

CITY OF BLOOMINGTON



PLAN COMMISSION

September 11, 2017 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
September 11 @ 5:30 p.m.**

❖ **City Council Chambers – 401 N. Morton**

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO: October 2, 2017

- SP-06-17** **Mara Jade Holdings, LLC**
318 E. 3rd St.
Site plan approval for a 4-story mixed-use building.
Case Manager: Eric Greulich
- SP-26-17** **H. M. Mac Development LLC**
335, 325, 337 S. Walnut St.
Site plan approval for a 4-story mixed-use building with 60 dwelling units and 13,906 square feet of commercial space
Case Manager: Eric Greulich
- PUD-27-17** **Public Investment Corporation**
2700 W. Tapp Rd.
Site plan approval and preliminary and final plat approval of a 24-lot subdivision of 54.53 acres.
Case Manager: Eric Greulich
- SP-28-17** **HHI Yellow Cab LLC**
217 W. 6th St.
Site plan approval for a 4-story mixed-use building
Case Manager: Jackie Scanlan

CONSENT AGENDA:

- DP-24-17** **City of Bloomington Redevelopment Commission**
610 N. Rogers St.
Final plat approval of a six-lot subdivision of 4.97 acres.
Case Manager: Jackie Scanlan

PETITIONS:

- SP-07-17** **Annex Student Living (Kyle Bach)**
313, 317, 325, 403 & 409 E 3rd St., and 213 S. Grant St.
Site plan approval for a 4-story mixed-use building and a 5-story mixed-use building.
Case Manager: Amelia Lewis

***Next Meeting October 2, 2017*

Last Updated: 9/8/2017

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

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 610 N. Rogers Street**

**CASE #: DP-24-17
DATE: September 11, 2017**

**PETITIONER: City of Bloomington
Redevelopment Commission
401 N. Morton Street**

**CONSULTANT: Bledsoe Riggert Cooper and James
1351 W. Tapp Road**

REQUEST: The petitioner is requesting final plat approval of a 6 lot subdivision of 4.97 acres.

REPORT: The petition site is located on the east side of N. Rogers Street between West 10th and 11th Streets. The property is 4.97 acres, which is a portion of a larger 8.4 acre holding owned by the City of Bloomington Redevelopment Commission combined with .85 acres owned by Morton Street Properties LLC. This site is part of the larger 12 acre Trades District. The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO).

The site currently contains roughly 2.5 acres of grassy vacant land, a parking lot owned and utilized by Solution Tree, and a parking lot owned by the Redevelopment Commission and utilized for Monroe County Government Employee parking. The petitioner proposes to subdivide the land into 6 lots, right-of-way and one common area. The plat will create six lots: lots 1 and 2 for development; lots 3 and 4 for open space; lot 5 will continue under current ownership and remain a parking lot and lot 6 will be for potential future detention area. The plat will also create one common area used for detention south of 10th Street, a new portion of N. Madison Street, a new street named Trades Street, and platted right-of-way for 10th Street. The new rights-of-way are being designed to provide a pedestrian-friendly streetscape that utilizes innovative green infrastructure to collect and treat stormwater.

No site plans for lots 1 or 2 have been filed.

FINAL PLAT REVIEW:

Right of Way: A variable width but roughly 72 foot right-of-way for the new portion of Madison Street is proposed. The right of way will contain room for two travel lanes, on-street parking, sidewalks, planting areas, and green infrastructure water treatment features. Trades Street also has a 72 foot right-of-way with room for two travel lanes, on-street parking, sidewalks, planting areas, and green infrastructure water treatment features. The proposed 10th Street right-of-way will be variable width. It will be narrower on the east end, in order to fit through the existing buildings along Morton Street and will widen to almost 60 feet on the west end, in order to provide room for on-street parking, sidewalk and tree plot area.

An alley will run between lots 1 and 2, connection Trades and 10th Streets.

Right-of-way on Rogers Street is dedicated with this plat per the Thoroughfare Plan.

Minimum Lot Size: The lots range in size from 0.04 acres to 0.95 acres. There is no minimum lot size in the CD zoning district.

Utilities: Water service currently exists in Rogers Street and through the site, in the future Trades Street right-of-way. A green infrastructure stormwater system will be utilized to collect stormwater in the rights-of-way, with a detention area planned in Common Area to the southwest of 10th Street. Negotiations for lot 6 are ongoing, but a second detention area is planned in that location in the future. A Facilities Maintenance Plan for the common detention areas is forthcoming and required. Sanitary sewer exists in Rogers Street.

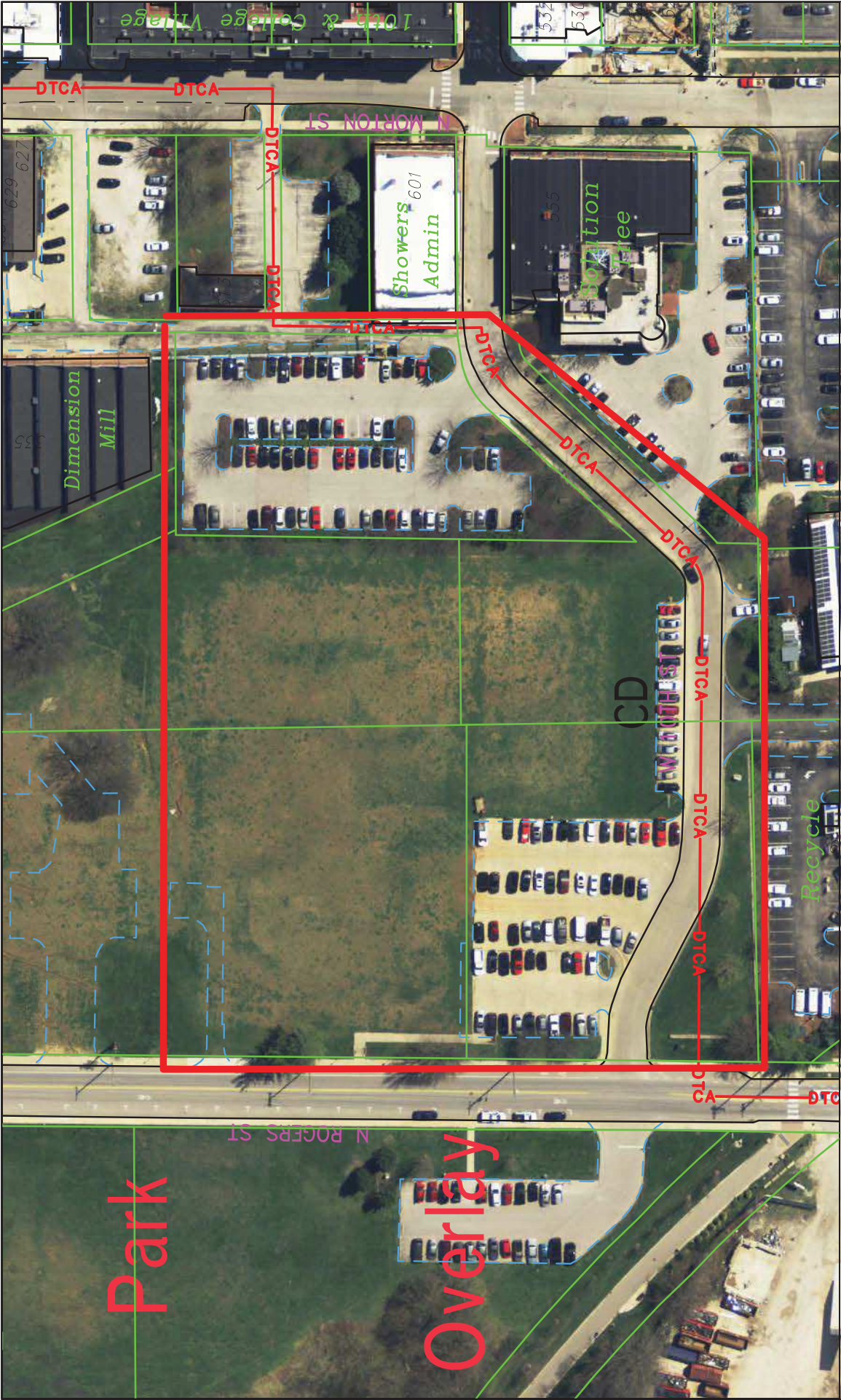
Plans have been submitted to the City of Bloomington Utilities Department, are under review and no red flags have been found.

