

CITY OF BLOOMINGTON



March 5, 2018 @ 5:30 p.m.
COUNCIL CHAMBERS
#115 CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
March 5, 2018 at 5:30 p.m.**

∨ Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Ø Report County Plan Commission – Nick Kappas

PETITIONS CONTINUED TO: April 9, 2018

PUD-27-17 **Public Investment Corporation**
2700 W. Tapp Rd.
PUD Final Plan approval and preliminary and final plat approval of a 24-lot subdivision.
Case Manager: Eric Greulich

**Note: Per PC Rules, the Plan Commission approved this continuance at the February 5 meeting.*

SP-41-17 **Chi Group USA LLC**
408 E. Sixth St.
Site plan approval to allow the construction of a new mixed-use building with 4,700 sq. ft. of commercial space and 8 apartments.
Case Manager: Eric Greulich

**Note: Per PC Rules, a vote is needed to continue Chi Group to the April 9 meeting.*

SP-48-17 **Grant Properties (Doug McCoy)**
114 E. 7th St.
Site plan approval for a 4-story, mixed-use building with 22 condominium units in the Commercial Downtown (CD) zoning district.
Case Manager: Jackie Scanlan

PETITIONS:

SP-34-17 **TMC Bloomington LLC**
121 E. Kirkwood St.
Site plan approval for a 4-story, mixed-use building with 16 condominium units.
Case Manager: Jackie Scanlan

***Next Meeting Date: April 9, 2018*

Last Updated: 2/22/2018

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

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 121 E. Kirkwood Ave.**

**CASE #: SP-34-17
DATE: March 5, 2018**

PETITIONER: TMC Bloomington LLC
205 N. College Ave., Suite 206, Bloomington

CONSULTANTS: Strauser Construction Co., Inc.
4213 East Third Street, Bloomington

REQUEST: The petitioner is requesting site plan approval for one four-story mixed use building within the Commercial Downtown (CD) zoning district.

BACKGROUND:

Area: 0.448 acres
Current Zoning: CD – Courthouse Square Overlay
GPP Designation: Downtown
Existing Land Use: Parking lot
Proposed Land Use: Mixed use: First floor commercial, upper floor condominiums
Surrounding Uses: North, West – Downtown mixed uses
 East – CVS Pharmacy, church
 South – Buskirk Chumley Theater

REPORT: The property is located on the north side of East Kirkwood Ave. between Walnut St. and Washington St. and is zoned Commercial Downtown (CD), in the Courthouse Square Overlay (CSO). The petition site also contains the downtown CVS pharmacy, which is a 3 story former bank building. The property is adjacent to alleys on both the west and north sides of the property. Surrounding land uses include mixed use buildings along the courthouse square to the west and north, a church to the east, and the Buskirk Chumley Theater to the south. The property currently contains a surface parking lot. The property is located immediately east of the Courthouse Square Historic District. A previous 5-story version of this petition was presented to the Historic Preservation Commission on 11/9/2017 for a “courtesy review.” The HPC had a generally negative opinion of the design and massing of that version of the project, especially in light of its adjacency to the Courthouse Square Historic District.

The petitioner proposes to develop this property with a 4-story building. The street level would contain two commercial spaces totaling about 2,200 square feet and 19 parking spaces. The upper floors would contain 22 condominiums for sale. The building is a modern design and is clad in brick, limestone and glass. Access to the parking garage is from the east/west alley to the north of the building.

CHANGES SINCE FEBRUARY: The petitioner added additional planter boxes to the front of the building, which can be seen in the new renderings. The petition went back to the Bloomington Historic Preservation Commission for a review of the 4-story version of the design. The Commission was generally still unresponsive of the petition. Comments were made about appreciating the decrease in height and increase in use of brick, but a few mentioned that there was still too much glass and most felt that the scale of the project is not entirely historically compatible.

PETITION HISTORY: The Planning and Transportation Department issued a staff report for the November Plan Commission hearing with a negative recommendation. That version of the petition included 5 stories and 22 units which was approximately 67 feet tall. The negative Department recommendation was based on the finding that the previous version did not relate in style, height, massing or volume to its neighbors and enough detail had not been provided on the green features of the project. The Plan Commission did not hear the petition in November, as the petition was continued before the hearing.

Many changes, listed below, were made before the Plan Commission heard the petition for the first time in February.

- 5th floor removed, dropping height from 67 feet to 56 feet.
- Total number of units drops from 22 to 16
- Density drops from 20.98 DUEs to 15.32 DUEs. This equates to a drop in density from 48.83 units/acre to 34.20 units/acre.
- Architectural changes made to make the design more compatible with nearby historic structure
 - Added additional brick (reduced curtainwall glazing) on the Kirkwood facade
 - Added more punched window openings in the brick facade on Kirkwood
 - Added limestone window sills
 - Added brick soldier course lintels above window openings
 - Added a masonry cap to the brick veneer walls
 - Added a metal cap to the limestone walls
 - Made the recess for the opening to the residential lobby more prominent
 - Increased the amount of glazing along the first area retail

Also of note are the recent changes to the UDO concerning downtown heights, density and modulation. The Plan Commission and City Council approved several changes to the downtown overlay standards, including reducing maximum height and density, in December. Because this project was filed before those changes went into effect it is “vested” and must be reviewed based on the UDO standards in effect when it was filed.

Plan Commission Site Plan Review: Two aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.020. The aspects are as follows:

- The proposal does not meet multiple standards in BMC 20.03.050 and BMC 20.03.060 including:
 - Height
 - Density
 - Historic Step Down
 - Ground Floor void to solid
 - Upper story window design
- The proposal is adjacent to a residential use.

SITE PLAN ISSUES:

Residential Density and Owner Occupancy: The maximum residential density in the Courthouse Square Overlay is 33 units per acre, under the standards in place when this petition was filed. The new density standard is 20 units per acre.

The petition site is .448 acres. The petitioner is proposing 34.20 units per acre. This is an approximately 4% increase over CSO maximum. The maximum allowable density on the site is 14.78 DUEs. The petitioner is proposing 15.32 DUEs. Most units are larger than the maximum permitted for the DUE reductions in the UDO, so they are counted as the next larger unit size. The chart below and the other numbers in this report represent a likely scenario, however the exact bedroom mix may change depending on the desire of future unit owners.

Dwelling Unit Equivalent Breakdown (as drawn)

Type of Unit	Count of Unit	Count of Beds	DUEs per unit	DUEs
Large 1-beds	2	2	0.66	1.32
Large 2-beds	6	12	1	6
3-bed	8	24	1	8
Total	16	38		15.32

The proposal does not meet UDO requirements related to density.

The petitioner has committed that the units will be owner occupied. Private covenants will prohibit owners from offering units as short-term rentals. Additionally, the petitioner proposes to restrict occupancy of units to no more than two unrelated adults. Typically in non-single family zoning districts, occupancy is related to a maximum of five unrelated adults.

Residential Uses on the First Floor: The Courthouse Square Overlay does not permit ground floor residential uses. The proposal contains parking spaces to be used by the condominiums. Ground floor residential uses are restricted, in part, to encourage the activation of the ground floor along public streets to ‘capitalize on, maintain and enhance the pedestrian activity generated by the CSO District’. The entirety of the building fronting on Kirkwood Ave in the proposal is commercial and the parking is hidden behind the retail space.

Height: The maximum height in the CSO was 40 feet at the time the petition was filed. This petition is not subject to the new maximum height of 30 feet. The UDO defines building height as “the vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, mechanical equipment or utility service structures shall not be included in the measurement of vertical dimension.” The building measures 56 feet tall per the UDO definition. The tallest part of the building is from the south east corner of the lot along Kirkwood to the top of the limestone parapet wall. From the southeast corner of the lot to the top of the roof, the building is approximately 50’ tall. This petition exceeds the maximum permitted height of the CSO by 16 feet. The petitioner has

attempted to reduce the perceived height of the building by stepping back the fifth floor by about 10 feet.

The proposal is about 1 1/3 stories (16 feet) taller than the historic Book Corner building to the west. The three story facade is comparable in height to the Oddfellows (Farm) building and the Uptown on the south side of Kirkwood and the CVS building on the same zoning lot to the east. The proposed 4th floor is stepped back at least 10 feet in all areas except the stair tower which reduces the perceived height of the building along the street. The building is comparable in height to the Redman building on the square and the Sullivan's building on Washington Street.

Parking: The DCO requires no parking spaces for residential or non-residential uses. The petitioner is proposing 19 garage parking spaces. This equates to approximately 1.2 parking space per condominium. The parking is screened from view from the street by the commercial space and the lobby. Access is from the east-west alley at the northeast corner of the site. The proposal meets parking requirements.

In addition to on-site parking, through removal of a curb cut onto Kirkwood Ave and the reconstruction of the streetscape, three new street parking spaces on Kirkwood will be created.

Bicycle Parking: A total of 11 bicycle parking spaces is required with this petition. Four short term spaces are required along the street for the commercial space. Two spaces must be class I spaces, like bike lockers, 4 must be covered class II spaces such as inside the garage, and the remaining 1 can be any style of Class II space. The proposal will meet bicycle parking requirements.

Architecture/Materials: The building has a modern design, with brick and limestone and a large amount of curtain wall glass. The materials meet CSO requirements.

The petitioner has attempted to soften the modern design by incorporated more traditional elements to meet other CSO requirements. Since the last report, the petitioner has added distinctive sills and lintels (20.03.060(b)(3)(C)(iii)) to the 2nd and 3rd floor windows. The 4th floor continues to maintain the curtain wall design which reduces the visual impact of the 4th floor, but is prohibited by 20.03.060(b)(3)(C)(iii) . Additional elements have been added to create a more distinctive base, middle, and cap (20.03.060(b)(5)(A)).

Streetscape: This petition proposes to remove 2 established street trees along E. Kirkwood. These trees are located in planters that will be rebuilt during the removal of the existing curb cut which will provide additional street parking. Two new street trees within tree grates are proposed to replace them. A third street tree will be planted in a rebuilt planter box which will reutilize existing limestone edging. In addition, the brick sidewalk and existing street furniture, including street lights, will remain. The design will incorporate planter boxes at the entrance of the building to soften the edge between development and public space. The proposal will meet minimum street tree, bike rack and light requirements.

Impervious Surface Coverage: The Courthouse Square Overlay allows for 100% impervious surface coverage. The proposal meets this standard.

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along E. Kirkwood Ave. The petition will meet UDO requirements to maintain or enhance those facilities with street trees and lighting in the same style of the Kirkwood streetscape.

No additional Bloomington Transit facilities are required with the development. Bloomington Transit Routes 1, 2, 3, 4, and 5 run within a block of this site.

Building Façade Modulation: BMC 20.03.060(c)(1)(A) allows a maximum façade width for each module of 50 feet for those sides of the buildings with frontage. The eastern and western modules are offset by a 2'9" modulation meeting the CSO requirement. The petition meets this standard. This petition is not subject to the new minimum façade module width standard of 20 feet or the new minimum façade modulation depth standard.

