

City of
Bloomington
Indiana

City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402

Office of the Common Council
(812) 349-3409
Fax: (812) 349-3570
Email: council@city.bloomington.in.us

To: Council Members
From: Council Office
Re: Weekly Packet
Date: January 30, 2003



Packet Related Material

Memo

Agenda

Calendar

Reports from Councilmembers:

Disclosure of Potential Conflict of Interest for Tim Mayer

- *Forthcoming*

Legislation for Final Action:

Res 03-02 To Confirm Resolution 03-01 Which Designated an Economic Revitalization Area (ERA) - Re: 315 West Kirkwood and 314 West 4th Street (CFC, Inc., Petitioner)

- Statement of Benefits; Insert (Referring Readers to the December 30th Packet)

Contact: *Nathan Hadley at 349-3406 or hadleyn@city.bloomington.in.us*

App Ord 03-01 To Specially Appropriate from the Telecommunications Non-Reverting Fund (Infrastructure) Expenditures Not Otherwise Appropriated (Appropriating Funds to Connect Fiber Optic Cable with and Lease Space in the Telecom Hotel)

Letter from Joe Sharkey, IFW; (*Please see the January 10th packet for the legislation, background material and summary*)

Contact: *Greg Volan at 349-3485 or volang@city.bloomington.in.us*

Res 03-04 Opposing War in Iraq at this Time

- Memo from Councilmember Ruff

Contact: *Councilmember Ruff at 334-2160 or ruffa@city.bloomington.in.us*

Legislation and Background Material for First Reading:

App Ord 03-02 To Specially Appropriate from the General Fund Expenditures Not Otherwise Appropriated (Appropriating Funds through the Mayor's Office for the Establishment of the Corporation for Capital Improvements and Attractions)

-Memo from Tom Guevara, Controller; First Year Expenses; Letter from Neil Theobald

Contact: *Tom Guevara, Controller, at 349-3412 or quevarat@city.bloomington.in.us*

Ord 03-02 To Amend the Bloomington Zoning Maps from RS 3.4/PRO 6 to PUD and to Amend the Preliminary Plan for the Rolling Ridge Planned Unit Development (PUD) - Re: 1107 and 1113 S. Weimer Road Michael and Patricia Pauly, Petitioners)

- Certification (10-0); Map; Memo from James Roach, Senior Zoning Planner; Staff Memo from January 13th and December 16th Meetings; Petitioner Materials including PUD Amendment, Petitioner Statement, Map, Zoning Density Comparisons, Rental Rate Chart, Traffic Study and Counts

Contact: James Roach at 349-3527 or roachja@city.bloomington.in.us

Minutes from Regular Session:

None

Notices and Agendas:

None

Memo

Reminder: Demolition Review Advisory Committee at 4:00 p.m. on Wednesday

**Final Actions and First Readings for the Regular Session
on Wednesday, February 5th**

There are three items ready for final action, two items ready for introduction, and a disclosure ready for acceptance next Wednesday. These items are briefly noted below and summarized further in the memo (unless discussed in a recent packet):

February 5th Regular Session - Reports from Councilmembers - Action

Disclosure Potential Conflict of Interest for Tim Mayer (*see below*)
Action: Motion to Accept

February 5th Regular Session - Final Actions (*The legislation, background material, and summaries can be found in this and the January 10th packet.*)

Res 03-02 Confirming Res 03-01 which Designated an Economic Revitalization Area (ERA), Approved a Statement of Benefits, and Authorized a 10-Year Tax Abatement for a Residential Project in the 300-Block of West Kirkwood Avenue (CFC, Inc., Petitioner)
- *Note: The Public Comment Will Serve as the Statutorily Required, Legally Advertised Public Hearing for This Resolution*

App Ord 03-01 Appropriating \$48,600 from the Infrastructure Portion of the Telecommunications Fund for Connecting Fiber Optic Cable with and Leasing Space in the "Telecom Hotel" at 7th and Walnut Street *(Please see letter from Joe Sharkey of Indiana Fiber Works in the packet and the PowerPoint presentation which will be placed in your boxes next week)*

Res 03-04 Opposing War with Iraq at this Time (sponsored by Councilmember Ruff)

February 5th Regular Session - First Readings *(The legislation, background material, and summaries can be found in this packet.)*

App Ord 03-02 Appropriating \$144,000 for the Corporation for Capital Improvements and Attractions (Cultural Tourism)

Ord 03-02 Amending the Zoning Maps from RS 3.4/PRO 6 to PUD and Amending the Preliminary Plan for the Rolling Ridge Planned Unit Development (PUD) to Allow 40 Units on 2.4 Acres at 1107 and 1113 S. Weimer Road (Michael J. Pauly, Petitioner)

Disclosure of Potential Conflict of Interest by Tim Mayer

Tim Mayer has filed a disclosure of conflict of interest form for acceptance by the Council this Wednesday. The City of Bloomington Police Department intends to enter into a contract with Fineprint to design a recruitment brochure and materials for \$5,000. Fineprint, in turn, intends to engage the services of Inari Information Services, Inc., (IIS) to provide design and prepress services. Tim is a salaried employee of IIS, who will receive no commission, nor profits from this work, and, for this reason, the amount of his pecuniary interest, if any, is not reasonably determinable.

Second Readings and Final Actions

Item One - Res 03-02 - Confirming Tax Abatement for a Residential Project at 315 West Kirkwood and 314 West 4th Street (CFC, Inc., Petitioner

Res 03-02 is the third piece of legislation necessary to grant a tax abatement for a residential project by CFC, Inc. at the old Mace's site in the 300 block of West Kirkwood. It follows and confirms Res 03-01, which designated the property as an Economic Revitalization Area (ERA), approved a statement of benefits, and authorized a 10-year tax

abatement. It also follows Ord 03-01, which designated the property as an Economic Development Target Area (EDTA) and was necessary for a residential project without an affordable housing component to receive a tax abatement.

Please note that the City Clerk has published notice of the statutorily required public hearing which you must hold prior to taking final action. The public comment on this item shall serve that purpose and the President should announce it when asking for public comment. *(Please see the January 30th packet for further information on this proposal).*

Item Three - Res 03-04 - Opposing a War with Iraq at this Time

Councilmember Ruff is sponsoring Res 03-04, which opposes a war with Iraq at this time. It is a modified version of one adopted by the City of Chicago in the last month. His memo to the Council notes that the resolution would join some 50 others adopted by cities around the country. These resolutions, he says, are "democratic expressions at the local level of the public's strong reservations about initiating unilateral war without proof of a clear and imminent threat to the nation's security and before the weapons inspections have been allowed to run their full course."

The "Whereas" and "Now Therefore" clauses are briefly summarized below:

Whereas,

- Diplomatic efforts have not been exhausted;
- War with Iraq would jeopardize the lives of American soldiers and further damage the Iraqi people;
- Unilateral action would be counterproductive;
- War would cost billions a month and take money from other important programs;
- War would compromise our efforts in Afghanistan and North Korea, destabilize the region, and could require years of nation building in Iraq;
- The Bush Administration has not articulated a clear objective and has not garnered support of important allies;
- The Council strongly supports our armed forces, but does not want them to be put needlessly and wrongly in harms way;

And, now therefore, the City Council Resolves that its members:

- Oppose a pre-emptive attack against Iraq without convincing proof of a clear and imminent threat to the national security of the United States;

- Support return of UN weapons inspectors;
- Urge the US to work through the UN Security Council and reaffirm our nation's commitment to the rule of law in international relationships;
- Direct the City Clerk to forward the resolution to our Congressional delegation and the President of the United States.

First Readings

Item One - App Ord 03-02 - Corporation for Capital Improvements and Attractions (Cultural Tourism)

App Ord 03-02 would appropriate \$144,000 to implement a strategic plan to promote and manage cultural tourism as a major economic development tool for the community. It would be a culminating step in the efforts of the City, Indiana University, the Convention and Visitors Bureau, community arts organizations, and businesses to leverage our cultural and recreational assets to promote tourism and improve the quality of life for local residents.

Establishing a Corporation for Capital Improvements and Attractions (Cultural Tourism)

The plan calls for establishing infrastructure for cultural tourism and this money would help start a Corporation for Capital Improvements and Attractions (Corporation) to provide that foundation for the future. The Corporation would be able to handle both public and private funds as well as acquire and manage assets. These capabilities would give it sufficient autonomy to act; yet the reliance on public funds would still hold it accountable to the public.

The Corporation would be comprised of a Board of Directors, a full-time Executive Director and staff assistant, and two standing committees. Appointments to the board would be made by the Mayor (3), Council (1), Indiana University (2), and Monroe County Commissioners (1). One of the committees would focus on facilities and forums for events and attractions and the other would focus coordinating programs, events, and attractions (including the search for funds for public art and art organizations).

Use of Funds

The \$144,000 would be combined with \$50,000 from Indiana University to fund start-up and first-year costs for the Corporation. Depending upon the success of the partnership in meeting its goals Indiana University has 'tentatively committed' to funding another \$50,000 in 2004. According to the enclosed estimated budget, the funds would be used as follows:

\$7,000	in start-up office expenses
\$87,000	in 2003 operations
\$50,000	in grants - which may include a feasibility study for an electronic platform containing a regional events calendar and marketing as well as on-line e-ticketing.

Source of Funds

The City is able to appropriate this money as a result of local frugality and state budget restructuring. Under the direction of the Mayor, this City has taken less than its maximum levy for over 5 years and has accumulated in excess of \$1.7 million in unused tax levy authority. In order to balance the loss of other revenues to cities across the state, the General Assembly and Governor allocated a portion of riverboat revenues to municipalities, which amounts to \$438,000 for the City. These funds can be used to fund police and fire pensions, additional credits for TIF areas, sewer and water projects, and reduce a unit's property tax levy. The City would use \$197,000 of this money to offset the increase in levy due to this appropriation.

Item Two - Ord 03-02 - Bringing 2.4 Acres into the Rolling Ridge PUD and Adding 40 Units

Ord 03-02 would rezone 2.4 acres of land at 1107 and 1113 S. Weimer Road from RS 3.5 / PRO 6 by closing access to Weimer Road, constructing 40 units in two buildings, and connecting them to the Rolling Ridge PUD. It is the first petition for a rezone to come forward after the adoption the new Growth Policies Plan.

Site. This 2.4 acre property contains two houses along the east side of Weimer Road near the intersection with Bloomfield Road. It would be incorporated into the 12.79 acre Rolling Ridge multi-family PUD, which runs from Bloomfield Road along the east and south side of this site. These properties are surrounded by the following land uses running in a clockwise direction:

- North and Northwest - Bloomington Sportsplex and Twin Lakes Ballfields and small commercial properties at the south side of the intersection;
- East and Southeast - single family (RS3.5 /PRO 6) and a grandfathered auto salvage yard ;
- South - multi-family (Rolling Meadows and Rolling Woods)
- West - single family (RS 3.5/PRO 6 - but built-out at less than 1 unit/acre).

History and Density of PUD(s). Starting in 1989, the Paulys have gradually built multi-family housing on the south side of Bloomfield Road by expanding the Rolling Ridge PUD and obtaining authorization to amend the Sudbury PUD directly to the south. There would be about 160 units on the expanded 15 acre Rolling Ridge PUD, which would join the 200 units in the 11 acre Rolling Meadows PUD and about 60 units in the 4 acre Rolling Woods PUD. The staff report notes that they have built "smaller apartments (which) are more affordable, house less people, generate less vehicular trips, and save additional green space compared to larger units at the same density." This allows them to take advantage of a provision of our code, which uses a dwelling unit equivalency (DUE) formula to discount the actual density in relation to its impact on the community. By using this formula, their 40 (20 - 2-bedroom and 20 - 1-bedroom) dwelling units on these 2.4 acres will result in a DUE density of 9.28 per acre and an overall DUE density for Rolling Ridge that would rise from 7.53 to 8.96 per acre.

Affordability. The Paulys assert that one beneficial result of the higher densities is an apartment complex offering affordable rates without a public subsidy. Their rates are \$525 for a 1-bedroom and \$675 for a 2-bedroom. These rates include water and utilities and, according to the staff report, are 4.2 % above HUD rates and 5.2% below Section 9 rates.

Traffic. Another result of increased densities can be the additional strain upon existing infrastructure. The Paulys provided traffic studies indicating that these 40 new units would generate only about 260 additional trips per day, with almost 80% of the trips using the Rolling Ridge entrance and the other 20% heading south on Weimer to Tapp Road.

