



# City of Bloomington Common Council

## Legislative Packet

Special Session  
*immediately followed by a*  
Committee of the Whole

09 July 2008

Office of the Common Council  
P.O. Box 100  
401 North Morton Street  
Bloomington, Indiana 47402

812.349.3409

[council@bloomington.in.gov](mailto:council@bloomington.in.gov)



**To: Council Members**  
**From: Council Office**  
**Re: Weekly Packet Memo**  
**Date: July 3, 2008**

## **Packet Related Material**

**Memo**

**Agenda**

**Calendar**

### **Notices and Agendas:**

- **Notice of Special Session** on Wednesday, July 9, 2008 at 7:30 p.m. in the Council Chambers

### **Legislation and Background Material for First Reading at Special Session and Discussion at Committee of the Whole on July 9<sup>th</sup>:**

- **Ord 08-11** To Amend the Preliminary Plan for the Woolery Planned Unit Development (PUD) to Allow Additional Dwelling Units on Parcel D - Re: 2770 S. Adams Street (Monroe House, Petitioner)
  - Certification (8 – 1 – 0); Map of the Surrounding Area; Aerial Photo; Memo from Eric Greulich, Zoning Planner; Memo from Environmental Commission; Petitioner Statement; Grading Plan; Landscape Plan; Building Elevations

*Contact: Eric Greulich at 349-3526 or [greulice@bloomington.in.gov](mailto:greulice@bloomington.in.gov)*

### **Minutes from Regular Session:**

- February 20, 2008
- April 2, 2008

## Memo

### **Special Session Immediately Followed by a Committee of the Whole on Wednesday, July 9th**

The Council voted to hold a Special Session next Wednesday in order to introduce **Ord 08-11** and refer it to the Committee of the Whole later that evening. That ordinance is included in this packet and summarized herein.

#### **Item for Introduction at Special Session and Discussion at Committee of the Whole on June 9<sup>th</sup>**

#### **Item One – Ord 08-11 – Amending the Preliminary Plan for Parcel D of the Woolery PUD by Adding 19 Units for the Expansion of the Monroe House Assisted Living Facility (2770 South Adams Street)**

**Ord 08-11** would amend the Preliminary Plan for Parcel D of the Woolery Planned Unit Development (PUD) by adding 19 units to the Monroe House Assisted Living Facility at the northwest corner of West Tapp Road and South Adams Street. It is the second amendment to this 14-year old, 170 acre, mixed-use, 1166 unit PUD since the beginning of this year. The following summary is based upon material provided by Eric Greulich, Zoning Planner, as well as other information in the Council Office archives.

**History** This approximately 3.8 acre site was rezoned from medium density residential to Convalescent, Nursing, Rest Home in 1997 to allow for the current 39-unit Monroe House Assisted Living Facility - with an increase of as much as 9 additional units which were all calculated based upon a dwelling unit efficiency (DUE) formula. The DUE concept was introduced in 1995 and allowed higher residential densities for small apartments on the theory that they would have less adverse impact (e.g. traffic, noise, light, etc) on the surrounding areas. Under the new Unified Development Ordinance (UDO) adopted in 2007, assisted living facilities are now considered commercial structures where massing, impervious surfaces, parking, landscaping and factors other than residential density are regulated.

**Proposal** This proposal would construct a 19-unit addition to the west side of the current building and would match the current building's one-story, vinyl sided exterior. It would use the existing driveway and *not* require any more than the present 27 parking spaces.

**Growth Policies Plan (GPP)** The 2002 GPP designated this site as a Public/Semi-Public Institutional area where schools, non-profits, governmental uses, hospitals, medical parks and assisted living facilities should go. It recommended that:

- These uses should “mitigate the undesirable operational impacts on surrounding areas” (e.g. light, noise, traffic, and spillover parking). (*Note: The Memo to the Council indicates that “no negative effects have been noted from the existing development.”*); and
- Assisted Living Facilities, in particular, should have sufficient parking and recreational space to allow conversion to multi-family use in the future. (*Note: The Memo to the Council notes that the existing and proposed courtyards and open space meet that contingency.*)

**Parking:** The proposal would not add to the 27 existing parking spaces. The Petitioner believes the existing parking is sufficient for the proposed addition and staff supports it as well in order to keep “surface parking to the minimum necessary for the facility.” Under BMC 20.05.074 (Parking Standards), an assisted living facility should have at least one parking space per residential unit and one space per employee on the largest shift.

**Environmental Commission Recommendations:** The Environmental Commission recommended that the landscape plan be updated to replace some landscape items with native, non-invasive species (which is addressed in one of the conditions of approval).

**Recommendation** After one hearing on June 14<sup>th</sup>, the Plan Commission voted 8 – 1 – 0 to recommend approval of this amendment to the Preliminary Plan with the following Conditions of Approval. The Petitioner shall:

- Abide by all existing conditions of approval (e.g. being subject to the 25% open space requirement);
- Obtain a grading permit before grading or disturbing the site;
- Submit a landscape plan prior to issuance of a grading permit or approval of final plan; and
- Obtain approval for the final plan from staff (and not the Plan Commission).

*Have a Safe and Happy July 4<sup>th</sup> Weekend!*

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL SPECIAL SESSION  
AND COMMITTEE OF THE WHOLE  
7:30 P.M., WEDNESDAY, JULY 09, 2008  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**I. ROLL CALL**

**II. AGENDA SUMMATION**

**III. APPROVAL OF MINUTES FOR:** February 20, 2008 (Regular Session)  
April 2, 2008 (Regular Session)

**IV. LEGISLATION FOR FIRST READING**

1. Ordinance 08-11 To Amend the Preliminary Plan for the Woolery Planned Unit Development (PUD) to Allow Additional Dwelling Units on Parcel D -- Re: 2770 S. Adams St. (Monroe House, Petitioner)

**V. ADJOURNMENT**

*(and immediately reconvene for)*

**COMMITTEE OF THE WHOLE**

**Chair: Dave Rollo**

1. Ordinance 08-11 To Amend the Preliminary Plan for the Woolery Planned Unit Development (PUD) to Allow Additional Dwelling Units on Parcel D -- Re: 2770 S. Adams St. (Monroe House, Petitioner)

Asked to Attend: Eric Greulich, Zoning Planner  
Representative for Petitioner



**City of Bloomington  
Office of the Common Council**

To: Council Members  
From: Council Office  
Re: Calendar for the Week of July 7-12, 2008

**Monday, July 7, 2008**

5:00 pm Redevelopment Commission, McCloskey  
5:00 pm Utilities Service Board, Board Room, 600 E. Miller Dr.  
5:30 pm Bicycle and Pedestrian Safety Commission Work Session, Hooker Room

**Tuesday, July 8, 2008**

9:30 am Emergency Management Meeting, Council Chambers  
1:30 pm Development Review Committee, McCloskey  
4:00 pm Bloomington Community Farmers' Market, Madison St., Between 6<sup>th</sup> & 7<sup>th</sup> Streets  
5:00 pm Bloomington Community Arts Commission, McCloskey  
5:30 pm Board of Public Works, Council Chambers  
6:00 pm Bloomington Commission on Sustainability, Hooker Room  
6:30 pm Sister Cities International, Dunlap

**Wednesday, July 9, 2008**

4:00 pm Board of Housing Quality Appeals, McCloskey  
4:15 pm Commission on the Status of Black Males, Hooker Room  
7:30 pm Common Council Special Session *immediately followed by* a Committee of the Whole discussion, Council Chambers

**Thursday, July 10, 2008**

9:00 am B-Line Progress Public Meeting, Parks, Room 250  
12:00 pm Housing Network, McCloskey  
3:30 pm Bloomington Historic Preservation Commission, McCloskey  
4:00 pm Bloomington Digital Underground Advisory Committee, Hooker Room

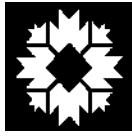
**Friday, July 11, 2008**

*No meetings are scheduled for this date.*

**Saturday, July 12, 2008**

8:00 am Bloomington Community Farmers' Market, Showers Common, Showers Building, 401 N. Morton

*Posted and Distributed: Thursday, July 3, 2008*



City of Bloomington  
Office of the Common Council

# NOTICE OF SPECIAL SESSION

THE COMMON COUNCIL HAS VOTED TO HOLD A  
SPECIAL SESSION ON  
WEDNESDAY, 9 JULY 2008

THIS MEETING WILL HELD AT 7:30 PM,  
IN COUNCIL CHAMBERS – ROOM 115  
401 N. MORTON STREET  
AND  
WILL BE IMMEDIATELY FOLLOWED BY THE  
COMMITTEE OF THE WHOLE PREVIOUSLY SCHEDULED  
FOR THIS EVENING

*Date and Posted: Thursday, July 3, 2008*

401 N. Morton Street • Bloomington, IN 47404

City Hall

Phone: (812) 349-3409 • Fax: (812) 349-3570

[www.bloomington.in.gov/council](http://www.bloomington.in.gov/council)  
[council@bloomington.in.gov](mailto:council@bloomington.in.gov)

**ORDINANCE 08-11**

**TO AMEND THE PRELIMINARY PLAN FOR THE WOOLERY PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW ADDITIONAL DWELLING UNITS ON PARCEL D  
- Re: 2770 S Adams St  
(Monroe House, Petitioner)**

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

WHEREAS, the Plan Commission has considered this case, PUD-20-08, and recommended that the Petitioner, Monroe House, be granted an amendment to the Preliminary Plan and hereby 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 20.04 of the Bloomington Municipal Code, the Preliminary Plan for approximately 3.38 acres of property in Parcel D of the Woolery Planned Unit Development located at 2770 S. Adams St. shall be amended. The property is further described as follows:

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

Lot Number Two (2) in WOOLERY PLANNED COMMUNITY PHASE III, in the City of Bloomington, Indiana as shown in the plat thereof, recorded in Plat Cabinet "C", Envelope 223, in the Office of the Recorder of Monroe County, Indiana.

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

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

SECTION IV. 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 \_\_\_\_\_, 2008.

\_\_\_\_\_  
SUSAN SANDBERG, 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 \_\_\_\_\_, 2008.

\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_,  
2008.

\_\_\_\_\_  
MARK KRUZAN, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance amends the Preliminary Plan for Parcel D of the Woolery Planned Unit Development (PUD) by allowing an additional 10 units over the previously authorized 48 units for the Monroe House at the northwest corner of West Tapp Road and South Adams Street.

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 08-11 is a true and complete copy of Plan Commission Case Number PUD-20-08 which was given a recommendation of approval by a vote of 8 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 14, 2008.

Date: June 23, 2008

*Thomas B. Micuda*  
Thomas B. Micuda, Secretary  
Plan Commission

Received by the Common Council Office this 23<sup>rd</sup> day of June, 2008.

*Regina Moore*  
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	\$ _____	\$ _____

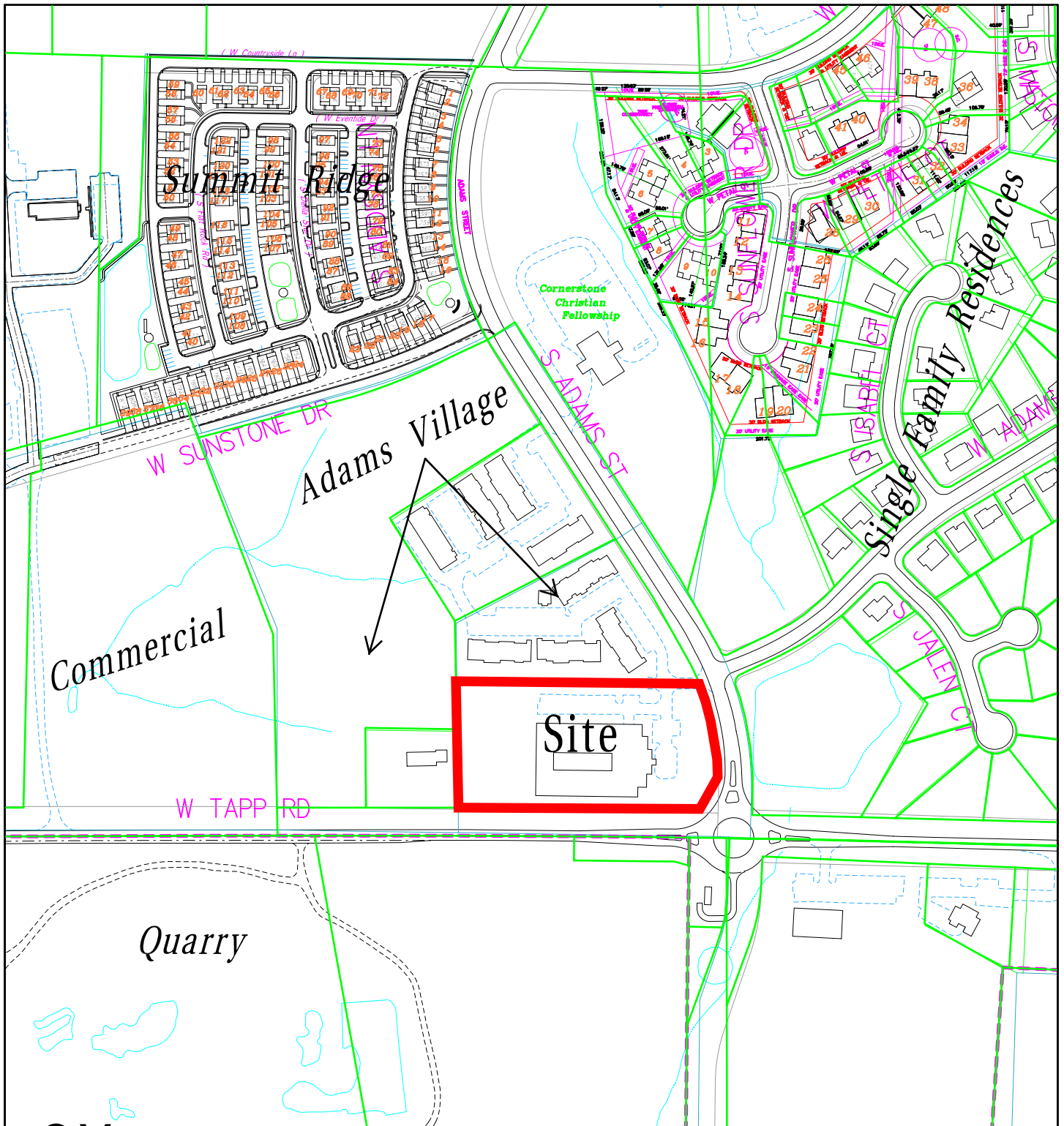
Signature of Controller

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.)