Environmental: There are no environmental features on this site that require preservation. Green infrastructure is planned in the right-of-way to provide functionality and improve the pedestrian experience through an enhanced green space.

CONCLUSION: The Trades District Plat Phase I Preliminary Plat was approved at the August 14, 2017 Plan Commission hearing. The Final Plan meets the minimum requirements of the Unified Development Ordinance.

RECOMMENDATION: Based on the findings in the staff report, the Department recommends approval of the final plat for case# DP-24-17 with the following conditions.

1. The Facilities Maintenance Plan must be completed and reviewed by Department staff prior to review by the Board of Public Works. The Facilities Maintenance Plan must be recorded at the County Recorder's Office with the final plat.
2. Covenants and Restrictions must be completed and reviewed by Department staff prior to recording at the County Recorder's Office with the final plat.
3. The final plat must be recorded within 6 months of the approval.



Park

Overlay

By: scanlanj
21 Jul 17



For reference only; map information NOT warranted.

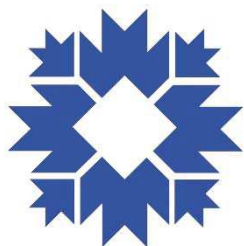


City of Bloomington
Planning & Transportation



Scale: 1" = 100'

(6)



CITY OF BLOOMINGTON
economic & sustainable development

July 10, 2017

Mr. Eric Greulich
City of Bloomington, Planning Department
401 N. Morton Street, Suite 160
Bloomington, Indiana 47402-0100

RE: Trades District Plat Phase 1

Dear Mr. Greulich,

On behalf of the City of Bloomington Redevelopment Commission, we are petitioning the City of Bloomington for a subdivision approval for a proposed project located within the City's Certified Technology Park.

In 2011, the Redevelopment Commission purchased approximately 12 acres of property from Indiana University, with an eye toward developing that property for high technology use.

The Redevelopment Commission recently entered into a Project Agreement with Tasus Corporation and TGNA Holdings, LLC pursuant to which Tasus Corporation will construct their North American corporate headquarters on property that currently borders West 10th Street. This subdivision will create the necessary parcels for Tasus' project, as well as other development parcels that can be used for other high technology uses in a manner consistent with the CTP Master Plan.

If you have any questions about this development, please do not hesitate to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Alex Crowley".

Alex Crowley
Director, Economic & Sustainable Development

TRADES DISTRICT PLAT PHASE 1

A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

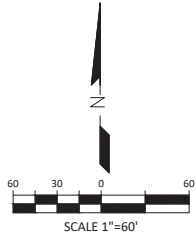
OWNER/DEVELOPER
 City of Bloomington Redevelopment Commission
 401 West 17th Street
 Bloomington, IN 47404
 Phone: 812-349-3420

Morton Street Properties, LLC
 555 North Morton Street
 Bloomington, IN 47404

RECORD INFORMATION
 City of Bloomington Redevelopment Commission
 Instrument Number 2011012088
 Parcel Number(s): 53-05-32-100-035.000-005,
 53-05-32-400-004.000-005,
 53-05-33-300-021.001-005, and
 53-05-33-200-013.000-005

Morton Street Properties, LLC
 Instrument Number 2008012578
 Parcel Number: 53-05-33-200-012.000-005

ZONING
 Subject: CD
 Adjoiners: CD



RECORDER'S STAMP

AUDITOR'S STAMP

TRADES DISTRICT PLAT PHASE 1 DESCRIPTION

A part of the Northeast quarter of Section 32 and a part of the Northwest Quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of a 12 foot alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington; thence SOUTH 00 degrees 03 minutes 30 seconds WEST, 8.92 feet; thence continuing along the west line of said alley 327.47 feet to the **POINT OF BEGINNING**; thence continuing along the west line of said alley the following Two (2) courses:
 1) SOUTH 00 degrees 03 minutes 30 seconds WEST, 8.92 feet; thence
 2) SOUTH 00 degrees 00 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST along north right-of-way, 120.94 feet; thence leaving said north right-of-way SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Five (5) courses:
 1) NORTH 89 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence
 2) SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
 3) SOUTH 81 degrees 13 minutes 31 WEST, 9.97 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence
 4) southwesterly along said curve 13.58 feet; thence
 5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence leaving said south right-of-way SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.39 feet; thence SOUTH 88 degrees 49 minutes 52 seconds WEST, 373.75 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST along said east right-of-way, 447.28 feet; thence leaving said east right-of-way SOUTH 89 degrees 59 minutes 10 seconds EAST, 397.23 feet; thence SOUTH 22 degrees 13 minutes 37 seconds EAST, 16.52 feet; thence SOUTH 89 degrees 58 minutes 00 seconds EAST, 114.57 feet to the Point of Beginning, containing 4.97 acres, more or less and subject to all legal rights of way and easements.

NOTES:

1. FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH, 2017.
2. ALL REBAR SET ARE 3/8 INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN"
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363.
5. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. REFER TO ALTA/ACSM LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER AS INSTRUMENT NO. 2017003363 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1999 FOR EASEMENT REFERENCES.