The staff report indicates that even though the average daily trips on Bloomfield Road fell from 21,700 in 1997 to 18,000 in 2002, the level of service (LOS) was "E" on a range of "A" to "F." The "E" rating means the roadway is close to failing during peak usage. Plans to increase the capacity of Bloomfield Road are not scheduled until 2010 - 2015. In the meantime, the Sportsplex has widened the road and added turn lanes into Rolling Ridge and other drives along Bloomfield Road. The Paul's installed accel and decel lanes at the entrance of Rolling Ridge as part of their PUD requirements and have put in a transit

shelter as well. The only other improvement likely to occur in the near future is the installation of a light at Weimer Road. It appears that the Plan Commission was not persuaded that an increase of 200 trips (or 0.3 %) onto Bloomfield Road at the Rolling Ridge entrance warranted an investment in the future stop light at Weimer Road.

Right-of-Way: The PUD will dedicate 35' of right-of-way from the centerline of Weimer Road and has already dedicated 50' of right-of-way along Bloomfield Road.

Storm water. The storm water from this site will feed into detention facilities installed in the PUD south of the clubhouse.

GPP. The new Growth Policies Plan characterizes most of the residential land outside the downtown as the Urban Residential area. This area includes densities from 2 to 15 units per acre and is divided between new urban growth areas (large undeveloped parcels) and neighborhood conservation areas (infill projects surrounded by established neighborhoods). It appears to qualify under the new urban growth area. As such, the PUD offers a clubhouse, sidewalks, "marginally higher densities," little adverse environmental concerns, and additional units that can be accommodated by existing infrastructure.

Approval: On January 13, 2003 the Plan Commission adopted this proposal by a vote of 9 - 0, with the following three conditions:

- a landscaping plan preserving a majority of existing trees must be included with the final plan;
- 35' of right-of-way must be dedicated from the centerline of Weimer Road at the final plan stage prior to the issuance of permits; and
- all storm water from this parcel must be directed east.

**NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
7:30 P.M., WEDNESDAY, FEBRUARY 5, 2003
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON**

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: None

IV. REPORTS FROM:

1. Councilmembers

- Disclosure of Conflict of Interest from Councilmember Mayer

2. The Mayor and City Offices

3. Council Committees

4. Public

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. *Resolution 03-02 To Confirm Resolution 03-01 Which Designated an Economic Revitalization Area (ERA) -Re: 315 West Kirkwood and 314 West 4th Street (CFC, Inc., Petitioner)

Committee Recommendation: None

** Note: The Council will hold the statutorily required public hearing as part of the public comment on this resolution.*

2. Appropriation Ordinance 03-01 To Specially Appropriate from the Telecommunications Non-reverting Fund (Infrastructure) Expenditures Not Otherwise Appropriated (Appropriating Funds to Connect Fiber Optic Cable with and Lease Space in the Telecom Hotel)

Committee Recommendation: Do Pass 0 – 0 – 7

3. Resolution 03-04 Opposing a War with Iraq at this Time

Committee Recommendation: None

VII. LEGISLATION FOR FIRST READING

1. Appropriation Ordinance 03-02 To Specially Appropriate from the General Fund Expenditures Not Otherwise Appropriated (Appropriating Funds through the Mayor's Office for the Establishment of the Corporation for Capital Improvements and Attractions)

2. Ordinance 03-02 To Amend the Bloomington Zoning Maps from RS 3.4/PRO 6 To PUD And To Amend the Preliminary Plan for the Rolling Ridge Planned Unit Development (PUD) – Re: 1107 and 1113 S. Weimer Road (Michael and Patricia Pauly, Petitioners)

VIII. PRIVILEGE OF THE FLOOR (This section of the agenda will be limited to 25 minutes maximum, with each speaker limited to 5 minutes)

IX. ADJOURNMENT

**City of
Bloomington
Indiana**

City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402



Office of the Common Council
(812) 349-3409
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To: Council Members
From: Council Office
Re: Calendar for the Week of
February 3, 2003 – February 10, 2003
Date: January 31, 2003

Monday, February 3, 2003

5:00 pm Redevelopment Commission, McCloskey
5:30 pm Bicycle and Pedestrian Safety Commission/Work Session, Council
Chambers

Tuesday, February 4, 2003

11:30 am SMART –Senior Medication Awareness Response Team, Hooker
5:30 pm Public Transportation Corporation Board, Transit Center
7:30 pm Telecommunications Council, Council Chambers

Wednesday, February 5, 2003

12:00 pm Bloomington Urban Enterprise Association, McCloskey
2:00 pm Hearing Officer, Hooker
4:00 pm Demolition Review Advisory Committee, Council Chambers
7:30 pm Common Council Meeting – Regular Session, Council Chambers

Thursday, February 6, 2003

5:30 pm Commission on the Status of Women, Hooker

Friday, February 7, 2003

10:00 am Open Office for U.S. Senator Evan Bayh, McCloskey

**Disclosure of Potential Conflict of Interest
(Tim Mayer)**

(Forthcoming)

RESOLUTION 03-02

**TO CONFIRM RESOLUTION 03-01 WHICH DESIGNATED AN
ECONOMIC REVITALIZATION AREA (ERA) -
Re: 315 West Kirkwood and 314 West 4th Street
(CFC, Inc., Petitioner)**

- WHEREAS, Petitioner has filed an application for designation of the property located at 315 West Kirkwood and 314 West 4th Street as an "Economic Revitalization Area"; and
- WHEREAS, the application has been reviewed by the Planning Department, and the Economic Development Commission has passed a resolution recommending to the Common Council the approval of the "Economic Revitalization Area" designation for said property and for said term of years; and
- WHEREAS, petitioner seeking designation for their property as an Economic Revitalization Area must complete a Statement of Benefits and must, prior to March 1st of each year, provide the county Auditor and the Common Council with information showing the extent to which there has been compliance with the Statement of Benefits; and
- WHEREAS, the Common Council has investigated the area and reviewed the Application and Statement of Benefits, which are attached and made a part of Resolution 03-01, and found the following:
- A. the estimate of the value of the redevelopment or rehabilitation is reasonable;
 - B. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - C. the estimate of the annual salaries of these individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - D. the redevelopment or rehabilitation has received approval from the Planning Department, is consistent with the Growth Policies Plan, is expected to be developed and used in a manner that complies with local code, and provides housing in the downtown area; and
 - E. the totality of benefits is sufficient to justify the deduction; and
- WHEREAS, the property described above is part of an area of the City that has experienced a cessation of growth;
- WHEREAS, the Common Council adopted Resolution 03-01 on January 15, 2003, which designated the above property as an "Economic Revitalization Area," and the City Clerk published a notice of the passage of that resolution, which requested that persons having objections or remonstrances to the designation appear before the Common Council at its Regular Session on February 5, 2003; and
- WHEREAS, the Common Council has reviewed and heard all such objections and remonstrances to such designation;

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

SECTION 1. The Common council hereby affirms its determination made in Resolution 03-01 that the area described above is an "Economic Revitalization Area" as set forth in Indiana Code 6-1.1-12.1-1 et. seq.; the Common Council further finds and determines that the owner of the

property shall be entitled to a deduction from the assessed value of the property for a period of ten (10) years if the property is rehabilitated or redeveloped pursuant to I.C. 6-1.1-12.1-3.

SECTION 2. In granting this designation and deduction the Council is also expressly exercising the power set forth in I.C. 6-1.1-12.1-2(I)(5) to impose reasonable conditions on the rehabilitation or redevelopment. Failure of the property owner to make reasonable efforts to comply with the following conditions are additional reasons for the Council to rescind this designation and deduction:

- a. the improvements described in the application shall be commenced (defined as obtaining a building permit and actual start of installation) within twelve months of the date of this designation; and
- b. the land and improvements will be developed and used in a manner that complies with local code.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

CHRIS GAAL, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2003.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This resolution affirms the determination of the Common Council expressed in Resolution 03-01, which designated the property located at 315 West Kirkwood and 314 West 4th Street as an "Economic Revitalization Area," approved a Statement of Benefits, and authorized a tax deduction for a period of ten (10) years. Before it may adopt the resolution, state law requires that the Common Council hold a legally advertised public hearing for the purpose of receiving public comment on this legislation



STATEMENT OF BENEFITS

State Form 27167 (R7 / 12-01)
Prescribed by the Department of Local Government Finance

FORM
SB - 1

INSTRUCTIONS:

- This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and / or research and development equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, BEFORE a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
CFC, Inc.

Address of taxpayer (street and number, city, state and ZIP code)
320 West Eighth Street, Showers Plaza, Suite 200, Bloomington, IN 47404

Name of contact person
Theodore J. Ferguson

Telephone number
(812) 330-2030

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
Bloomington Common Council

Resolution number

Location of property
314 West Fourth, 315 West Kirkwood

County
Monroe

Taxing district
Bloomington City

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary)

	ESTIMATED	
	Start Date	Completion Date
Real Estate	3 / 2003	6 / 2004
New Mfg Equipment		
R & DE		

59-80 unit residential apartment community with underground parking. Depending upon market response, community may be converted to a condominium arrangement.

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	0	0	0	3 permanent 130 temporary	\$ 71,000 \$6,000,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

	Real Estate Improvements		Machinery		Research and Development Equipment	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values	—	\$ 210,500				
Plus estimated values of proposed project	\$12,000,000	\$12,000,000				
Less values of any property being replaced	—	\$ 210,500				
Net estimated values upon completion of project	\$12,000,000	\$12,000,000				

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____ Estimated hazardous waste converted (pounds) _____

Other benefits: The project will create additional downtown housing for residents anticipated to support downtown businesses. The project will also increase income and property tax revenues for the City of Bloomington. Successful development of this property will encourage others to invest in downtown redevelopment.

SECTION 6 OWNER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative
James E. Murphy

Title
President

Date signed (month, day, year)
11/14/02

EXHIBIT # D

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | |
|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Residentially distressed areas | <input type="checkbox"/> Yes <input type="checkbox"/> No |
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- E. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- F. Other limitations or conditions (*specify*) _____

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (<i>signature and title of authorized member</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5

RESOLUTION 03-02

**TO CONFIRM RESOLUTION 03-01 WHICH
DESIGNATED AN
ECONOMIC REVITALIZATION AREA (ERA) -
Re: 315 West Kirkwood and 314 West 4th Street
(CFC, Inc., Petitioner)**

Related Materials

Please see the December 30, 2002 weekly packet for the further legislation, summaries and background material on this proposal.

Note: That packet includes Res 03-01, which provided initial approval of the tax abatement, and Ord 03-01, which designated the site as an Economic Development Target Area (EDTA)

APPROPRIATION ORDINANCE 03-01

TO SPECIALLY APPROPRIATE FROM THE TELECOMMUNICATIONS NON-REVERTING FUND (INFRASTRUCTURE) EXPENDITURES NOT OTHERWISE APPROPRIATED

(Appropriating Funds to Connect Fiber Optic Cable with and Lease Space in the Telecom Hotel)

- WHEREAS, the Common Council established the Telecommunications Non-Reverting Fund (Fund) by Ordinance 96-31, and
- WHEREAS, Ordinance 96-31 provides that the Fund shall derive its revenues from cable franchise fees, and
- WHEREAS, Ordinance 96-31 dedicated forty percent (40%) of the cable franchise fees for the planning, design, development, and construction of the City's telecommunications infrastructure, and
- WHEREAS, the City desires to enter into a lease agreement with Indiana Fiber Works to rent space in the telecom hotel at 7th & Walnut Streets; and
- WHEREAS, the City believes that entering into this lease agreement will help ensure the continued existence of the telecom hotel and enhance the City's investment in the planning, design, development, and construction of the City's telecommunications infrastructure; and
- WHEREAS, the City desires to hire a qualified contractor to splice fiber strands from the City's fiber optic cable and to terminate them inside the telecom hotel so that the City's fiber can be used at the telecom hotel; and
- WHEREAS, the appropriated funds will be used to cover the City's obligations under the lease agreement for the year 2003 and to pay for the contractor;

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

SECTION I. For the expenses of said municipal corporation, the following additional sums of money are hereby appropriated and ordered set apart from the funds herein named and for the purposes herein specified, subject to the laws governing the same:

AMOUNT REQUESTED

Telecommunications Non-Reverting Fund (Infrastructure)

Line 53750 – Other Rentals	\$18,600
Line 54310 – Improvements other than Building	\$30,000
Total	\$48,600

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

CHRIS GAAL, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2003.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance appropriates \$48,600 from the Telecommunications Non-Reverting Fund (Infrastructure) to connect the City's fiber optic cable with and lease space in a telecom hotel at 7th and Walnut Street.