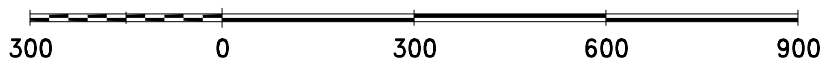


Monroe House addition

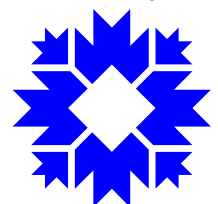
GIS location map

By: greulice

23 Jun 08

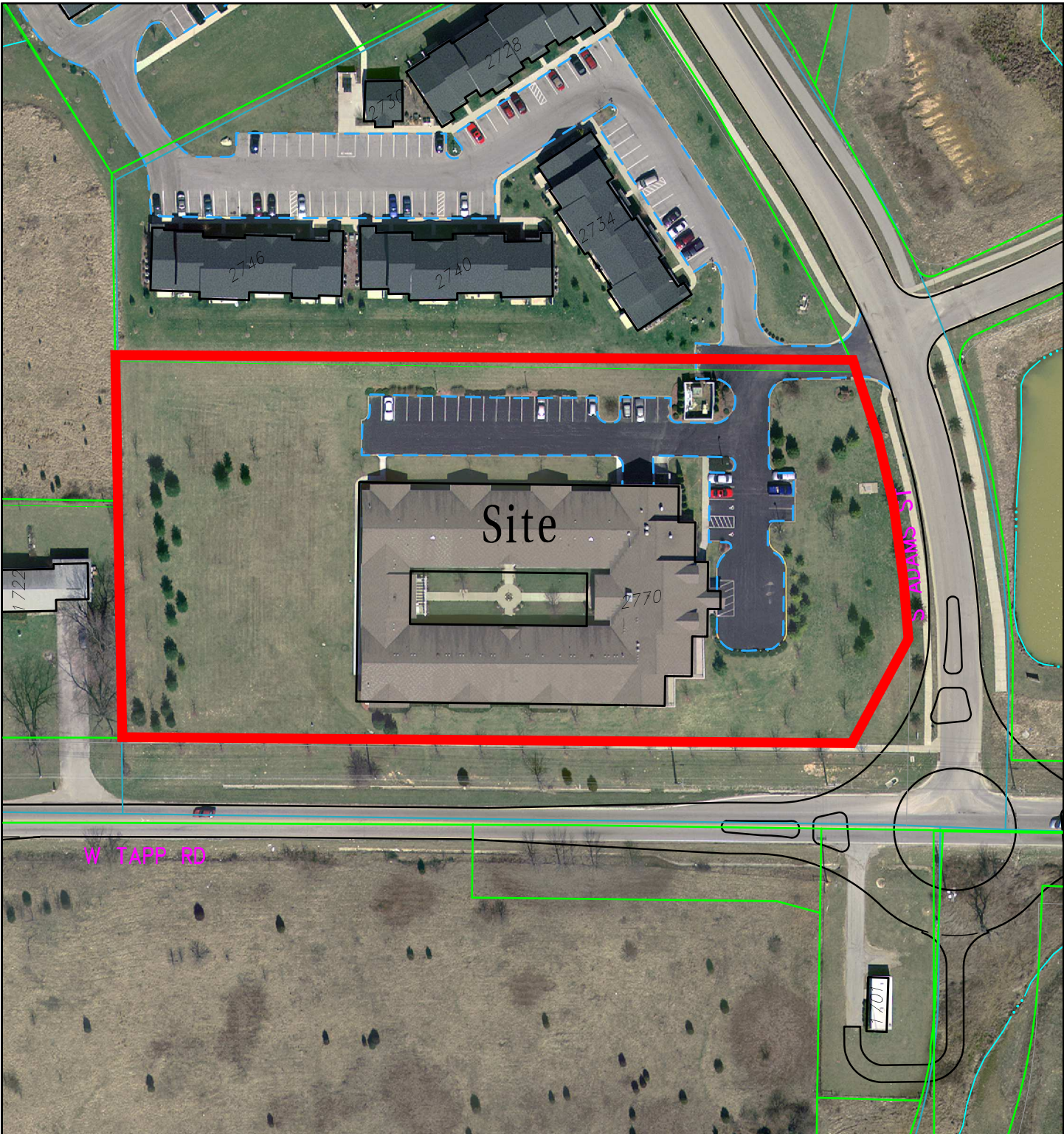


City of Bloomington  
Planning



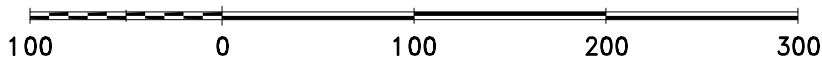
Scale: 1" = 300'

For reference only; map information NOT warranted.



Monroe House addition  
2006 Aerial Photograph

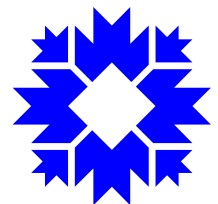
By: greulice  
20 Jun 08



For reference only; map information NOT warranted.



City of Bloomington  
Planning



Scale: 1" = 100'

## Interdepartmental Memo

**To: Members of the Common Council**  
**From: Eric Greulich, Zoning Planner**  
**Subject: Case # PUD-20-08**  
**Date: July 2, 2008**

Attached are the staff report, petitioner's statements, maps, and exhibits which pertain to Plan Commission Case # PUD-20-08. The Plan Commission heard this petition at its February 11, 2008 meeting and voted 8-1 to send this petition to the Common Council with a favorable recommendation.

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**REQUEST:** The petitioner is requesting a preliminary plan amendment to the Woolery Planned Unit Development (PUD) to allow an additional 19 dwelling units to be constructed at the Monroe House assisted living facility located on parcel D of the Woolery PUD. Also requested is delegation of final plan approval to staff level.

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### **SITE INFORMATION:**

<b>Lot Area:</b>	3.38 acres
<b>Current Zoning:</b>	Planned Unit Development (Woolery PUD)
<b>GPP Designation:</b>	Public/Semi-Public/Institutional
<b>Existing Land Use:</b>	Assisted living facility
<b>Proposed Land Use:</b>	Assisted living facility
<b>Surrounding Uses:</b>	North – Multi-family Residences (Adams Village) South – Quarry East - Single Family Residences (Adams Hill Farm) West – Single Family (Ackerman)/Multi-Family Residences (Adams Village)

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**REPORT:** The site is located at the northwest corner of S. Adams St. and W. Tapp Rd. and has been developed with a 39-unit assisted living facility and parking area. The remaining portion of the property is an open grassed area with landscaping.

There have been several amendments to the Woolery PUD since its approval in 1994. This parcel was amended (PUD-17-97) in 1997 to allow "Convalescent, Nursing, or Rest Home" as a permitted land use on Parcel D. The amendment also approved a 39-unit assisted living facility with a possible future expansion of 9 additional units to be approved at staff level.

The petitioners are requesting approval to amend the PUD to allow a 19 unit expansion rather than the previously approved 9 unit expansion. An assisted living facility, such as this, is characterized by residential-style architecture, low numbers of support staff, and provision of only basic medical services and personal services. The proposed units would all be one-bedroom, similar to the existing units in the Monroe House. The addition, to the west of the existing building, would match the existing building's finish and residential appearance.

There will also be a courtyard in the center of the expanded area similar to the courtyard in the existing building that would be accessible by residents.

It should also be noted that assisted living facilities were relatively new when the original amendment was approved. At that time, they were compared to the previously approved use in terms of density (# of units). Now that these uses are more prevalent, the UDO does not look at this use in terms of residential density. The UDO does not factor units or bedrooms in dealing with assisted living facilities. It is based on massing, impervious surface coverage, parking, landscaping, etc., similar to commercial structures.

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## **PRELIMINARY PLAN ISSUES:**

**Growth Policies Plan:** The 2002 Growth Policies Plan identifies this area as *Public/Semi-Public/Institutional*. The GPP states that these areas are to provide adequate land to support compatible government, non-profit, and social service land use activities, including assisted care facilities. The GPP states the general site design goals for these areas should-

- *“Mitigate undesirable operational impacts such as light and noise pollution, traffic congestion, and spillover parking”*- No negative impacts have been noted from the existing development. The proposed site plan provides no new parking areas. This type of use produces little light and noise pollution. Average daily trips from residents are also minimal for this land use since most of the residents do not own vehicles.
- *“Assisted care facilities should contain sufficient room for parking expansion and recreational space to ensure the possibility of future conversions to multi-family use”* –The petitioner has noted the low parking need of the residents which are met by the existing parking spaces. There is an existing courtyard as well as a proposed new courtyard located in the center of the buildings that is accessible for use by residents. In addition, the previous amendment required only 25% open space and this site plan provides more than 50% of the property as open space and is not encumbered by building or parking areas.

**Pedestrian Facilities:** There is a 5' wide concrete sidewalk along the north side of Tapp Road to the south and a 5' wide concrete sidewalk along Adams St. to the east. There will be two connections from the building to the sidewalk along Tapp Rd. to provide residents direct access to this sidewalk.

**Architecture:** The existing building is one-story with vinyl siding and windows with trim. The proposed addition will match the existing building in terms of design and finish materials.

**Parking:** There is an existing parking lot with 27 parking spaces. The petitioner is not proposing to install any new parking spaces as part of the proposed construction. The petitioner does not feel that additional parking spaces are needed to meet the needs of the current and proposed facility. Staff is supportive

of maintaining the least amount of surface parking to the minimum necessary for the facility.

**Access:** There is one drivecut along Adams St. that provides access to the existing parking area. There are no plans to change or add any new drivecuts as a result of this project.

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**ENVIRONMENTAL COMMISSION:** The Environmental Commission recommends that a revised landscape plan be submitted showing the proposed new construction and landscaping prior to final site plan approval. This is a standard that would be required with the final plan submittal requirements. A condition of approval has been proposed to address this.

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**CONCLUSION:** Based on the current use and development history, this proposed amendment to allow an additional 19 units will not have any expected negative impacts. The additional units will allow more rooms for this growing land use and provide a benefit for the community. The additional units are not out of character with the goals and desired diversity of land uses within this PUD. Furthermore, the City no longer views these types of facilities in traditional terms of density. The proposed addition is similar to the original addition area shown with the past PUD approval.

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**RECOMMENDATION:** The Plan Commission voted 8-1 to forward this petition to the Common Council with a positive finding and the following conditions of approval:

1. All existing conditions of approval for this PUD and this property shall remain in full effect.
2. A grading permit is required prior to any site grading or disturbance.
3. A compliant landscape plan is required prior to issuance of a grading permit or final plan approval.
4. Final plan approval is delegated to staff level review.

# MEMORANDUM

**Date:** June 9, 2008  
**To:** Bloomington Plan Commission  
**From:** Bloomington Environmental Commission  
**Through:** Linda Thompson, Senior Environmental Planner  
**Subject:** PUD-20-08, Monroe House addition

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This memorandum contains the Environmental Commission's (EC) input and recommendations regarding the Woolery PUD amendment to allow the addition of 19 assisted living care units. The EC does not have concerns regarding the increase in number of units, but the single recommendation is for the future final site-plan, which is in response to the Bloomington Municipal Code's requirement to update the site plan when changes are made to it.

## **ISSUES OF CODE COMPLIANCE:**

### 1.) LANDSCAPE PLAN:

The EC finds that the landscape plan needs updated. The plan will need to be modified due to the building addition and parking lot changes, but no revised plan has been submitted yet. Depending upon which plants will need to be removed, the EC may recommend replacing some plant species with a different species. Specifically, if the white ash or pygmy barberry need to be removed the EC recommends replacing the white ash with a alternative native large shade tree, and the barberry with a shrub that is not invasive (Japanese Barberry (*Berberis thunbergii*) is classified as an invasive species).

In general, the EC encourages the use of diverse native tree, shrub, and herbaceous perennial species, which provide food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Furthermore, native plants do not require chemical fertilizers or pesticides, and are water efficient once established. For suggestions, please see the EC's Natural Landscaping materials at [www.bloomington.in.gov/beqi/greeninfrastructure/htm](http://www.bloomington.in.gov/beqi/greeninfrastructure/htm) under 'Resources' in the left column. For additional suggestions plus an excellent guide to Midwest sources of native plants see: <http://www.inpaws.org/landscaping.html>.

## **EC RECOMMENDATIONS:**

### Code Compliance Recommendations

1.) For the final plan, the petitioner shall work with the Planning Department and EC to submit a revised landscape plan.





