2024

ARCH STANDARDS DIAGRAM

HUB AT BLOOMINGTON II

23-24103-00



2 / A2-6 OVERALL FLOOR PLAN - NORTH - LL02
SCALE: 1/16" = 1'-0"

1 / A2-6 ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

D. EXTERIOR FACADES
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

- D1 — *Awning or Canopy*
  Canopies provided no more than 40' apart around street facades.
- D2 — *Change in Building Facade height (minimum of 5 feet of difference)*
  5'-0" change in facade provided no more than 40'- 0" apart
- D3 — *A regular pattern of transparent glass constituting a minimum of 50% of the total wall facade area of the first-floor facade/elevation facing a street*
  A minimum of 50% glass is provided at the main entry only
- D4 — *Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade*
  3% recesses are provided in accordance to each building width

E. PATTERNS
All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- E1 — *Facades shall consist of at least one primary and one secondary color*
  Multiple colors provided
- E2 — *At least one of these elements, either texture or color, shall repeat horizontally across the facade*
  Textures and colors repeat around all facades
- E3 — *Variations in texture and color elements shall repeat vertically a minimum of every 30 feet*
  Textures and colors repeat vertically 30' - 0"

F. EAVES AND ROOFS
Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.

Not Applicable

G. 360 DEGREE ARCHITECTURE
Those sides of a building that are not visible from the street frontage shall have a finished facade that is similar to the visible facades in terms of materials and architectural detailing.

All sides of the building have consistent materials and finish

IMPORTANT DEFINITIONS

MATERIAL, PRIMARY
An exterior finish material that covers more than 20% of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

MATERIAL, SECONDARY
An exterior finish material that covers 20% or less of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

H. PRIMARY PEDESTRIAN ENTRY

- H1 — *One primary pedestrian entrance shall be provided for every facade facing a street.*
  Entries are provided on each street facing facade
- H2 — *On corner or through lots, the facade facing the higher classified street shall have the primary pedestrian entrance. For purposes of this section, I-69 shall not be used as the higher classified street.*
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- H3: *The pedestrian entrance shall contain at least three of the following architectural details:*
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    Facade module included to frame entrance
  - H3.2 — *Public Art Display*
    Public art included with sculptures and murals
  - H3.3 — *Prominent building address, building name, and lighting*
    Building name, address and lighting provided at each entry
  - H3.4 — *Raised cornice/entryway parapet or recessed/framed sheltered element of at least 3 feet in depth*
    Protected overhangs at entry way
  - H3.5 — *Buttress and arched entry*
    Not Applicable

I. WINDOWS ON PRIMARY FACADES
All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

All windows are transparent without dark tinting or reflective glass.

K. STREET ADDRESSES

- K1 — *Street address displays shall consist of Arabic numerals (e.g. 1, 2, 3...) no less than 8" in height. For multifamily uses, the address display shall a minimum of five inches and a maximum of 10" in height.*
  Street address complies
- K2 — *Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.*
  Street address is located above all entrances
- K3 — *All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials and shall be clearly visible and identifiable from the street*
  Street address complies

DESIGN GUIDELINES LEGEND

- D1 — CANOPY
- D2 — 5'-0" STEP IN BUILDING MASSING
- D3 — 50% OF MODULE GLASS
- D4 — 3% RECESS OF OVERALL FACADE

16. VEHICLE PARKING GARAGE
A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
B. In all districts, if exterior facades of a parking garage structure are not covered with residential or commercial spaces, then the following design elements shall all be included:

- 16.A — *A. Exterior facades shall utilize a punched-out window design with a minimum of 2' solid space between openings and defined lentils and sills that utilize different finishing material then adjacent facade.*
  Punched openings provided with 2' spacing between
- 16.B — *B. The building shall be designed so that the presence of parked vehicles is not visible.*
  Parked vehicles are not visible from exterior
- 16.C — *C. A minimum of one pedestrian entrance with required entrance detailing is required per street frontage.*
  A pedestrian entance is provided at each street frontage
- 16.D — *D. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements*
  Public art on street facing facades

3 / A3-6 NORTH ELEVATION - 19TH ST. ENTRY
SCALE: 1/4" = 1'-0"