APPROPRIATION ORDINANCE 03-01

**TO SPECIALLY APPROPRIATE FROM THE
TELECOMMUNICATIONS NON-REVERTING
FUND (INFRASTRUCTURE) EXPENDITURES NOT
OTHERWISE APPROPRIATED**

**(Appropriating Funds to
Connect Fiber Optic Cable with
and Lease Space in the Telecom Hotel)**

Related Materials

Letter from Joe Sharkey, Asset Manager,
Indiana Fiber Works

January 24, 2003



Honorable Members of the City Council
City of Bloomington
401 N. Morton Street, Suite 150
PO Box 100
Bloomington, Indiana 47402

RE: General Overview of Indiana Fiber Works.

Honorable Council Members,

Indiana Fiber Works LLC is a wholly owned subsidiary of GE Capital Funding Inc.

Indiana Fiber Works is the successor company to Metro Xmit (pronounced Metro "Transmit"). Metro Xmit's assets, receivables and customer base were acquired by GE Capital via bankruptcy court proceedings. The final Asset Purchase Agreement closing date was November 20th, 2002.

Indiana Fiber Works is not a company coming out of bankruptcy, but is actually a new company which has retained some of the key personnel of Metro Xmit in order to provide continuity of service and network knowledge for our customers.

In late 2000 Metro Xmit agreed to a mezzanine loan of approximately \$14.5 million from GE Capital. By mid 2001 Metro Xmit had defaulted on the loan due to several factors including two (2) major contracts that defaulted on them.

GE Capital allowed Metro Xmit until December of 2001 to reorganize or to find investors or equity partner(s) that would allow Metro to pay off their loan. In December 2001 Metro filed for bankruptcy protection and GE agree to provide DIP funding to the amount of \$3,000,000 in order to allow Metro to continue to operate while looking for a buyer.

During the period of December 2001 to April 2002 GE had at least three (3) independent firms, including Anderson and TMNG, perform audits of Metro Xmit and develop asset valuations.

Valuations and industry projections indicated that the true value of Metro Xmit was 3 to 5 years in the future with some upgrades and new routes being added to meet customer demand.

Since the Bankruptcy GE has approved for IFW a first year budget that includes capital

expense projects in excess of \$5,000,000 which:

- *Will add over 100 route miles (over 14,400 fiber miles)*
- *entirely fund a \$800,000 project for the Warren Township MSD that was legally not their responsibility*
- *provides generators and power systems in all IFW Hubs and Telecom Centers*
- *upgrades the Bloomington site with about \$80,000 in improvements and*
- *replaces miles of fiber damaged in the tornado of last October that could have been repaired*

Indiana Fiber Works has recently submitted proposals and /or responded to RFIs, RFQs and RFPs that have 10 and 20 year commitments. These projects include ILight2, Purdue, IU and Notre Dame, Columbus Indiana's Connected Community and Lafayette's digital community program.

During the last week Indiana Fiber Works has signed agreements with a consortium of Indiana Rural Telephone Companies (IFN) and the Shelby County Fiber Board. Both contracts have 20-year commitments to provide fiber, service/maintenance, expansion of the network and growth planning. We will be developing Hubs/Telecom centers in at least seven (7) additional rural locations during the next six months.

Although Indiana Fiber Works is a new company GE Capital did not enter into ownership lightly nor without forethought to the cost of operating and growing the company. Our charter is to clean up the loose ends from Metro Xmit, upgrade facilities, expand our footprint within Indiana and increase the value of the company.

If you have any further questions, please contact our office at 141 East Washington Street, Suite 200 , Indianapolis, In. 46204 or contact us by telephone at (317) 524 5711 or find us on the web at indianafiberworks.com.

With Best Regards:

*Joseph E. Sharkey
Asset Manager
Indiana Fiber Works, LLC*

RESOLUTION 03-04

OPPOSING A WAR WITH IRAQ AT THIS TIME

WHEREAS, diplomatic efforts to achieve the elimination of weapons of mass destruction in Iraq have not been fully pursued or exhausted; and

WHEREAS, a war with Iraq will jeopardize the lives of American soldiers and kill Iraqi civilians who have already suffered enormously under United Nation (U.N.) sanctions, bombing of basic infrastructure by the United States and Great Britain, and Saddam Hussein's tyrannical rule; and

WHEREAS, unilateral military action by the United States in Iraq would be counterproductive to world peace and efforts to stabilize the unrest in the Middle East and is opposed by governments around the world; and

WHEREAS, a war with Iraq would cost the United States billions of dollars a month and take money away from other programs that address severe domestic problems such as the nation's economy, unemployment, education, escalating energy costs, housing, and the crisis in our nation's health care system; and

WHEREAS, war would compromise efforts to stabilize conditions in Afghanistan and North Korea, would threaten to further destabilize the Middle East region, and could require years of U.S. military occupation and nation building in Iraq; and

WHEREAS, the Bush administration has not articulated a clear objective and has not garnered support of important allies for war in Iraq; and

WHEREAS, we strongly support our armed forces in the performance of their duties, but do not wish them to be put needlessly or wrongfully in harms way;

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

SECTION I. We, the members of the City of Bloomington Common Council, oppose a pre-emptive attack against Iraq without convincing proof of a clear and imminent threat to the national security of the United States.

SECTION II. Be it further resolved that, we support the continuation of U.N.-sanctioned weapons inspections in Iraq.

SECTION III. Be it further resolved that, we urge the United State government to explore all diplomatic solutions and to work through the U.N. Security Council and to reaffirm our nation's commitment to the rule of law in international relations.

SECTION IV. Be it further resolved that, we direct the City Clerk to send a copy of this resolution, duly adopted, to our Congressional delegation and to the President of the United States.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

CHRIS GAAL, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2003.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This resolution is sponsored by Councilmember Ruff and opposes a pre-emptive attack against Iraq without convincing proof of a clear and imminent threat to the national security of the United States. In that regard, it supports continued U.N. sanctioned inspections in Iraq, urges the United States to work through the U.N. Security Council and explore all diplomatic solutions, and directs the City Clerk to send a copy of the resolution to our Congressional delegation and the President of the United States.

**City of
Bloomington
Indiana**

City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402



Office of the Common Council
(812) 349-3409
Fax: (812) 349-3570
email: council@city.bloomington.in.us

To: Council Members
From: Andy Ruff,
Councilmember-at-Large
Re: Res 03-04
Date: January 29, 2003

On Tuesday, January 28, 2003, Cleveland became the 50th American city to pass a resolution opposing pre-emptive war against Iraq. Cities large and small throughout the U.S. have passed similar resolutions, including Milwaukee, New Haven, Baltimore, Philadelphia, Madison, Seattle, Detroit, Berkeley, Syracuse, Oakland, Santa Fe, Eugene, Gary, Des Moines, Ann Arbor, and San Francisco. These are democratic expressions at the local level of the public's strong reservations about initiating unilateral war without proof of a clear and imminent threat to the nation's security and before the weapons inspections have been allowed to run their full course. Nothing is more appropriate or timely than for the Bloomington City Council to join other American cities in expressing its views on this subject at this critical juncture in the national deliberation over war with Iraq.

Accordingly, I have asked the City Council to consider the following resolution opposing U.S. military action in Iraq at its Regular Session on February 5, 2003.

Andy Ruff, Councilmember-at-Large

APPROPRIATION ORDINANCE 03-02

**TO SPECIALLY APPROPRIATE FROM THE GENERAL FUND EXPENDITURES
NOT OTHERWISE APPROPRIATED
(Appropriating Funds through the Mayor's Office for the Establishment of the
Corporation for Capital Improvements and Attractions)**

WHEREAS, a steering committee of government and community leaders have met and created a cultural tourism strategic plan with an established mission to improve the quality of life for residents and visitors to Bloomington and Monroe County through the support and coordination of cultural tourism as an economic development tool, and

WHEREAS, a cooperative relationship with Indiana University and the City of Bloomington to promote, enhance and market our collective cultural, recreational and natural assets is in the best interests of the City, and

WHEREAS, the establishment of a non-profit, public purpose corporation controlled by a Board of Directors representing The City of Bloomington, Monroe County and Indiana University has been determined to be the best means of implementing the goals and action items of the cultural tourism strategic plan, and

WHEREAS, Indiana University has committed to providing \$50,000 to be used for the establishment and administration of the Corporation for Capital Improvements and Attractions, and

WHEREAS, funds provided by the City and Indiana University are required to establish the corporation and provide for the administrative expense of running said corporation and to provide grants;

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

SECTION I. For the expenses of said municipal corporation, the following additional sums of money are hereby appropriated and ordered set apart from the funds herein named and for the purposes herein specified, subject to the laws governing the same:

AMOUNT REQUESTED

General Fund (Mayor)

Line 53960 – Grants	<u>144,000</u>
Total	\$ 144,000

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

CHRIS GAAL, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2003.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance appropriates \$144,000 from the General Fund to the Mayor's Office for a grant to the Corporation for Capital Improvements and Attractions to provide start-up and administrative expense funding and for the Corporation to make grants consistent with the cultural tourism strategic plan.

To: Members of the Common Council
From: Tom Guevara
Date: January 21, 2003
Subj.: Appropriation for the Corporation for Capital Improvements and Attractions

As most of you know, the administration has been working with a many individuals representing community arts, recreation, tourism and business organizations to develop a strategic plan that will serve as a catalyst for improving the quality of life for residents and visitors to our community by using our cultural and recreational assets as a major tool for economic development. The development of this strategic plan was over one year in the making and was formally presented to many community leaders, including the Council in May of this year.

In order to accomplish the goals of the plan, it will be necessary to create an organization capable of bringing together exceptional people who can focus their efforts on implementing the recommendations contained in the plan. Doing so will be a major step in accomplishing the first of three overall goals stated in the strategic plan, which is to establish a solid tourism infrastructure.

Use of funds

This appropriation request of \$144,000, if approved, will be combined with a \$50,000 commitment from Indiana University to fund the start-up costs and first year of operations for a nonprofit, public purpose corporation dedicated to the mission of the strategic plan. Indiana University also has tentatively committed \$50,000 for 2004, contingent upon a favorable evaluation of the first year of this partnership. (please see the attached letter from Neil Theobald, Indiana University Vice Chancellor for Budget and Administration)

Start-up and administrative costs include staff salaries and benefits, acquiring and paying rent for staff offices and meeting space, administrative overhead such as phones and utilities, furniture and office equipment, office supplies, travel and education, and a small amount of funding for grants.

The administrative budget also includes funds to be expended for an annual independent financial audit.

The city's total contribution for start-up is budgeted as follows: \$7,000 for start-up office expense; \$87,000 for 2003 operations; and \$50,000 for grants.

Corporation for Capital Improvements and Attractions

A nonprofit, public purpose corporation has been determined to be the best means to implement and support the strategic plan. Called the Corporation for Capital Improvements and Attractions, this organization will have the advantages of being flexible enough to acquire and hold assets, receive and expend both public and private funds, yet maintain some independence from the public agencies who are providing the initial sponsorship for this organization. The views of the city, county and Indiana University will be represented without the views of any one government agency being dominated by another.

The corporation will be formed by a group of individuals who have been invited by the Mayor, the President of Indiana University, the Bloomington City Council, and the Monroe County Commissioners to incorporate as a nonprofit, public purpose entity. These individuals also will comprise the initial board of directors of the corporation. Appointments to the corporation's board of directors will be made by the Mayor (3 appointments); the President of Indiana University (2 appointments); the Bloomington City Council (1 appointment), and the Monroe County Commissioners (1 appointment). The corporation, through the appointing authorities above, will be accountable to the public agencies that are providing funds to support its operations, and will be expected to complete an annual audit and report of its activities, and submit each to the city, county and university.

Through the start-up phase of the corporation, operations will be supported through the Mayor's office, with help from various city departments. Longer term, it is expected that the board of directors will hire a full-time executive director and staff assistant.

The blueprint for implementation remains the cultural tourism strategic plan presented to the community last year. The strategic plan can be viewed on-line at the city's website (www.city.bloomington.in.us) and clicking on the Cultural Tourism headline. The board will provide strategic direction to two permanent standing committees comprised of government and community agency representatives who will be responsible for developing recommendations concerning the implementation of specific action items contained in the strategic plan, as assigned by the board.