205 W. Highland Ave. | Suite 400 | Milw., WI 53203 | zastudios.com

TELEPHONE [414] 276.1889

FACSIMILE [414] 765.8728

City of Bloomington Planning Department  
Attn: Eric Greulice  
401 N. Morton Street  
Bloomington, IN 47404

Re: Monroe House Building Addition  
2770 S. Adams Street  
Bloomington, Indiana 47403

Eric,

We have submitted to the City of Bloomington Building Inspection and Planning Department complete plans depicting a 16,786 s.f. addition. The building addition consists of 19 resident rooms and miscellaneous common area. There will also be some minor interior alterations to the existing facility that will increase the area of the dining to allow for unified dining. The addition will occur on the rear of the existing building and will match contextually the existing exterior in color, form and massing. The occupancy of the building addition will be the same as the existing facility and be classified as an I-2 occupancy. This facility will continue to service as it is currently with emphasis on providing personal care as an Assisted Living facility for seniors.

The purpose of this letter is to formally request a PUD amendment to the City of Bloomington to allow for a building addition consisting of 19 resident units in lieu of the 9 units that was originally approved as part of the initial development. We are also requesting a waiver from the required 2<sup>nd</sup> hearing as a means to expedite the approval process. We greatly appreciate your consideration and assistance in this matter.

Please feel free to call with any questions.

Sincerely,

Jay A. Knetter, AIA  
Vice President | Architect Manager  
414.225.0844

- 1 EXISTING SLOPED GRADE TO BE CUT AS INDICATED TO PROVIDE STORM WATER CONTROL AWAY FROM NEW ADDITION.
- 2 5' WIDE DRAINAGE DITCH.
- 3 PROPOSED STORM WATER CONNECTS TO EXISTING SYSTEM.
- 4 STORM WATER EXIT POINT. THE STORM WATER IS CONVEYED TO RETENTION POND AT THE NORTHEAST CORNER OF W. TAPP ROAD AND S. ADAMS STREET.

**10 YEAR PEAK DISCHARGE**

PRE DEVELOPMENT = 11.7 CFS  
POST DEVELOPMENT = 12.5 CFS

THE PRE DEVELOPMENT OPENED GRASS AREA TO THE WEST ACTUALLY DRAINS TO THE CULVERT THAT CROSSES W. TAPP ROAD. THE POST DEVELOPED PLAN CAPTURED THAT FLOW AND DIVERTED IT TO THE RETENTION POND.

**GRADING NOTES**

STRIP, SALVAGE, AND SPREAD TOPSOIL.  
COMPACTION WITH MOISTURE DENSITY CONTROL UNDER PROPOSED BUILDING AND PARKING LOT AS PER THE GEOTECHNICAL REPORT.  
REFER TO SECTION 02310 STRIP SALVAGE AND SPREAD TOPSOIL IN THE AREA INDICATED ON THE PLANS. REFER TO GEOTECHNICAL REPORT FOR FILL PLACEMENT.  
CONTRACTOR IS RESPONSIBLE FOR MANAGING AND INSPECTING SWPPP THROUGH CONSTRUCTION UNTIL NOTICE OF DISCONTINUATION IS FILED. SEE SHEET C1.5.  
CONFINE ALL GRADING WITHIN PROPERTY LINES.

**ESTIMATED EARTH VOLUMES**

CUT = 2400 CY  
FILL = 400 CY (INCLUDED 0% SHRINKAGE)  
BALANCE = 2000 CY

ALL CONTOURS ARE SHOWN AT 1' INTERVALS AND ARE AT FINISHED GRADE.

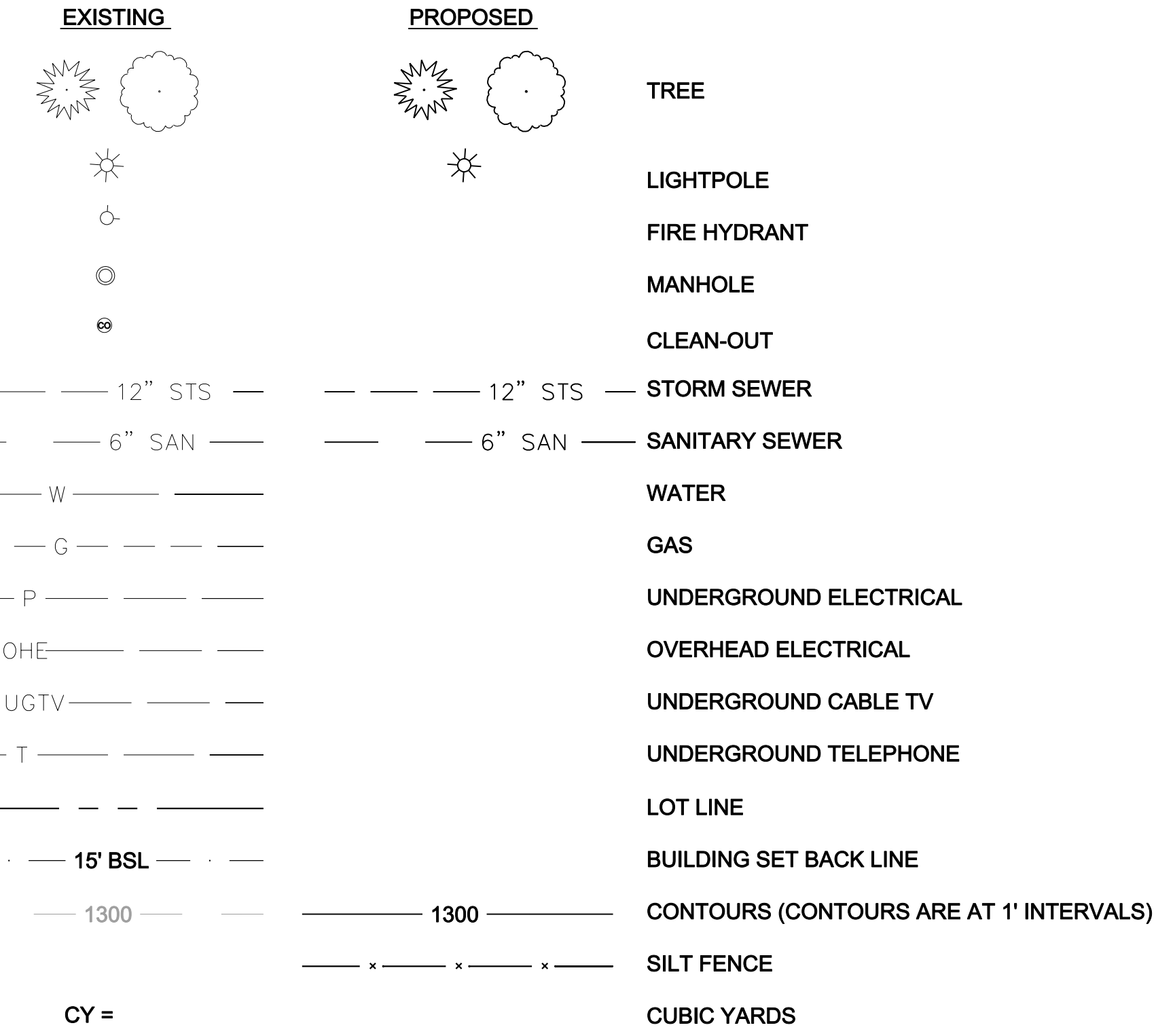
CONTRACTOR TO TRANSPORT AND DISPOSE OF EXCESS SOILS. CONTRACTOR TO LOCATE AN ACCEPTABLE SITE.

**TREES**

RELOCATE/TRANSPLANT EXISTING TREE AS INDICATED ON ARCHITECTURAL LANDSCAPING PLAN.

**DRAINAGE**

100 YEAR FLOOD PLAINS, FLOOD PLAINS, AND FRINGES = NONE  
RECEIVING WATERS = RETENTION POND THEN TRIBUTARY OF CLEAR CREEK.

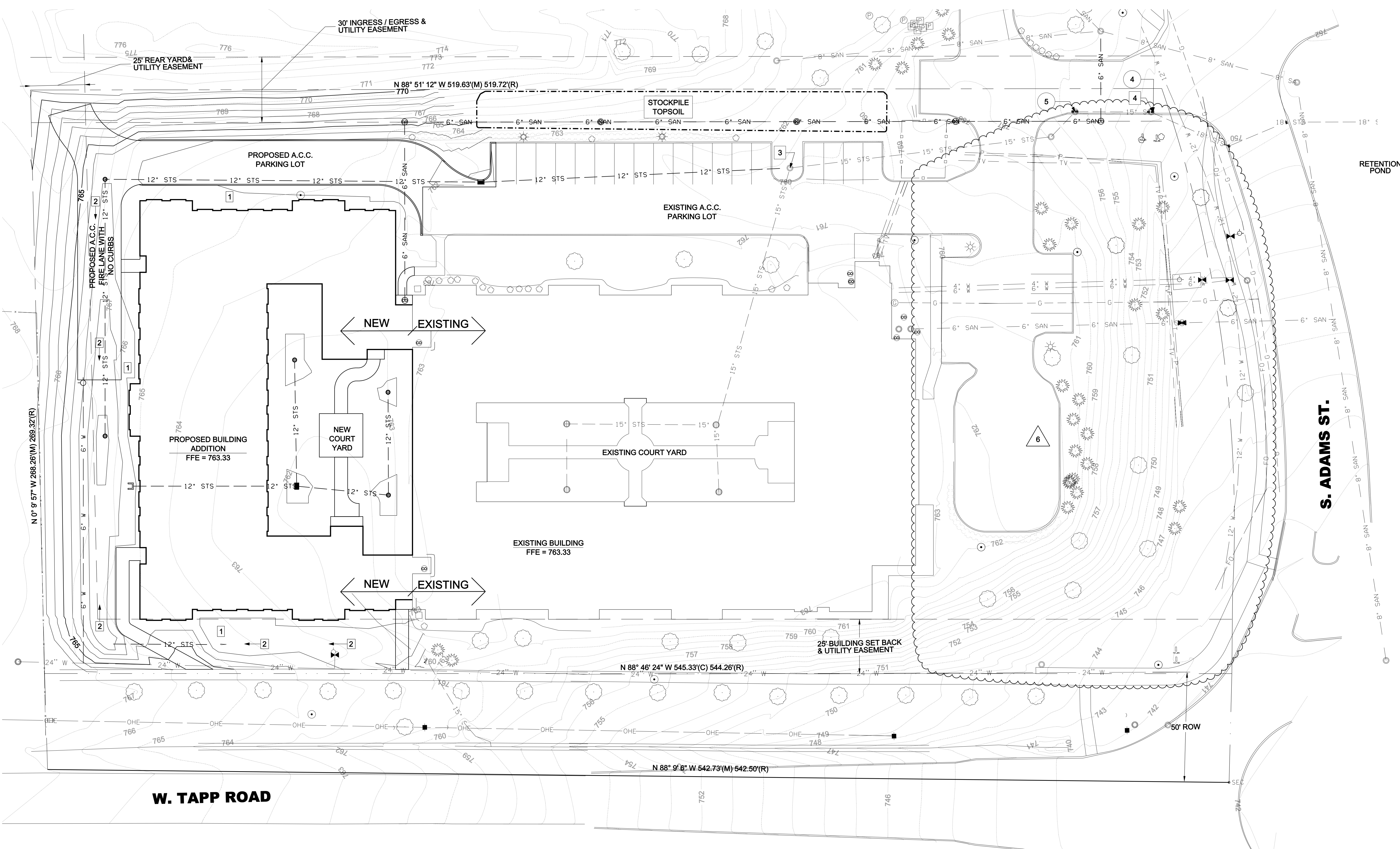


Ph: 712.792.9711 724 Simon Avenue Carroll, Iowa 51401

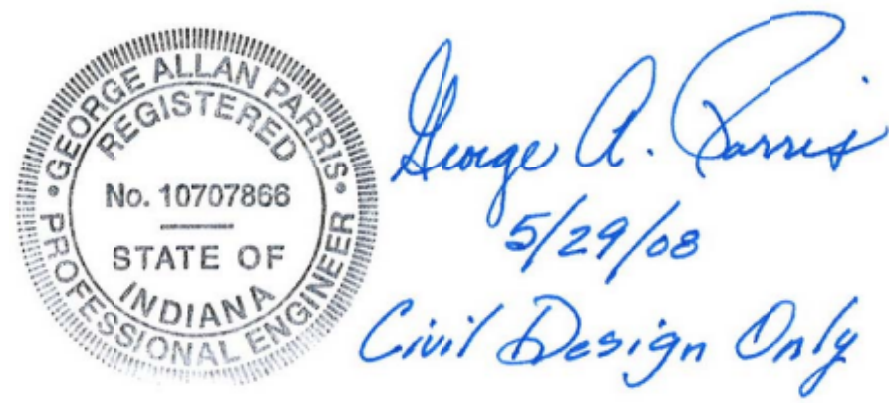
Pipe	Slope (%)	Size	Capacity (cfs)	Q10 (cfs)
Pipe 6	0.5	12" PVC	3.27	0.33
Pipe 7	0.5	12" PVC	3.27	0.60
Pipe 8	0.5	12" PVC	3.27	1.15
Pipe 5	0.5	12" PVC	3.27	2.62
Pipe 10	0.5	12" PVC	3.27	2.85
Pipe 23	0.5	12" PVC	3.27	3.07
Pipe 21	0.5	12" PVC	3.27	3.79
Pipe 8	N/A	15"	N/A	4.36
Pipe 29	4.0	15"	7.13	8.15