Building Height Step Down: BMC 20.03.060(c)(2) requires that the adjacent façade module on buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The Book Corner building to the west is a surveyed historic structure (Notable) and is also located in the Courthouse Square Historic District. The proposed building extends approximately 1 1/3 stories, or 16 feet taller than the historic building without a step down. The petition does not meet this standard. The petitioner has instead incorporated a 10 foot step back in order to reduce the perceived height adjacent to the historic structure.

Void-to-Solid Percentage: The CSO sets a minimum first floor void-to-solid requirement of 70%, consisting of transparent glass or façade openings, for first floor facades facing a street. Upper stories are required to have a minimum of 20% void and permitted a maximum of 70% area. The proposal does not meet minimum first floor void percentage requirements falling short by 2%. The 4th floor is close to, but not over, the maximum void of 70%.

- Ground floor = 68%
- Level 2-3 = 35%
- Level 4 = 65%

Green Infrastructure: The petitioner has submitted a list of green development features. Some of these features are common in Bloomington, such as use of a white membrane roof, low VOC content materials, use of common area light sensors, and use of regional materials. The petitioner has proposed some non-standard elements, such as reduction in water use, energy efficient mechanical equipment, high performance window glazing, and “fluid applied membranes” over exterior sheathings to reduce air transmissions through building. The petitioner has also committed to on-site recycling pick-up for tenants and the installation of an electric car charging station in the parking garage. Neither of these features are required by the UDO and add much to the greenness of the building. The Environmental Commission commended the petitioner for the green building practices committed to in the petitioner’s statement and noted that “This building is positioned to be one of the greenest buildings in downtown!”

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has no outstanding conditions for this project.

CRITERIA AND FINDINGS FOR SITE PLANS

20.09.120 (e)(9) The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) **Findings of Fact.** A site plan shall be approved by the staff or plan commission only upon making written findings that the site plan:

- (i) Is consistent with the growth policies plan;
- (ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;
- (iii) Satisfies the requirements of Chapter 20.05, Development Standards;
- (iv) Satisfies the requirements of Chapter 20.07, Design Standards; and
- (v) Satisfies any other applicable provisions of the Unified Development Ordinance.

Per 20.03.030, the Plan Commission **may** (emphasis added) approve any project that does not comply with all the standards of *Section 20.03.050: Courthouse Square Overlay; Development Standards* and *Section 20.03.060: Courthouse Square Overlay; Architectural Standards* if the Commission finds that the project:

- Complies with all review standards of *Section 20.09.120: Site Plan Review*, and
- Satisfies the design guidelines set forth in *Section 20.03.070: Courthouse Square Overlay; Design Guidelines*.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the building environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

CONCLUSION: This petitioner has made great strides from the original filing in order to bring this project closer to the CSO standards. With the removal of the 5th floor the plan has been reduced in both height and density. The petition still exceeds the maximum permitted density, but only by 1.2 DUEs. The massing and design are now much more in line with nearby buildings. The petitioner has also added elements to the building to help better blend the modern design with the nearby historic structure, including the use of more brick. While the project does exceed UDO standards that were in place when it was filed, it also adds an in-demand and rarely built housing type downtown (owner occupied condominiums) and has incorporated several green development features.

RECOMMENDATION: The Department recommends that the Plan Commission adopt the findings of fact and approve the site plan with the following conditions:

1. The petitioner submitted commitment limiting occupancy of each unit to two unrelated adults shall be recorded as a Zoning Commitment at the Monroe County Recorder's Office before final occupancy is issued.
2. This approval is for a maximum of 15.32 Dwelling Unit Equivalents, as determined under the Unified Development Ordinance in place when the petition was filed.
3. This approval is for the particular design submitted by petitioner and approved by Plan Commission.
4. Petitioner shall secure encroachment agreements for items in the right-of-way prior to the release of a Certificate of Zoning Compliance for a building on the site.
5. Any closure or use of the right-of-way for staging or construction must be approved by the Board of Public Works.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: March 5, 2018
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: SP-34-17, TMC Bloomington, LLC, Kirkwood Condos
121 E Kirkwood Ave.

The EC applauds the Petitioner for increasing the amount of landscaping in the front of the building. This will improve how inviting this site is to pedestrians, which is important environmentally, as well as how it will contribute to our quality of life. By promoting walking instead of driving, we can reduce CO₂ emissions; increase plant diversity that will in turn attract birds and butterflies downtown; and reduce the urban heat island effect to provide multiple environmental benefits.

The EC commended the Petitioner previously for committing to green building practices. This building is positioned to be one of the greenest buildings in downtown. The EC believes using these green building practices will add to the marketability of the condominiums because doing one's part to alleviate global climate change, biodiversity decline, and resource depletion is very important to many people in Bloomington.



121 Kirkwood
Condominiums & Retail
 January 22, 2018

RE: Green Building Initiatives

The 121 Kirkwood building will be an urban infill project that will make every effort to minimize its impact on the built environment through efficient design, planned construction techniques, and detailed material selections.

As part of the project the design and construction team will work to achieve the following goals:

- The building will reduce water use by 30% over code requirements.
 - a) The project specifications will include fixtures that meet “low flow” requirements. Fixtures such as toilets and shower heads would apply to this requirement.
 - b) At this point in design we have not reached a point of specifying specific fixtures to provide data sheets.
- The building will utilize a white roof membrane to lower heat island effect.
 - a) Project specifications will specify a Firestone 60 mil, white TPO roofing membrane as the basis of design. The design team will insure during the submittal process that requirements are being met with this product that are typically required for this LEED credit.
- The building construction will implement a construction waste management plan that will divert 50% of construction waste through recycling.
 - a) The team will develop at the start of construction a project specific written program on how construction debris will be recycled.
 - b) On other projects Strauser has sorted and recycled materials such as clean fill, cardboard, metal and gypsum board scraps. We also return for re-use items such as palletes for masonry and other shipped materials.
 - c) As part of the plan Strauser will document the overall waste taken to landfill versus overall material recycled by weight to insure the requirement is met.
- The building will source a minimum of 20% of materials regionally (LEED definition of Regional)
 - a) During the specification process Strauser will require that selected products needed to meet this requirement are being sourced and manufactured within the LEED defined proximity to the project location.
 - b) On this project material such as concrete, limestone, brick veneer, misc. wood products and many others can be specified to meet these criteria.
 - c) Subcontractors will be required to complete forms provided by Strauser certifying that materials provided as part of the project meet these requirements.
- The building will source materials that have 10% recycled content following LEED criteria.
 - a) Through the specification process we will require that selected products needed to meet the requirements be used that have recycled content.
 - b) This will be tracked via cost of material and Strauser will provide forms to Subcontractors that will be completed showing their compliance percentage.
- The building will utilize low emitting materials such as adhesives, sealants, paints and coatings.

- a) Products will be specified that meet this criteria during the design phase. There are many products now available such as Sherwin Williams Zero VOC paints, misc. adhesives and other coatings that meet this requirement. Through the submittal process subcontractors will submit products they plan to utilize which meet project specifications. The design team will review and insure they meet this requirement.
- Utilize energy efficient mechanical equipment.
 - a) The project is not currently to a point in design where final equipment has been specified, but the intent would be that the HVAC equipment utilized as part of the project will be specified to outperform industry standard for Owner occupied housing.
- Utilize technology such as lighting sensors in key areas of the interior build-out to reduce electrical load.
 - a) Lighting sensors would be installed on exterior lights and common area lights. These would be connected to sensors allowing either dusk til dawn or activity based activation where allowed by code.
 - b) LED type fixtures will be utilized in common areas and on the interior of units where practical.
- Utilize higher performance glazing to reduce solar heat gain or heat transfer to allow for optimal efficiency of HVAC systems.
 - a) During the design process glazing will be specified that outperforms standard glazing. In most cases a 1" insulated glazing with low-e and reflective coatings can be utilized to meet energy code and ComCheck requirements for State Design Release. On this project we would plan to utilize at a minimum Solarban60 glazing which has a better U-Factor and SHGC performance then standard 1" insulated glazing.
- Utilize fluid applied membranes over exterior sheathings to reduce air transmission through the building envelope and improve performance.
 - a) Standard practice on Owner occupied housing construction would be to install a Tyvek type air barrier on the exterior sheathing prior to install of masonry veneers. On this project we would plan to utilize either StoGold Coat or VaproShield SA Wrapshield. These air barriers are tested to perform better then a Tyvek wrap, allowing the building to "breathe" but slowing air transfer and creating a better building envelope.
 - b) These higher performing envelope products also create a water tight building envelope earlier in construction which many advantages, including better air quality within the building during construction and early occupancy of the building.
- Electric Car Charging Station
 - a) It is planned to install this within the parking garage.
- Tenant Recycling Program
 - a) The Developer plans to provide a written recycling program that will be included in the documents for tenants. As part of this the building design will include on Level 1 areas for recycling containers to be utilized by all building occupants.



SCHMIDT
ASSOCIATES

January 24, 2018

Terri Porter
Director of Planning and Transportation
The City of Bloomington
401 North Morton Street, Suite 130
Bloomington, IN 47404

Re: Project Review Summary for 121 East Kirkwood Avenue
Bloomington City Architect - 2017-040.000

Dear Terri,

Per your request, Schmidt Associates has reviewed the Plan Commission Resubmittal for 121 East Kirkwood Avenue dated January 15, 2018.

Staff comments received for the resubmittal of this project are as follows:

- The new version is 3 stories at the street face with a stepped back 4th floor.
- The height has been reduced from 67 feet to 56 feet. It is still 16 feet over the old 40-foot maximum in the CSO, which this project must be reviewed under.
- Density has been reduced from 20.98 DUEs to 15.32 DUEs, or 34.20 DUEs/acre. Old maximum density for the CSO, which this project must be reviewed under, was 33 units per acre, so they are still a little over.

Our comments regarding the project's design modifications are as follows:

The modifications address most of the concerns we shared in our earlier feedback letter. We are pleased with the changes. Dropping the 5th Floor is a step in the right direction as it addresses both building height and density issues. Overall, it appears the building height has been lowered about 9 feet.

The current Petitioner's Statement dated 1/22/2018 provides new information relative to the following aspects of the project:

- Residential Density and Owner Occupancy
- Height
- Architecture and Materials
- Building Height Step Down
- Void-to-Solid Percentage

Most of these items are addressed in this letter, but staff feedback on these aspects of the project will be important.

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Letter to Terri Porter
 Bloomington City Architect
 January 24, 2018
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MASSING AND LAYOUT

1. The design is visually better than the previous iteration, but maintains the overall contemporary character reflected in the first submittal. The step back at the 4th floor (previously the 5th floor), continues to help with the massing along Kirkwood.
2. We originally noted that the proposed design felt 1-2 stories too tall. When viewed in context of adjacent and nearby building heights, the shortened building combined with the step-back on the Kirkwood elevation does give it a better feel. Ultimately, the decisions on the height and density issues will be determined by the City of Bloomington.
3. Modifications to floor plan layouts appear to be minor in their impact upon the exterior. We noted the following adjustments:
 - a. The main residential entry on Kirkwood was recessed a bit more.
 - b. Developed space at the northwest corner of the 1st floor for Duke Energy, which was later identified only as Electrical.
 - c. Reconfigurations to the interior plan of the 4th floor were as follows:
 - i. Balconies were deepened at the northeast and northwest corners.
 - ii. The balcony in Unit 4B was enlarged and moved to the Kirkwood Side.
 - iii. The Tenant Lounge was relocated and made smaller, allowing Unit 4B to get larger.