Each standing committee will have a specific focus: one committee will address issues concerning physical meeting and attraction space, including public tax or zoning incentives for developing amenities. The other committee will focus its efforts on improving planning and coordination between various organizations that program and sponsor festivals, community celebrations and special events related to tourism. Also, this group will explore how technology can be used to enhance participation in these events by local residents and visitors alike. This committee also will explore ways in which increased funding can be developed for public art and support of non-profit arts and humanities organizations.

Source of funding

Although this appropriation request is supported by general fund dollars, it would not be possible without the availability of riverboat revenue sharing funds to be distributed to the city in August of 2003. Approximately \$438,000 of riverboat revenue has been apportioned to Bloomington. The fiscal year 2003 budget anticipated this appropriation expense by increasing the city's property tax levy to pay for this appropriation in advance of the riverboat funds distribution to be made later this year. With taxing flexibility available to the city because we remain \$1.7 million under our maximum levy authority, we are able to raise property tax revenue needed to support the corporation, yet replace those levy funds with riverboat revenue sharing. Thus, the net additional property tax cost to taxpayers for this initiative is \$0.

Exhibit A

Corporation for Capital Improvements and Attractions Tentative Budget

	<u>FY 2003</u>	
Personnel		
Director (base = \$65k)	55,250	
Admin. Asst. (base = \$28k)	23,800	
Fringe	26,087	
Total Personnel	<u>105,137</u>	
Supplies		
Office Supplies	1,200	
Books	500	
Other supplies	600	
Total Supplies	<u>2,300</u>	
Services and Charges		
Accounting and Bank Chgs.	5,000	
Dues and subscriptions	1,000	
Office Expense	500	
Insurance	2,400	
Internet	1,500	
Phone	1,500	
Printing	2,000	
Rent	3,125	
Travel	3,000	
Utilities	1,800	
Workshops	2,500	
Misc. services and contracts	5,238	
Total Services and Charges	<u>29,563</u>	
Contingency (including grants)	50,000	
Equipment		
Furniture	2,000	
Computers	2,500	
Printer	2,500	
Total Equipment	<u>7,000</u>	
Year Total	<u><u>194,000</u></u>	
Funds Sources:		
City of Bloomington	144,000	
Indiana University	50,000	
Total	<u><u>194,000</u></u>	

INDIANA UNIVERSITY
BLOOMINGTON



October 22, 2002

OFFICE OF THE
CHANCELLOR

Tom Guevara, Controller
Controller's Office
City of Bloomington
401 N. Morton Street
P.O. Box 100
Bloomington, IN 47402

Tom:

As agreed by President Myles Brand, the Bloomington Campus of Indiana University will provide \$50,000 in July, 2003 to The Corporation for Cultural Tourism. My understanding is that the project will be evaluated in December, 2003. Depending on the outcome of this evaluation, IU-Bloomington stands ready to provide another \$50,000 in July, 2004.

Chancellor Sharon Brehm and her staff look forward to working with you on this and other projects of mutual benefit.

Sincerely yours,

A handwritten signature in black ink that reads "Neil Theobald".

Neil Theobald
Vice Chancellor
Budget and Administration

Bryan Hall 100
107 South Indiana Avenue
Bloomington, Indiana
47405-1201

812-855-9011
Fax: 812-855-1871

ORDINANCE 03-02

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS 3.4/PRO 6 TO PUD
AND TO AMEND THE PRELIMINARY PLAN FOR
THE ROLLING RIDGE PLANNED UNIT DEVELOPMENT (PUD) -
RE: 1107 and 1113 S. Weimer Road
(Michael and Patricia Pauly, Petitioners)**

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

WHEREAS, the Plan Commission has considered this case, PUD-32-02, and recommended that the petitioners, Michael and Patricia Pauly, be granted a rezone of the property located at 1107 and 1113 S. Weimer Road from RS3.5/PRO6 to Planned Unit Development and also be granted a preliminary plan amendment of the Rolling Ridge PUD. The Plan Commission thereby requests that the Common Council consider this petition;

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

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the list of permitted uses be amended for the property at 1107 and 1113 S. Weimer Road. The property is further described as follows:

Part of the Northwest Quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

A part of Seminary Lot Number One Hundred Ninety-eight (198) in Perry Township, Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Northwest corner of said Seminary Lot Number 198, running thence South parallel with the water works pike 259.06 feet; thence running East 218 feet, thence running North 259.06 feet and parallel with the water works pike, to the north line of said Seminary Lot Number 198; thence running West 218 feet to the place of beginning;

EXCEPTING THEREFROM a strip of land 60 feet of even width off the entire north side of said described real estate heretofore sold to the Trustee of Perry Township.

Also, A part of Seminary Lot Number 198 described as follows, to-wit: Beginning at a point 259.06 feet South of the Northwest corner of said Seminary Lot #198, running thence South parallel with the water works pike 129.53 feet, thence running East 336.27 feet, thence North 129.53 feet parallel with the water works pike, thence running West 336.27 feet, to the place of beginning, containing 1 acre, more or less.

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

CHRIS GAAL, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2003.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2003.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones 2.4 acres on S. Weimer Road from RS3.5/PRO6 to Planned Unit Development and amends the preliminary plan for the Rolling Ridge PUD to include this acreage for 40 additional residential units.

****CERTIFICATION of ACTION****

In accordance with IC 36-7-4-608 I hereby certify that the attached Ordinance Number 03-02 is a true and complete copy of the amendment to Plan Commission Case Number PUD-32-02 which was given a recommendation of approval by a vote of 10 Ayes and 0 Nays by the Bloomington City Plan Commission at a public hearing held January 13, 2002.

Date: January 21, 2003

Thomas B. Micuda, Secretary
Plan Commission

Received by the Common Council Office this ____ day of _____, 2003.

Regina Moore, City Clerk

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

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure _____ Emergency _____
Unforeseen Need _____ Other _____

Funds Affected by Request:

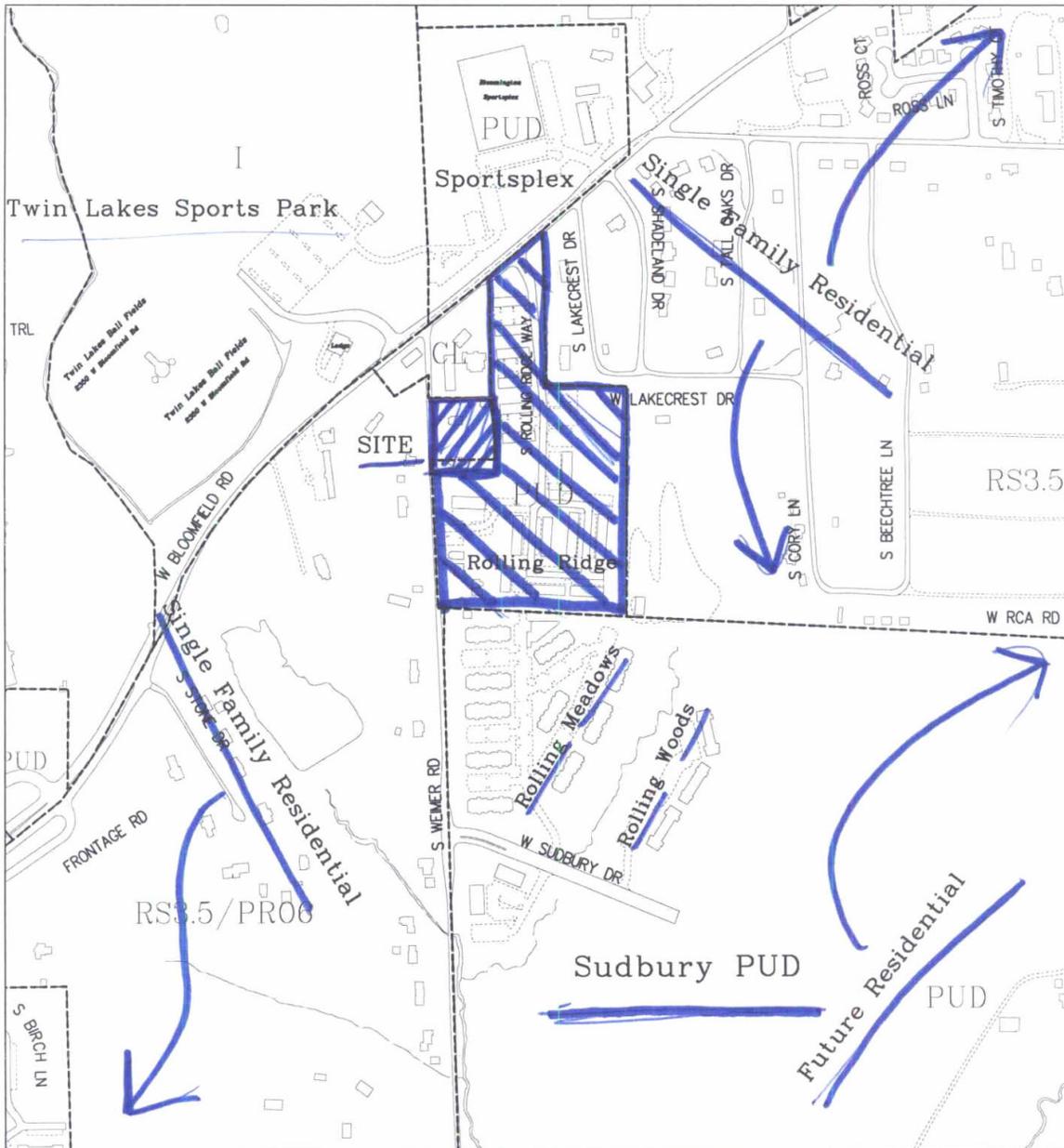
Fund(s) Affected		
Fund Balance as of January 1	\$ _____	\$
Revenue to Date	_____	
Revenue Expected for Rest of year	_____	
Appropriations to Date	_____	
Unappropriated Balance	_____	
Effect of Proposed Legislation (+/-)	_____	
Projected Balance	\$ _____	\$

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?
Yes _____ No _____

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

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



PUD-32-02
 1107 & 1113 S. Weimer Road
 Rolling Ridge PUD Preliminary Plan Amendment

By: roachja
 6 Dec 02



For reference only; map information NOT warranted.

City of Bloomington
 Planning



Scale: 1" = 500'

Interdepartmental Memo

To: Members of the Common Council
From: James Roach, Senior Zoning Planner
Subject: Case # PUD-32-02
Date: January 21, 2003

Attached are the staff reports, petitioner's statements, and map exhibits which pertain to Plan Commission Case # PUD-32-02. The Plan Commission voted 9-0 to send this petition to the Common Council with a favorable recommendation.

REQUEST: The petitioners are requesting a preliminary plan amendment to expand the Rolling Ridge Planned Unit Development (PUD) to include 2.4 additional acres.

REPORT SUMMARY:

Area:	12.79 acres in existing PUD 2.4 new acres (2.22 net without right-of-way) 15.19 total acres proposed (15.01 net)
Current Zoning:	RS3.5/PRO6
GPP Designation:	Urban Residential
Existing Land Use:	Multi-family Residential (Existing PUD) Single Family Residential (proposed expansion)
Proposed Land Use:	Multi-family Residential
Existing Density:	8.91 units per acre over 12.79 acres
Expansion Density:	18.02 units per acre over 2.22 acres
Total Density:	10.25 units per acre over 15.01 acres
Surrounding Uses:	West – commercial & multi-family East & Southwest - single family North - Bloomington Sportsplex Northwest - Twin Lakes Ballfields Southeast - automobile salvage yard South – Multi-family Residential

BACKGROUND: The Rolling Ridge PUD was originally approved in 1989. It is located on the south side of W. Bloomfield Road, southeast of the intersection of W. Bloomfield Rd. and S. Weimer Road. The property is bounded by commercial uses to the west, single-family uses to the east and southwest, the Bloomington Sportsplex to the north, Twin Lakes Ballfields to the northwest, a grandfathered automobile salvage yard to the southeast and additional apartments owned by the petitioner to the south.

The petitioners proposed to expand the boundaries of the PUD to include two existing single family lots, totaling 2.22 acres, immediately west of the development. The petitioners plan to construct two new apartment buildings, containing a total of 40 apartments. The proposed density of this expansion is 18.02 units per acre. This

addition would include 20 one-bedroom and 20 two-bedroom apartments. With this addition, the entire PUD will total 154 units on 15.01 acres for a density of 10.25 units per acre.