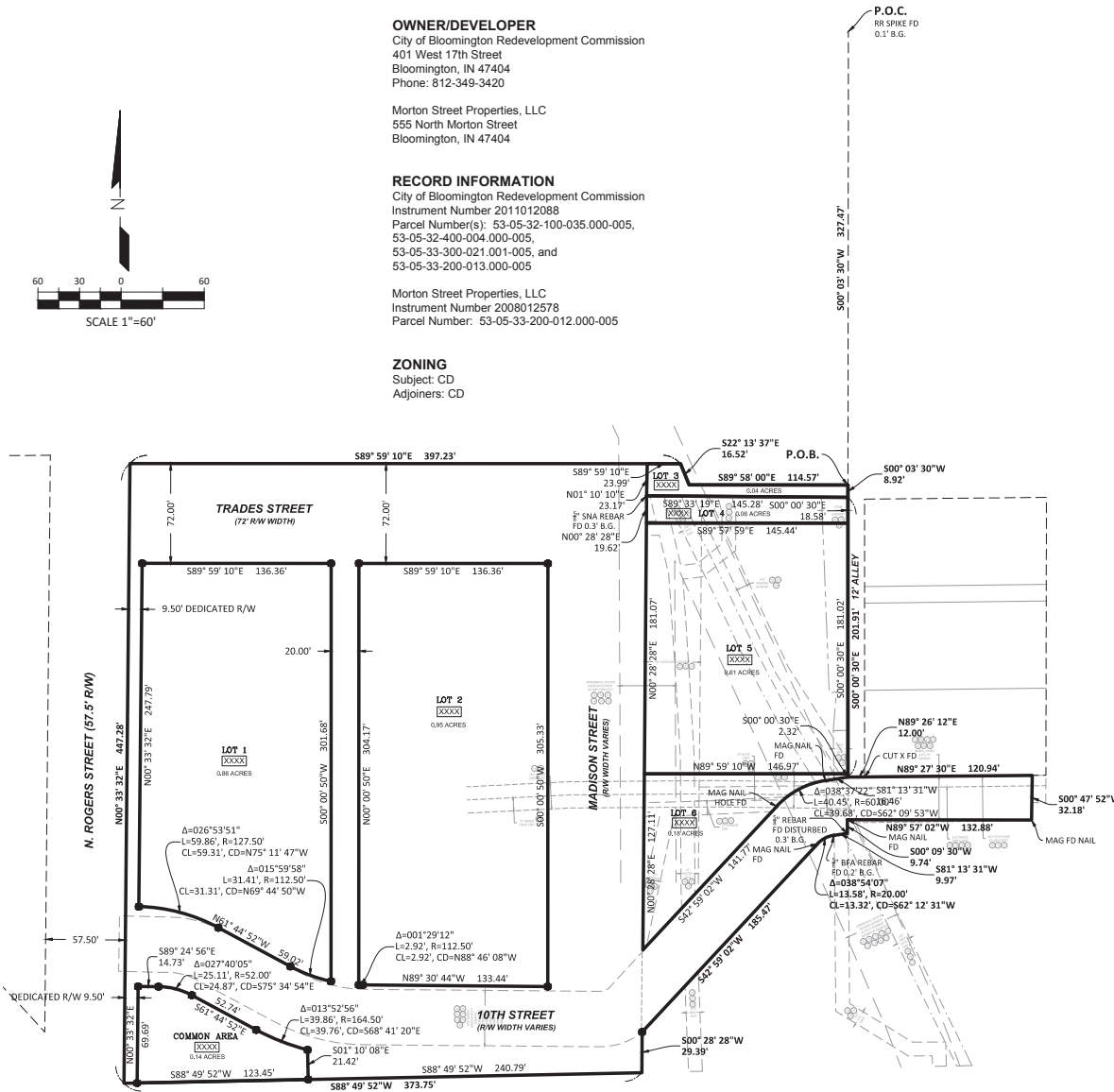
FLOOD ZONE:

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 18105C0141D DATED DECEMBER 17, 2010.

LEGEND:

- 5/8" REBAR WITH CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH

PRO FORMA SURVEY

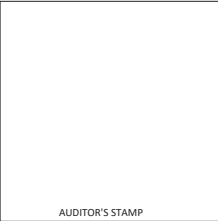


Eldredge Huggert Cooper James
BRCJ
 LAND SURVEYING • CIVIL ENGINEERING • GIS
 1351 West Tapp Road Bloomington, Indiana 47403
 Phone: 812-336-8277 Email: mknoy@brccivil.com

TRADES DISTRICT PLAT PHASE 1
A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE
NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA



RECORDER'S STAMP



AUDITOR'S STAMP

OWNER CERTIFICATION

The undersigned, City of Bloomington Redevelopment Commission and Morton Street Properties, LLC, being the owners of the described real estate hereon, do hereby layoff and plat the same into six lots in accordance with the plat and certificate.

This plat shall be known and designated as Trades District Plat Phase 1.

In Witness Whereof, the City of Bloomington Redevelopment Commission and Morton Street Properties, LLC, have executed this instrument and caused their names to be subscribed thereto, this ___ day of ___, 2017.

City of Bloomington Redevelopment Commission

By _____

Morton Street Properties, LLC

By _____

STATE OF INDIANA COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this ___ day of ___, 2017.

Notary Signature

My commission expires: _____

County of Residence: _____

APPROVED BY THE CITY PLAT COMMITTEE AT A MEETING HELD: _____, 2017

Terri Porter, Director Planning & Transportation Department

Adam Wason, Director of Public Works

REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
(b) Title documents of record
(c) Evidence of active lines of occupation
(d) Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a Retracement and Original survey. This survey was performed at the request of City of Bloomington Redevelopment Commission to divide the subject parcels for future development. The property is currently in the name of City of Bloomington Redevelopment Commission, Instrument Number 2011012088 and Morton Street Properties, LLC; Instrument Number 2008012578.

The field work was completed March of 2017.

MONUMENTS FOUND:

Monuments as shown along the north and south lines of 10th Street were accepted as the best evidence of existing right-of-way.

SURVEYS CONSULTED:

- 1. ALTA/ACSM Land Title Survey by Ben E. Bledsoe of Bledsoe Riggert Guerrettaz, Inc.; dated August 10, 2011; recorded in the Office of the Recorder as Instrument No. 2017003363.
2. Topographic and ALTA/ACSM Land Title by Rachel A. Oser of Bledsoe Riggert Guerrettaz, Inc.; dated October 23, 2014; recorded in the Office of the Recorder as Instrument No. 2015004424.
3. Boundary Survey by Stephen L. Smith of Smith Neubecker & Associates, Inc.; dated January 22, 1999.

DEED ANALYSIS:

No apparent perimeter deed gaps or overlaps were found.

ESTABLISHMENT OF LINES AND CORNERS:

The new perimeter boundary line was based on the report of survey included in surveys #1, #2, and #3. The right-of-way of 10th Street was established from found monuments along the north and south lines of 10th Street per on survey #3. The east line of the 12' alley was established at a record 12' width from the west line of the alley per survey #1. The new parcels and street right-of-way was at the direction of the owner.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: as noted in surveys #1, #2, and #3.

Due to Availability and condition of reference monuments; as noted in surveys #1, #2, and #3.

Due to Occupation or possession lines; as shown.

Due to Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines; as noted in surveys #1, #2, and #3.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified July 31, 2017

Matthew M. Knoy
Professional Surveyor No. LS20800146
State of Indiana

PRO FORMA SURVEY



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

CASE #: SP-07-17

DATE: September 11, 2017

Location: 313, 317, 325, 403, 409 E 3rd St. & 213 S Grant St.

PETITIONER: Annex Student Living – Kyle Bach
409 Massachusetts Ave., Ste. 300, Indianapolis

CONSULTANTS: KTGy Group, Inc.
343 W Erie St. Ste 220, Chicago

Smith Brehob and Associates, Inc.
453 S. Clarizz Boulevard, Bloomington

REQUEST: The petitioner is requesting site plan approval for two four-story mixed use buildings.