MATERIALS

4. One opportunity for further improvement we see are the joint lines and panel patterning of the limestone veneer. The character of those aspects of the panels on the northwest corner of the building (west elevation) is nicely refined and interesting. Those same refinements would help the tall limestone-clad “fin” wall that vertically anchors the Kirkwood Elevation. It currently has a regular, more expected appearance. Both areas of the limestone are seen in the same view from the west. This creates more unity and consistency of the appearance as well.
 NOTE: The Petitioner explored this option and believes the “random pattern to be too busy in this location.
5. The additional brick areas added to the Kirkwood Elevation help by reducing the amount of curtainwall area above the 1st floor level. The brick elements on this elevation were further modified by lowering the top of the brick by one floor. The additional brick has been added at the 2nd and 3rd floors with the new top of the wall now terminating just below the 4th floor line.



Letter to Terri Porter
 Bloomington City Architect
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MATERIALS (cont)

6. Some areas of the new brick are now punctuated by window openings which help by imparting a better scale to the elevation.
7. In the updated drawings, two of the larger window openings on the Kirkwood Elevation have limestone surrounds while the remaining new openings have limestone sills, adding detail and interest. These new openings are also tall and narrow, providing additional variations to the opening proportions.
8. A metal cap has been added to the limestone walls. We would encourage the Petitioner to consider terminating the limestone walls with a limestone cap if possible.
9. The amount of storefront glazing on the 1st floor has been increased somewhat, but addressed in a manner which provides more of it within the brick façade elements. This is a good step.
10. The brick façade element on the north elevation has been modified by recessing a portion of the façade. This helps in a minor way to bridge the two sides of the façade.
11. The street number has been shown on the building in a distinct, but refined way.

INNOVATION AND SUSTAINABILITY

The proposed features listed in the 1/22/18 Green Building Initiatives are consistent with the previously submitted items. Contractor descriptions of how the items will be tracked are generally in alignment with LEED criteria.

The green initiatives diverged from LEED guidelines with the energy performance items: energy efficient mechanical equipment, light sensor technology, high performance glazing, and fluid applied membranes.

12. LEED compares upgrades by modeling the proposed building against a code minimum building. The systems are viewed in a holistic manner for their contributions to building energy efficiency. This allows for the contractor to find the most cost effective way to achieve a desired efficiency versus prescriptively upgrading individual components.



Letter to Terri Porter
 Bloomington City Architect
 January 24, 2018
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SITE

The revised plans do not show a streetscape development. It is assumed that treatment would be similar to the original proposal. See the previous comment below:

“Maintaining existing street trees and planting islands along Kirkwood would provide better spacing from the proposed structure. Additionally, the existing planters appear to have more rooting area than the proposed tree grates, which will equate to healthier trees. If there is no other way to avoid putting the trees in the grates, consider a structural soil solution under the sidewalk to increase rooting volume and increase the probability of a successful street tree.”

We would be happy to further discuss ways to improve the design with the architect at the request of the city.

Sincerely,

SCHMIDT ASSOCIATES, INC.

Architecture • Engineering • Interior Design • Landscape Architecture

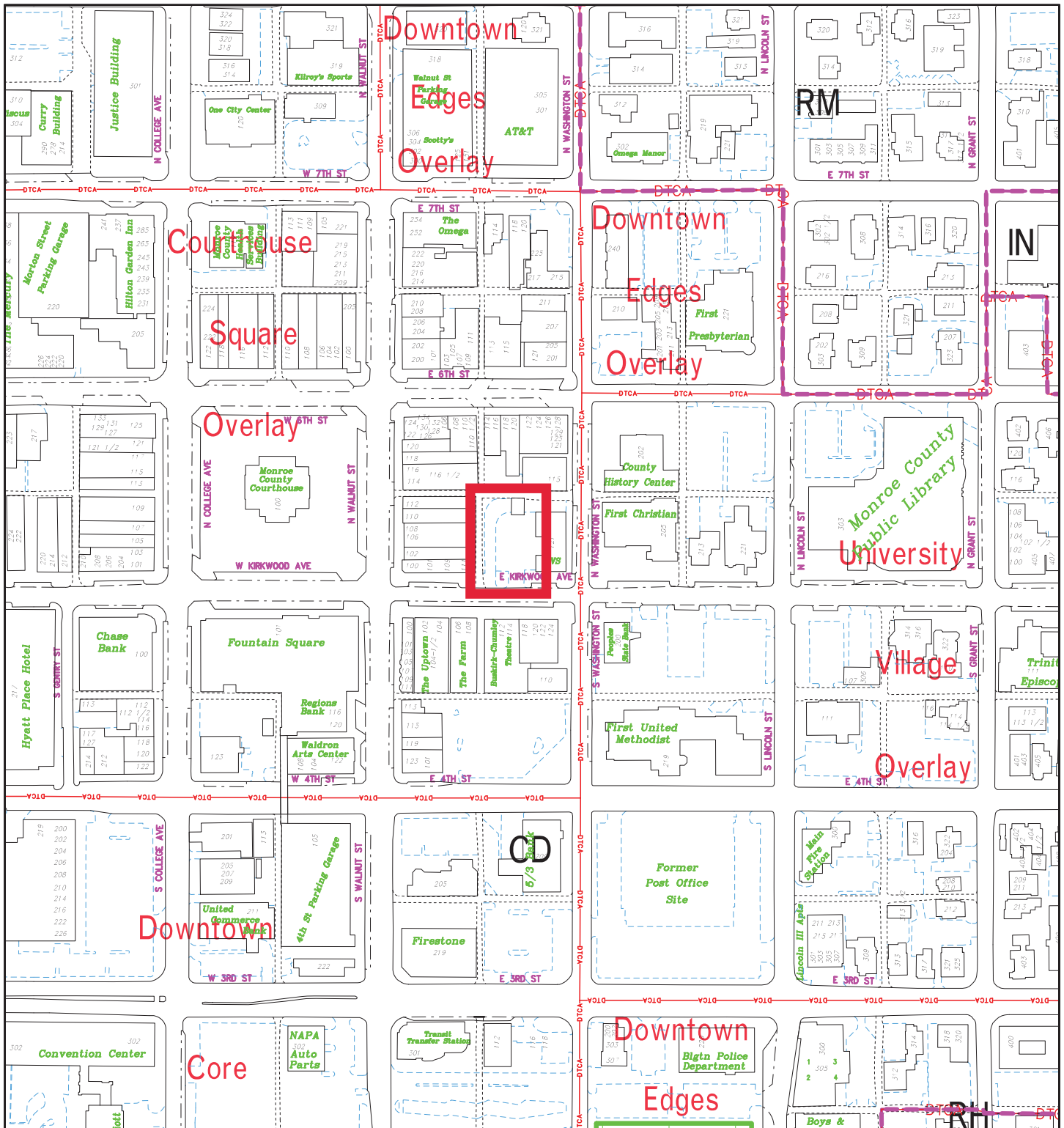
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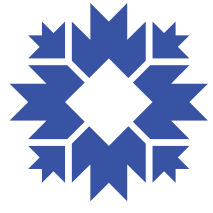
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Copy: James Roach, The City of Bloomington
 Sarah Hempstead, Schmidt Associates
 Lisa Gomperts, Schmidt Associates
 Steve Alspaugh, Schmidt Associates
 Craig Flandermeyer, Schmidt Associates

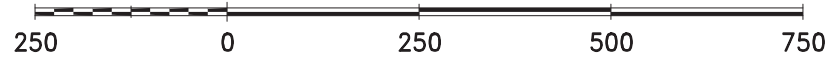


City of Bloomington
 Planning & Transportation



Scale: 1" = 250'

By: roachja
 28 Sep 17



For reference only; map information NOT warranted.



205 N. COLLEGE AVE | SUITE 206 | BLOOMINGTON, IN 47404
 P H O N E : 3 1 7 . 7 0 5 . 8 8 0 0

PETITIONER'S AMENDED STATEMENT

January 22, 2018

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

Re: Plan Approval at 121 E. Kirkwood Avenue

Dear Commission Members:

The purpose of our request is to construct a mixed-use project on a small urban infill lot located at 121 E Kirkwood Avenue. The lot has served as a parking lot for adjacent businesses such as Workingmen's, ONB and CVS for well over 60 years. The proposed project is a continuation of T.M. Crowley's overall Bloomington redevelopment plans to add to the fabric of the Kirkwood corridor. TMC purchased the former Workingmen's building and adjacent parking lot in 2015. Phase 1 of our efforts was an adaptive reuse of the building. TMC brought a much-needed full-service pharmacy to the building and is finalizing plans to return the 3rd floor to office condos. Phase 2 is the redevelopment of the adjacent parking lot. Our plan is to construct a four story, 47,200 SF mixed-use building that includes approximately 9,000 SF secured parking area with 19 parking stalls, 2,200 SF of Kirkwood retail and approximately 35,400 SF of owner-occupied residential condominiums consisting of approximately 16 units.

Bloomington's Growth Policy Plan and Downtown Vision and Infill Strategy Plan has longed recognized the need for diverse housing options. The GPP Vision Statement specifically notes the following goal:

V. A thriving city center that offers diverse residential housing, government services, specialized shopping, community-centered activities, and entertainment. More residential housing must be encouraged in the downtown area to insure continued demand for services in the city center. Attractive, quality high-rise buildings, with parking, should be considered. Parking should be consolidated and

surface parking reduced and converted to high density residential uses. Public parks that are safe, well maintained, and offer recreation, sports, and leisure activities for our families should also be encouraged.

Additionally, Policy 2 of the GPP's Policy Essence Statement notes:

Policy 2: Increase Residential Densities in the Urbanized Area As a counterbalance to policies that limit the spatial expansion of growth, denser infill development in areas that already contain City services must be encouraged. Increasing the density of residential development within the community can provide several benefits. Concentrating densities in certain areas allows others to be preserved as greenspace, a vital urban amenity. Further, as densities increase, the efficiency and quality of urban services can be improved, and public transit becomes a much more feasible service.

Furthermore, the GPP specifically addresses the need for increased residential density/diversity in Geography of the Policies:

Land Use: A mix of office, commercial, civic, high-density residential and cultural land uses are recommended for the downtown. New residential, retail, and office growth must be redirected to the downtown if Bloomington is to slow the sprawl at the city's edge. Several land-use policies are necessary to achieve the active and engaging downtown that is so important to this community.

- *The Downtown area should be targeted for increased residential density (100 units per acre) and for intensified usage of vacant and under-utilized buildings.*

The Downtown Vision and In-fill Strategy Plan echoes the need for a mix of residential options in the downtown:

Residential Development Strategy Diverse housing options in downtown should be available in a range of product types and prices, including market rate and affordable categories. Construction of new residential units in mixed use complexes, as well as adaptive reuse of upper floors in older commercial buildings are envisioned. These product types should be promoted in the downtown area:

- *High amenity, market rate units, historic*
- *High amenity, market rate units, new*

Creating projects that combine these residential types is particularly encouraged.