Density Analysis: The Plan Commission approved a specific density of 10.25 units per acre for the entire PUD with this proposal. The existing zoning of the property, RS3.5/PRO6, encourages higher residential densities approaching 6 units per acre. The density on the west side of Weimer is approximately 0.75 units per acre while the Deckard Realty property to the northwest contains approximately 8.57 units per acre. The petitioners' other multi-family developments in the Sudbury PUD, Rolling Woods and Rolling Meadows, to the south have been developed at approximately 17.40 units per acre.

Many of the expansions of Rolling Ridge, as well as the petitioners' two other developments to the south, utilized the dwelling unit equivalency (DUE) provision in the Zoning Ordinance. Dwelling unit equivalents provide a method to calculate the impact of efficiency, one and two bedroom apartments compared to that of single family homes or larger apartments. Smaller apartments are more affordable, house less people, generate less vehicular trips and save additional greenspace compared to larger units at the same density. The petitioners have provided a chart analyzing their proposal in comparison to other types of developments (Exhibit #1). Using the DUE provisions, the proposal would increase the density of the PUD from 7.53 DUEs per acre to 8.96 DUEs per acre, which is comparable to the 9 DUE per acre density of the petitioners' multi-family developments in the Sudbury PUD.

Traffic Analysis: The petitioners submitted a traffic study that analyzed the current and anticipated traffic generated from this development and associated turning movements onto Bloomfield Rd. Based on their traffic analysis, the Rolling Ridge Way entrance onto Bloomfield Rd. experiences approximately 260 average daily trips passing through it. With this proposed expansion, 22 additional morning peak trips are anticipated and 25 additional evening peak trips are anticipated.

Based on City of Bloomington traffic counts, Bloomfield Rd. experiences approximately 18,000 average daily trips (ADT). While this is a decrease in the number of ADT since the 21,700 counted in 1997, data is neither clear nor regular enough to show that there is a true downward trend in traffic on Bloomfield Rd. Based on the design capacity of the road, staff estimates that Bloomfield Rd. is functioning at a level of service E. While improvements have recently been made to Bloomfield Rd. in conjunction with the construction of the Bloomington Sportsplex, the roadway still functions at LOS E. Plans to increase the capacity of Bloomfield Road are listed in the City's Long Range Plan in the 2010-2015 cycle and to increase the capacity of Weimer Road in the 2022-2025 cycle.

The petitioners provided information that this proposed PUD addition will increase the ADT on Bloomfield Rd. approximately 0.3%. Based on the petitioners' analysis, the

majority of this traffic will enter Bloomfield Rd. at the Rolling Ridge Way intersection and will not negatively impact the Weimer Road intersection on Bloomfield Rd. In addition, a Bloomington Transit bus stop is located on Bloomfield Rd. at the to this development. Some trips will be eliminated with the easy access to public transit.

Affordability: The petitioners presented financial figures to the Plan Commission which demonstrated the affordable nature of the proposed units. While no public assistance is requested for this development, the petitioners plan to offer the units at rents that closely match subsidized unit rates. A chart provided by the petitioners is included in this packet (Exhibit #2) and outlines how the existing rates for Rolling Ridge, Rolling Meadows and Rolling Woods compare to Housing and Urban Development (HUD) Fair Market Rent and Monroe County Section 8 rental rates. While the petitioners' figures that existing rents are on average 7.8% above HUD rates and 2.9% above Section 8 rates, staff's analysis shows that the average is even lower. Based on staff's calculation, the petitioners' existing rates average 4.2% above HUD rates and 0.5% below Section 8 rates.

Stormwater: Two residents living n the west side of Weimer Road expressed concern with stormwater impacts of the development. The neighbors were concerned about existing flooding problems in Clear Creek, south of Sudbury Drive. The Plan Commission required that this development divert all new stormwater east to the existing Rolling Ridge detention pond. This stormwater is further detained in an existing in-stream detention pond within the Sudbury PUD, between the Rolling Woods and Rolling Meadows developments. At the hearing it was noted that much of the existing flooding problems south of Sudbury Drive were due to undersized culverts under Weimer Road and recent development to the northwest. The Plan Commission instructed staff and CBU to continue to work with the Monroe County Drainage Engineer and the Monroe County Drainage Board to fix these existing drainage problems. The proposed PUD expansion will not contribute to these existing deficiencies.

Growth Policies Plan Analysis: The 2002 Growth Policies Plan classifies this area as "Urban Residential." This section of the GPP notes that development densities range from 2 units per acre to 15 units per acre, but notes that the "main objective for these areas [is] to maintain adequate levels of service and when possible, improve the capacity of all urban services." The Urban Residential land use category recommends that the City "develop infill sites for predominately residential uses; however, incorporate mixed residential densities [and] housing types..." The category also call for "provid[ing] for maximum development densities while ensuring environmental protection and taking into consideration infrastructure capacity as well as the relationship between the new development and adjacent existing development."

The 2002 GPP also directs the City to "require the siting of future high density multi-family and commercial projects within walking distance to transit routes." This proposed PUD expansion is located on a transit route.

The Plan Commission found that given the size of the proposed addition to the PUD that it would have an insignificant impact to Bloomfield Road and the Weimer/Bloomfield intersection. The proposed density and development type is compatible with existing surrounding developments and the policies of the GPP. The Plan Commission also found that this development would provide needed affordable housing.

Conclusion: The Plan Commission voted 9-0 to send this petition to the Common Council with a favorable recommendation with the following conditions:

1. The final plan for this development must include a landscaping plan that preserves a majority of the existing trees on the property.
2. A right-of-way dedication of 35 feet from the center of Weimer Road is required at final plan stage, prior to the issuance of permits.
3. All stormwater run-off generated by development of this parcel will be directed to the east, subject to approval by CBU.

**BLOOMINGTON PLAN COMMISSION
SECOND HEARING STAFF REPORT
LOCATION: 1107 and 1113 S. Weimer Road**

**CASE #: PUD-32-02
DATE: January 13, 2003**

PETITIONER: Michael and Patricia Pauly
1200 Rolling Ridge Way, Bloomington

CONSULTANT: Bledsoe, Tapp & Riggert, Inc.
1351 W. Tapp Rd., Bloomington

REQUEST: The petitioner is requesting a preliminary plan amendment to expand the Rolling Ridge Planned Unit Development (PUD) to include 2.4 additional acres.

REPORT SUMMARY:

Area:	12.79 acres in existing PUD 2.4 new acres (2.22 net without right-of-way) 15.19 total acres proposed (15.01 net)
Current Zoning:	RS3.5/PRO6
GPP Designation:	Urban Residential
Existing Land Use:	Multi-family Residential (Existing PUD) Single Family Residential (proposed expansion)
Proposed Land Use:	Multi-family Residential
Existing Density:	8.91 units per acre over 12.79 acres
Expansion Density:	18.02 units per acre over 2.22 acres
Total Density:	10.25 units per acre over 15.01 acres

Surrounding Uses: West – commercial & multi-family
East & Southwest - single family
North - Bloomington Sportsplex
Northwest - Twin Lakes Ballfields
Southeast - automobile salvage yard
South – Multi-family Residential

BACKGROUND: This petition was first reviewed by the Plan Commission at its December 16, 2002. At that hearing, the Plan Commission voted 6-0 to forward this petition to a second hearing. The issues raised at the first hearing for further discussion included traffic and traffic impacts, affordability, and pedestrian facilities. Since that hearing, staff and the petitioner have worked to address these concerns.

The Rolling Ridge PUD was originally approved in 1989. It is located on the south side of W. Bloomfield Road, southeast of the intersection of Bloomfield Rd. and S. Weimer Road. The petitioner proposes to expand the boundaries of the PUD to include two existing single family lots, totaling 2.22 acres, immediately west of the development. The petitioner plans to construct two new apartment buildings, containing a total of 40 new apartments at a density of 18.02 units per acre. This addition would include 20 one-bedroom and 20 two-bedroom apartments. With this addition, the entire PUD would include 154 units on 15.01 acres for a density of 10.25 units per acre.

FIRST HEARING ISSUES:

Growth Policies Plan Analysis: The 2002 Growth Policies Plan, which was approved by the Plan Commission at its December hearing, classifies this area as “Urban Residential.” This section of the GPP notes that development densities range from 2 units per acre to 15 units per acre, but notes that the “main objective for these areas [is] to maintain adequate levels of service and when possible, improve the capacity of all urban services.” The Urban Residential land use category recommends that the City “develop infill sites for predominately residential uses; however, incorporate mixed residential densities [and] housing types...” The category also call for “provid[ing] for maximum development densities while ensuring environmental protection and taking into consideration infrastructure capacity as well the relationship between the new development and adjacent existing development.”

The 2002 GPP also directs the City to “require the siting of future high density multi-family and commercial projects within walking distance to transit routes.” This proposed PUD expansion is located on a transit route.

Height Bulk and Density: This proposal will comply with all of the height and bulk standards of the RM15 zoning district. These are the development standards that are most applicable to this petition.

With this proposal, the Plan Commission would be approving a specific density of 10.25 units per acre for the entire PUD. The existing zoning of the property, RS3.5/PRO6, encourages higher residential densities approaching 6 units per acre. The density on the west side of Weimer is approximately 0.75 units per acre while the Deckard Realty property to the northwest contains approximately 8.57 units per acre. The petitioner's other multi-family developments in the Sudbury PUD to the south have been developed at 17.40 units per acre.

Many of the expansions of Rolling Ridge, as well as the petitioner's two other developments to the south, utilized the dwelling unit equivalency (DUE) provision in the Zoning Ordinance. Dwelling unit equivalents provide a method to calculate the impact of efficiency, one and two bedroom apartments compared to that of single family house or larger apartments. Smaller apartments are more affordable, house less people, and save additional greenspace compared to larger units at the same density. The petitioner has provided a chart analyzing his proposal in comparison to other types of developments (Exhibit #1). Using the DUE provisions, the proposal would increase the density of the PUD from 7.53 DUEs per acre to 8.96 DUEs per acre, which is comparable to the 9 DUE per acre density of the petitioner's multi-family developments in the Sudbury PUD.

Traffic Analysis: The petitioner has submitted a traffic study that looks at the current and anticipated traffic generated from this development and turning movements onto Bloomfield Rd. Based on their traffic analysis, the Rolling Ridge Way entrance onto Bloomfield Rd. experiences approximately 260 average daily trips passing through it. With this proposed expansion, 22 additional morning peak trips are anticipated and 25 additional evening peak trips are anticipated.

Based on City of Bloomington traffic counts, Bloomfield Rd. experiences approximately 18,000 average daily trips (ADT). While this is a decrease in the number of ADT since the 21,700 counted in 1997, data is neither clear nor regular enough to show that this is a true downward trend in traffic on Bloomfield Rd.

Based on the design capacity of the road, staff estimates that Bloomfield Road is functioning at a level of service E. While improvements have recently been made to Bloomfield Rd. in conjunction with the construction of the Bloomington Sportsplex, the number of trips still places the road in this LOS range.

At the last hearing, the petitioner provided information that this proposed PUD addition will increase the ADT on Bloomfield Rd. approximately 0.3%. The majority of this traffic will enter Bloomfield at the Rolling Ridge Way intersection and not negatively impact the Weimer Road intersection on Bloomfield Rd. In addition, a Bloomington Transit bus stop is located on Bloomfield Rd. immediately in front of this development. Some trips will be eliminated with the easy access to public transit.

Affordability: At the first hearing, the petitioner presented financial figures which demonstrated the affordable nature of the proposed units. While no public assistance is requested for this development, the petitioner plans to offer the units at rents that closely match subsidized unit rates. A chart provided by the petitioner at the first hearing and included in this packet (Exhibit #2) outlines how the existing rates for Rolling Ridge, Rolling Meadows and Rolling Woods compare to Housing and Urban Development (HUD) Fair Market Rent and Monroe County Section 8 rental rates. While the petitioner figures that his existing rents are on average 7.8% above HUD rates and 2.9% above Section 8 rates, staff's analysis shows that the average is even lower. Based on staff's calculation, the petitioner's existing rates average 4.2% above HUD rates and 0.5% below Section 8 rates.

Pedestrian Facilities: At the first hearing, the Plan Commission suggested this development provide for an extension of the Clear Creek Trail. While the trail currently terminates at Tapp Road, committed developments will construct extensions of the trail to connect to a recently constructed trailhead parking lot south of Sudbury Drive. A member of the Plan Commission suggested that a section of trail or sidepath should be required along Weimer Road to connect to Twin Lakes Sports Park. After further analysis, staff does not recommend that this be a requirement. A sidewalk is already in place from the petition site to Sudbury drive, approximately 1200 feet. While this development could provide approximately 320 feet of trail, it would not match existing facilities and could not be continued further to the north because of lack of right-of-way. While an extension of the trail along Weimer is desired, this should probably be done as a larger City project that will also provide a crossing at Bloomfield Road. Staff recommends that a five foot wide sidewalk be required to match existing facilities.