4 DOUBLE CURB INLETS:  
Q TO INLET = 2.3 CFS  
Q CAPTURED = 1.56 CFS  
Q BYPASS = 0.74 CFS

5 DOUBLE CURB INLETS:  
Q TO INLET = 4.0 CFS  
Q CAPTURED = 1.7 CFS  
Q BYPASS = 2.3 CFS



**ALC - MONROE HOUSE**  
2770 SOUTH ADAMS STREET  
BLOOMINGTON, IN 47403



**GRADING PLAN**

**SHEET INFORMATION**

REVISIONS	
01.03.08	ALC - FLOOR PLAN SIGN-OFF
01.15.08	DD BID DOCUMENTS
01.29.08	PLAN ALTERATION
02.28.08	BIDDING AND PERMITTING
03.11.08	REV 2: ADDITIONAL TOPO REVISED PARKING LOT
03.31.08	REV 3: STORM SEWER REVISIONS FIRE HYDRANT REVISIONS
04.03.08	PRE-CONSTRUCTION SET
05.02.08	REV 4: DRIVEWAY EXTENSION, WATER MAIN & SANITARY REVISIONS
05.21.08	REV 5: EROSION CONTROL REVISIONS
05.29.08	REV 6: PARKING LOT REVISIONS

DATE  
29 MAY, 2008

PROJECT NUMBER 070197.00	STUDIO KNETTER
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**C1.2**

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NOTES



No. \_\_\_\_\_ Date \_\_\_\_\_ Description \_\_\_\_\_  
REVISIONS

**DESIGNSCAPE**  
HORTICULTURAL SERVICES, INC.  
2877 South T.C. Steele Road  
Nashville, Indiana 47448  
Phone: (812) 988-8900  
Fax: (812) 988-2639  
design@bloomington.in.us

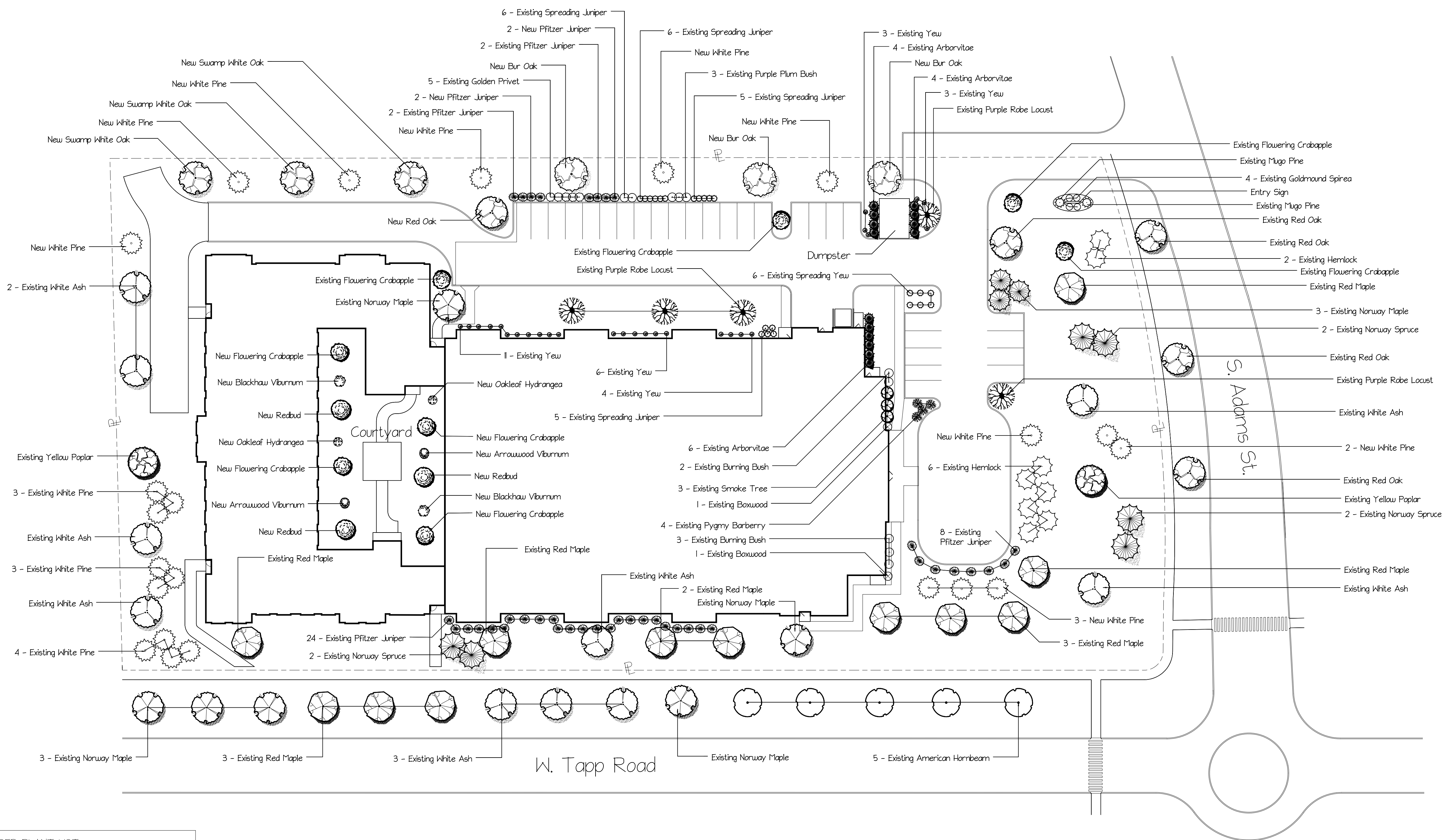
# LANDSCAPE PLAN

## MONROE HOUSE ASSISTED LIVING COMMUNITY BLOOMINGTON, INDIANA

SCALE: 1" = 30'-0"  
DRAWN BY: M. Mullis  
CHECKED BY: E. Greulich  
DATE: June 11, 2008  
DATE OF PRINT:

PROJECT NO.  
SHEET NO.

1 of 1



REVISED PLANT LIST

AMT.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE
<b>CANOPY TREES (65 TOTAL)</b>				
10	⊕	White Ash	<i>Fraxinus americana</i>	PLANTED
2	⊕	Yellow Poplar	<i>Liriodendron tulipifera</i>	PLANTED
5	⊕	Red Oak	<i>Quercus rubra</i>	3' Cal.
12	⊕	Red Maple	<i>Acer rubrum</i>	PLANTED
5	⊕	Purple Robe Locust	<i>Robinia ambigua Purple Robe</i>	PLANTED
3	⊕	Eastern Red Bud	<i>Cercis canadensis</i>	2' Cal.
3	⊕	Smoke Tree	<i>Cotinus coggygria</i>	PLANTED
6	⊕	Flowering Crabapple	<i>Malus x species</i>	2' Cal.
6	⊕	Norway Maple	<i>Acer platanoides</i>	PLANTED
5	⊕	American Hornbeam	<i>Carpinus caroliniana</i>	PLANTED
3	⊕	Swamp White Oak	<i>Quercus bicolor</i>	3' Cal.
3	⊕	Bur Oak	<i>Quercus macrocarpa</i>	3' Cal.
<b>EVERGREENS (53 TOTAL)</b>				
22	⊙	White Pine	<i>Pinus strobus</i>	7-8' HGT.
6	⊙	Hemlock	<i>Tsuga canadensis</i>	PLANTED
9	⊙	Norway Spruce	<i>Picea abies</i>	PLANTED
14	⊙	Arborvitae	<i>Thuja occidentalis</i>	PLANTED
<b>SHRUBS (22 TOTAL)</b>				
40	●	Pfitzer Juniper	<i>Juniperus chinensis Pfitzerand</i>	5 GAL.
22	●	Spreading Juniper	<i>Juniperus species</i>	PLANTED
4	●	Pygmy Barberry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	PLANTED
5	●	Purple Plum Bush	<i>Prunus x cistena</i>	PLANTED
5	●	Golden Privet	<i>Ligustrum vicaryi</i>	PLANTED
27	●	Yew	<i>Taxus x species</i>	PLANTED
5	●	Burning Bush	<i>Euonymus alatus</i>	PLANTED
2	●	Boxwood	<i>Buxus x species</i>	PLANTED
4	●	Goldmound Spirea	<i>Spiraea bumalda 'Goldmound'</i>	PLANTED
2	●	Mugo Pine	<i>Pinus mugo</i>	PLANTED
2	●	Arrowwood Viburnum	<i>Viburnum dentatum</i>	4 HGT.
2	●	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	4 HGT.
2	●	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	5 GAL.

PLANTS CURRENTLY EXISTING ON SITE

AMT.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE
<b>CANOPY TREES (51 TOTAL)</b>				
10	⊕	White Ash	<i>Fraxinus americana</i>	N/A
2	⊕	Yellow Poplar	<i>Liriodendron tulipifera</i>	N/A
4	⊕	Red Oak	<i>Quercus rubra</i>	N/A
12	⊕	Red Maple	<i>Acer rubrum</i>	N/A
5	⊕	Purple Robe Locust	<i>Robinia ambigua Purple Robe</i>	N/A
3	⊕	Smoke Tree	<i>Cotinus coggygria</i>	N/A
4	⊕	Flowering Crabapple	<i>Malus x species</i>	N/A
6	⊕	Norway Maple	<i>Acer platanoides</i>	N/A
5	⊕	American Hornbeam	<i>Carpinus caroliniana</i>	N/A
<b>EVERGREENS (41 TOTAL)</b>				
10	⊙	White Pine	<i>Pinus strobus</i>	N/A
6	⊙	Hemlock	<i>Tsuga canadensis</i>	N/A
9	⊙	Norway Spruce	<i>Picea abies</i>	N/A
14	⊙	Arborvitae	<i>Thuja occidentalis</i>	N/A
<b>SHRUBS (12 TOTAL)</b>				
36	●	Pfitzer Juniper	<i>Juniperus chinensis Pfitzerand</i>	N/A
22	●	Spreading Juniper	<i>Juniperus species</i>	N/A
4	●	Pygmy Barberry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	N/A
5	●	Purple Plum Bush	<i>Prunus x cistena</i>	N/A
5	●	Golden Privet	<i>Ligustrum vicaryi</i>	N/A
27	●	Yew	<i>Taxus x species</i>	N/A
5	●	Burning Bush	<i>Euonymus alatus</i>	N/A
2	●	Boxwood	<i>Buxus x species</i>	N/A
4	●	Goldmound Spirea	<i>Spiraea bumalda Goldmound</i>	N/A
2	●	Mugo Pine	<i>Pinus mugo</i>	N/A

PLANTS REQUIRED (PER ORIGINAL LANDSCAPE PLAN)

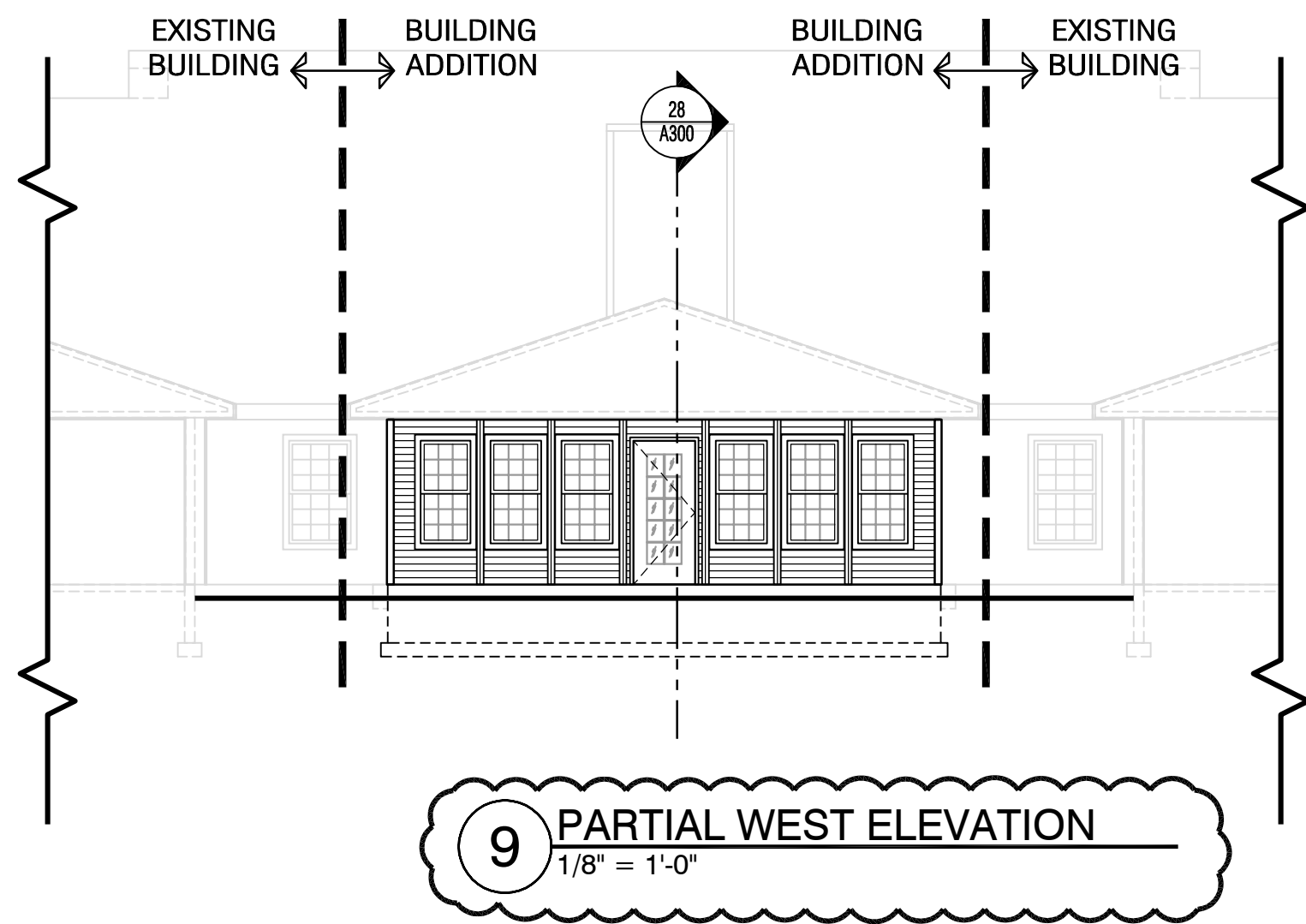
AMT.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE
<b>CANOPY TREES (65 TOTAL)</b>				
21	⊕	White Ash	<i>Fraxinus americana</i>	N/A
2	⊕	Yellow Poplar	<i>Liriodendron tulipifera</i>	N/A
8	⊕	Red Oak	<i>Quercus rubra</i>	N/A
16	⊕	Red Maple	<i>Acer rubrum</i>	N/A
6	⊕	Purple Robe Locust	<i>Robinia ambigua Purple Robe</i>	N/A
3	⊕	Eastern Red Bud	<i>Cercis canadensis</i>	N/A
3	⊕	Smoke Tree	<i>Cotinus coggygria</i>	N/A
1	⊕	Flowering Crabapple	<i>Malus x species</i>	N/A
<b>EVERGREENS (53 TOTAL)</b>				
20	⊙	White Pine	<i>Pinus strobus</i>	N/A
6	⊙	Hemlock	<i>Tsuga canadensis</i>	N/A
8	⊙	Blue Spruce	<i>Picea pungens</i>	N/A
<b>SHRUBS (22 TOTAL)</b>				
51	●	Pfitzer Juniper	<i>Juniperus chinensis Pfitzerand</i>	N/A
23	●	Spreading Juniper	<i>Juniperus species</i>	N/A
25	●	Bradnest Spruce	<i>Picea abies 'Nidiformis'</i>	N/A
4	●	Pygmy Barberry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	N/A
6	●	Purple Plum Bush	<i>Prunus x cistena</i>	N/A
5	●	Golden Privet	<i>Ligustrum vicaryi</i>	N/A