BACKGROUND:

Area: 0.4 acre – East Site
0.4 acre – West Site

Current Zoning: CD – University Village Overlay

GPP Designation: Downtown

Existing Land Use: Commercial, Multi-family

Proposed Land Use: Multi-Family Mixed-use

Surrounding Uses: North – Residential, Commercial, Restaurant Row
West – Commercial
East – Commercial
South – Commercial, Multi-family

REPORT: The properties are located on the north east and north west corners of 3rd Street and Grant Street. The properties are zoned Commercial Downtown (CD), and located in the University Village Overlay (UVO). Surrounding land uses include Restaurant Row to the north, commercial and multi-family to the east, west and south. The properties currently contain commercial and multi-family structures. The northern portion of the western lot is located within the local Restaurant Row Historic District and contains a contributing surveyed historic structure, facing Grant Street at the northeast corner of the west site.

This petition was heard by the Plan Commission at the June 12 and August 14, 2017 hearings. Between June and August, the site plan and architecture was re-designed by a new architecture firm.

PROPOSAL CHANGES:

Changes since the last meeting include the petitioner has revising the project as two phases, additional height stepping, increased modulation and the addition of brick sidewalks along Grant Street.

Phase 1 is the construction of the single-story retail building located on the west site, immediately south of the existing 2 story contributing structure and located within the Restaurant Row Historic District. This approximately 1700 square foot retail space is

oriented towards Grant Street with storefront buildings on the north and east facades, with patio space to the north. Phase 1 will be reviewed by the HPC on September 14.

Phase 2 is the 4 story multi-family portion of the building on the west site, outside of the historic district, and the 4 story multi-family building on the east site.

East Site

The first floor of the east building contains 4,834 square feet of commercial space, 22 interior vehicular parking spaces, and 19 spaces for interior bike parking. The second through fourth floors contains 32 studio units, 21 one-bedroom units, and 1 two-bedroom unit for a total of 54 units and 57 beds. The second through fourth floors are arranged in a “U” shape, wrapped around a 3,421 sf patio and deck. There is an additional green roof at the northeast corner of the site. The second story contains an amenity room and a fitness room for residents. The 22 lower level parking spaces are accessed from an east-west alley to the north of the site. The single story garage entrance is setback approximately 55 feet from the Grant Street façade, reducing the conflict created by placing garage entrances immediately adjacent to sidewalks. Above the single story garage entrance, is a green roof, not accessible to residents.

Addressing concerns of the Department and the Plan Commission, a two bedroom unit on the fourth floor has been removed to improve the building’s height transition. The height transition, from the existing single family style of structures to the north is accomplished by stepping the single story height at the north west portion of the building, from the existing single family style restaurant structure to the north of the alley, and increasing the height of stories to the south, with the highest portions of the building closer to 3rd Street.

West Site

The ground level of the west site includes both Phase 1 and Phase 2. Phase 1 is the single story retail portion at the northeast corner of the building. This phase has been developed to mirror the height and front façade setback of the adjacent historic structure. The second story above is a roof top patio and green roof. This portion of the building is meant to serve as a transition between the Restaurant Row Historic District and the proposed building.

Phase 2 of the west site contains 3,436 square feet of retail space, 24 interior parking spaces accessed from an alley off the north side of the building, and an interior bike parking room to accommodate 28 bikes. The second through fourth floors are arranged in an “L” shape, with 22 studio units and 26 one-bedroom units for a total of 48 units and 48 beds. The second through fourth stories of the façade along Grant Street, at the northeastern portion of the building, are stepped back approximately 65, featuring a 2,285 square foot roof deck above Phase 1, along Grant Street.

Similar to changes on the east site, the type and number of units were changed to increase the step back of the second through fourth stories from the west side of the existing historic building. Four studios were removed where two 1 beds were added. The second story is pushed back approximately 6 feet from the first floor and the third and fourth stories are pushed back approximately 8 feet from the façade of the second level, increasing the gradual height stepping of the building from east to west and north to south.

Historic Preservation Commission: Phase 1, the single story commercial portion of the building on the west site is located in the Restaurant Row Historic District. A certificate of appropriateness (COA) is required for new construction. The current design will be presented to the HPC on September 14, and as such has not received any review.

Phase 2, located immediately adjacent to the Historic District is not required to receive a COA, however a courtesy review was provided at the August 10th meeting. At the same meeting the COA for Phase 1 was denied. The HPC had concerns that the height and massing of the proposed buildings would dominate over the historic home and that the design is not compatible with the Restaurant Row Historic District.

A COA for Phase 1 of the project by the HPC is included as a condition of approval.

Plan Commission Site Plan Review: Per BMC 20.03.170, the Plan Commission shall review:

- Any proposal that does not comply with all of the Standards of *Section 20.03.190: University Village Overlay; Development Standards* and *Section 20.03.200: University Village Overlay; Architectural Standards*.
 - The proposal does not comply with the following standards:
 - maximum height
 - minimum first floor non-residential uses
 - minimum parking
 - first floor void-to-solid
 - windows
 - building façade modulation

SITE PLAN REVIEW:

Residential Density: The maximum residential density in the University Village Overlay is 33 units per acre. The petition site is combined 0.8 acres. The maximum density for is 13.53 DUEs per site or 27.06 DUEs with both sites combined. The petitioner is proposing a density of 23.01 units per acre overall, meeting the density requirements.

East Building: Dwelling Unit Equivalent Breakdown

| Unit Type | Number of Units | Number of Beds | DUEs |
|-----------|-----------------|----------------|------------|
| Studio | 32 | 32 | 6.4 |
| 1 bedroom | 21 | 21 | 5.25 |
| 2 bedroom | 1 | 2 | 0.66 |
| | 54 Units | 55 Beds | 12.31 DUEs |

West Building: Dwelling Unit Equivalent Breakdown

| Unit Type | Number of Units | Number of Beds | DUEs |
|-----------|-----------------|----------------|-----------|
| Studio | 22 | 22 | 4.2 |
| 1 bedroom | 26 | 26 | 6.5 |
| | 48 Units | 48 Beds | 10.7 DUEs |

Since the August meeting, the petitioner has removed one 2 bedroom unit on the east site. On the west site, four studio units were removed and two 1 bedroom units were added.

Non-Residential Uses on the First Floor: The UVO requires that no less than fifty percent (50%) of the total ground floor area shall be used as nonresidential uses. The proposal does not meet the requirement.

Each building contains retail space, parking, a bike room, and a trash and recycle room. The east building contains 4,834 square feet of retail space, 32% of the first floor. The retail along Grant Street has been inset to provide outdoor seating areas, similar to properties along Restaurant Row. With steep grades on site, the recessed storefront also allows the patio to be separated from the sidewalk without seat walls or structures in the right-of-way. Addressing concerns of the Department and the Plan Commission, the southwest corner of the building has been redesigned with windows that wrap along the corner.

The west building contains 3,436 square feet of retail space, 37% of the first floor. The northeast corner of the building has been recessed to align with the front façade of the existing historic structure to the north. The petitioner is intending for the historic structure to be used as commercial space in the future. No plans have been submitted at this time.