The Strategy Plan recognizes the potential need for variances from some standards to achieve certain community goals:

- *Projects which may need exemptions on some design requirements that fulfill other downtown goals (e.g. affordable housing, owner-occupied housing, base employment, etc.)*

TMC proposes to address a long-ignored residential segment--owner occupied housing. TMC is offering an urban residential product that offers from one to three-bedroom options. This range of bedroom options will permit diversity in pricing. The project will be marketed to young professionals, retirees and downtown/university based employees. This residential demographic is a much-needed addition to our downtown core.

The proposed building's design and density is driven by the unique nature of an infill owner-occupied residential project on a smaller city lot. Our research indicates that the market desires downtown

condominiums that provide a unique urban experience. As such, we are offering a design that offers 10-foot ceilings, large outdoor rooms, lobby entry off of Kirkwood, unique common area amenities and secured parking. The Kirkwood level footprint is comprised of street retail, condominium lobby entrance and secured parking. The residential units are located on floors two through four.

Additionally, there are other site related expenses unique to an urban infill project that drive the need for additional density: these include land costs, infrastructure (e.g. need to bury electrical lines in both alleys) and construction staging. In order to address this density need, the design steps-back at Kirkwood to bring the scale down. Additionally, the canopy along the street level will bring the street front down to a human scale consistent with Kirkwood.

The project and design is in scale with historical structures and recently approved/constructed projects. The Buskirk, KP building on the Square, Oddfellows, CVS and Uptown buildings are examples of multistory buildings adjacent to the lot. Newer projects such as the Sullivan's building and downtown hotel projects are representative of Bloomington's evolution towards recognizing the need for greater density for urban infill projects.

The overall design, through the use of brick, limestone, glass and metal breaks the façade up to visually integrate the building into the fabric of Kirkwood and surrounding buildings. The structure itself is to be built with a steel beam/concrete core. This, combined with the use of quality and timeless exterior materials on all four sides, will result in an attractive building that will add to the long-term character of downtown and Kirkwood. Unlike many of the new apartment structures, our project utilizes a design that owner's will be proud to call home for many years to come.

The project is being designed to meet or exceed LEED Certified equivalency. The condos, as such, will incorporate numerous environmentally friendly features including:

- Car Charging Station
- Recycling Program
- Energy Efficient HVAC Systems
- No/Low VOC Materials
- Locally/Regionally Sourced Materials
- LED Lighting
- Energy Efficient Appliances/Systems
- Water Efficient Fixtures

Please refer to the "Green Building Initiatives" exhibit for additional details.

In order to reduce the likelihood that these units may be converted to rentals, the condominium association documents will prohibit owners from offering units for short-term rental such as Airbnb. Additionally, the documents will prohibit the units from being occupied by more than two unrelated adults. These restrictions will aid in the maintenance of a strong owner-occupied environment.

Finally, the addition of nearly 2,200 SF of retail will provide new modern space for the downtown retail scene. The following is a summary of changes to the project since the last submission:

Residential Density and Owner Occupancy: The original proposal had a DUE of 20.98. The amended proposal is 15.32 DUEs. The CSO permits 33 units per acre. Under the original submission, the plans called for 48.83 units per acre. The revised proposal contains 34.2 units per acre.

Height: The original proposal was for a 5-story building. Our current proposal is for a 4-story building. The original submission measured 67 feet at the tallest point to an architectural limestone wall and 60.9 feet to the top of the roof. The amended plan is 58 feet to the top of the architectural wall and 52 feet to the top of the roof. It is worth noting that the height is being driven by market demand. Our commercial space has open ceiling heights from 14-16 feet. The owner-occupied housing has 10 foot clear ceilings.

Architecture/Materials: While the original submission met CSO requirements as to the type of materials being utilized, staff thought the overall design did not meet certain CSO requirements. To address this, the architect has blended his original contemporary design with more traditional elements. Numerous punched opening with distinctive sills/lintels have been added. The revised renderings show a distinctive base, middle and cap.

Building Height Step Down: The original submission contained a 5th floor and the partial step-back on the 5th floor as compared to the height of the Book Corner building was noted by staff to not be in compliance CSO 20.03.060 (c)(2). With the elimination of the 5th floor, the new design contains a step-back at the front façade facing Kirkwood and adjacent to the alley. Our proposed building is separated by an alley. Our side is across the alley from the Book Corner's rear elevation. Visually, we achieve the required step-back from the Kirkwood/alley perspective. Petitioner does not read the CSO as requiring a step-back along the entire western edge of the new building to comply.

Void-to-Solid Percentage: See architects comments.

Respectfully submitted by: Randy Lloyd



121 Kirkwood

Condominiums & Retail

October 10, 2017

RE: Green Building Initiatives

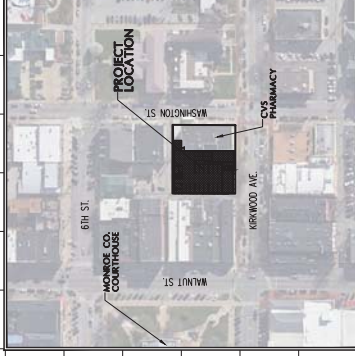
The 121 Kirkwood building will be an urban infill project that will make every effort to minimize its impact on the built environment through efficient design, planned construction techniques, and detailed material selections.

As part of the project the design and construction team will work to achieve the following goals:

- The building will reduce water use by 30% over code requirements.
- The building will utilize a white roof membrane to lower heat island effect.
- The building construction will implement a construction waste management plan that will divert 50% of construction waste through recycling.
- The building will source a minimum of 20% of materials regionally (LEED definition of Regional)
- The building will source materials that have 10% recycled content following LEED criteria.
- The building will utilize low emitting materials such as adhesives, sealants, paints and coatings.
- Utilize energy efficient mechanical equipment.
- Utilize technology such as lighting sensors in key areas of the interior build-out to reduce electrical load.
- Utilize higher performance glazing to reduce solar heat gain or heat transfer to allow for optimal efficiency of HVAC systems.
- Utilize fluid applied membranes over exterior sheathings to reduce air transmission through the building envelope and improve performance.

121 E. KIRKWOOD CONDOS
PROJECT NO. 401713

PROPOSED: 121 E. KIRKWOOD CONDOMINIUMS & RETAIL



VICINITY/LOCATION MAP
SCALE: 1"=500'

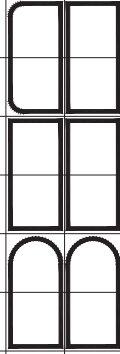
SHEET INDEX

SHEET NO.	SHEET NO.
C101	GENERAL NOTES & DETAILS
C201	DEMOLITION PLAN
C202	SITE PLAN
	MAINTENANCE OF TRAFFIC PLAN

121 EAST KIRKWOOD AVE.
BLOOMINGTON, INDIANA 47408

UTILITY CONTACT INFORMATION

GAS	SEWER AND WATER
INDIANA GAS	CITY OF BLOOMINGTON UTILITIES
1000 W. MAIN ST.	1000 W. MAIN ST.
BLOOMINGTON, IN 47402	BLOOMINGTON, IN 47402
PHONE: (317) 325-2071	PHONE: (317) 325-2071
	AM SERVICES: (317) 325-2071
TELEPHONE	CABLE TELEVISION
AMT	245 SOUTH HENDERSON STREET
P.O. BOX 56	BLOOMINGTON, IN 47404
BLOOMINGTON, IN 47402	PHONE: (317) 325-5444
8001 WALKER (317) 324-4201	SCOTT TUNNEY (317) 325-7822
	UNDERGROUND UTILITY LOCATION
	UNIVERSITY MICROFILMS
	PLANT PROTECTION
	1-800-325-5444



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



architecture
civil engineering
planning

OWNER/DEVELOPER:
XXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXX
BLOOMINGTON, IN XXXX

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF TRANSPORTATION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD SPECIFICATIONS IS TO BE USED WITH THESE PLANS

Certified By:

JEFFREY S. FANYO, P.E.
IND. REG. NO. 60018283

Revisions

121 E. KIRKWOOD
CONDOMINIUMS & RETAIL
PROJECT NO. 401713

REVISIONS:



SCALE: 1"=20'

ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 BLOOMINGTON, INDIANA
 (812) 339-2290 (FAX)

BBB
 BYNUM FAYO & ASSOCIATES, INC.
 528 North Walnut Street
 Bloomington, Indiana
 (812) 332-8030

verified by:

121 E. KIRKWOOD CONDOMINIUMS & RETAIL
 121 E. KIRKWOOD AVE
 BLOOMINGTON, INDIANA 47408

FILE: DEMOLITION PLAN

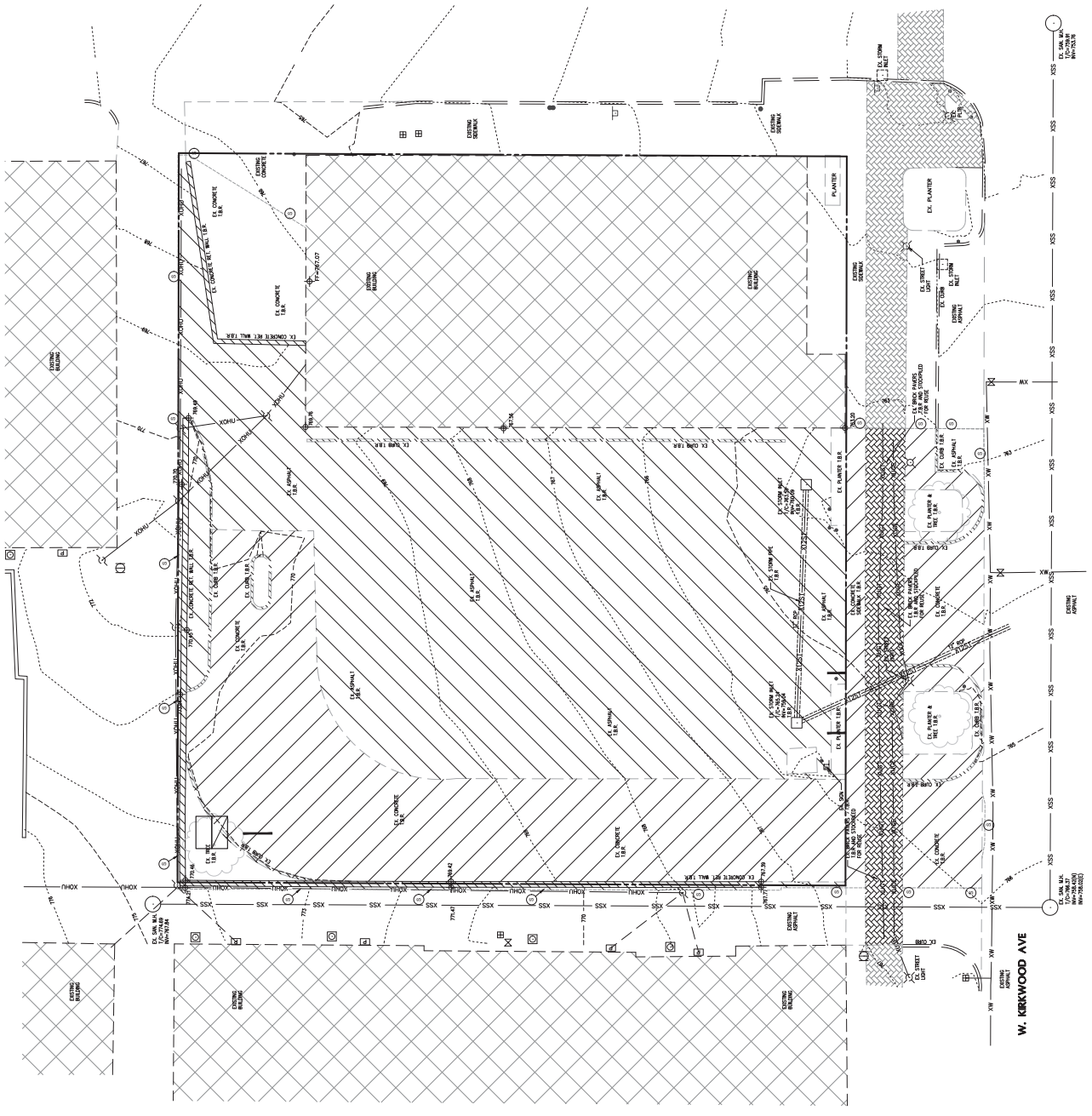
27
 designed by: JLF
 drawn by: JLF
 checked by: JLF
 sheet no.: C201
 project no.: 401713