PLANTS TO BE INSTALLED

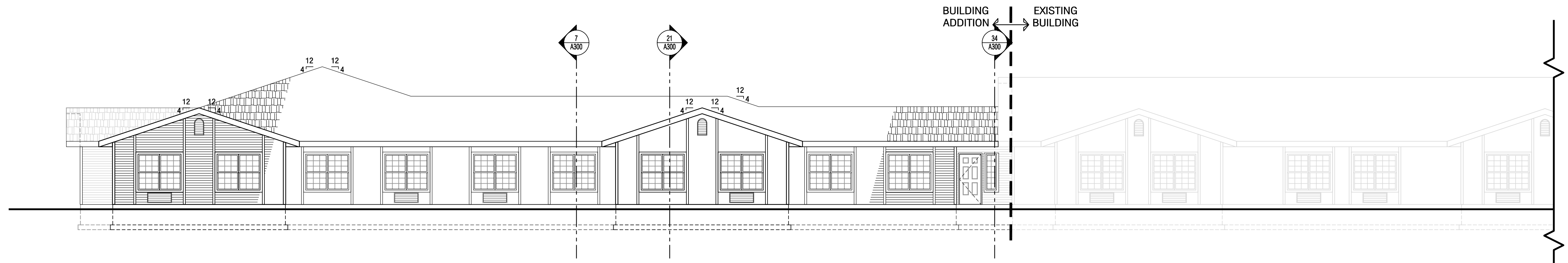
AMT.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE
<b>CANOPY TREES (14 TOTAL)</b>				
1	⊕	Red Oak	<i>Quercus rubra</i>	3' Cal.
3	⊕	Eastern Red Bud	<i>Cercis canadensis</i>	2' Cal.
4	⊕	Flowering Crabapple	<i>Malus x species</i>	2' Cal.
3	⊕	Swamp White Oak	<i>Quercus bicolor</i>	3' Cal.
3	⊕	Bur Oak	<i>Quercus macrocarpa</i>	3' Cal.
<b>EVERGREENS (2 TOTAL)</b>				
12	⊙	White Pine	<i>Pinus strobus</i>	7-8' HGT.
<b>SHRUBS (10 TOTAL)</b>				
4	●	Pfitzer Juniper	<i>Juniperus chinensis Pfitzerand</i>	5 GAL.
2	●	Arrowwood Viburnum	<i>Viburnum dentatum</i>	4 HGT.
2	●	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	4 HGT.
2	●	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	5 GAL.



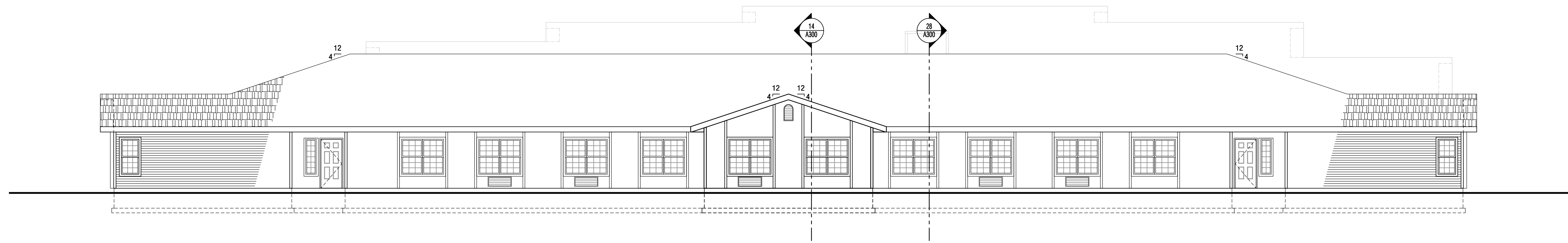
7 EAST ELEVATION  
1/8" = 1'-0"



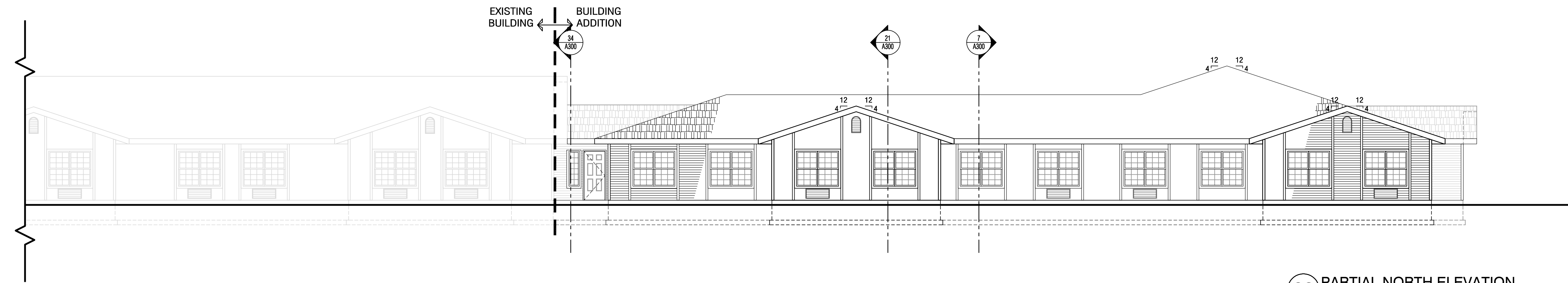
9 PARTIAL WEST ELEVATION  
1/8" = 1'-0"



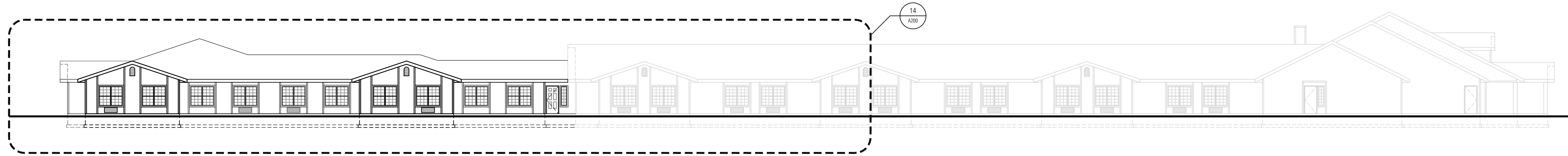
14 PARTIAL SOUTH ELEVATION  
1/8" = 1'-0"



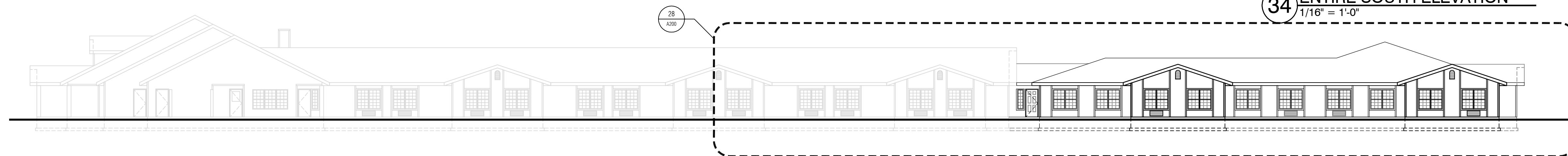
21 WEST ELEVATION  
1/8" = 1'-0"



28 PARTIAL NORTH ELEVATION  
1/8" = 1'-0"



34 ENTIRE SOUTH ELEVATION  
1/16" = 1'-0"



33 ENTIRE NORTH ELEVATION  
1/16" = 1'-0"

**BUILDING SYSTEMS, ASSEMBLIES AND COMPONENTS:**

**FOUNDATION 1:**  
REINFORCED POURED CONCRETE FOUNDATION WALL OVER REINFORCED CONCRETE SPREAD FOOTING. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINTS AND ADDITIONAL INFORMATION) PROVIDE 2" RIGID INSULATION (R-15) FROM UNDERSIDE OF FLOOR 1 TO TOP OF SPREAD CONCRETE FOOTING ON INTERIOR FACE.

**FLOOR 1:**  
4" CONCRETE SLAB WITH WELDED WIRE REINFORCING OVER 10 MIL POLYETHYLENE VAPOR BARRIER ON COMPACTED GRANULAR FILL. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINTS AND ADDITIONAL INFORMATION)

**EXTERIOR WALL 1:**  
EXTERIOR FACE - VINYL SIDING (MATCH EXISTING PROFILE AND COLOR) OVER AIR INFILTRATION BARRIER ("TYVEK" OR EQUAL) ON (1) LAYER 5/8" FIRE CODE TYPE X EXTERIOR GRADE SHEATHING ATTACHED TO 2x6 STRUCTURAL LOAD-BEARING WOOD STUDS (SEE STRUCTURAL DRAWINGS FOR SPACING, FASTENING AND ADDITIONAL INFORMATION) WITH 6" THICK R-19 FIBERGLASS BATT INSULATION.  
INTERIOR FACE - (1) LAYER 5/8" FIRE CODE TYPE X GYPSUM BOARD, OR WATER RESISTANT BACKER BOARD OVER 4 MIL POLYETHYLENE VAPOR BARRIER.

**EXTERIOR WALL 2:**  
SAME AS EXTERIOR WALL 1 W/ 2x12 STRUCTURAL LOAD-BEARING WOOD STUDS

**ROOF 1:**  
CORRUGATED DIMENSIONAL SELF-SEALING SHINGLES (MATCH EXISTING PROFILE AND COLOR) OVER 15# FELT UNDERLAYMENT, ICE & WATER SHIELD AT EAVES & VALLEYS ON (1) LAYER 5/8" EXTERIOR GRADE STRUCTURAL SHEATHING ATTACHED TO PRE-ENGINEERED & PRE-MANUFACTURED ROOF TRUSSES (SEE ROOF PLAN FOR ADDITIONAL INFORMATION) (SEE STRUCTURAL DRAWINGS FOR SPACING, FASTENING AND ADDITIONAL INFORMATION) PROVIDE 12" THICK R-38 FIBERGLASS BATT INSULATION AT BOTTOM CORD OF TRUSS AND (2) LAYERS 5/8" FIRE CODE TYPE X GYPSUM BOARD, OR WATER RESISTANT BACKER BOARD OVER 6 MIL POLYETHYLENE VAPOR RETARDER.

**Zimmerman**  
ARCHITECTURAL STUDIOS, INC.  
205 W. Highland Ave. | Suite 400 | Milw., WI 53203 | zstudios.com  
TELEPHONE [414] 276.1889  
FACSIMILE [414] 765.8728

*Assisted Living Concepts, Inc.*  
**ALC - MONROE HOUSE**  
2770 SOUTH ADAMS STREET  
BLOOMINGTON, IN 47403

**SHEET INFORMATION**

REVISIONS	
01.03.08	ALC - FLOOR PLAN SIGN-OFF
01.15.08	DD BID DOCUMENTS
01.29.08	PLAN ALTERATION
02.28.08	BIDDING AND PERMITTING
04.03.08	PRE-CONSTRUCTION SET

DATE  
03 APRIL, 2008

PROJECT NUMBER 070197.00	STUDIO KNETTER
-----------------------------	-------------------

EXTERIOR ELEVATIONS

**A200**  
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In the Council Chambers of the Showers City Hall on Wednesday, FEBRUARY 20, 2008 at 7:30 pm with Council President Susan Sandberg presiding over a Regular Session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
FEBRUARY 20, 2008

Roll Call: Mayer, Piedmont, Rollo, Ruff, Sandberg, Satterfield, Sturbaum, Volan, Wisler

ROLL CALL

Council President Sandberg gave the Agenda Summation

AGENDA SUMMATION

There were no minutes to be approved at this meeting.