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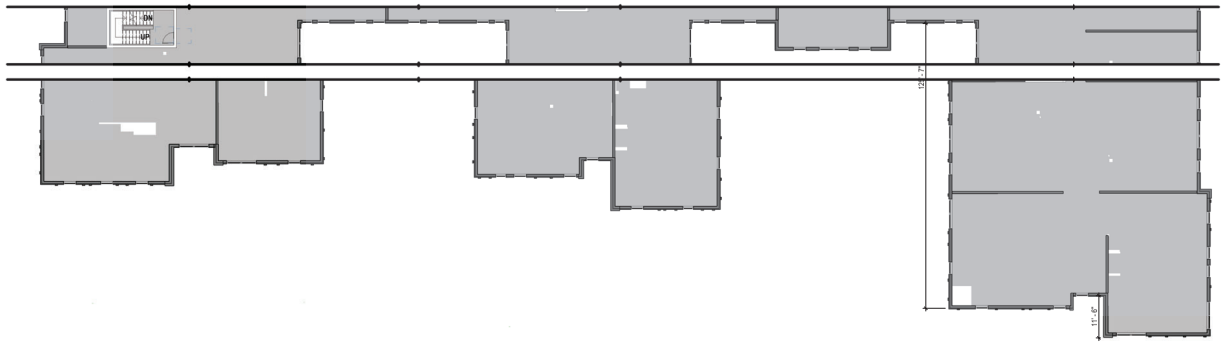
A2-6
PLANNING COMMISSION
08.26.2024

ARCH STANDARDS DIAGRAM

HUB AT BLOOMINGTON II
23-24103-00



2 A2-7 OVERALL FLOOR PLAN - WEST (N) - LL01
SCALE: 1/16" = 1'-0"

1 A2-7 ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - WEST (NORTH BUILDING)
SCALE: 1/16" = 1'-0"

D. EXTERIOR FACADES
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

- D1 — *Awning or Canopy*
  Canopies provided no more than 40' apart around street facades.
- D2 — *Change in Building Facade height (minimum of 5 feet of difference)*
  5'-0" change in facade provided no more than 40'- 0" apart
- D3 — *A regular pattern of transparent glass constituting a minimum of 50% of the total wall facade area of the first floor facade/elevation facing a street*
  A minimum of 50% glass is provided at the main entry only
- D4 — *Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade*
  3% recesses are provided in accordance to each building width

E. PATTERNS
All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- E1 — *Facades shall consist of at least one primary and one secondary color*
  Multiple colors provided
- E2 — *At least one of these elements, either texture or color, shall repeat horizontally across the facade*
  Textures and colors repeat around all facades
- E3 — *Variations in texture and color elements shall repeat vertically a minimum of every 30 feet*
  Textures and colors repeat vertically 30' - 0"

F. EAVES AND ROOFS
Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.

Not Applicable

G. 360 DEGREE ARCHITECTURE
Those sides of a building that are not visible from the street frontage shall have a finished facade that is similar to the visible facades in terms of materials and architectural detailing.

All sides of the building have consistent materials and finish

IMPORTANT DEFINITIONS

MATERIAL, PRIMARY
An exterior finish material that covers more than 20% of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

MATERIAL, SECONDARY
An exterior finish material that covers 20% or less of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

H. PRIMARY PEDESTRIAN ENTRY

- H1 — *One primary pedestrian entrance shall be provided for every facade facing a street.*
  Entries are provided on each street facing facade
- H2 — *On corner or through lots, the facade facing the higher classified street shall have the primary pedestrian entrance. For purposes of this section, I-65 shall not be used as the higher classified street.*
  Primary entrance is located on North Lincoln Street facade

H3: *The pedestrian entrance shall contain at least three of the following architectural details:*

- H3.1 — *Pilasters of facade modules*
  Facade module included to frame entrance
- H3.2 — *Public Art Display*
  Public art included with sculptures and murals
- H3.3 — *Prominent building address, building name, and lighting*
  Building name, address and lighting provided at each entry
- H3.4 — *Raised cornice/entryway parapet or recessed/framed sheltered element of at least 3 feet in depth*
  Protected overhangs at entry way
- H3.5 — *Buttress and arched entry*
  Not Applicable

I. WINDOWS ON PRIMARY FACADES
All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

All windows are transparent without dark tinting or reflective glass.