EXISTING LEGEND

---	PROPERTY LINE
-X-	FENCE
-W-	WATER LINE PIPE
-C-	CONTOUR & ELEVATION
-SS-	SANITARY SEWER PIPE
-ST-	STORM SEWER PIPE
-E-	OVERHEAD ELECTRIC LINES
-U-	UNDERGROUND ELECTRIC LINES
-T-	OVERHEAD TELEPHONE LINES
-U-	UNDERGROUND TELEPHONE LINES
-G-	GAS LINE PIPE

DEMOLITION LEGEND

---	TO BE REMOVED
-H-	TO REMAIN UNDISBURSED
-C-	SMOOT FAVENIT



W. KIRKWOOD AVE

February 19, 2018



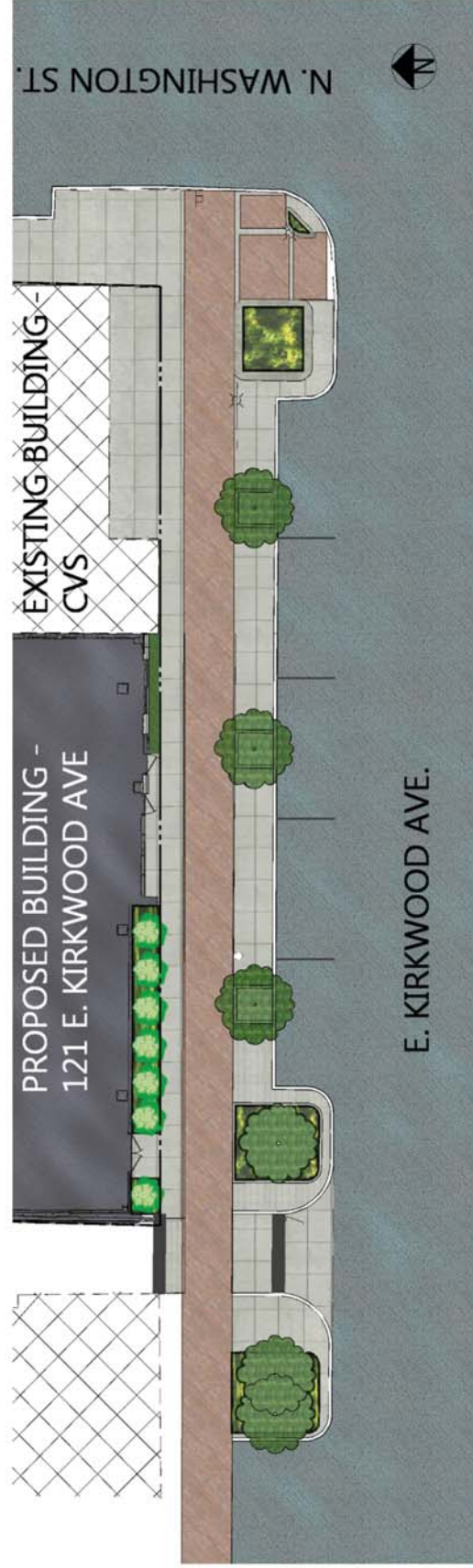
VIEW LOOKING NORTHEAST FROM KIRKWOOD/WALNUT INTERSECTION

STRAUSER
DESIGN + BUILD, LLC

T.M.
CROWLEY
& ASSOCIATES

121 KIRKWOOD
CONDOMINIUMS & RETAIL

February 19, 2018

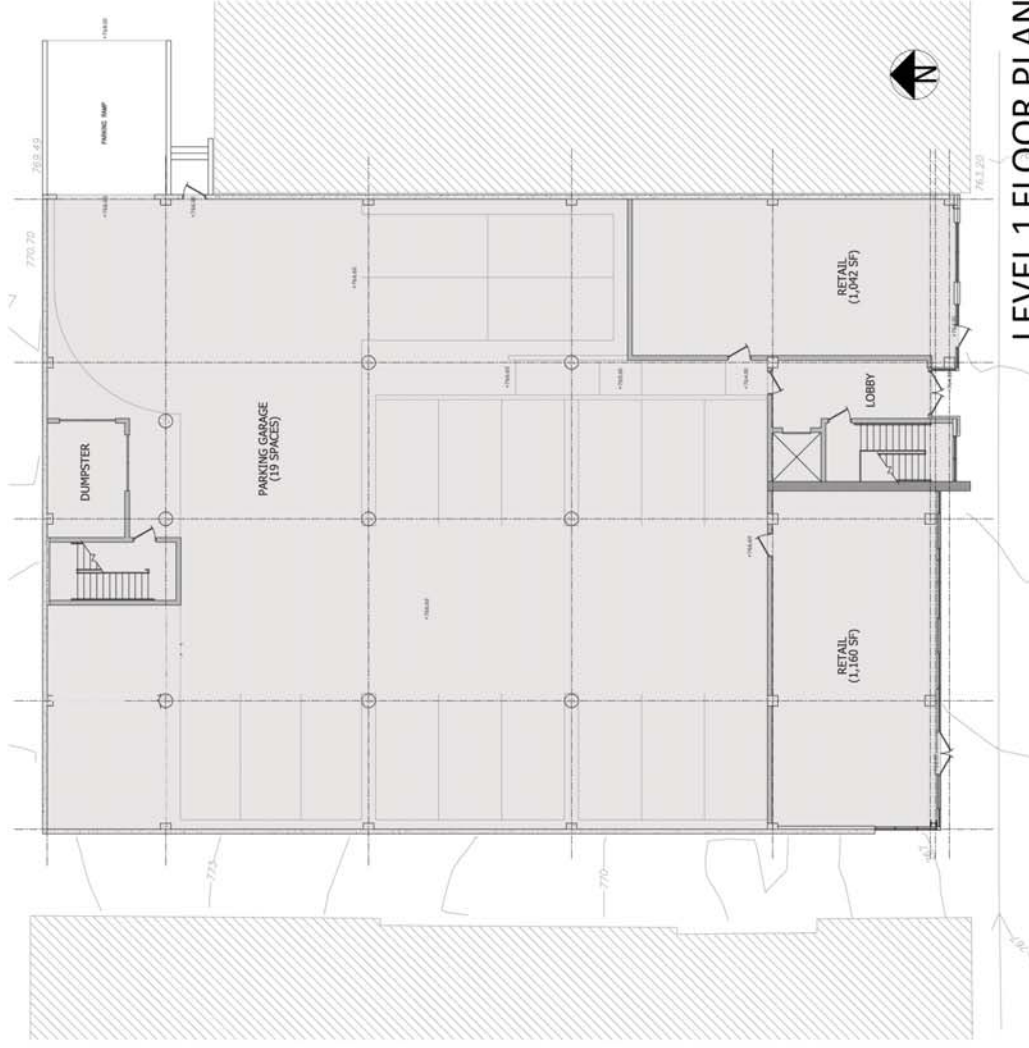


SITE & LANDSCAPING PLAN



121 KIRKWOOD
CONDOMINIUMS & RETAIL

February 19, 2018



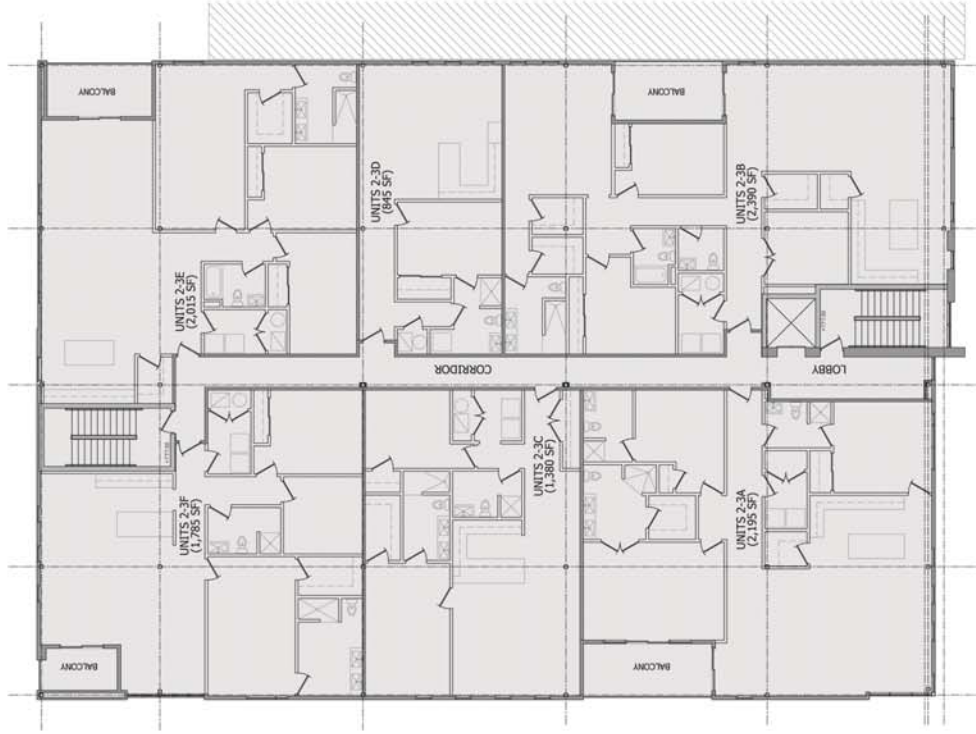