Height: The maximum height in the UVO is 40 feet (BMC 20.03.190(b)(1)(B)). The maximum height of the east building is 51 feet 10 inches and the maximum height of the west building is 58 feet. The proposal exceeds the maximum height.

As measured along grade, the east building measures 39'3" at the northeast corner, 28' at the southeast corner, 47' at the southwest corner (at 3rd and Grant), and the northwest corner is a single story height, adjacent to the historic district to the north.

As measured along grade, the west building measures 58' and the northwest corner along the alley, 52' at the southwest corner, 49' at the southeast corner (at 3rd and Grant) and is a single story at the most northeast corner, mirroring the single story height of the adjacent building to the north.

The site has significant grade change; the slope from the southeast to the northwest is measured at 15 feet on the east site and 10 feet on the west site. The UDO measures height, "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."

The proposed design of the building is to create as many entrances at grade as possible and connect the retail spaces to Grant Street. Grade changes on site create challenges to provide continuous retail spaces, exterior pedestrian areas without retaining walls or steps. Creating a consistent floor level across the site increases the height.

Vehicle Parking: The UVO requires parking for residential uses (BMC 20.03.190(c)(2)). It does not require parking spaces for non-residential uses.

The petitioner is proposing a total of 48 on-site parking spaces for residents: 22 spaces in the east building; 24 spaces in the west building; and 2 spaces on the west site, south of alley, between the existing historic structure and the new building. The required number of parking spaces for the residential portion of this development is 60. The proposal does

not meet minimum residential parking requirements.

The provided ratio equals 0.58 spaces per bed. The required parking for this site equals 0.6 spaces per bed. Annex currently operates two other apartment communities of similar bed counts. The property in South Bend, Indiana has 73 parking spaces for 134 beds, and Battle Creek, Michigan has 60 spaces for 118 beds. The resulting parking ratios are 0.54 spaces/bed and 0.51 spaces/bed, respectively.

The petition includes 4 on-street parking spaces on the west side of Grant Street.

Future residents would be located close to downtown, Indiana University and the Downtown Transit Center. The petitioner has included bicycle parking above the required amounts.

Access: Each building has one vehicular access point. Access to first floor parking for the east site is located off of Grant Street at the northwest corner of the building utilizing part of a partially built alley. The entrance is setback approximately 85 feet from the curb. This gives additional safety to pedestrians and cyclists traveling south along Grant Street.

Vehicular access to the west building is located at the northwest corner of the building, via the east-west alley to the north side of the site.

Pedestrian access to the buildings is provided on along Grant Street and 3rd Street. The UVO requires architectural details for each primary entrance. The primary residential entrances are along Grant Street and feature recessed entry, awning, and prominent building address and building name and patio areas.

The non-primary residential entry at the east building located on 3rd Street meets minimum entrancing detailing standards. While minimum standards are met, the Department is of the opinion that the current design lacks pedestrian interest along 3rd Street. This entrance could include features such as the addition of canopies, more prominent address features and a patio area around the entrance. It is a condition of approval is that the petitioner shall design this entry similar to the residential entry along Grant Street by adding additional detailing.

Bicycle Parking: A total of 26 bicycle parking spaces are required. The petitioner has included the required short-term parking on the streets and long-term parking in each building, and is providing a total of 35 bicycle parking spaces (19 on the east site, and 23 on the west site). The proposal exceeds bicycle parking requirements.

| | Number of Beds | Retail Square Footage | Total Spaces Required | Long-term Class I Spaces Required | Covered Short-term Class II Spaces Required | Class I Spaces Proposed | Class II Spaces Proposed |
|-------------------------|----------------|-----------------------|-----------------------|-----------------------------------|---|-------------------------|--------------------------|
| East Site - Residential | 55 | - | 10 | 3 | 5 | 15 | - |
| West Site - Residential | 48 | - | 8 | 2 | 4 | 16 | - |
| East Site - Commercial | - | 4,834 | 4 | | | - | 4 |

| | | | | | | | |
|------------------------|---|-------|---|--|--|---|---|
| West Site - Commercial | - | 3,436 | 4 | | | - | 7 |
|------------------------|---|-------|---|--|--|---|---|

Void-to-Solid Percentage: The UVO requires that transparent glass areas shall comprise a minimum of fifty percent (50%) of the total wall/façade area of the first floor façade/elevation facing a street (BMC 20.03.200(b)(2)(A)(i)). The proposal meets this requirement along Grant Street, but does not meet along 3rd Street. Where it is unfeasible to add windows due to site constraints or building design, an attempt to add visual interest to a high pedestrian area should be implemented.

A factor in the lack of transparency along 3rd Street is a significant portion of the 3rd Street facades are the walls of the parking garage. The proposed metal louvres on these portions of the building should be enhanced with additional landscaping.

Another factor is the slope and site constraints on the east site, limiting the amount of retail space that is above ground. Since the last meeting, the petitioner has added a window to the southwest corner of the building, improving transparency. Following comments from Schmidt Associates, the petitioner has included sculptures along this façade. While an attempt to add interest to the pedestrian environment along 3rd Street, the Department does not feel that the blank walls remaining on 3rd Street have been improved to the amount possible. Smaller windows added to the retail portion, additional landscaping or more substantive art features would improve this façade.

The UVO requires that a minimum of twenty percent (20%) of the wall/façade area of each floor above the first floor façade facing a street shall be comprised of transparent glass or façade openings. The proposal meets this requirement.

For upper story windows, the UVO states that window frames shall incorporate window sills and lintels and/or window heads that are visually distinct from the primary exterior finish materials used on the respective façade. Sills, lintels and window heads are more traditional to the existing structures in the area, as opposed to the modern style of the proposed buildings.

The proposal does not meet the requirements.

Architecture/Materials: The ground floor of both buildings is a red blend, brick veneer. Openings in the façade are flat arches. Portions of the brick veneer extend up on the second, third and fourth stories. The windows along these portions have Juliet style balconies with black metal railings. Additional building materials on the second through fourth stories of the buildings consist of light gray cementitious siding and red and dark gray metal panels. The brick and metal panels project slightly out from the building to add depth and minimal modulation along the facades. Since the previous Plan Commission meeting, a 2 foot in height

The proposal meets the material requirements, but does not meet the void-to-solid and window requirements.

Streetscape: Street trees and pedestrian-scaled lighting are required along Grant and

3rd Streets. The proposal meets the requirement for street trees. The landscape plan has not been reviewed in full at this point. To address streetscape concerns from the last Plan Commission meeting, brick sidewalks have been included along Grant Street.

Impervious Surface Coverage: The UVO allows for 85 percent maximum impervious surface coverage. The western site is 87% impervious and the eastern site is 85%. The east site garage entrance utilizes permeable pavers. The western site does not meet the standards of the UDO.

Both sites incorporate green roofs. While green roofs do not count towards the impervious surface calculations, they can however be considered a benefit when looking at the overall impact and design of the project. The east site has 3,421 sf of terrace space with a portion being the green roof and the west site has 2,285 sf of terrace space with a portion being a green roof.

Pedestrian Facilities: Sidewalk exists along Grant and 3rd Streets. The plans meet UDO requirements to maintain or enhance those facilities with street trees and lighting. The petitioner has extended brick sidewalks along Grant Street to fit in with the Restaurant Row. The sidewalks connect to several exterior outdoor areas and patios near the retail entries along Grant Street. There is one driveway cut on east side of Grant Street, mostly within an existing alley right-of-way, for garage parking to the east site. There are no curb cuts on the west side of Grant Street or on 3rd Street.