K. STREET ADDRESSES

- K1 — *Street address displays shall consist of Arabic numerals (e.g. 1, 2, 3...) no less than 8" in height. For multifamily uses, the address display shall a minimum of five inches and a maximum of 10" in height.*
  Street address complies
- K2 — *Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.*
  Street address is located above all entrances
- K3 — *All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials and shall be clearly visible and identifiable from the street*
  Street address complies

DESIGN GUIDELINES LEGEND

- D1 — CANOPY
- D2 — 5'-0" STEP IN BUILDING MASSING
- D3 — 50% OF MODULE GLASS
- D4 — 3% RECESS OF OVERALL FACADE

16. VEHICLE PARKING GARAGE
A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
B. In all districts, if exterior facades of a parking garage structure are not covered with residential or commercial spaces, then the following design elements shall all be included:

- 16.A — *A. Exterior facades shall utilize a punched-out window design with a minimum of 2 solid space between openings and defined lentils and sills that utilize different finishing material then adjacent facade.*
  Punched openings provided with 2' spacing between
- 16.B — *B. The building shall be designed so that the presence of parked vehicles is not visible.*
  Parked vehicles are not visible from exterior
- 16.C — *C. A minimum of one pedestrian entrance with required entrance detailing is required per street frontage.*
  A pedestrian entance is provided at each street frontage
- 16.D — *D. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements*
  Public art on street facing facades

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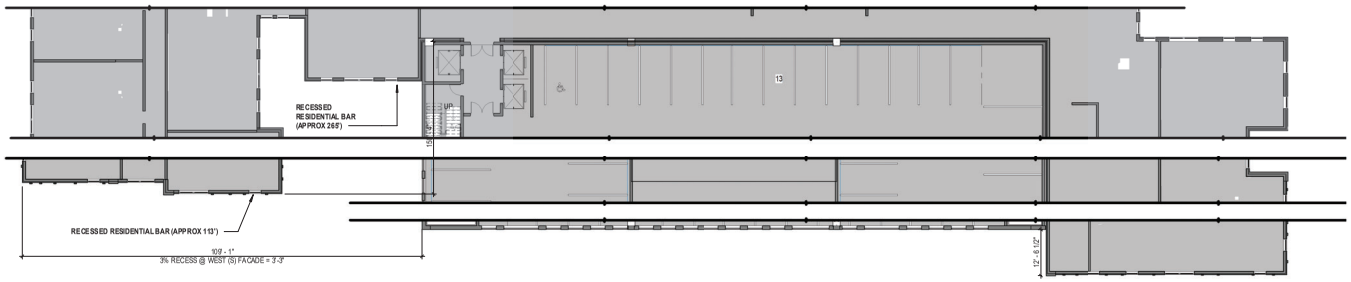
A2-7
PLANNING COMMISSION
08.26.2024