LEVEL 1 FLOOR PLAN

121 KIRKWOOD

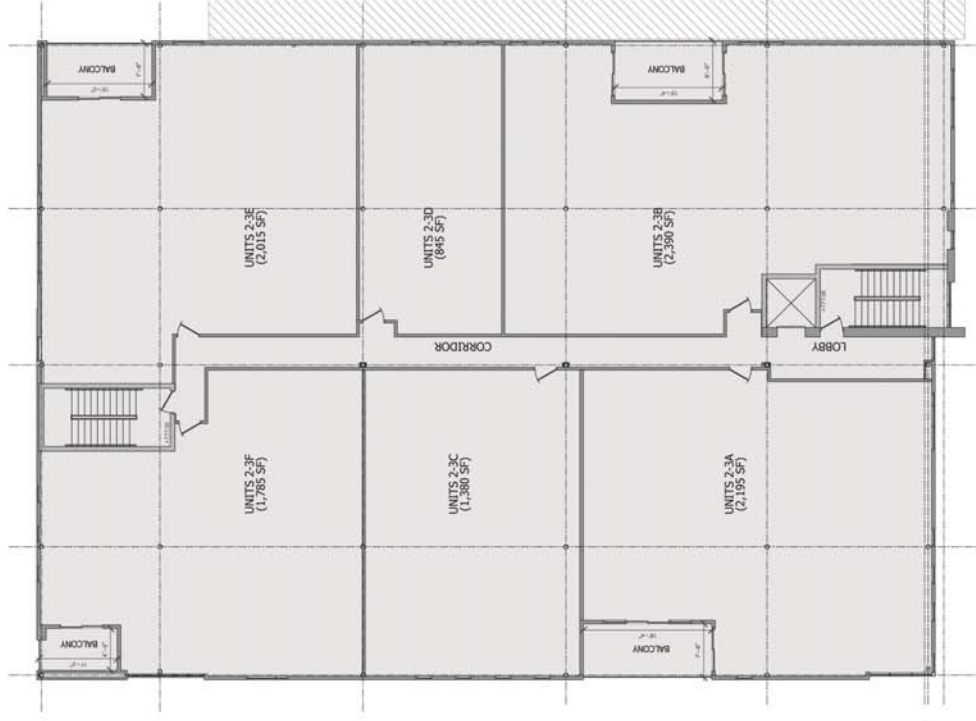
CONDOMINIUMS & RETAIL



February 19, 2018

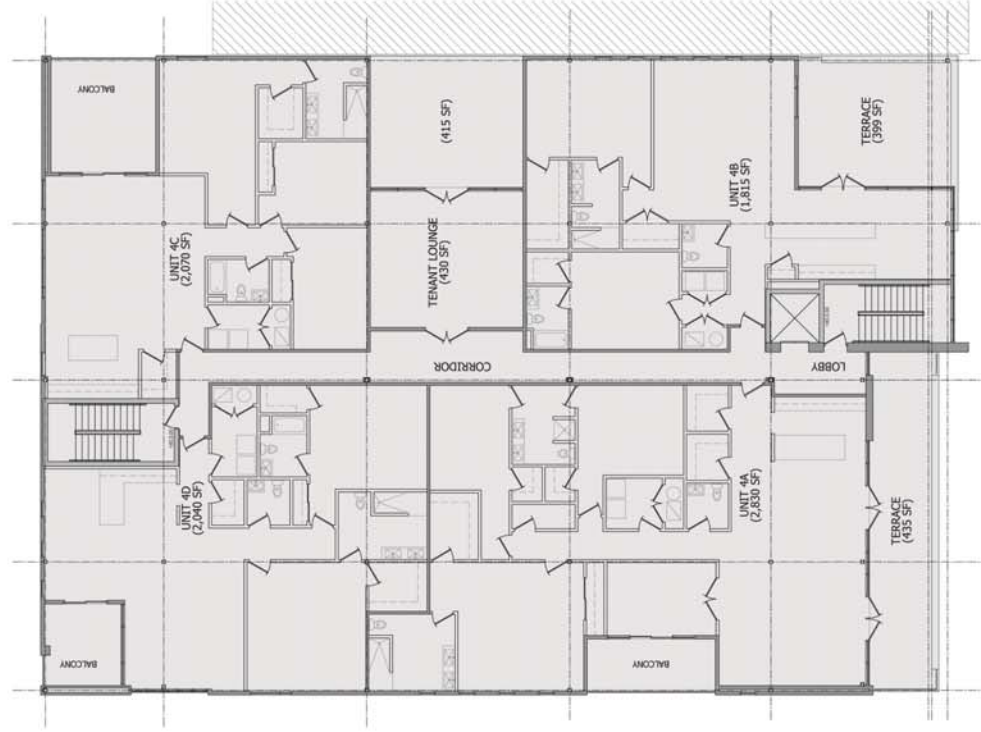


LEVELS 2-3 FLOOR PLAN
PROPOSED BUILD-OUT

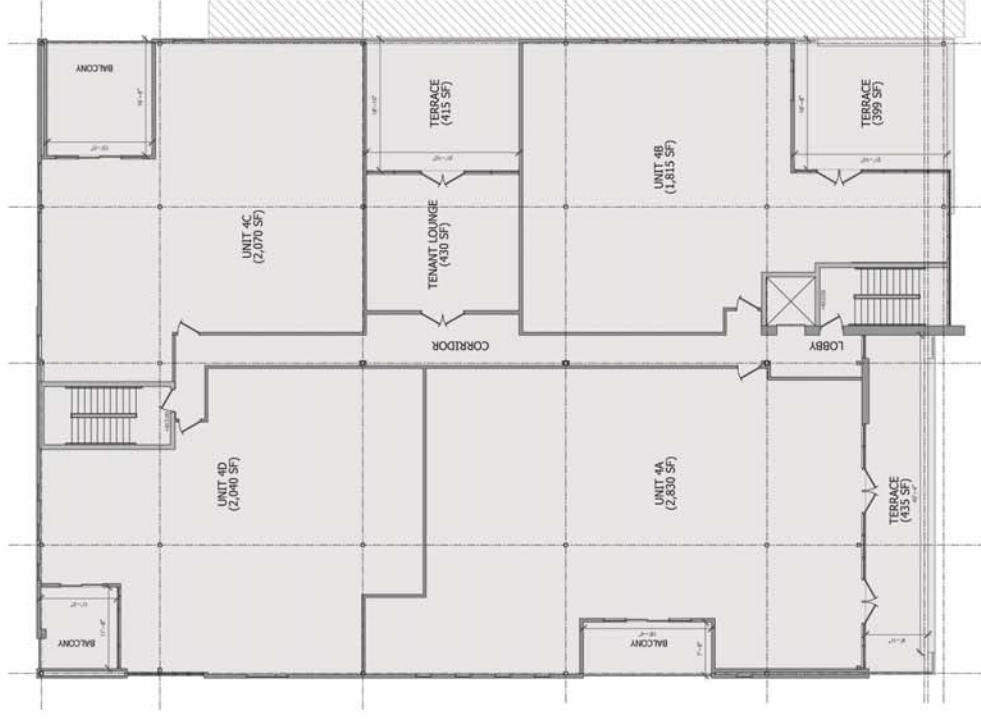


LEVELS 2-3 FLOOR PLAN

February 19, 2018



LEVEL 4 FLOOR PLAN
PROPOSED BUILD-OUT



LEVEL 4 FLOOR PLAN

February 19, 2018



VIEW LOOKING NORTHEAST FROM KIRKWOOD

STRAUSER
DESIGN + BUILD, LLC

T.M.
CROWLEY
& ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

February 19, 2018



VIEW LOOKING NORTHWEST FROM KIRKWOOD/WASHINGTON INTERSECTION

STRAUSER
DESIGN + BUILD, LLC

T.M.
CROWLEY
& ASSOCIATES

121 KIRKWOOD

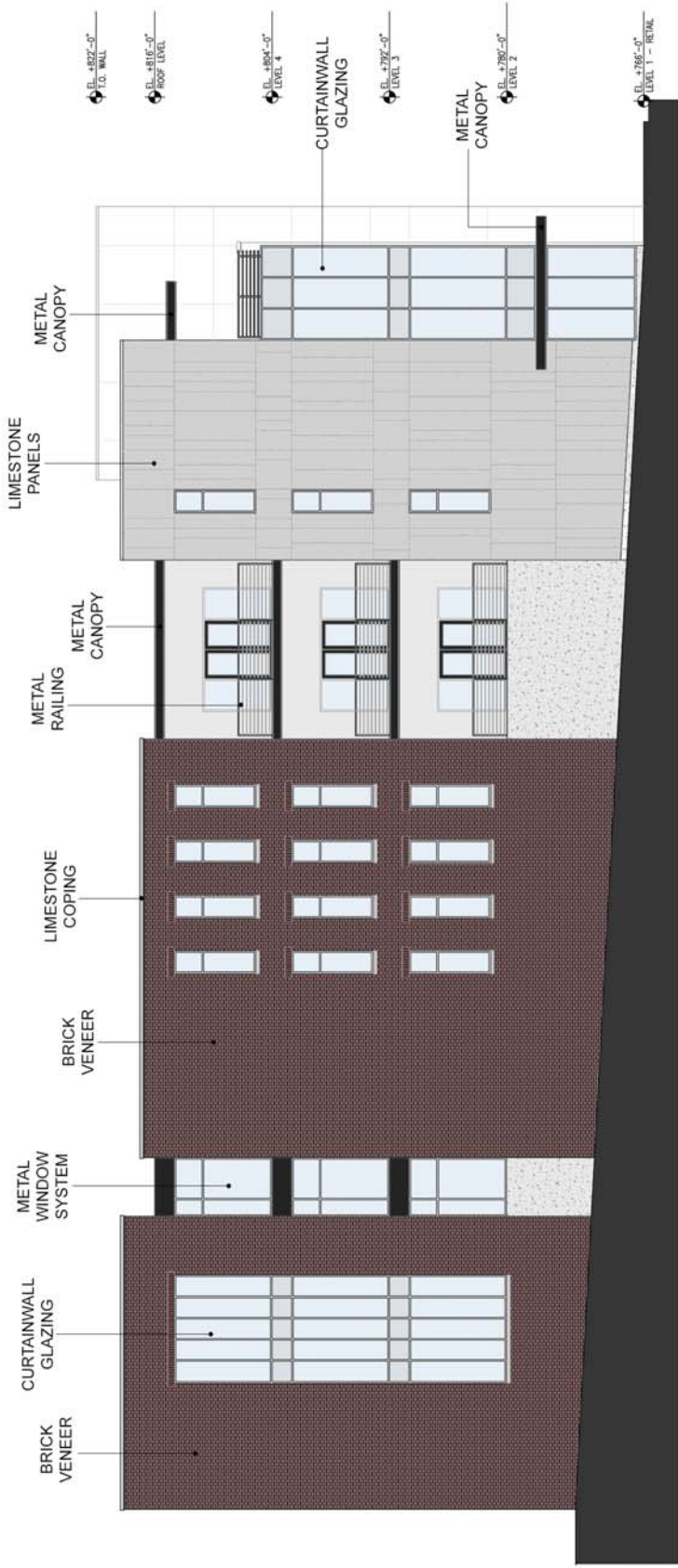
CONDOMINIUMS & RETAIL

February 19, 2018



SOUTH ELEVATION (KIRKWOOD)