The Downtown Transit Center is located two blocks from the development site. The Bloomington Bus Lines 1s and 7 service the site.

Building Façade Modulation: BMC 20.03.200(c)(1) requires a maximum façade width for each module of 50 feet for those sides of the buildings with street frontage as well as the modulation shall be offset by a minimum depth (projecting or recessing) of three percent (3%) of the total façade length. Both buildings have façade modules on 3rd Street offset 2 feet and 2 and a half feet, less than the required 4 feet. The petition does not have modules exceeding 50 feet in width without additional modulation, though the modulation is not as deep as required by the UVO.

Building Height Step Down: Architectural guidelines within the UDO require that buildings located to the side of a surveyed historic structure not be more than one story, or 14 feet, taller than the surveyed structure (BMC 20.03.130(c)(2)).

East Site

There is an existing structure, north of the east west alley listed as a contributing structure. The garage entrance located at the northeast corner of the site is set back approximately 80 feet from the street and is a single story in height, with a green roof above. The proposal does meet the step down requirements.

West Site

The existing historic structure at the northeast corner of the west site, facing Grant Street, is located within the Restaurant Row Historic District. The portion of the proposed building immediately adjacent to the historic structure is designed to fit into the district by maintain separation between structures and pushing back the second story approximately 6 feet

from the first floor and the third and fourth stories 8 feet from the façade of the second level. The portion of the proposed building to the south of the structure is lower in height than the historic structure, and the portion of the proposed building to west of the historic structure is approximately 20 feet away from the structure and the second through fourth stories are stepped back approximately 6 feet from the first floor facade. The proposal does meet the step down requirements.

Traffic Study: The UDO Site Plan Review states that “traffic studies as deemed necessary by the staff to determine the extent of public improvements required to accommodate traffic generated by the proposed development” (BMC 20.09.120(d)(7)). The petitioner submitted a traffic study in August. Findings from the traffic study show that this proposal would likely have a negative effect on the intersection and level of service at the intersection of 3rd and Grant. The Department will continue to work with the petitioner to determine an appropriate solution prior to the release of a building permit.

Green Building Design: The University Village Overlay Review Standards (BMC 20.03.170) state that 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.”

The petition includes green features such as: green roof systems on podiums and terraces, white reflective single membrane roofing, high efficiency rated mechanical equipment and appliances, “green” friendly building materials and locally supplied building materials, construction recycling to divert more than 50 percent of construction waste from entering landfills, increased window areas for daylighting of interior spaces, thermal performance of building enclosure above the minimum energy code requirements, project site is located within 0.25 mile of public transportation, LED lighting with automatic control.

Housing Diversity: The Downtown Vision and Infill Strategy encourages a diverse housing mix downtown. The petitioner has submitted a written commitment to alleviate the affordable housing challenge of the community. (This document is included in the packet). The commitment is that 15% of the total units be rented to those who qualify for workforce housing at 60%-120% adjusted median income for a period of 99 years.

The application for workforce housing units will be available on the property website and the property manager will confirm applicants work at least 35 hours a week and meet the income requirement of the program.

Design Review: Schmidt Associates, the contracted firm that provides additional architectural reviews of development projects to the city, reviewed the previous design of the project. The latest iteration of the project has incorporated the following comments from Schmidt: increased depth in façade modulation, extending and adjusting the sizing of metal panels and pattern of brick masonry, brick along Grant Street, and an agreement to incorporate public art along 3rd Street.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development:

1.) The Petitioner shall provide a revised Landscape Plan.

Response: See condition of approval #4.

2.) The Petitioner shall provide brand names, details, and specifications for the green building practices they propose and compare them with “regular” practices to show the advantages.

Response: Resolved prior to release of building permit.

3.) The Petitioner shall provide the actual brand and model of the green roof system and a detailed maintenance plan for it.

Response: Resolved prior to release of building permit.

4.) The Petitioner shall incorporate Indiana Limestone and other local products, and apply green building and site design practices to create a high performance, low-carbon footprint structure, and commit to these in the Petitioner’s Statement.

Response: The Department finds that the building proposed is satisfactory.

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 Planning and Transportation Department or the Plan Commission only upon making written findings that the site plan:

(i) Is consistent with the Growth Policies Plan;

- The site is in the Downtown area of the Growth Policies Plan (GPP).
- A mix of office, commercial, civic, high-density residential and cultural uses are recommended for the downtown. (GPP, 28)
- “In order for higher residential densities to be developed downtown, increased building heights should be encouraged beyond the Courthouse Square” (GPP, 28)
- According to the Downtown Vision and Infill Strategy Plan (DVISP): “Diverse housing options in downtown should be available in a range of product types ...” (p. 5-7)
- Multiple housing product types should be promoted in the downtown area, including high amenity and mid-range market rate units, affordable units, artist “loft” housing, and senior housing. (DVISP, 5-7)

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

- The project does serve to protect and enhance the central business district by reusing an existing structure.
- The project does provide high density development of mixed uses with commercial and residential dwelling uses.
- The project promotes a diversity of residential housing for all income groups as reflected by the housing diversity commitment.
- The project incorporates some pedestrian-oriented design through brick sidewalks, landscaping and patio space detailing.
- The project does intensify the use of vacant and under-utilized properties.

- The project does provide commercial on the ground floor with residential uses above.
 - The project does meet the use requirements of the district.
- (iii) Satisfies the requirements of Chapter 20.05, Development Standards;
- The project meets all applicable development requirements of Chapter 5.
- (iv) Satisfies the requirements of Chapter 20.07, Design Standards; and
- No subdivision is included in this proposal.
- (v) Satisfies any other applicable provisions of the Unified Development Ordinance.

The Plan Commission *may* approve any project that does not comply with all the standards of Section 20.03.190: University Village Overlay (UVO); Development Standards and Section 20.03.200: University Village Overlay (UVO); Architectural Standards if the Commission finds that the project:

- Complies with all review standards of Section 20.09.120: Site Plan Review, and
 - The petitioner has submitted all necessary documents.
- Satisfies the design guidelines set forth in Section 20.03.210: University Village Overlay (UVO); Design Guidelines.
 - A variety of building heights in new construction is appropriate where the building has features at the lower levels similar in scale to the existing neighboring structures, such as height, landscaping and street level interaction. The building's massing is design to step down, both from south to north and from the exterior property lines to the interior property lines to a lower heights as it approaches existing, more traditional buildings nearby. A mix of traditional building materials such as limestone and brick are integrated with more modern materials such as brick and glass. The rhythm created by the repetitive use of recessed building entries along Grant Street creates shadows along the street, which establishes a sense of pedestrian scale. This design should be more fully considered along 3rd Street, as recommended by staff.
- 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 built environment of this overlay area.
 - The project does deviate in character from the architectural standards of the UVO, however, the proposal retains an existing historic structure, focuses additional commercial to Grant Street and extends the activity of Restaurant Row, features incremental massing to the historic district, and a modern design.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as reuse of existing structures, vegetated roofs, energy efficiency, and resource conservation measures.