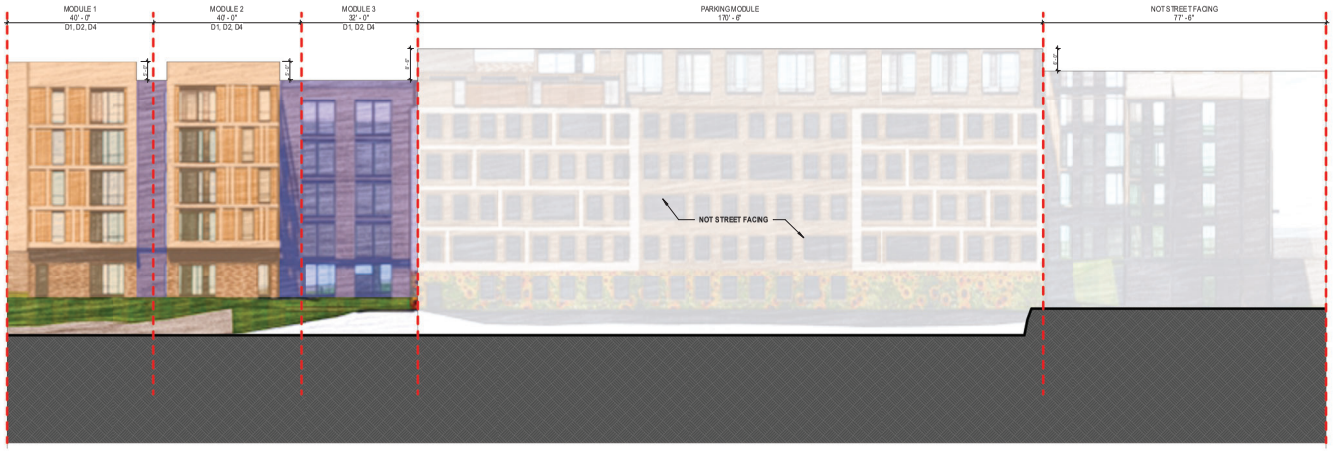
ARCH STANDARDS DIAGRAM

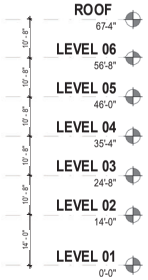
HUB AT BLOOMINGTON II
23-24103-00



2 / A2-8 OVERALL FLOOR PLAN - WEST (S) - LEVEL 02

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





1 / A2-8 ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - WEST (SOUTH BUILDING)

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

D. EXTERIOR FACADES

All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

- D1 — *Awning or Canopy*
  Canopies provided no more than 40' apart around street facades.
- D2 — *Change in Building Facade height (minimum of 5 feet of difference)*
  5'-0" change in facade provided no more than 40'- 0" apart
- D3 — *A regular pattern of transparent glass constituting a minimum of 50% of the total wall facade area of the first-floor facade/elevation facing a street*
  A minimum of 50% glass is provided at the main entry only
- D4 — *Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade*
  3% recesses are provided in accordance to each building width

E. PATTERNS

All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- E1 — *Facades shall consist of at least one primary and one secondary color*
  Multiple colors provided
- E2 — *At least one of these elements, either texture or color, shall repeat horizontally across the facade*
  Textures and colors repeat around all facades
- E3 — *Variations in texture and color elements shall repeat vertically a minimum of every 30 feet*
  Textures and colors repeat vertically 30' - 0"

F. EAVES AND ROOFS

Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.

Not Applicable

G. 360 DEGREE ARCHITECTURE

Those sides of a building that are not visible from the street frontage shall have a finished facade that is similar to the visible facades in terms of materials and architectural detailing.

All sides of the building have consistent materials and finish

IMPORTANT DEFINITIONS

MATERIAL, PRIMARY

An exterior finish material that covers more than 20% of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

MATERIAL, SECONDARY

An exterior finish material that covers 20% or less of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

H. PRIMARY PEDESTRIAN ENTRY

- H1 — *One primary pedestrian entrance shall be provided for every facade facing a street.*
  Entries are provided on each street facing facade
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- H3: *The pedestrian entrance shall contain at least three of the following architectural details:*
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    Public art included with sculptures and murals
  - H3.3 — *Prominent building address, building name, and lighting*
    Building name, address and lighting provided at each entry
  - H3.4 — *Raised cornice/entryway parapet or recessed/framed sheltered element of at least 3 feet in depth*
    Protected overhangs at entry way
  - H3.5 — *Buttress and arched entry*
    Not Applicable

I. WINDOWS ON PRIMARY FACADES

All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

All windows are transparent without dark tinting or reflective glass.