APPROVAL OF MINUTES

REPORTS:  
COUNCILMEMBERS

Brad Wisler noted he attended the Bloomington StartUp Weekend and would defer to Councilmember Volan for a complete report. He reported that on a business trip to Portland, Oregon and Seattle, Washington he was able to use light rail, streetcars, city bus systems, Amtrak, walking, and busses powered by overhead power. He added that his ability to take a bus from a high density area to a low density area for a business meeting would be especially useful in our community with commuters from surrounding counties coming in to Bloomington to work and conduct business. He said we needed to look beyond city limits as the economy extended beyond those geographic boundaries, also. He hoped for rail service to Indianapolis.

Isabel Piedmont congratulated City Controller Susan Clark on her Certificate of Achievement for Excellence in Financial Reporting by The Government Finance Officers Association of The United States and Canada.

Piedmont said her neighborhood association met with developers who wanted to request a zoning variance to convert a church building on South Washington to an office building. She said every neighbor was adamant that they did not want a change in zoning for fear of encroachment into the neighborhood. As a result of overwhelming opposition, the developers did not go forward with this project. She mentioned the Bloomington Playwrights Project "Voices of A People's History" based on Howard Zinn's work. She said this was developed into the theater piece by former resident Anthony Arno. She encouraged citizens to attend.

Andy Ruff congratulated Susan Clark, calling her a 'supercontroller.'

Tim Mayer noted that during the evening a lunar eclipse would occur at 8:43 pm and that the next one would not occur for another three years. He noted that he had attended the recent performance of "A Prairie Home Companion", during which Garrison Keillor mentioned the fact that Bloomington had a recycling program. Mayer noted that the author of that legislation, former council member Jim Sherman, was present in the council chambers that evening and that the City had received an award for that recycling program during the O'Bannon administration.

Chris Sturbaum said that the Portland transportation system did not happen in a vacuum, but Portland had been in line for a federal program in the 70s, whereas there was little federal funding for this type of project now. He said that regional planning helped this happen on the West Coast. He said that the right people at the state and national level were necessary for changes to be made so that we could have that same benefit. He said our state leadership was bent on building a transportation segment that would be obsolete before it could actually be completed. He said we needed to look for a visionary.

Steve Volan noted that recently 100 participants settled into City Hall for a weekend called StartUp. He said this concept had spread across the country and Bloomington was the 15<sup>th</sup> city to try building a company in a weekend. He said the facilities were perfect to accommodate this project that began on a Friday evening and ended on Sunday evening. He said all types of expertise were involved in setting up a years worth of company start up activities in just a 54 hour weekend. Wisler noted that Volan's idea was actually chosen for the work of the weekend, and added that the enthusiasm during the weekend was great.

Reports from Councilmembers  
(cont'd)

Susan Sandberg noted the start of Arts Week, an Indiana University and the City of Bloomington collaboration. She said the Playwrights project was part of the theme of "Politics and the Arts" and said the array of arts, lectures and performances were listed on the IU website. She noted that the council was fielding a bowling team for the Big Brothers/Big Sisters fundraiser.

It was moved and seconded that Uniform Conflict of Interest Disclosure Statements be accepted from Council Members Sturbaum and Volan.

Disclosures of Conflict of  
Interest – Sturbaum and Volan

The Disclosure Statement from Sturbaum announced that he was the owner and operator of Golden Hands Construction and, in that capacity, obtains or seeks building and perhaps other approvals from the City. This disclosure announced that on those occasions he was acting as a representative of private and not public interests.

– Sturbaum

The motion was passed by a roll call vote of Ayes: 8, Nays: 0, Abstain: 1 (Sturbaum)

A second Disclosure Statement from Sturbaum announced that he is the owner and operator of Golden Hands Construction which renovates buildings including old and historic ones, and that the proposed Conservation District for Prospect Hill and his efforts to establish it may or may not lead to more work for his company. It also was announced that he owned a home in the district and that may or may not keep or increase its value as a result of this district.

The motion was passed by a roll call vote of Ayes: 8, Nays: 0, Abstain: 1 (Sturbaum)

The Disclosure Statement from Volan announced that he may wish to petition the Common Council for a liquor license under a new program that would allow the Common Council to recommend eligibility for liquor licenses within 500 feet of a courthouse square historic district. The motion was passed by a roll call vote of Ayes: 8, Nays: 0, Abstain: 1 (Volan)

--Volan

Mayor Mark Kruzan began his comments by thanking Jim Sherman for his efforts in the city's recycling program, saying that the city bowling team would be lacking former council member Jason Banach who headed his high school bowling team, and noting the Startup weekend success with special mention of City Hall being an incubator in this type of activity.

MAYOR and CITY OFFICES

Kruzan noted that some of his public safety initiatives and issues related to the Mayors' Climate Protection Act were not addressed in his recent State of the City address and would be presented in this forum in later weeks. He added information about the Buskirk Chumley Theater that also was not covered. He said that the city's support of the BCT was an incredibly good decision by the council and former administration. He said it was akin to the public library, downtown churches, post office, transit hub and the courthouse staying in the downtown for the fabric of the downtown area.

Kruzan gave a brief background of the theater history before its renovation and reopening as the Buskirk Chumley in 1999. He said that each year over 56,000 patrons attend over 250 performances. He said that BCT Management, Inc. was in its final year of managing the facility under city agreement which would expire on December 31, 2008. He said this agreement called for an annual subsidy to the theater's operating budget of \$80,000 in FY 2008 provided by the city's Redevelopment Commission in order to provide an arts venue for the Bloomington community. He said BCT Management was ramping up their fundraising efforts to reduce the public subsidy. He said the city staff was negotiating a new agreement with BCT Management, Inc. to continue the management.

Kruzan said that in addition to this, a recent exterior rehabilitation plan had been performed by Ratio Architects. He said the plan identified needed repair to the Theater, originally built in 1922. He reported that the cost for design, construction and construction management was estimated at \$645,000. Kruzan said he viewed all this as an investment that would pay long term dividends with funding coming from the downtown TIF. He said that construction would begin sometime in the summer with a length of about 90-180 days with adjustments for scheduling of the events. He said he wanted the council to know the expense of this renovation.

He concluded by saying that he couldn't imagine a downtown without this structure, its use in the heart of the Bloomington Entertainment and Arts District (BEAD), and its contribution to the community character and commerce.

Steve Volan asked if the city was committed to keeping the BCT. Kruzan said yes, and added that although he preferred the city not be in the theater business, he believed that the city should maintain this valuable community asset as long as needed. Volan asked if the BCT management board that was created in conjunction with the Lotus Board 7 years ago would continue to function in their role. Kruzan said that he hoped that would happen. Mick Renneisen, Parks and Recreation, which now owns the building, said city staff met with the management on a quarterly basis to discuss repairs, programming, marketing, promotion, and that a good working relationship had developed.

Piedmont asked Controller Clark for an update on TIF funds. Clark said the year end balance for 2007 was \$4M. She said it also funds lease payments for the Register and 7<sup>th</sup> and Walnut Garages.

Piedmont asked where the money originated. Clark said the Downtown TIF was the first redevelopment TIF established in the 1980s. She said a TIF area was a geographical segment of the community that, when established, noted the base assessed value of the area, and that any increase in taxes resulting from the growth of the assessed value was placed into a dedicated fund, the Downtown TIF Fund. She noted that there was no revenue lost to existing taxing bodies as all TIF money came from growth over and above that existing base.

Mayer said he served as a board member for the Buskirk Chumley Theater and noted that when the Theater transferred from the Bloomington Area Arts Council to become an independent organization, the Lotus organization acted as an interim group to help get it reestablished, but ended its financial relationship with the theater. He said the fundraising requirement for board members was extremely challenging because funds were being raised for a venue, and not a program. He encouraged contributions to this spectacular community asset that had hosted locally produced, national and international groups. He said that the city subsidy of \$80,000 a year would just about pay the heating bill.

Wisler asked Clark for the current annual lease payments for the city garages and to whom they were paid. Clark said that the Register Garage annual payment was \$492,000 to Mercury Development. The 7<sup>th</sup> and Walnut Garage payment was about \$253,000 to Winniger/Stolberg with a lease purchase agreement. She noted that the city still owned the ground for each of these buildings and leased the parking facilities from the owners.

Wisler asked about the income from the TIF, and Clark said last year the fund deposits were about \$2.1 million.

Sturbaum said that money spent on the Buskirk Chumley was spending for the common good. He said that almost every one of these old theaters in the country was subsidized this way.

He asked about consideration of local firms in projects such as this one. Renneisen said qualifications and experience were considered. He said an RFP had been sent before the assessment process and the city had chosen Ratio Architects to do that study. He added that they were then chosen to do blueprints as they had already gained much knowledge in that assessment process. Renneisen said local firms were considered first, and that prevailing wage would be paid.

Volan asked Renneisen about the annual cost of operation for the Bloomington Adult Community Center (BACC). Renneisen said his educated guess would be about \$220,000 to \$230,000 per year for a complete budget of staff, utilities, programs, supplies, repair and renovations. After Volan asked if this amount was recovered by user fees, Renneisen said that it was not, but that the department had partnered with other programs and rentals to help with the costs. Volan asked if it was safe to assume that the BACC was subsidized more than the Buskirk Chumley, to which Renneisen said that given the aforementioned \$80,000 figure, it was safe to agree with that statement.

Volan asked if it were correct that most of the parks buildings were essentially subsidized by taxpayer dollars. Renneisen said it was correct.

Volan, noting that the Bloomington Area Arts Council had been overwhelmed by the finances and management of the Buskirk Chumley Theater, asked if the administration had given thought to the fact that given the age and history of the Waldron Arts Center, the same arrangement with the city might be possible. Kruzan said it was a legitimate question and one that the city might have to face at some point.

Rollo noted that he and Council Member Piedmont had been working on the Greenhouse Gas Reduction Committee. He said that they had written a letter to the Indiana Department of Environmental Management regarding their award of an air quality permit to Duke Energy's new coal powered energy plant in Edwardsport, Indiana. Rollo read the letter to Mr. Matthew Stuckey, deputy branch chief of IDEM Office of Air Quality:

#### COUNCIL COMMITTEES

- Rollo

*Dear Mr. Stuckey,*

*We the undersigned members of the City of Bloomington Common Council urge the Indiana Department of Environmental Management to reconsider its recent decision to grant the permit to Duke Energy for its proposed expansion of the coal powered plant at Edwardsport. We feel strongly that Indiana must reduce its reliance on coal generated power and emphasize instead energy generation and conservation measures. This new policy is urgently needed to stave off the worst effects of global warming while preparing for the inevitable decline in natural gas and oil production.*



The City of Bloomington has recognized both problems through its resolutions to reduce green house gasses emissions and to prepare for the effects of reduced availability of petroleum. We urge the state of Indiana through IDEM to encourage our electricity providers to move away from coal toward renewable energy, starting with its decision on the Duke Energy project at Edwardsport. We recognize and appreciate Duke Energy's contribution to renewable energies such as the planned 100 megawatt Benton County wind farm. We also applaud Duke CEO Jim Rogers' recognition of the imperative of addressing human induced climate change. However pursuing a four-fold increase in power generation relying on coal will commit rate payers to subsidize a facility that will greatly increase greenhouse gas emissions.

While it is true that the integrated gasification combined cycle (IGCC) technology reduces emissions per unit of energy, the scale of the new plant would result in a huge increase in greenhouse gas and pollution emissions including a 785% increase in CO2. And although removing carbon by sequestration is proposed for the plant, it is not now feasible, and perhaps won't be, even within decades. The IGCC plant's high cost of approximately two billion dollars without carbon sequestration will also absorb scarce capital, thus making it harder for Indiana rate payers and government to invest in energy efficiency and renewable sources. A current analysis from renowned climate scientist James Hansen (from NASA Goddard Institute of Space Studies) using data from the Energy Information Agency indicates that combustion of known natural gas and oil are unlikely to exceed 450ppm of atmospheric loading. However if coal, not facing supply limits is used in the energy transition to a significant degree we will most likely surpass this concentration threshold that is recognized as forcing a greater than one degree rise in global temperature. This boundary is recognized by the Intergovernmental Panel on Climate Change (IPCC) as important to contain runaway global warming.

Global climate change is a great threat to Indiana agriculture, municipal water supplies, natural resources, and human quality of life. We urge that your office respond by discouraging the building and expansion of coal plants and instead favor investment in renewable energy development and conservation.

Many states are responding the threat of global climate change by adopting renewable energy portfolio standards for energy utilities. Carbon taxes may be implemented on the federal level in the near future, as well. Indiana may well find itself at a competitive disadvantage relative to other states if we continue to rely on coal as a primary energy source for electricity. Please reconsider your decision on the Edwardsport plant. Thank you.

Most Sincerely, Members of the Bloomington City Council, signed by President Susan Sandberg, Steve Volan, Dave Rollo, Andy Ruff, Chris Sturbaum and Isabel Piedmont.

#### Council Committees (con't)

- Rollo

Rollo added that this scientist made a similar appeal to similar agencies in the state of Massachusetts who were considering the same issues. He thanked David Keppel, member of the Green Sanctuary Task Force at the Unitarian Church, and a member of the Interdenominational and Interfaith Alliance to Address the Threat of Climate Change.

Jim Sherman, 2129 Melville Circle, and former city council member belatedly congratulated the new council on winning their elections. He thanked returning members for their good service and told new members he envied them. He said he hoped that they enjoyed their service. He said local politics had room for creativity in solving problems and urged them to do just that.