- Sustainable development design features as committed to by the petitioner include green roof systems on podiums and terraces, white reflective single membrane roofing, high efficiency rated mechanical equipment and appliances, “green” friendly building materials and locally supplied building materials, construction recycling to divert more than 50 percent of construction waste from entering landfills, increased window areas for daylighting of interior spaces, thermal performance of building enclosure above the minimum energy code requirements, and LED lighting with automatic control.

CONCLUSION: This petition does not meet several of the UVO Development Standards including maximum height, minimum parking, window design, and building façade module offset. The proposal includes green development features, a diverse housing mixture and innovative design features. These positive aspects related to larger City goals include preservation of an existing structure; the addition of affordable housing units; additional commercial space in the downtown; and sustainable development design through a green roof installation.

RECOMMENDATION: The Planning and Transportation Department recommends that approval of Case SP-07-17, with the following conditions:

1. Phase 1 must receive a COA from the Historic Preservation Commission. Phase 1 and Phase 2 buildings are considered a unified site plan that must be developed together.
2. Petitioner shall continue to work with the Department on appropriate changes to the 3rd and Grant intersection. Final determination shall be reached prior to the release of a grading permit.
3. The entry along the south façade of the east building shall be modified to look like the proposed entries along Grant Street, featuring similar elements such as canopies, addressing, and pedestrian patio space.
4. All proposed canopies as shown should be modified to be more prominent.
5. The landscaping plan shall be fully reviewed and meet code prior to the issuance of any building or grading permits.
6. Commitment to diverse housing shall be recorded as a Zoning Commitment.
7. Green building commitments are a requirement element of the project.
8. The blank wall along the south side of the east building along 3rd Street shall incorporate a brick treatment, art, additional windows or extensive landscaping.

MEMORANDUM

Date: September 1, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-07-17, Annex Student Living
313, 317, 403, 409 E. 3rd St., & 213 S. Grant St.

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed plan.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

The Landscape Plan submitted is incomplete. The petitioner does not show enough plants, and the plants they propose in the public right of way do not count toward their landscape requirements. Additionally, the Street Trees names, and the pervious surface totals have not been provided. Therefore, a review cannot be completed.

2.) SUSTAINABLE DESIGN

In the Petitioner's Statement, there is a list of design features that are labeled as sustainable. The EC does not believe this list is sufficient to designate the structure as "green" or "sustainable" without further descriptions. Some of the practices, such as location near a bus stop or windows for daylighting, are commonplace, and therefore not exemplary. Some of the practices, such as white roofing, high efficiency appliances, and green roof system can't be called green unless the Petitioner discusses the specifications and how they are significantly greener than what is typical. For example what is the Solar Reflective Index (SRI) of the white roof; what is the Seasonal Energy Efficiency Rating (SEER) rating of the mechanical equipment; what are the benefits of the actual green roof system that is planned; and what is a "green friendly building material?"

3.) GREEN ROOF

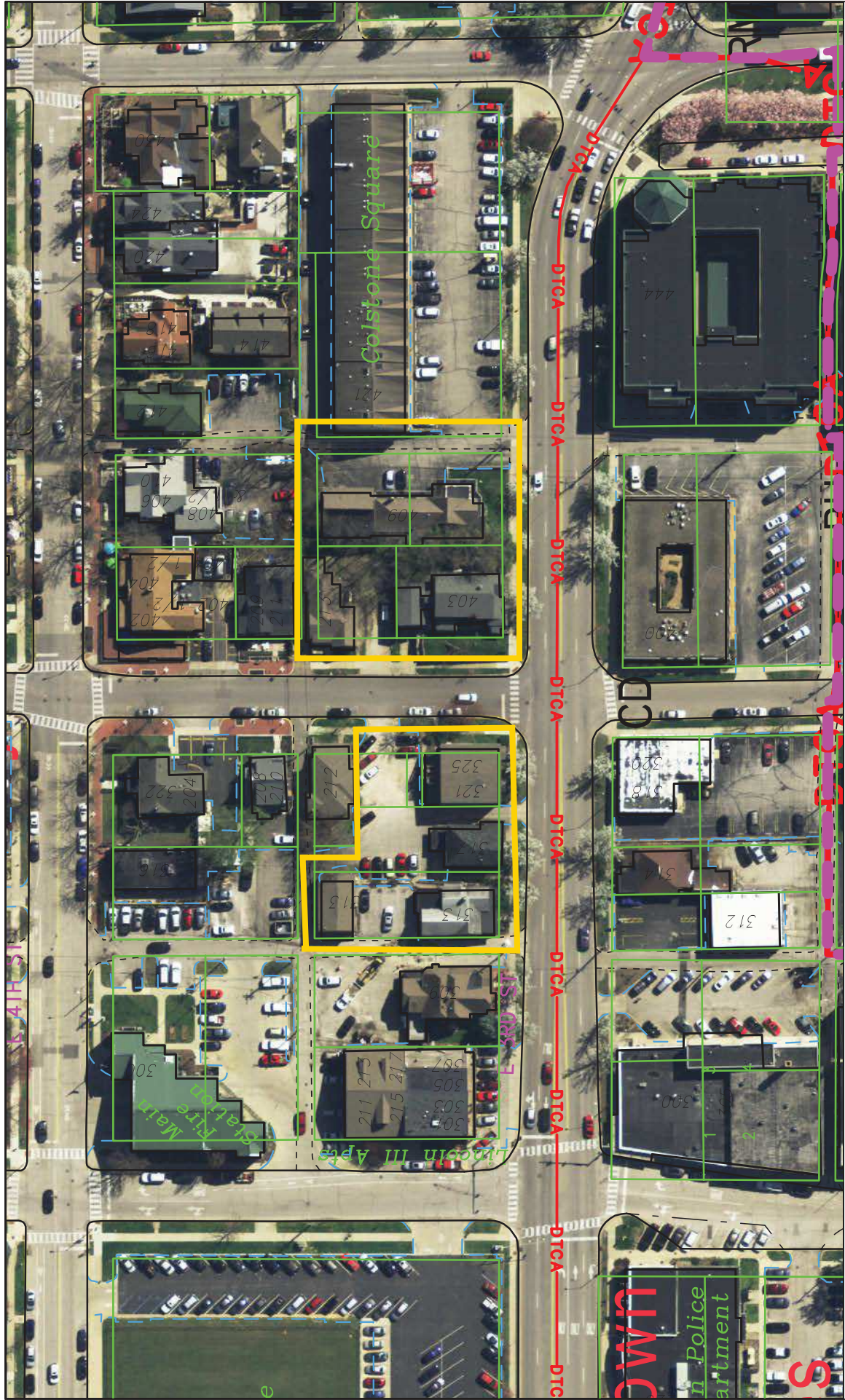
Green roofs will demand regular maintenance, consequently the EC recommends that the Petitioner craft a detailed maintenance plan and submit it, so that the city can be sure the roof will remain functioning as a green, vegetated roof. The EC was disappointed in the past when a "green wall" system on a different site failed because of an ineffectual design and lack of maintenance, and doesn't want something similar to happen again. Therefore, the EC believes that a green roof system needs to be evaluated very carefully.