February 19, 2018



WEST ELEVATION (ALLEY)

February 19, 2018



EAST ELEVATION (WASHINGTON)

February 19, 2018



NORTH ELEVATION (ALLEY)

February 19, 2018



VIEW LOOKING SOUTHWEST ALONG WASHINGTON STREET

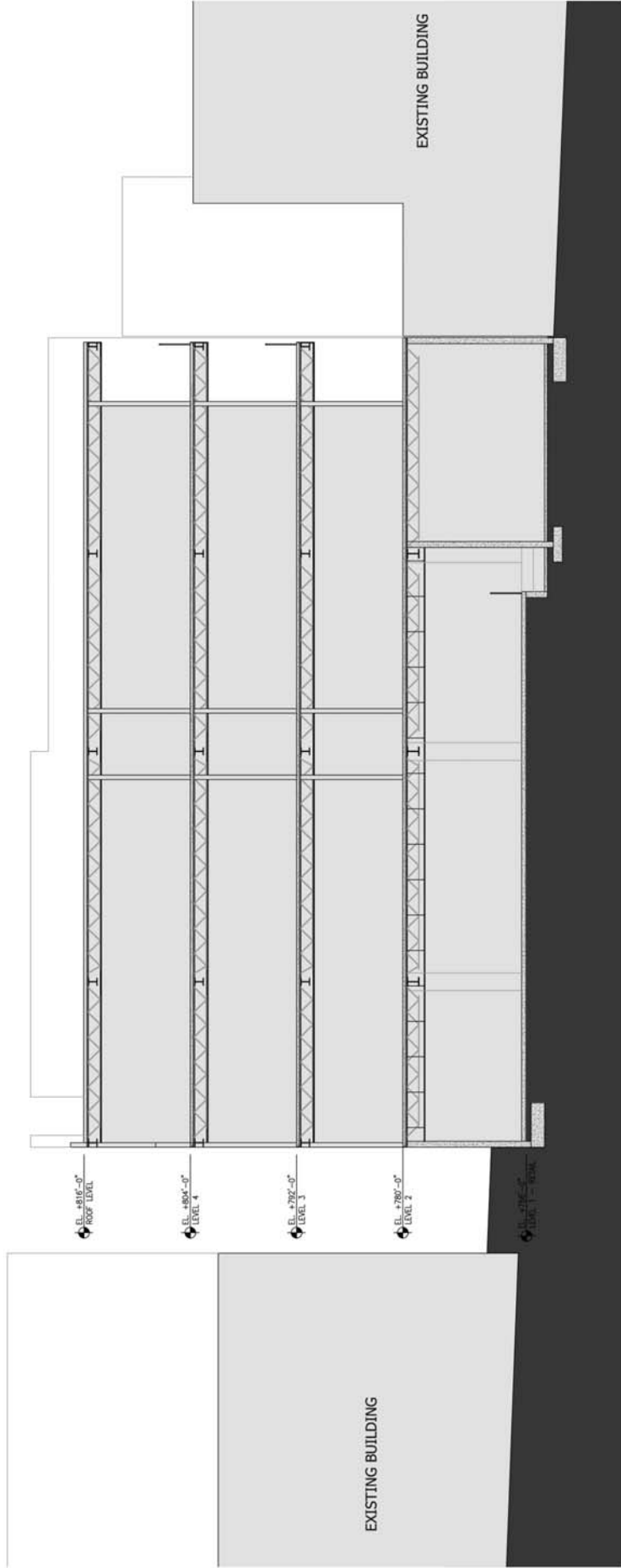
T.M.
CROWLEY
& ASSOCIATES

STRAUSER
DESIGN + BUILD, LLC

121 KIRKWOOD

CONDOMINIUMS & RETAIL

February 19, 2018



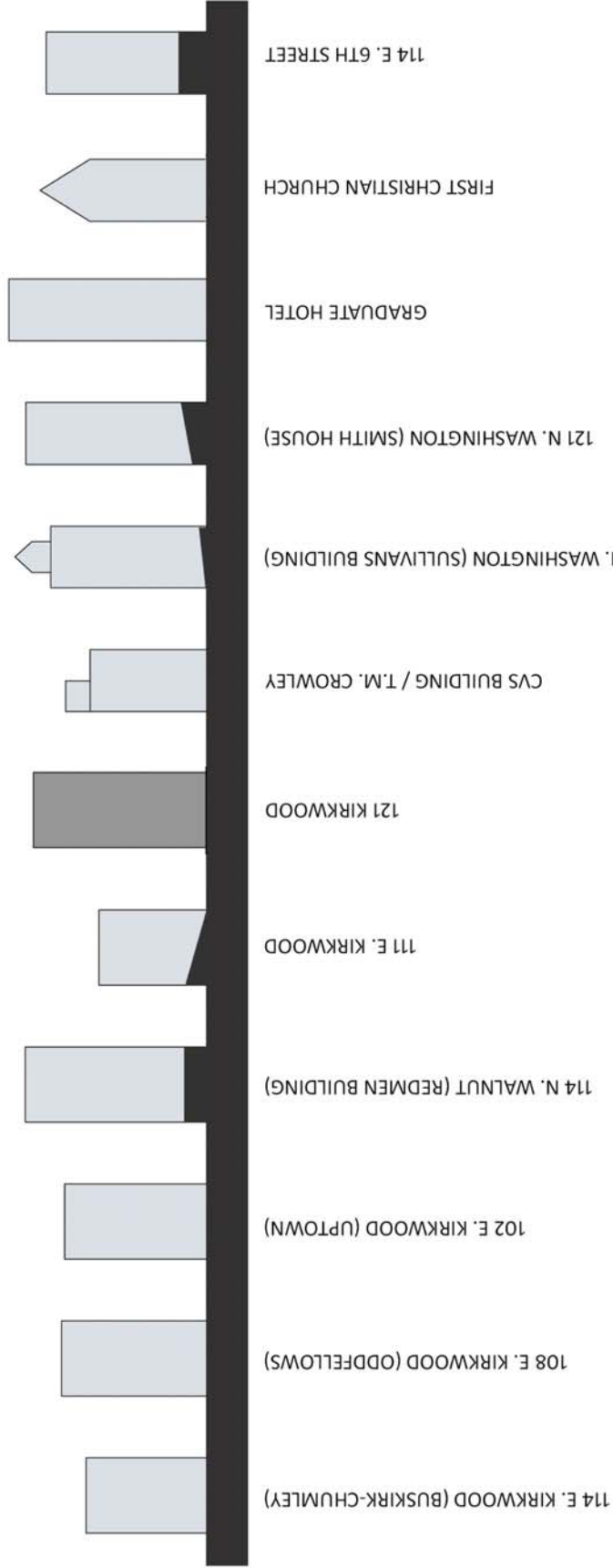
BUILDING SECTION - EAST/WEST

T.M.
CROWLEY
& ASSOCIATES

STRAUSER
DESIGN + BUILD, LLC

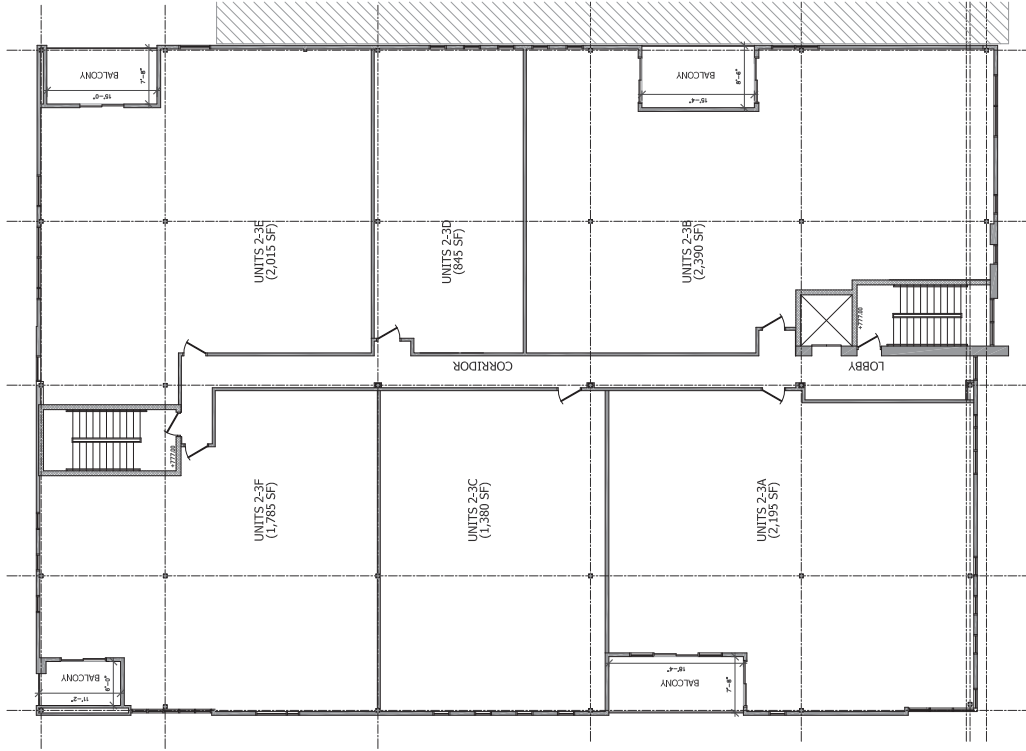
121 KIRKWOOD
CONDOMINIUMS & RETAIL

February 19, 2018

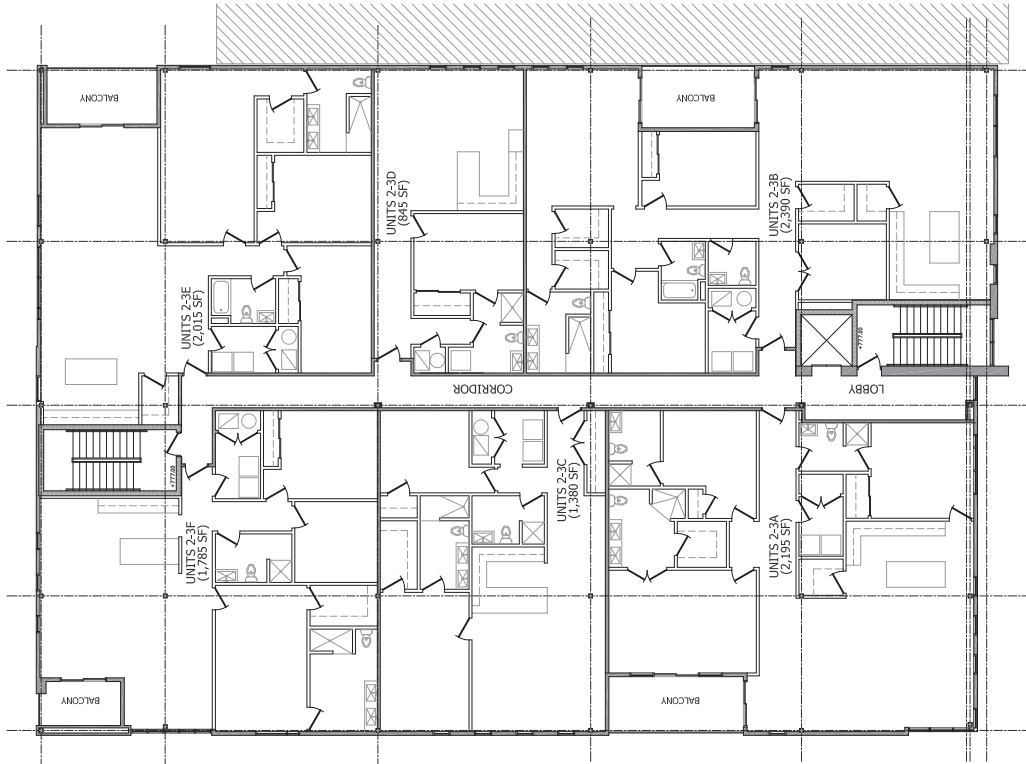


BUILDING HEIGHT DIAGRAM

NOT RELEASED FOR CONSTRUCTION

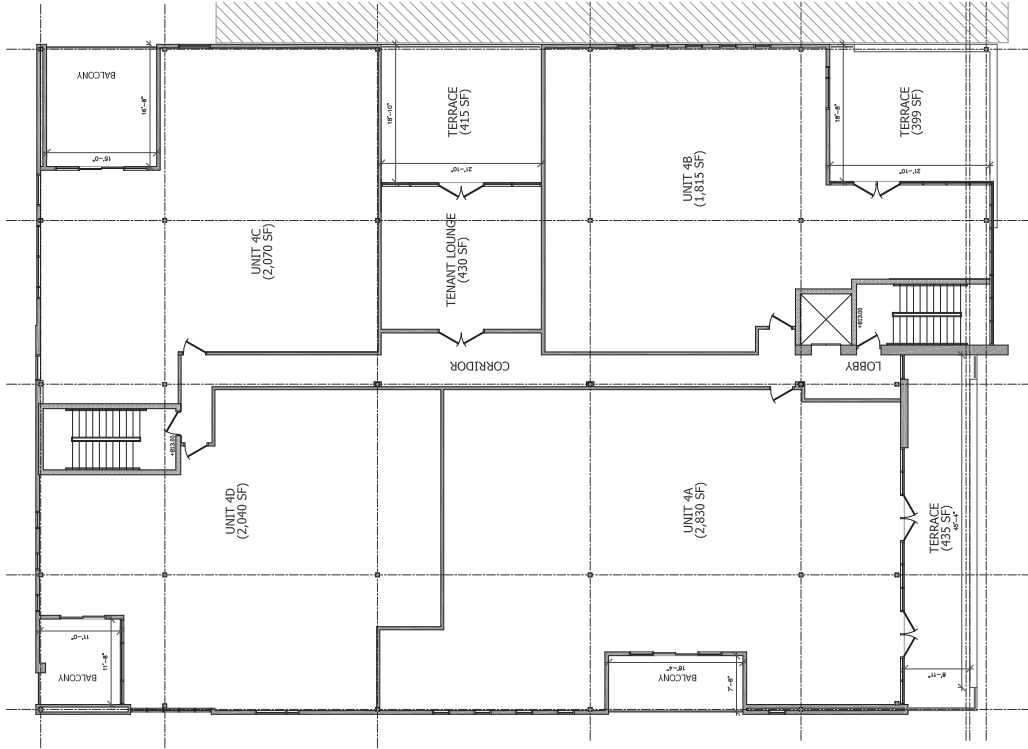


1 LEVELS 2-3 - SHELL FLOOR PLAN
SCALE: 1/8" = 1'-0"