K. STREET ADDRESSES

- K1 — *Street address displays shall consist of Arabic numerals (e.g. 1, 2, 3...) no less than 8" in height. For multifamily uses, the address display shall a minimum of five inches and a maximum of 10" in height.*
  Street address complies
- K2 — *Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.*
  Street address is located above all entrances
- K3 — *All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials and shall be clearly visible and identifiable from the street*
  Street address complies

DESIGN GUIDELINES LEGEND

- D1 — CANOPY
- D2 — 5'-0" STEP IN BUILDING MASSING
- D3 — 50% OF MODULE GLASS
- D4 — 3% RECESS OF OVERALL FACADE

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A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
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  Public art on street facing facades

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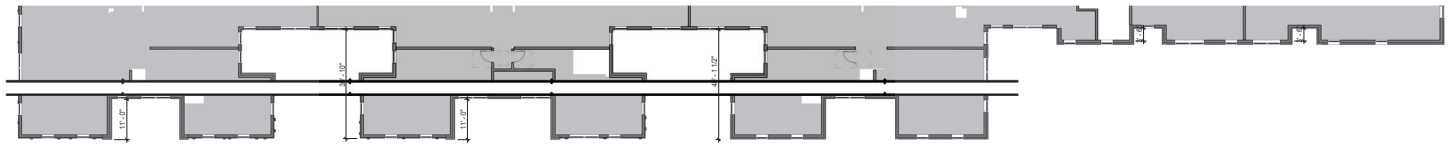
A2-8	**ARCH STANDARDS DIAGRAM**	
PLANNING COMMISSION	HUB AT BLOOMINGTON II	23-24103-00
08.26.2024		



2 / A2-9 OVERALL FLOOR PLAN - SOUTH - LEVEL 02
SCALE: 1/16" = 1'-0"

1 / A2-9 ARCHITECTURE STANDARDS DIAGRAM - OVERALL BUILDING ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

D. EXTERIOR FACADES
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

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E. PATTERNS
All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- E1 — *Facades shall consist of at least one primary and one secondary color*
  Multiple colors provided
- E2 — *At least one of these elements, either texture or color, shall repeat horizontally across the facade*
  Textures and colors repeat around all facades
- E3 — *Variations in texture and color elements shall repeat vertically a minimum of every 30 feet*
  Textures and colors repeat vertically 30' - 0"

F. EAVES AND ROOFS
Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.

Not Applicable

G. 360 DEGREE ARCHITECTURE
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  Primary entrance is located on North Lincoln Street facade
- H3: *The pedestrian entrance shall contain at least three of the following architectural details:*
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    Public art included with sculptures and murals
  - H3.3 — *Prominent building address, building name, and lighting*
    Building name, address and lighting provided at each entry
  - H3.4 — *Raised cornice/entryway parapet or recessed/framed sheltered element of at least 3 feet in depth*
    Protected overhangs at entry way
  - H3.5 — *Buttress and arched entry*
    Not Applicable

I. WINDOWS ON PRIMARY FACADES
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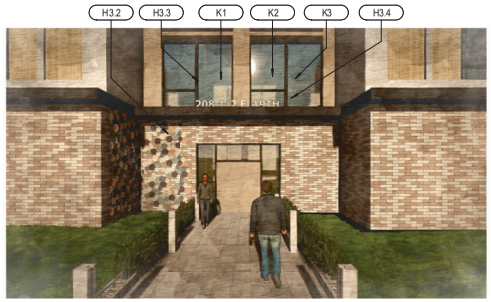
- K2 — *Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.*
  Street address is located above all entrances
- K3 — *All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials and shall be clearly visible and identifiable from the street*
  Street address complies

DESIGN GUIDELINES LEGEND

- D1 — CANOPY
- D2 — 5'-0" STEP IN BUILDING MASSING
- D3 — 50% OF MODULE GLASS
- D4 — 3% RECESS OF OVERALL FACADE

16. VEHICLE PARKING GARAGE
A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
B. In all districts, if exterior facades of a parking garage structure are not covered with residential or commercial spaces, then the following design elements shall all be included:

- 16.A — *A. Exterior facades shall utilize a punched-out window design with a minimum of 2' solid space between openings and defined lentils and sills that utilize different finishing material then adjacent facade.*
  Punched openings provided with 2' spacing between
- 16.B — *B. The building shall be designed so that the presence of parked vehicles is not visible.*
  Parked vehicles are not visible from exterior
- 16.C — *C. A minimum of one pedestrian entrance with required entrance detailing is required per street frontage.*
  A pedestrian entance is provided at each street frontage
- 16.D — *D. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements*
  Public art on street facing facades