Environmental Issues: After further site analysis, staff has determined that several existing large trees could be maintained with this development. Staff recommends that preservation of several of these trees be required with the final plan. The petitioner's landscaping plan must incorporate these trees to the greatest extent possible.

Staff Conclusion: While the proposed PUD addition will increase the density of the PUD, this density is consistent with other multi-family developments in the area and the recommendations of the 2002 GPP. The proposed use of smaller sized units will allow for increased density without the same impacts of larger units and will allow rates to be kept affordable. Finally, while Bloomfield road is currently operating at Level of Service E, the proposed addition to this development will create an insignificant increase in Average Daily Trips on the road. Traffic increases are slightly mitigated because this development is located on a transit line.

RECOMMENDATION: Staff recommends approval of the PUD Preliminary Plan Amendment with the following conditions:

4. The final plan for this development must include a landscaping plan that preserves a majority of the existing trees on the property.
5. A right-of-way dedication of 35 feet from the center of Weimer Road is required at final plan stage, prior to the issuance of permits.

**BLOOMINGTON PLAN COMMISSION
FIRST HEARING STAFF REPORT
LOCATION: 1107 and 1113 S. Weimer Road**

**CASE #: PUD-32-02
DATE: December 16, 2002**

PETITIONER: Michael and Patricia Pauly
1200 Rolling Ridge Way, Bloomington

CONSULTANT: Bledsoe, Tapp & Riggert, Inc.
1351 W. Tapp Rd., Bloomington

REQUEST: The petitioner is requesting a preliminary plan amendment to expand the Rolling Ridge PUD to include 2.4 additional acres. This new land would be developed with 40 new apartments for a total development density of 10.14 units per acre on 15.19 acres. Also requested is a waiver of second hearing.

REPORT SUMMARY:

Area: 12.79 acres in existing PUD
2.4 new acres proposed
15.19 total acres proposed

Current Zoning: RS3.5/PRO6

Current GPP Designation: Residential Enhancement (Bloomfield Road Corridor & Weimer Road East subareas)

Proposed GPP Designation: Urban Residential

Existing Land Use: Multi-family Residential (Existing PUD)
Single Family Residential (proposed expansion)

Proposed Land Use: Multi-family Residential

Existing Density: 8.91 units per acre over 12.79 acres

Expansion Density: 16.7 units per acre over 2.4 acres

Total Density: 10.14 units per acre over 15.19 acres

Surrounding Uses: West – commercial
East & Southwest - single family
North - Bloomington Sportsplex
Northwest - Twin Lakes Ballfields
Southeast - automobile salvage yard
South – Multi-family Residential

BACKGROUND: The Rolling Ridge PUD was originally approved in 1989. It is located on the south side of W. Bloomfield Road, southeast of the intersection of Bloomfield Rd. and S. Weimer Road. The property is bounded by commercial uses to the west, single-family uses to the east and southwest, the Bloomington Sportsplex to the north, Twin Lakes Ballfields to the northwest, a grandfathered automobile salvage yard to the southeast and additional apartments owned by the petitioner to the south.

Since this PUD was created, it has been amended and has expanded several times. Currently, the PUD includes 114 dwelling units spread among 15 buildings. The existing density of the development is 8.91 units per acre. This development is a mix of 77 three-bedroom units, 5 two-bedroom units and 32 one-bedroom units. This PUD also includes a recently constructed clubhouse that serves both this development and the Rolling Meadows and Rolling Woods projects to the south.

The petitioner proposes to expand the boundaries of the PUD to include two single family lots, totaling 2.4 acres, immediately west of the development. These lots have been developed with two single family homes. These homes have no historic designation. The petitioner proposes to remove both of the homes and construct two new apartment buildings, containing a total of 40 new apartments at a density of 16.7 units per acre. This addition would include 20 one-bedroom and 20 two-bedroom apartments. With this addition, the entire PUD would include 154 units on 15.19 acres (a density of 10.14 units per acre). Many of the expansions of Rolling Ridge, as well as the petitioner's two other developments to the south, utilized the dwelling unit equivalency (DUE) provision in the Zoning Ordinance. The petitioner has figured his density numbers based on this standard, which allows a greater density for developments containing efficiency, one bedroom and two bedroom apartments. Using the DUE provisions, the existing PUD has been developed at 7.53 DUE per acre, the proposed expansion is 9.75 DUE per acre and the total proposed density is 7.88 DUE per acre.

This request requires a rezoning to expand area of the PUD and rezone the land from RS3.5/PRO6 to PUD. This request requires two hearing before the Plan Commission and final action by the Common Council. The petitioner has requested a waiver of the second hearing before the Plan Commission.

PRELIMINARY PLAN ISSUES:

Growth Policies Plan Analysis: The GPP designates this area for "Residential Enhancement." Areas designated as "Residential Enhancement" are neighborhoods with aging housing stock on small lots. These neighborhoods are targeted for rehabilitation and public improvements. Acceptable residential densities range from 5 to 6 units per acre. Residential infill projects and public infrastructure improvements such as providing sidewalks, curbs, and landscaping are all goals of the GPP for areas designated as "Residential Enhancement." Land use designations to the south, east, and west of this property are also designated "residential enhancement" by the GPP.

The proposal in question is also located in the GPP's Bloomfield Road Corridor subarea as well as the Weimer Road East subarea. Both subareas note the "residential enhancement" land use designation. In addition, the Bloomfield

Road subarea recommends maintaining Bloomfield Road's rural/natural context, controlling and limiting roadway access, and encouraging compatible residential infill development and enhancement.

The new Growth Policies Plan, which is on the agenda to receive final approval at the same Plan Commission Hearing as this petition, classifies this area as "Urban Residential." This section of the GPP notes that development densities range from 2 units per acre to 15 units per acre, but notes that the "main objective for these areas [is] to maintain adequate levels of service and when possible improve the capacity of all urban services." The Urban Residential land use category recommends that the City "develop infill sites for predominately residential uses; however, incorporate mixed residential densities [and] housing types..." The category also call for "provid[ing] for maximum development densities while ensuring environmental protection and taking into consideration infrastructure capacity as well the relationship between the new development and adjacent existing development."

The new GPP also directs the City to "require the siting of future high density multi-family and commercial projects within walking distance to transit routes." This proposed PUD expansion is located on a transit route.

Height Bulk and Density: This proposal will comply with all of the height and bulk standards of the RM15 zoning district. These are the development standards that are most applicable to this petition.

With this proposal, the Plan Commission would be approving a specific density of 10.14 units per acre for the entire PUD or 7.88 units per acre utilizing DUEs. The existing zoning of the property, RS3.5/PRO6, encourages higher residential densities approaching 6 units per acre.

The petitioner has also developed two other multi-family developments, immediately south of this PUD, within the Sudbury PUD. The Rolling Meadows development contains 200 one-bedroom apartments at a density of 18.13 units per acre or 9.07 DUE per acre. The Rolling Woods development contains 60 apartments at a density of 15.34 units per acre or 8.98 DUE per acre. While the west side of Weimer Rd. is zoned the same as the property in question, RS3.5/PRO6, it has been developed at a much lower density. The density on the west side of Weimer is approximately 0.75 units per acre.

Traffic Study: The petitioner has submitted a traffic study that looks at the current and anticipated traffic generated from this development and turning movements onto Bloomfield Rd. Based on their traffic analysis, the Rolling Ridge Way entrance onto Bloomfield road experiences approximately 260 average daily trips passing through it. With this proposed expansion, 22 additional morning peak trips are anticipated and 25 additional evening peak trips are anticipated.

Based on these numbers, the petitioner has estimated the number of turning movements in and out of the development in the morning and evening peak hours. 81 right outs are anticipated in the morning peaks hour, or one vehicle leaving every 44 seconds. 74 left turns from Bloomfield into the development are estimated for the evening peak hour, or one vehicle turning left every 48 seconds. All of the new trips from this development were assumed to be leaving by Rolling Ridge Way instead of the drive onto Weimer. If a signal were in place at the intersection of Weimer and Bloomfield, many of these trips may exit onto Weimer to utilize the signal.

Based on City of Bloomington traffic counts, Bloomfield Rd. experiences approximately 18,000 average daily trips. Based on the design capacity of the road, Staff estimates that Bloomfield Road is functioning at a level of service E. While improvements have recently been made to Bloomfield Rd. in conjunction with the construction of the Bloomington Sportsplex, the high traffic volumes are still a concern to staff.

Staff Analysis: Many parts of both the existing and proposed Growth Policies Plan concern the linkage between development and infrastructure. The existing GPP's Leverage Public Capital principle directs the City to "direct new Development to areas with reserve infrastructure capacity, limit development density and intensity to existing or planned and funded infrastructure capacity." The proposed new GPP notes in its Leverage Public Capital section that the city should "...consider the adequacy of current levels of service, based on the comprehensive public facilities analysis, when evaluating a development petition. For roadways, the desired level of service ratings should be consistent with the GPP's goals of achieving compact urban form."

During the Plan Commission and Common Council review of the Sudbury PUD, the linkage between the approval of residential development projects and the condition of Weimer Rd. and Bloomfield Rd. intersection were discussed at length. As part of these discussions there was an agreement reached that the Rolling Meadows and Rolling Woods projects were the only projects that could be built within the Sudbury PUD until upgrades to this intersection were made. While this PUD is not bound by the phasing requirements of the Sudbury PUD, the issues are still relevant.

Based on these policies and past development phasing requirements, staff notes that Bloomfield Road currently functions at Level of Service E. While plans are in the works to increase the capacity of Bloomfield Road, this project is not listed in the MPO's Long Range Plan until the 2010-2015 cycle. Staff has concerns regarding this issue and requests Plan Commission discussion at the first hearing.

Access: Access to this development is provided off of the main access drive, Rolling Ridge Way, which connects to Bloomfield Road. Access can also be

gained via Weimer Rd. and south, through Rolling Meadows, to Sudbury Drive. The petitioner does not propose any changes to these access points with this additional development.

Environmental Issues: Staff has not identified any environmental issues associated with this petition.

Pedestrian Facilities: A five-foot wide sidewalk is required along the east side of Weimer Rd., while a sidewalk is already in place on Bloomfield Road.

Right-of-way Dedication: Fifty feet of right-of-way is already in place to the centerline of Bloomfield Rd., in compliance with the Thoroughfare Plan. With this PUD preliminary plan amendment, an additional 35 feet of right-of-way must be dedicated from the center of Weimer Rd.

Transit: Bloomington Transit (BT) currently provides bus service to this development along Bloomfield Road. This property is on Route #4.

Utilities: This site has adequate utility service for both water and sanitary sewer. Additional fire hydrants may be needed to protect these new structures. Utility plans must be submitted prior to filing for the Final Plan for this development.

Stormwater: This PUD currently provides stormwater detention south of the new clubhouse. Stormwater detention is also provided further south within the stream channel in the Sudbury PUD, between Rolling Woods and Rolling Meadows Apartments. Stormwater plans must be submitted prior to filing for the Final Plan for this development. Prior to the second hearing, the petitioner should have initial discussions with CBU to determine if there is adequate capacity in the existing ponds, or room for expansion.

Architecture: The petitioner anticipates that these new structures will be very similar in architecture to the new apartments within the Rolling Woods and Rolling Meadows development in the Sudbury PUD.

Neighborhood Issues: Staff has not received any phone calls or letters concerning this project. There are several single-family residences located east of this development and on the west side of Weimer Road. Staff anticipates that some of these neighbors may have comments about the petition at the hearing.

WAIVER OF SECOND HEARING: The Petitioner has requested a waiver of the required second hearing for a PUD Preliminary Plan. Due to the issues outlined in this report, staff recommends that this request be denied and that the petition be forwarded to a second hearing.

RECOMMENDATION: Staff recommends the requested waiver of a second hearing be denied and that the PUD Preliminary Plan Amendment request be forwarded to the January 13, 2003 Plan Commission meeting.

Bledsoe Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services-

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

November 18, 2002

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

RE: PUD Amendment to Rolling Ridge Apartments
1107 & 1113 S. Weimer Road
Perry Township, Section 6, Parcels 198B and 198C

Dear Jim:

On behalf of the petitioner, Michael Pauly and Patricia R. Pauly, we are respectfully requesting an amendment to the Rolling Ridge PUD to add ± 2.4 acres of RS3.5/PRO6 zoned ground for the purpose of constructing 40 new apartments (20 one-bedroom and 20 two-bedroom) and 70 parking spaces.