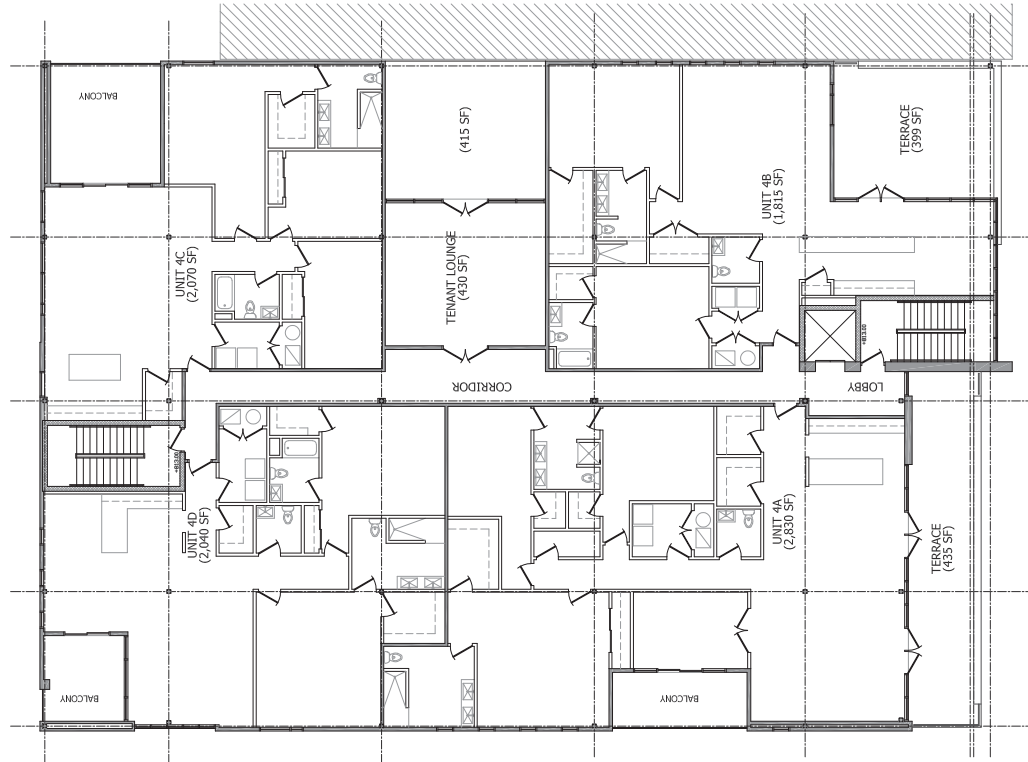


2 LEVELS 2-3 - CONCEPT BUILD-OUT
SCALE: 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



1. LEVEL 4 - SHELL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2. LEVEL 4 - CONCEPT BUILD-OUT
SCALE: 1/8" = 1'-0"

121 KIRKWOOD
CONDOMINIUMS & RETAIL
BLOOMINGTON, INDIANA 47408

Approved By:

Reviewed By: RYAN M. STRAUSER

Sheet Issue/Revision Date:

9/29/2017 RC REVIEW SET

1/22/2018 PC REVIEW SET

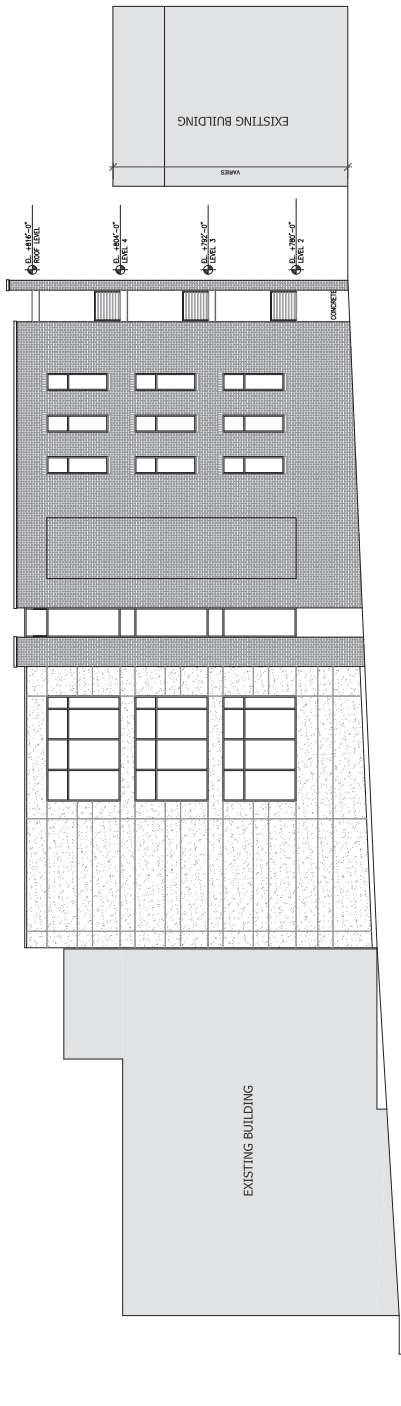
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BUILDING
ELEVATIONS

Drawing Number:

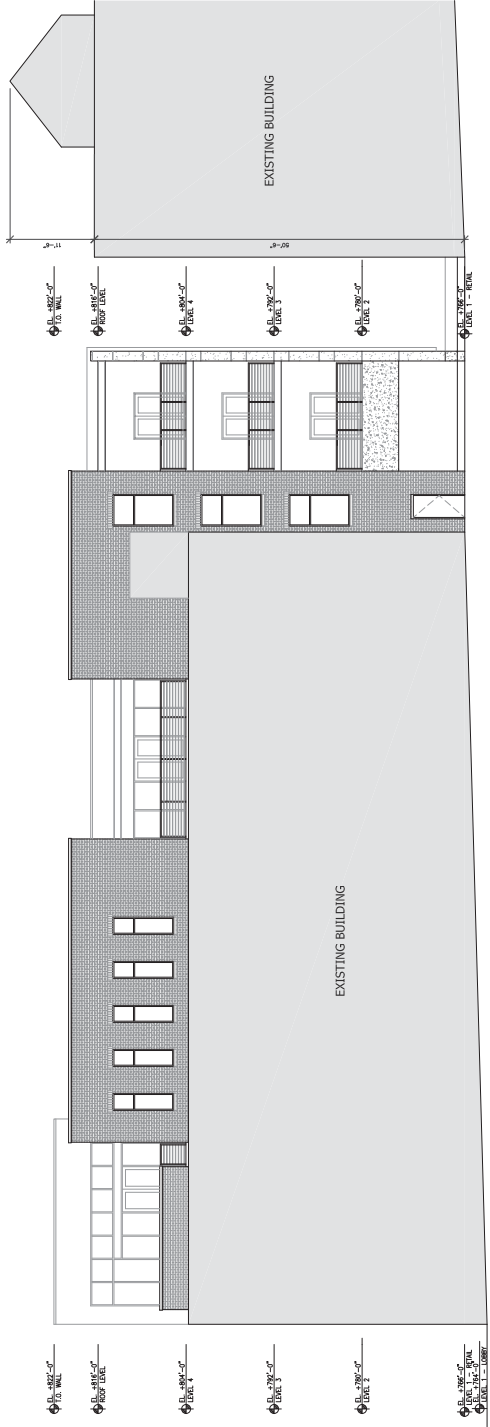
A5

Project Number:
SDS-17-521

NOT RELEASED FOR CONSTRUCTION



Ⓜ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Ⓜ EAST ELEVATION
SCALE: 1/8" = 1'-0"