3 / A2-9 SOUTH ELEVATION - 17TH ST. ENTRY
SCALE: 1/4" = 1'-0"

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A2-9
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ARCH STANDARDS DIAGRAM

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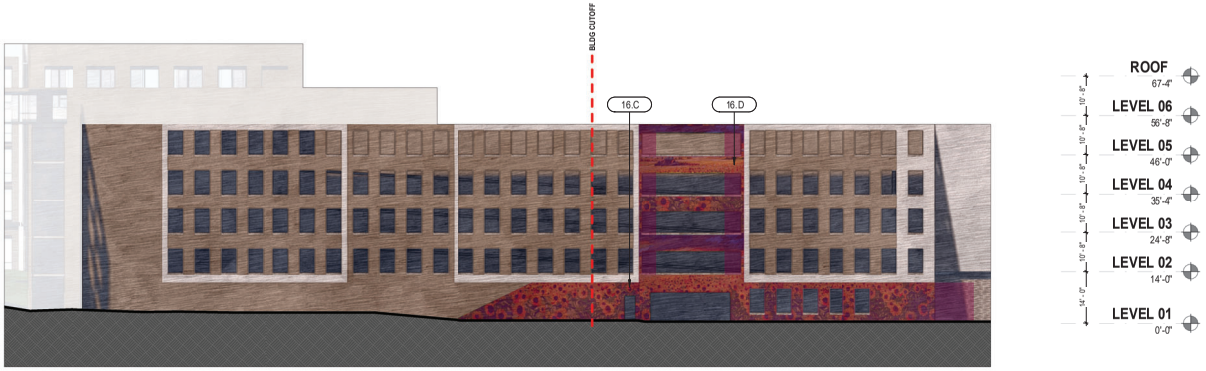
23-24103-00

2 A2-10 ARCHITECTURE STANDARDS DIAGRAM - GARAGE WEST
SCALE: 1/16" = 1'-0"



1 A2-10 ARCHITECTURE STANDARDS DIAGRAM - GARAGE NORTH
SCALE: 1/16" = 1'-0"

D. EXTERIOR FACADES
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

- D1 — *Awning or Canopy* — **Canopies provided no more than 40' apart around street facades.**
- D2 — *Change in Building Facade height (minimum of 5 feet of difference)* — **5'-0" change in facade provided no more than 40'- 0" apart**
- D3 — *A regular pattern of transparent glass constituting a minimum of 50% of the total wall facade area of the first-floor facade/elevation facing a street* — **A minimum of 50% glass is provided at the main entry only**
- D4 — *Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade* — **3% recesses are provided in accordance to each building width**

E. PATTERNS
All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- E1 — *Facades shall consist of at least one primary and one secondary color* — **Multiple colors provided**
- E2 — *At least one of these elements, either texture or color, shall repeat horizontally across the facade* — **Textures and colors repeat around all facades**
- E3 — *Variations in texture and color elements shall repeat vertically a minimum of every 30 feet* — **Textures and colors repeat vertically 30' - 0"**

F. EAVES AND ROOFS
Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.

Not Applicable

G. 360 DEGREE ARCHITECTURE
Those sides of a building that are not visible from the street frontage shall have a finished facade that is similar to the visible facades in terms of materials and architectural detailing.

All sides of the building have consistent materials and finish

IMPORTANT DEFINITIONS

MATERIAL, PRIMARY
An exterior finish material that covers more than 20% of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

MATERIAL, SECONDARY
An exterior finish material that covers 20% or less of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

H. PRIMARY PEDESTRIAN ENTRY

- H1 — *One primary pedestrian entrance shall be provided for every facade facing a street.* — **Entries are provided on each street facing facade**
- H2 — *On corner or through lots, the facade facing the higher classified street shall have the primary pedestrian entrance. For purposes of this section, I-65 shall not be used as the higher classified street.* — **Primary entrance is located on North Lincoln Street facade**

H3: *The pedestrian entrance shall contain at least three of the following architectural details:*

- H3.1 — *Pilasters of facade modules* — **Facade module included to frame entrance**
- H3.2 — *Public Art Display* — **Public art included with sculptures and murals**
- H3.3 — *Prominent building address, building name, and lighting* — **Building name, address and lighting provided at each entry**
- H3.4 — *Raised cornice/entryway parapet or recessed/framed sheltered element of at least 3 feet in depth* — **Protected overhangs at entry way**
- H3.5 — *Buttress and arched entry* — **Not Applicable**

I. WINDOWS ON PRIMARY FACADES
All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

All windows are transparent without dark tinting or reflective glass.