The site currently contains two existing homes. These homes and existing driveways will be removed to accommodate the two 20-unit buildings using the same attractive architectural design as Rolling Woods. There will also be 70 parking spaces added to the plan, which will facilitate parking for the new buildings and existing units.

If the DUE is applied to this additional area, the density will be 20 one-bedroom @ 0.50 units and 20 two-bedroom @ 0.67 units for a total of 23.40 units \approx 24 units on 2.4 acres or 10.0 units/acre. The existing Rolling Ridge project has 114 units on 12.79 acres for a density of 8.91 units/acre. The density for the new area is consistent with the existing Rolling Ridge project.

The project would access the existing Rolling Ridge Drive and not require any new cuts on State Road 45. The project also has sewer and water to the site and does not require extensive utility extensions. Stormwater detention volumes were incorporated into Phase I Sudbury Farm Stormwater Plan for the residential enhancement suggested for this area.

The Rolling Ridge project, as well as this area, are serviced by the Bloomington Public Transportation system with a bus stop at the entry of the Rolling Ridge development.

This parcel can be incorporated into the Rolling Ridge PUD with minimal impact to the existing area. The high standards Mr. Pauly has set for building architecture at the Sudbury Farm and landscaping throughout his project will be an enhancement to the area.

We are also requesting that final plan approval be deferred to staff level.

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

Petitioner's Statement
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PUD Amendment to Rolling Ridge Apartments
November 11, 2002
Page 2

Please place this item on your December 16, 2002 hearing for approval.

Attached are the following:

- ☛ General Application
- ☛ Site Plan (3 @ 24" x 36" bluelines)(1 @ 8½" x 11" reduction)
- ☛ Submittal check (\$200 + \$2/dwelling unit @ 40 units = \$280.00)
- ☛ Auditor's map and list of adjoiners
- ☛ Notice of Public Hearing (Draft)

Sincerely,



Philip O. Tapp
Bledsoe Tapp & Riggert, Inc.

xc: Job #0093

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Petitioner's Statement

Good evening. My name is Michael Pauly, and I represent Millennium Property Management. In my comments tonight, I will address four points.

1. I will provide an overview of proposal
2. I will explain how the proposal fits within the GPP
3. I will address the concerns raised in the staff report
4. And I will discuss the relationship between this project and affordable housing

1. Overview of proposal

The proposed project is adjacent to Rolling Ridge Apartments. The proposed buildings will look like the buildings at Rolling Woods and Rolling Meadows (see photos). The project consists of two buildings, with twenty units per building. The project will have similar exterior finishes and the extensive landscaping that distinguishes our other communities.

This is the site plan (see attached). The project will close the Weimer Road driveways and utilize an internal connection to Rolling Ridge Way. We will provide sidewalks along Weimer and internally connecting to Rolling Ridge.

Like Rolling Ridge, Rolling Meadows, and Rolling Woods, the residents of the proposed project will have access to our Clubhouse. It includes an indoor pool, gym, aerobics room, racquetball court, tanning beds, and community room (see photos). The Clubhouse is within walking distance of the proposed project and will function as a neighborhood activity center, similar to those envisioned by the GPP.

2. How the proposal fits within the GPP

GPP embraces 7 guiding principles. This proposal speaks to 4 of the seven.

A. Compact urban form—this is an urban infill project that is sensitive to other concerns and considerations. It capitalizes on the advantages of compact urban form: provides the efficient delivery of services, maximizes return on public expenditures, and limits sprawl (from GPP, p. 5). Consistent with the GPP's stated commitment to compact urban form balanced with sensitivity to the character of the surroundings, this project requests a density high enough to allow the advantages of compact urban form to be realized, but one that is not out of character with the surrounding neighborhood, which is mix of multi-family, single family, and parks.

B. Nurture environmental integrity—our other communities, as well as the specifics of this proposal, demonstrate our commitment to environmentally friendly development. We are committed to preserving trees and our properties are extensively landscaped. We have consistently planted far more trees and landscaping than required. We plant hard woods for long-term tree growth and rely heavily on native species to avoid the dangers of monolithic horticulture. We have our own landscaping crew with an on-staff horticulturalist.

Petitioner's Statement

For this project, a higher density allows us to preserve green space, and we pledge our continued commitment to protecting trees.

Our regional storm water detention facility has had a positive impact on run-off and flooding in the 100+ acre drainage basin.

C. Leverage public capital—this project is served by existing public utilities. It does not require any new infrastructure and does not require any additional street cuts.

D. Mitigate traffic—this project fits within the GPP framework by placing a higher density development within walking distance of a transit route. The GPP also dictates that development provide user-friendly sidewalks and multi-use paths; this project provides and connects to these features.

3. Staff concerns

It is important to underscore that staff raised only two issues of concern—on every other issue or dimension, this project is in compliance with relevant standards or does not trigger staff concern.

- A. Density—Adding this project to the Rolling Ridge PUD brings the total acreage to 15.19, for a total density of 10.14 units per acre. While this is higher than the current zone of RS3.5/PRO 6, it is consistent with the revised GPP's "urban residential" designation, which allows densities of 2-15 units per acre. It is important to remember, moreover, that the GPP sees higher densities as a trade-off to capture the benefits associated with compact urban form. The GPP does balance this commitment with sensitivity to the surrounding neighborhood, but a density of 10.14 units/acre is not inconsistent with the character of the surrounding neighborhood, which is predominantly multi-family mixed with single family residential, parks (Twin Lakes) and special uses (Sportsplex). In short, a commitment to compact urban form and its virtues dictates a willingness to accept higher densities, provided they are sensitive to their surroundings. We submit that the proposed density is consistent with the neighborhood.

Furthermore, one could also argue that the appropriate measure of density is Dwelling Unit Equivalents (DUE). The DUE measure more accurately reflects the impact of the project in terms of green-space, parking, building footprint, permeable area and trip generation. The following example clearly demonstrates these points:

Petitioner's Statement

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Example: Project A has 40 3-bedroom apartments.
 Project B has 20 1 bedroom and 20 2 bedroom apartments.

Assumptions:	Acreage = 2.5 acres.		
	3 bedroom - 1,320 sq. ft. townhouse		
	2 bedroom - 972 sq. ft. flat		
	1 bedroom - 755 sq. ft. flat		
			%
Density per Acre	A - 16.00	B - 16.00	-
DUE per Acre	A - 16.00	B - 9.28	58 %
Bedroom Count:	A - 120	B - 60	50 %
Building Sq. Ft.	A - 52,800	B - 34,540	66 %
Building Footprint	A - 26,400	B - 15,016	57 %
Parking Requirement	A - 120	B - 70	58 %
Trip Count (People)	A - 392	B - 196	50 %

As clearly demonstrated, two projects with the same Density have SUBSTANTIALLY different impacts. DUE reflects a far more accurate overall picture.

The existing Rolling Ridge PUD has a DUE of 7.53 per acre. Adding this project would increase the DUE to only 7.88 per acre. The DUE measure is an accepted planning tool found in the Zoning Ordinance. We would argue that it is the most appropriate measure of density, given the dictates of compact urban form.

B. Traffic

The staff report identified traffic on Bloomfield Road as a concern. The report raises the provisions of the Sudbury PUD as relevant. As the staff report points out, the Sudbury PUD allowed development of Phase I without improvements to the Weimer/Bloomfield Rd. intersection. But it is important to recognize that while improvements were not made to the intersection, significant and costly improvements were made in other areas:

--Conservancy area: We agreed to place 12 acres of development ground into a nature conservancy.

--Road: We built 2000 feet of Sudbury Drive, which is considered to be a primary East/West connection from Weimer to Rogers Road. The road is 3-4 lanes wide, has two bike lanes, sidewalks on both sides, and is lined with street trees.

Petitioner's Statement

(44)

--Trailhead: We built and granted to the City the trailhead for the eventual extension of the Clear Creek trail. The trailhead includes 200' of paved bike path and a large, paved parking lot.

--Regional storm water detention facility: The basin we built holds storm water runoff for more than 100 acres from Cory Lane on the East, 3rd St. on the North, and Sportsplex on the West. During heavy rains this facility holds back excess water to significantly reduce flooding and runoff downstream.

These are considerable capital expenditures. More to the point, as the staff report points out, this parcel is not part of the Sudbury PUD and cannot be bound by its provisions.

With respect to traffic on Bloomfield Road. We conducted a trip count analysis and found that 80% of all of the traffic generated by our apartments—RR, RM, RW—use the Rolling Ridge entrance on 2nd Street. Of the remaining 20%, 80% turn south on Weimer Road, toward Tapp Road. Bledsoe, Tapp, and Rigert estimate that the proposed project would add 47 trips during peak loads or just 1/3 of 1% of the 18,000 trips staff estimates on Bloomfield Road each day.

Furthermore, if one looks at the traffic on Bloomfield Road it is clear that traffic has actually decreased over time (see graph). Using data available from the City, in October of 1997 21,705 trips were counted between South Weimer and Cory Lane. The staff report puts trip counts at 18,000. This is a 17% reduction in traffic. What has changed during this period is the closing of the Thompson plant, which began phasing out its workforce in April of 1998. While we cannot say with certainty that the Thompson closure is responsible for the reduced traffic on Bloomfield Road, it is important to remember the thousands of workers who lost their jobs and the volume of truck traffic generated by the plant, volume that justified the construction of Patterson Ave. The timing of the reduction lends support to this relationship: traffic decreased at the same time the Thompson plant was phasing out its workforce.

In short, while traffic on Bloomfield Road is certainly a concern, it is currently less than the Road has handled in the past, despite the additional development that has taken place in the Bloomfield Road corridor. The character of this traffic is also different in that truck traffic has lessened. Moreover, the size of the additional load during peak times must be considered: it is after all less than 1/3 of 1% of the traffic on the Road. Finally, the relationship between compact urban form and traffic cannot be forgotten: as the GPP states: "Desired levels of service for roadway facilities should recognize that some level of congestion is typically associated with a community that promotes a compact urban form strategy." (GPP, p. 12)

4. Affordable housing

While affordable housing is not offered as one of the guiding principles of the GPP, it is without question a concern that should guide our community's planning decisions.

Petitioner's Statement

(45)

These are not luxury apartments. We do not cater specifically to students or the upscale market. We provide a good value for the dollar. We provide a meat and potatoes product. We offer large, well maintained, professionally managed apartments in a quiet community setting. And we are able to provide the amenities that our residents desire.

We do not market our apartments as "affordable housing," but some discussion of affordable housing is in order. HUD sets Fair Market Rents (FMR) for every area of the country. According to the most recent survey, the FMR for Bloomington is (see chart) if one looks at local section 8 rent rates, (see chart) it is clear that the rates we charge are consistent with the FMR rates for Bloomington.

Despite the fact that we receive no federal, state, or city subsidy, tax abatement, or bonding, or any other type of incentive, we are able to provide quality housing at rent rates less than 3% greater than section 8.

This is good for the community for several reasons:

- it proves that it can be done: it is possible to manage a quality property in Bloomington without charging rents higher than most big cities;

- it is a choice more people can afford;

- we provide downward pressure on the rent rates our competitors are able to charge;

- and we simply provide a great value for the dollar.

This is, in short, the reason we are full and why there is continuing demand for more.

5. Closing

In closing, I stress the quality of the project and the excellent fit between it and the guiding principles of the GPP. Not only does it allow the city to pursue its commitment to compact urban form, nurturing environmental integrity, leveraging public capital, and mitigating traffic as outlined by the GPP, it also serves the greater good by adding to the stock of affordable housing in Bloomington. Staff's concern with density ignores the necessary trade off between density and compact urban form. And staff's concern with traffic on Bloomfield Road fails to outweigh the benefits of the project. The slight increase in traffic generated by this project and the higher levels of traffic this Road has served in the past reduce the importance of this concern.

Given this project's fit with the GPP and its benefits to the wider community, I again ask the Plan Commission to pass the petition and waive the second hearing. Thank you for your time. I welcome the opportunity to answer any questions you may have.