He said the new residents of the Renwick development were not getting city services because of some of the decisions made in the department of public works. He said that communication was now good between the developer and the department officials and he was happy that the city would now be taking care of the new streets because the developer didn't have the resources to do it and the winter had produced dangerous driving situations. He said he had concerns about motorists paying attention to crosswalks and pedestrians in this city, and that he would like more done for pedestrians in the city, from ticketing motorists to increased visibility. He urged the council to work with the Bicycle and Pedestrian Safety Commission to make the city more pedestrian safe.

#### PUBLIC INPUT

Steve Forrest added to his previous comments about the subsidy of parking saying that taxpayers pay for the infrastructure that provides 'free' parking. He said that free parking at the mall and other businesses was actually part of the cost of doing business for these companies and was passed on to customers. Forrest said it was time to stop deluding ourselves that free parking was actually free, and to look at the actual costs. He said that large areas of the city's most valuable real estate is taken up by parking, what he called a "low grade economic use". He said other reasons for doing away with subsidized parking included its incentive for increased automobile use, (contradiction to the stated policy goals of this city government), increased auto emissions that added to greenhouse gasses, and the unsustainable practice of being dependent on auto use. Forrest said that his efforts on parking policy reform included bringing to the attention of city officials the fact that the free parking policy had become almost unquestionable in its use. He recommended that the council hire expert Dan Burden to conduct a workshop on "walkable communities."

Buff Brown showed a number of slides based on Dan Burden's talk and the creation of an urban form that encourages pedestrians. He said that this concept needed a pleasant pedestrian environment, buildings that "honor" or face the street, and high density and diverse destinations. He showed slides of pedestrian areas to illustrate some of these and other concepts that encourage and discourage walking traffic. He also illustrated some concepts discussed by parking expert Donald Shoup, author of *The High Cost of Free Parking*. He asked how the city could create and coordinate these kinds of changes to our streets to provide for friendlier pedestrian walkways.

Michelle Cole, who moved to Bloomington from Houston, Texas, said she was delighted with the city recycling. She expressed concern for areas not covered by city recycling and encouraged the council to consider making a change to enable recycling for businesses.

It was moved and seconded that Dorothy Granger be reappointed to the Commission on the Status of Women.  
It was moved and seconded that Lorraine Farrell be appointed to the Commission on the Status of Women.  
The appointments were approved by a voice vote.

#### BOARD AND COMMISSION APPOINTMENTS

It was moved and seconded that Gary Charbonneau, Gregory Travis and Peter Bane be appointed to the Peak Oil Task Force. The nominations were approved by a voice vote.

It was moved and seconded that Resolution 08-05 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 6-0-1, It was moved and seconded that Resolution 08-05 be adopted.

#### LEGISLATION FOR SECOND READING

Resolution 08-05 To Approve Recommendations of the Mayor for Distribution of Community Development Block Grant (CDBG) Funds for 2008

Housing and Neighborhood Department Director Lisa Abbott listed the recommendations for allocations for the physical improvements and social service requests. Abbot noted the annual action plan would be posted for public comment, available on the city's website and at the Indiana Room at the Public Library. She said that public comment would be accepted for 30 days, and that comments would be accepted by email also. She thanked citizens and staff who were involved in the allocation process, saying that the process ran smoothly because of their work.

Satterfield asked Abbot to once again repeat the availability of the Action Plan. Abbot noted the website and instructions to reach the Community Development Block Grant section.

Resolution 08-05 (cont'd)

Volan asked for the total amount allocated, to which Abbot replied that it was \$842,024 which amounted to a 3.26% cut in funds from last year. Volan asked about the trend in this funding to which Abbot noted that the funding had been going down for the last five years.

Wisler said he wanted to clarify questions from the previous week on how the allocations were actually processed. He asked about the funds for home repair and owner occupied rehab and especially how those numbers were determined. Abbot noted that the requests were based on the history of the programs that dated back to 1974, and were fairly accurate in their assessment of need. She discussed the base of binding agreements with HUD and the amount of adjustments that could be made to the two programs based on actual costs. Wisler said his question was based on making sure that the commitments were honored. Abbot said there was a small amount of flexibility. She said that there were strict guidelines for each loan program, and that based on funding source and program the income might be able to be placed back into different categories. Abbot outlined basic stipulations for home loans under the program.

Wisler asked if the resolution was based on new grant money coming from HUD and not the loan revenue. Abbot said that it was little more complicated than that simple statement, but it was basically correct.

Sturbaum noted that the council deferred to the citizen committee who reviewed the applications and made recommendations for these grants. He suggested that this group review their criteria at the beginning of the next cycle, based on the fact that some groups didn't get any funding at all. He said he didn't feel good about this, and hoped that the review process would help the goals and priorities of the community be met. Abbot says these criteria are reviewed on an annual basis.

Sandberg asked Abbot to explain more about the public comment period. Abbot said that the city was required by HUD to post their Annual Action Plan and Comprehensive Annual Evaluation Report for public comment for 30 days. She said that there had been no public comment in the last 10 years. Sandberg said she would be interested to see what came of that public comment opportunity.

Mayer said that as a former member of the committee, he assured council member Sturbaum that there was an annual review of criteria in both the physical improvements and social service subcommittees. He said the committee was very attentive and committed to a fair and equal allocation process. While he thanked all involved, he especially mentioned the citizens involved, adding that not every community used a citizen driven process. He said it was an important aspect of the city's decision making.

Sturbaum said his expression of concern stemmed from the final 'signing off' process and not one of extreme criticism. He thanked all who put in hours of review and discussion on the process.

Wisler said that this illustrated some absurdity to him. He said that this money, while coming from the pockets of city taxpayers, was returned to the city in smaller and smaller amounts each year. He asked why we would want to send this money to Washington to be absorbed in administrative fees, have a slew of rules and regulations and inefficient computer programs to it and send it back, greatly diminished. He said that this community did a good job in prioritizing and conducting these programs. He said that each time someone lamented that we got less and less back, they should question why the money was sent out in taxes in the first place. He said that participation in the upcoming Homeward Bound walk was a good way to do this and encouraged everyone who had a heart for this issue to participate.

Ruff said that as a council representative on the social services subcommittee he wanted to thank the six citizens that joined him in the process. He noted that some communities do not get CDBG grants while still paying taxes from areas that are not eligible for urban grants. He said that there was probably more money coming in than going out. He said not all governmental programs were inefficient, and reminded folks that there were things that the federal government did well – social security and Medicare.

Sandberg said she had served on the physical improvements subcommittee and that the committee took its job very seriously, and always seriously considered all applicants. She wished there was more money and praised social service agencies that stretched their dollars to the max.

Resolution 08-05 received a roll call vote of Ayes: 9, Nays: 0.

It was moved and seconded that the following legislation be introduced and read by title and synopsis only. Clerk Moore read the legislation by title and synopsis.

LEGISLATION FOR FIRST READING

Ordinance 08-02 To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” – Re: Amending Section 2.12.100 Entitled “Bloomington Commission on Sustainability to Change Residency Requirements and Clarify the Voting Status of the Ex Officio Member.

Ordinance 08-02

There was no more public input at this point in the meeting.

PUBLIC INPUT

The meeting was adjourned at 9:30 pm.

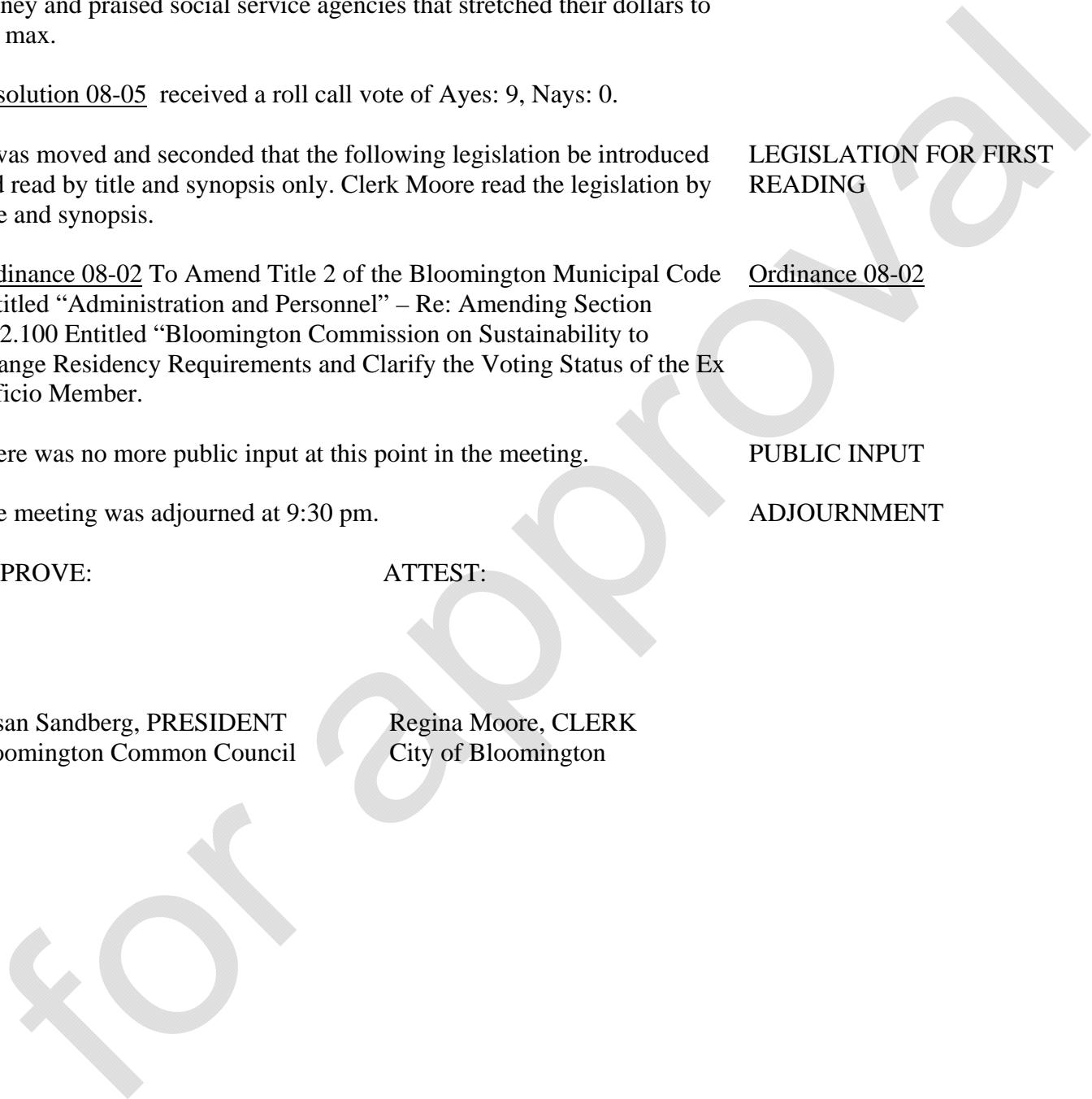
ADJOURNMENT

APPROVE:

ATTEST:

Susan Sandberg, PRESIDENT  
Bloomington Common Council

Regina Moore, CLERK  
City of Bloomington



In the Council Chambers of the Showers City Hall on Wednesday, April 2, 2008 at 7:30 pm with Council President Susan Sandberg presiding over a Regular Session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
April 2, 2008

Roll Call: Mayer, Piedmont, Rollo, Sandberg, Satterfield, Sturbaum  
Absent: Volan, Wisler, Ruff

ROLL CALL

Council President Sandberg gave the Agenda Summation

AGENDA SUMMATION

There were no minutes to be approved at this meeting.

APPROVAL OF MINUTES

Chris Sturbaum reported on the recent visit to Bloomington by former US President Bill Clinton who was stumping for Senator Hillary Clinton. He said the Democratic primary “fight” isn’t like an IU/Purdue game where you want someone to win so badly, but it’s more like an intramural match, where you like both sides. He said both Democratic candidates were good candidates, and hoped they worked together to solve the really important issues facing us.

REPORTS:  
COUNCILMEMBERS

Tim Mayer said the Community Kitchen will be holding “Palette to Palate” a silent auction of local art donated to the agency on April 12<sup>th</sup> at the Fields Clubhouse.

He also announced that on April 13<sup>th</sup> Monroe County United Ministries would hold their spring luncheon and silent auction at the Convention Center.

Isabel Piedmont said Bloomington was honored to have former President Bill Clinton visit and deliver what she called an excellent speech. She added that it was exciting that the Democratic primary had additional meaning in Indiana this time, and that Indiana was getting attention from the candidates.

Piedmont announced the Homeward Bound Walk to prevent homelessness would occur on April 6<sup>th</sup> at 3<sup>rd</sup> Street Park.

Susan Sandberg also mentioned the Homeward Bound Walk, and urged the community to participate. She said this was an important priority.

Dave Rollo reported on his opportunity to meet with former President Clinton where he talked to him about peak oil. Rollo said that Clinton had spoken on this several times and viewed it as an important topic and a reason we should move ahead with alternative energy research, development and generation. He said Clinton also spoke about climate change, and plans to continue speaking about it.

Marcia Veldman, Community Events Coordinator in the Department of Parks & Recreation, announced that the Farmers’ Market would open this Saturday, 8 am until 1 pm until the end of September, and would be open from 9 am to 1 pm in October and November. She said interest in the market was growing faster than zucchini in July. Last year there was a 15% increase in customer attendance with over 130,000 participants. She said this year the Tuesday Market would be held from 4pm tp 7 pm at the corner of 6<sup>th</sup> and Madison, and added that the market now had gift certificates in \$5.00 increments which could be purchased at the Parks table at the market or during the week in the Parks Office at City Hall. Veldman said her office, along with Slow Foods Bloomington, Bloomingfoods and the Local Growers Guild would be offering a Farm Tour and dinner on July 13<sup>th</sup> to promote the connection among the farm, the farmer, the food and the eaters.