K. STREET ADDRESSES

- K1 — *Street address displays shall consist of Arabic numerals (e.g. 1,2,3...) no less than 8" in height. For multi-family uses, the address display shall a minimum of five inches and a maximum of 10" in height.* — **Street address complies**
- K2 — *Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.* — **Street address is located above all entrances**
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DESIGN GUIDELINES LEGEND

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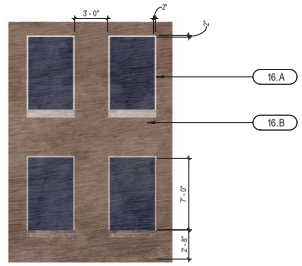
- 16.D — *D. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements* — **Public art on street facing facades**

ART & PLANTER REQUIREMENT	
TOTAL SF	5,570 SF
ART & PLANTER REQ. (>25%)	1,392 SF
CURRENT	
ART & PLANTER SF	1,554 SF



3 A2-10 GARAGE - WINDOW DIAGRAM
SCALE: 3/16" = 1'-0"

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A2-10
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ARCH STANDARDS DIAGRAM

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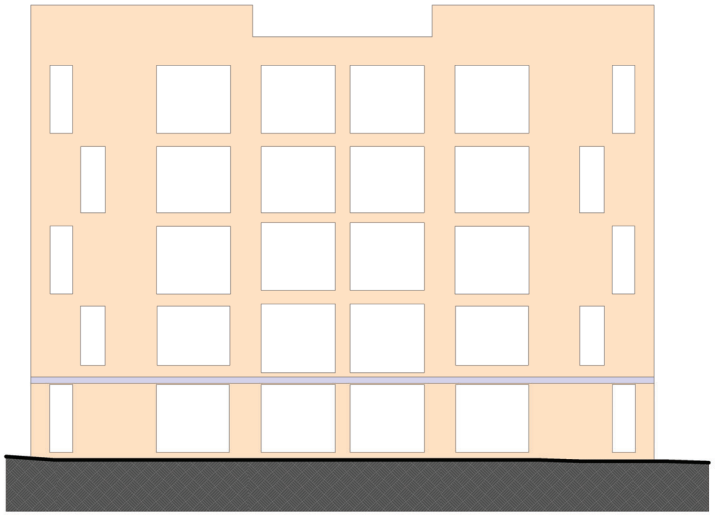

1 A2-11 MATERIAL STUDY - TYP. FACADE FRONT
SCALE: 1/8" = 1'-0"

3 A2-11 MATERIAL STUDY - TYP. FACADE SIDE
SCALE: 1/8" = 1'-0"

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  Not Applicable

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  Public art on street facing facades

FRONT FACADE - PRIMARY VS. SECONDARY MATERIALS	
TOTAL SF	3,139 SF
SECONDARY REQ. (>20%)	629 SF
CURRENT	
SECONDARY SF	92 SF
PRIMARY SF	3,047 SF

SIDE FACADE - PRIMARY VS. SECONDARY MATERIALS	
TOTAL SF	4,190 SF
SECONDARY REQ. (>20%)	838 SF
CURRENT	
SECONDARY SF	103 SF
PRIMARY SF	3,454 SF

PRIMARY

SECONDARY

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ARCH STANDARDS DIAGRAM

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A3-1

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PERSPECTIVE VIEW - SE CORNER

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A3-2

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PERSPECTIVE VIEW - NE CORNER

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A3-3

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PERSPECTIVE VIEW - EAST

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PERSPECTIVE VIEW - N LINCOLN ST. MAIN ENTRY

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A3-5

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PERSPECTIVE VIEW - SW CORNER

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A3-7

PLANNING COMMISSION

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PERSPECTIVE VIEW - WASHINGTON ST. ENTRY

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