Petitioner's Statement

(46)

Proposal

Zoning Comparison Summary - Rolling Glen Apartments							
Comparison on 1 Acre							
	RR	RR 1-6	RM	RW	RG	Note (1)	Note (2)
Density per Acre	8.98	9.57	18.13	15.35	18.02	9.01	9.01
Density DUE	7.59	9.57	9.07	8.98	10.54	9.01	9.01
Bedroom Count	22	29	18	23	27	27	27
Parking Requirements	23	29	27	27	32	27	27
Trip Count - People	74	94	89	88	103	88	88
Trip Count - Vehicles	109	138	131	129	151	130	130
Trip Count - Units	39	42	79	67	79	39	39
Building Square Footage	10,001	12,627	13,055	13,251	15,564	11,896	11,896
Building Footprint	4,264	6,314	5,222	5,300	6,226	5,948	11,896
Permeable Surface	66%	57%	45%	37%	40%	57%	70%
RR	- Rolling Ridge Apartments						
RR	- Rolling Ridge Apartments Buildings 1- 6 only						
RM	- Rolling Meadows Apartments						
RW	- Rolling Woods Apartments						
RG	- Rolling Glen Apartments						
Note (1)	Example of "RG" using RG acreage and RR density (8.98 > 9.01) and floor plans (3 bedroom townhomes)						
Note (1)	Example of "RG" using RG acreage and RR density (8.98 > 9.01) and floor plans (3 bedroom flats)						

Exhibit #1

(51)

Proposal
↓

Zoning Comparison - Rolling Glen Apartments								
	RR	RR 1-6	RM	RW	RG	Note (1)	Note (2)	
Acreage - Net of Road RW	12.69	3.14	11.03	3.91	2.22	2.22	2.22	
Units								
1 - Bedroom	32		200	30	20	-	-	
2 - Bedroom	5			30	20	-	-	
3 - Bedroom	77	30				20	20	
Total Units	114	30	200	60	40	20	20	
Dwelling Units Equivalents								
1 - Bedroom @ .5 per	16.00	-	100.00	15.00	10.00	-	-	
2 - Bedroom @ .67 per	3.35	-	-	20.10	13.40	-	-	
3 - Bedroom @ 1.00 per	77.00	30.00	-	-	-	20.00	20.00	
Total DUE units	96.35	30.00	100.00	35.10	23.40	20.00	20.00	
Density per Acre	8.98	9.57	18.13	15.35	18.02	9.01	9.01	
Density DUE	7.59	9.57	9.07	8.98	10.54	9.01	9.01	
Occupant Bedroom Count @ 1 per bdr	273	90	200	90	60	60	60	
Parking Requirements								
1 Bedroom @ 1.5 per	48	-	300	45	30	-	-	
2 Bedroom @ 2 per	10	-	-	60	40	-	-	
3 Bedroom @ 3 per	231	90	-	-	-	60	60	
Total	289	90	300	105	70	60	60	
Trip Count # of People @ 3.27 per								
1 Bedroom @ 1.5 per	157	-	981	147	98	-	-	
2 Bedroom @ 2 per	33	-	-	196	131	-	-	
3 Bedroom @ 3 per	755	294	-	-	-	196	196	
Total	945	294	981	343	229	196	196	
Trip Count # of Vehicles @ 4.80 per								
1 Bedroom @ 1.5 per	230	-	1,440	216	144	-	-	
2 Bedroom @ 2 per	48	-	-	288	192	-	-	
3 Bedroom @ 3 per	1,109	432	-	-	-	288	288	
Total	1,387	432	1,440	504	336	288	288	
Trip Count # of Units @ 4.36 per	497	131	872	262	174	87	87	
Building Square Footage								
1 Bedroom	21,120	-	144,000	22,850	15,100	-	-	
2 Bedroom	4,180	-	-	29,160	19,440	-	-	
3 Bedroom	101,640	39,600	-	-	-	26,400	26,400	
Total	126,940	39,600	144,000	51,810	34,540	26,400	26,400	
Building Footprint	54,120	19,800	57,600	20,724	13,816	13,200	26,400	
Permeable Surfaces (approximate)	8.35	1.78	4.99	1.43	0.90	1.26	1.56	

Exhibit #1

Rolling Glen Rent Rate Comparison

2002 Rental Rates for Rolling Ridge Apartments / Rolling Meadows Apartments / Rolling Woods Apartments

Rental Rates as compared to the Housing and Urban Development Fair Market Rent (FMR)- September 30, 2002

	Rent	Water	Electric *	Total	HUD FMR	% Diff.	Units	% Total Units	Overall
RR 1 Bedroom	450	25	50	525	511	103%	32	8.6%	0.2%
RR 2 Bedroom	585	25	65	675	680	99%	5	1.3%	0.0%
RR 3 Bedroom	690	31	75	796	946	84%	77	20.6%	-3.3%
RM 1 Bedroom	500	25	65	590	511	115%	200	53.5%	8.3%
RW 1 Bedroom	530	25	65	620	511	121%	30	8.0%	1.7%
RW 2 Bedroom	650	31	75	756	680	111%	30	8.0%	0.9%
Total Units							374	100.0%	7.8%

Rental Rates as compared to the Monroe County Section 8 Maximum Rental Rate - December 16, 2002

	Rent	Water	Electric *	Total	MC S8	% Diff.	Units	% Total Units	Overall
RR 1 Bedroom	450	25	50	525	535	98%	32	8.6%	-0.2%
RR 2 Bedroom	585	25	65	675	711	95%	5	1.3%	-0.1%
RR 3 Bedroom	690	31	75	796	999	80%	77	20.6%	-4.2%
RM 1 Bedroom	500	25	65	590	535	110%	200	53.5%	5.5%
RW 1 Bedroom	530	25	65	620	535	116%	30	8.0%	1.3%
RW 2 Bedroom	650	31	75	756	711	106%	30	8.0%	0.5%
Total Units							374	100.0%	2.9%

* Estimated Usage

Exhibit # 2

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Bledsoe Tapp & Riggert, Inc.
Quality Land Surveying and Civil Engineering Services-

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

November 29, 2002

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

RE: Rolling Ridge PUD Amendment, Traffic Control

Dear Jim:

Attached are current traffic counts for various movements in and out of the Rolling Ridge apartment project. Counts were obtained for the morning peak hours and evening peak hours of traffic. Data was collected at the entry on Bloomfield Road, as well as the entry on Weimer Road. Counts were also obtained at Sudbury Drive and Weimer Road, which is the primary access for Rolling Meadows and Rolling Woods.

The counts show that most of the residents use the Rolling Ridge entry and Bloomfield Road. This includes the people living in Rolling Meadows and Rolling Woods, since these projects are connected to Rolling Ridge by an access roadway.

Also attached with this data is a copy of the Bloomfield roadway improvements that were implemented with the construction of the Bloomington Sportsplex (Sheet 3 of 6, Entrance Improvements).

When the Sportsplex was constructed, there were some major upgrades done from Allen Street to the entry of Twin Lakes Park along Bloomfield Road that enhanced turning lanes to Weimer Road, Deckard Realty, Rolling Ridge, Sportsplex, and Shadeland Drive. This area prior to these improvements did not have proper turn lanes and back-ups occurred on main line Bloomfield traffic when left turn storage was overburdened. With these improvements to Bloomfield Road, that problem has been eliminated.

The City has current traffic counts and level of service determination on Bloomfield Road due to the annual entry monitoring for the Bloomington Sportsplex. This data can be used along with our current turning movement counts to determine the affect of adding forty units to this area.

Per the Institute of Transportation Engineers "Trip Generation Manual", we would expect 22 additional movements in the morning peak hour and 25 additional movements in the evening peak hour. We will assume that all of these movements will be at the entry to Rolling Ridge and Bloomfield Road.

Letter re: Traffic Control

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

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Rolling Ridge PUD Amendment, Traffic Counts
November 29, 2002
Page 2

Based on current counts, we would expect the following split of additional turning movements:

Peak Hour (A.M.)

25% left out or 6 movements
75% right out or 16 movements

Peak Hour (P.M.)

28% right turn in or 7 movements
72% left turn in or 18 movements

These movements would add to the current peak hour counts as follows:

A.M. Peak

Left out: $22 + 6 = 28$ movements from 7:00 to 8:00 A.M.
Right out: $65 + 16 = 81$ movements from 7:00 to 8:00 A.M.

P.M. Peak

Left in: $56 + 18 = 74$ movements from 5:00 to 6:00 P.M.
Right in: $15 + 7 = 22$ movements from 5:00 to 6:00 P.M.

There should be adequate stacking on Bloomfield Road to accommodate these additional movements.

Thank you for your help in expediting the approval of this project.

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

Sincerely,

Philip O. Tapp (by)

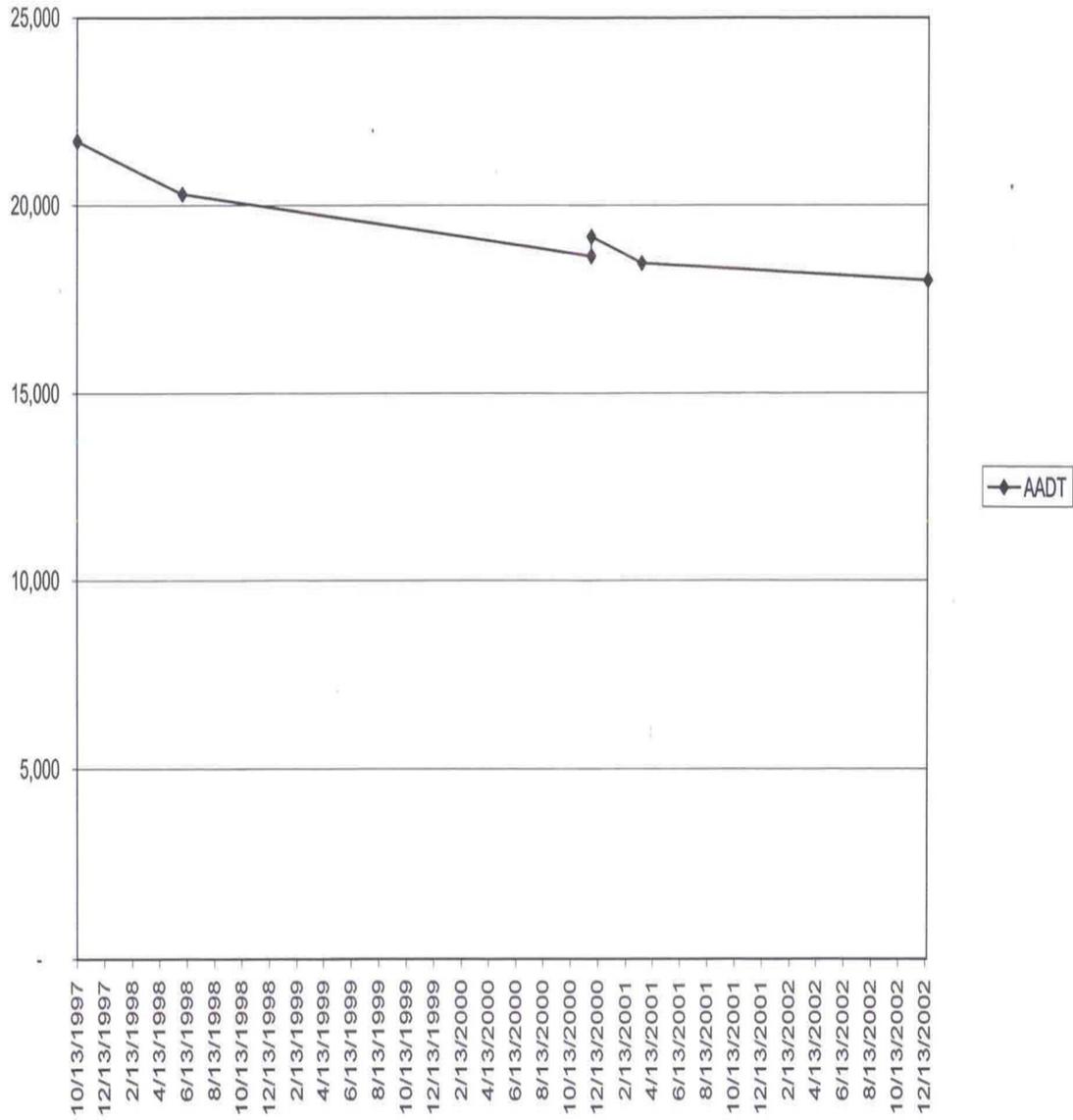
Philip O. Tapp
Bledsoe Tapp & Riggert, Inc.

xc: Job #0093
Mike Pauly
Frank Nierzwicki, Manager, Transportation Planning

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City Of Bloomington Traffic Count - 2nd Street S. Weimer to Cory Lane

AADT



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