MAYOR and CITY OFFICES

Dave Rollo asked about the possibility of Market expansion. Veldman said they were exploring options, but that the current location made it difficult to expand much further on Saturdays. However, if Tuesday Market became successful, there might be an option for Market on other weekdays.

Isabel Piedmont asked how the public could participate in the Farm Tour. Veldman said that 80 people would be the capacity, and that registration would probably begin in early June.

Miah Michaelson, Assistant Director of Economic Development for the Arts, said that in partnership with the BEAD, the City would be sponsoring "Hand Carved in Stone", a two day limestone carving in conjunction with the Farmers Market on Showers Plaza, April 19<sup>th</sup> and 20<sup>th</sup> and would feature six carvers.

She also announced "Writing on the Wall", a free speech public art exercise in democracy project sponsored in collaboration with IU Arts Week and local artist Joe LaMantia in the atrium of City Hall.

Danise Alano, Director of Economic Development reported on the Be Downtown Bloomington kick off for the second quarter (April, May and June), which followed last quarter's Be Healthy Bloomington. Events would begin with a downtown cleanup on April 29<sup>th</sup> followed by a variety of events in the coming months.

She also announced the beginning of the streetscape design process for South Walnut Street from 2<sup>nd</sup> Street to 3<sup>rd</sup> Street which would incorporate landscaping and sidewalk improvements. Alano reported that BUEA approved an additional \$10,000 to extend the streetscape design south to 1<sup>st</sup> Street. City staff began working with the design consultant and had walked the area. She said there would be preliminary design options and eventually an open house for the public to hear possibilities and options, and provide input. Alano said this design would integrate with the B-Line and incorporate design elements that identify the BEAD boundary which begins just north of the 2<sup>nd</sup> St. and Walnut St. intersections.

Feedback for preliminary planning would be solicited through online surveys and surveys of the nearby property owners, after which a tentative plan would be developed and more input sought. Information would also be solicited from boards and commissions with an interest in the plan. Finalized plans would be developed in August with a presentation of the proposed preliminary design streetscape in September.

Piedmont noted that this was exciting since this was an area that badly needed a facelift. She said she was happy that the BUEA added funds to extend the project between 1<sup>st</sup> and 2<sup>nd</sup> Streets; however, she asked how the construction currently going on in that area would affect the project.

Alano said the survey work had been completed already and if there were changes as a result of the current construction new survey work would have to be completed.

Mayer reported that the CBU had plans for major infrastructure improvements in that area of utility construction.

There were no Council Committee reports.

David Grubb said he was proud of Mr. Langley and his work. He also commended Charlie Beasley and Carl Barzilauskas who he said were two fine businessmen. He spoke about drug and alcohol problems at the Moose Lodge, and problems at the Westside Pool Hall with underage drinking. He asked that we work to support our kids to be leaders

COUNCIL COMMITTEES

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PUBLIC INPUT

There were no appointments to boards or commissions at this meeting.

BOARD AND COMMISSION APPOINTMENTS

It was moved and seconded that ORDINANCE 08-01 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the Committee Do-Pass Recommendation of 2-1-6, It was moved and seconded that ORDINANCE 08-01 be adopted.

LEGISLATION FOR SECOND READING

ORDINANCE 08-01 TO AMEND THE PRELIMINARY PLAN FOR THE WOOLERY PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW 38 ATTACHED SINGLE FAMILY UNITS ON PARCEL G - Re: 1302 W Countryside Lane (Langley Construction)

Conditions on an Ordinance

Council President Sandberg announced that before hearing the staff report, there were two conditions on the motion which needed to be considered. She asked for a motion and a second to adopt the first condition entitled RC-01 sponsored by Councilmember Satterfield.

The Common Council wishes to impose the following conditions on Ordinance 08-01 (Amending the Preliminary Plan for Parcel G of the Woolery PUD) which it finds reasonable:

It was moved and seconded to accept condition RC-01. Satterfield said this was classified as a reasonable condition that would impose the stated condition on Ordinance 08-01.

Reasonable Condition #1  
The petitioner shall install sidewalk, tree plot and curb on the east side of Adams Hill Circle from West Countryside Lane to the next intersection to the north.

Satterfield recommended striking "tree plot" and leaving the statement to read "sidewalk and curb". He said he didn't feel the tree plot was necessary.

City planning staff supported the amendment as modified by Councilmember Satterfield.

Rollo clarified the change by stating that said since this parcel was in a tree preservation area, it would be nonsensical to expand the area of sidewalk and then plant trees when there was already a substantial area of trees.

Project Engineer Phil Tapp said he and the developers were in agreement with this condition.

Mayer said it seemed counterintuitive to put a sidewalk in a wooded area where it wasn't needed. Historically the city used the Determinate Sidewalk Variance which would allow developers to defer sidewalks to sometime in the future. However, sidewalks were not always built, and in response to the community and the Plan Commission, the first GPP established that sidewalks would be built wherever they were required. He said he supported building sidewalks whenever possible, although for this project it seemed counterintuitive to build a sidewalk in a natural area. However, he maintained that if sidewalks weren't provided, the public would walk in the street.

Piedmont thanked the developers for their willingness to include sidewalks. She said in order to preserve more trees, the Environmental Commission was not in favor of adding a sidewalk on that side of the street. She said she was concerned about kids who might go into the wooded area because of the litter they may leave behind. She said, however that walking on the shady side of the street under trees was more preferable for most. She said she wasn't sure that those who walked in the street would be in that much danger since it was a short

portion with low speed. She said she would listen to others. Sturbaum said it was a good compromise because fewer trees would be removed and it would avoid having a walking path worn into the ground. This is a way to not take out too much green space, yet also caring for pedestrians.

Rollo said he also was conflicted in evaluating the options. He asked the planning staff for their thoughts on the sidewalk. Planning Staff said during the planning process they felt the sidewalk was not entirely necessary based on lack of residential units on that side of the street, the isolated and short length and that pedestrians could cross to the other side where there was a sidewalk.

Sturbaum asked planning staff if pedestrians might continue walking on the side of the street with no sidewalk rather than cross the street to the side with the sidewalk. Tom Micuda, Planning Department responded that as planners, the department felt that pedestrians would cross the street to use the sidewalk.

Satterfield said the tree preservation area was an attractive area that would be used by kids and adults alike, and disagreed with Councilmember Piedmont that kids should be kept out, since it could be a real asset for playing and learning. Without a sidewalk on the side of the street with the tree preserve, access would be more difficult, and adults could monitor kids' activity in the wooded area easier on a sidewalk rather than in the street. He said also that a sidewalk would create access for people with disabilities and those who have less mobility who should not have to worry about street traffic.

Piedmont asked who would be responsible for trash in the woods. Planning staff said it was the neighborhood association's responsibility. She asked how that would be enforced by the city. Staff said the city doesn't enforce private covenants and restrictions, because it is up to the homeowners' or neighborhood associations, and there hadn't been many problems with trash in the past.

Sturbaum said most trash he sees comes from moving vehicles and not pedestrians. Therefore, he said a sidewalk would not contribute to littering in the woods, but would make it easier and safer to access the woods for removing litter.

Micuda said the edge of the woods would not be on top of the street edge, but there would be a couple of feet of ground cover next to the woods.

Satterfield asked if Micuda would feel comfortable if his toddler rode a tricycle on that area. Micuda said he would rather have the child inside the development on a sidewalk.

Rollo asked since the Plan Commission debated the sidewalk issue and chose not to include it, was there something the council was missing in this discussion. Micuda said no.

Sandberg asked how much walkability and connectivity would there be within the development, how important was preserving the tree area, how necessary was the proposed sidewalk and what was the appropriate balance among those issues. Micuda said this sidewalk would be redundant in the opinion of the planners.

Piedmont reminded the Council that bicycles were not allowed on sidewalks.



Rollo said this was a tough one, however, because staff thought this was redundant, and the Environmental Commission wanted this area preserved, he would vote against it, but appreciated this amendment being introduced because the desire was to serve the pedestrian connectivity.

Reasonable Condition #1 (*cont'd*)

Sandberg said she too would vote against this to preserve the trees in the area.

Sturbaum asked for clarification of what would be between the woods and the street edge. Micuda said there would be a couple of feet between the edge of the street and the trees which would be grass or a grassy surface. He added that if there was a sidewalk adjacent to the street, there would be a five foot stretch of sidewalk and then a couple of feet of grassy area between the sidewalk and tree edge. Sturbaum said if the sidewalk was against the curb, then it wouldn't endanger any trees. Staff said the sidewalk was not endangering any existing trees. Sturbaum responded that therefore he didn't see this as a conflict with tree preservation, but rather as a pedestrian amenity. Micuda said that having no sidewalk, saved a five foot by 300 foot strip from disturbance. Sturbaum noted however, that it wouldn't endanger trees.

Reasonable Condition #1 received a roll call vote of Ayes: 3 (Sturbaum, Satterfield, Mayer), Nays: 3 (Rollo, Piedmont, Sandberg). The vote failed for lack of a majority of 5 Ayes.

Vote on RC-01

It was moved and seconded to accept condition RC-02 sponsored by Councilmember Piedmont who said the main issue of this development was fitting in sufficient parking. She said land banking would preserve space if it was needed in the future for parking, but until then would be an unpaved permeable surface which would improve storm water drainage and as green space would add aesthetics to the area.

Reasonable Condition #2

The Petitioner shall land bank eleven parking spaces in the southern portion of the private drive. The term land bank means this area will serve as green space unless and until needed for parking.

Planning staff said they were in support of the amendment.

Phil Tapp, for the petitioner said the developers and designers were cautious not to build too few parking spaces, but added that this was a good compromise.

Satterfield asked about the allocation of parking spaces, to which staff said the parking requirement was based on the number of bedrooms, not on occupancy or anticipated visitors, according to the UDO which provided one space per bedroom for multi-family developments. With the reduction in this amendment there would be 0.8 parking spaces per bedroom.

Mayer asked how the parking spaces would be reclaimed. Tapp said the homeowners' association would have to demonstrate need, and then be responsible for installing and paying for the parking spaces, subject to city approval.

Sturbaum asked if homeowners' dues increased when neighborhood improvements were made. Micuda said the homeowners' association could save money from membership fees in anticipation of installing future parking spaces or could assess the residents when the need arose.

Tom Calvert Rosenberger asked how the land bank would be developed. Staff said the land bank would be graded and seeded with grass.

Piedmont asked about on-street parking on Adams Hill Circle. Staff said on-street parking changes would go to the council, but moreover that on-street parking on that street would be considered substandard

because of the reduced street width. Micuda said that if on-street parking was desired this was the best time to add it because of the need to widen the street which probably wouldn't happen after completion of the housing development. He said he didn't anticipate that the land bank or on-street parking would be needed in the future.

Rollo commended Piedmont for this amendment since it moved in the direction of less vehicular traffic while preserving green space.

Sturbaum said based on his experience, there is need for additional parking for visitors, and would vote to keep these spaces.

Sandberg said she was inclined to support land banking.

RC-02 received a roll call vote of Ayes: 3 (Rollo, Piedmont, Sandberg), Nays: 3 (Sturbaum, Satterfield, Mayer). The vote failed for lack of a majority of 5 Ayes.

ORDINANCE 08-01, was introduced by planning staff who said it was supported by the Plan Commission, and would amend the Preliminary Plan of the Woolery PUD to allow 38 attached single family units on Parcel G, located in the far northeast corner of the PUD.

Main Motion 08-01 as unamended

Petitioner Phil Tapp said this development had been developed to provide quality affordable housing and to allow for preservation of the environmentally sensitive area and trees. He said that through the planning process he learned about different building materials and processes that should be incorporated into this project. He learned about new recycling and reduced parking concepts that were different from the practices of the past twenty-five years. It was an educational and positive experience.

Satterfield thanked the Langley Brothers and staff for their work.

Piedmont said she was glad that Mr. Tapp had said this was a good experience and she thanked him for his patience during this process. She said she was very pleased with the tree preservation and affordable housing in this development. She added that she still had reservations about the internal configuration of the townhouse portion of this development which was not conducive to pedestrians. Piedmont suggested that the parking requirements in the UDO were not satisfactory because the ratio was too high and needed to be reduced as occurred with this project. She said she hoped the requirements could be revisited.

Mayer said a critical aspect to this project was that it set aside important green space in the substantial portion of woods being preserved by the developer. He commended the developers for their work.

Sturbaum also thanked the developers for their cooperation.

Rollo said he appreciated the forested area that was preserved by the developers because it placed constraints on configuration and design making it more difficult for them. He added that while this project was good and he appreciated the work, that in the future he would like to adhere to new urbanism standards more.

Sandberg she appreciated the affordable housing aspect of this project as well as the respect for the environment.

ORDINANCE 08-01 received a roll call vote of Ayes: 6, Nays: 0.

It was moved and seconded that the following legislation be introduced and read by title and synopsis only. Clerk Moore read the legislation by title and synopsis.

LEGISLATION FOR FIRST READING

ORDINANCE 08-04 TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED "HISTORIC PRESERVATION AND PROTECTION" TO ESTABLISH A HISTORIC DISTRICT - Re: Prospect Hill Conservation District (Bloomington Historic Preservation Commission, Petitioner)

Ordinance 08-04

There was no public comment at the end of this meeting.

PUBLIC INPUT

The meeting was adjourned at 9:20 pm.

ADJOURNMENT

APPROVE:

ATTEST:

Susan Sandberg, PRESIDENT  
Bloomington Common Council

Regina Moore, CLERK  
City of Bloomington

for approval