4.) GREEN BUILDING and LIMESTONE USE

The EC believes that the Petitioner should commit to green building practices, and one important green building material is Indiana limestone. The revised Petitioner's Statement states that limestone will be used as caps over the doorways, but the renderings do not show that. The EC recommends that the Petitioner incorporate local limestone on the façades of the new buildings.

EC RECOMMENDATIONS

- 1.) The Petitioner shall provide a revised Landscape Plan.
- 2.) The Petitioner shall provide brand names, details, and specifications for the green building practices they propose and compare them with "regular" practices to show the advantages.
- 3.) The Petitioner shall provide the actual brand and model of the green roof system and a detailed maintenance plan for it.
- 4.) The Petitioner shall incorporate Indiana Limestone and other local products, and apply green building and site design practices to create a high performance, low-carbon footprint structure, and commit to these in the Petitioner's Statement.



By: lewisa
24 Feb 17

For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'



August 28, 2017

City of Bloomington
Planning and Transportation Department
401 N. Morton Street, Suite 130
Bloomington, IN 47402

Attn: Amelia Lewis

Petitioners Statement – Revised Submittal

In response to the comments received at the August 14, 2017 Plan Commission meeting, we have revised our proposed design/ submittal documents accordingly. The changes to our design have been highlighted in “*bold italics*” below.

Design Concept

The project seeks to re-develop the northeast and northwest corners of 3rd Street and Grant Street. The project site is located within the Commercial District (CD), adjacent to Restaurant Row (4th Street to the north) and also is part of the University Village Overlay District (UVO).

In considering the development of the existing site, consideration of existing grade and sub-surface soil conditions is a major factor and has influenced the revised design submittal. Each of the sites slope from southeast to northwest. The grade differential (low point to high point) is 15 ft on the east site and 10 ft on the west site.

The existing 2 story residential structure in the northeast corner of the west parcel is to remain and the petitioners may change the use of this structure to retail in the future. All other structures on both parcels are proposed to be removed to allow for the proposed development. Existing on street parking on Grant Street is proposed to remain. All existing curb cuts along Grant Street and 3rd Street are also proposed to be removed, with the exception of the existing alleys.

Urban Context

The proposed development is located in an area of the Bloomington community that adjoins a historic district of smaller residential style homes and is at the edge of the more commercial downtown district. Our vision and design intent with this project is to provide a building that is more in context with the larger scale buildings of the downtown community than those of Restaurant Row. The scale of a new development such as this is not the same as an older community but has incorporated some of the same uses as the older community.

In designing a larger mass adjacent to smaller residential style buildings to the north we have reduced the overall mass/ bulk of the proposed buildings so they would not dominate the backdrop or skyline when viewed from the surrounding neighborhood. The proposed materials and modulation of the façade breaks the composition of the building into smaller elements that relate to the scale of the surrounding structures.



We would expect that future developments to the south and west of this development will enhance the proposed development and continue to connect our site to the downtown core.

Buildings that have taken a similar approach to the use of more modern materials and forms in recent past can be found at the corner of 10th Street and N. College Ave, which incorporate brick with fiber cement siding and metal panels and more contemporary forms of architecture.

The surrounding context of architecture for the proposed site contains older buildings of a simpler, less complex style than the one proposed. However, history has to start before it is made and that this building will become a definition of quality modern architecture within the fabric of Bloomington over the next many decades. The materials selected for this project shall also withstand the test of time and maintain its integrity and style without showing signs of aging.

Project Phasing

Based on the outcome of previous Historic Preservation Commission and Plan Commission denial and commentary, the petitioner has amended the project to include two phases.

Phase 1 – Retail

Phase of the proposed project will include the construction of a single-story retail building located along Grant Street and immediately south of the existing 2 story contributing structure and is wholly located within the 2 parcels designated to be within the Historic District.

The use is consistent with the previous use proposed and will be activated along Grant Street with a patio and expansive storefront windows on the east and north face of the building. The space in between the proposed retail building and the existing structure will be available for outside patio seating of the retail space.

Phase 2 – Mixed Use Retail/ Residential

Phase 2 of the proposed project will include all other portions of the previously proposed project and shall be wholly outside of the parcels located within the Historic District.

Vehicular Access

Phase 1

Vehicular access to the Phase 1 Retail building will be from on street parking along Grant Street and from 2 parking spaces with access from the existing alley behind the existing contributing structure.

No parking is required by code for the retail use.



Phase 2

No changes in the location of the vehicular entrances is proposed to the vehicular access of the East or West Buildings from the previous submittal.

East Building

The proposed design provides for vehicular access to interior parking from Grant Street via the existing alley. The east building provides for a recessed garage entry and provides enclosed parking along the southern portion of the parcel. This parking will be almost entirely below grade and not visible from 3rd Street. ***Permeable pavers shall be used on the portion of the garage entrance drive between the apron and the building entrance. A painted pedestrian crossing will be installed in alignment with the sidewalks on either side of the entry drive.***

Interior parking spaces are the code required 9 ft wide and with assigned parking. 1 handicapped space has also been provided and will be van accessible. ***Garage parking will be assigned to the residents and will not be public. Therefore, the layout indicated is not comparable to a public garage and we feel the turnaround / maneuvering space within the garage is sufficient for a private garage.***

Interior Parking provided = 21 spaces

Exterior Parking provided = 0 spaces

West Building

The proposed design provides for access from the existing alley with traffic moving from Grant Street to the north. The entrance to the enclosed garage has been recessed to provide a normal drive aisle width in front of the entrance and to better facilitate vehicular turning in and out of the garage.

Interior parking spaces are the code required 9 ft wide and with assigned parking. 1 handicapped space has also been provided and will be van accessible. ***Garage parking will be assigned to the residents and will not be public. Therefore, the layout indicated is not comparable to a public garage and we feel the turnaround / maneuvering space within the garage is sufficient for a private garage.***

Interior Parking provided = 24 spaces

Exterior Parking provided = **0 spaces**

Parking ratio: required: .6 required/bed
 Provided: .44 spaces/ bed

The project design is encouraging bike transportation due to its location and proximity to the downtown and Indiana University campus. Bike storage above the required minimum has been provided.

Annex currently operates 2 other apartment communities with of similar bed counts (118 and 134) and parking ratios of .51 and .54 spaces per bed and are operating without a demand for additional parking.



Non- Residential Space/ Retail

The proposed design complies with the intent of the zoning code requirement that 50% of the ground floor be set aside for retail use. Due to abnormal site conditions and grading, we are unable to achieve this standard but have dedicated all available space along Grant Street for retail space.

The petitioner has provided a similar amount of retail space

Phase 1

The proposed design provides the same retail use along Grant Street as the previous proposal but is now located in a separate building. The retail space in Phase 1 is slightly smaller but still leasable in this market.

The proposed design provides for large amount of storefront glass, above the min. 50% requirements and has a canopy structure as previously indicated. The patio space along Grant street connects to the public sidewalk and has been changed to be brick, similar to the existing sidewalks/ patios to the north on Grant Street. We have also included windows on the north side of the retail building to further activate this space with the Grant Street pedestrian environment.

The façade of the retail building has been further setback from the property line to align with the main building façade of the existing 2 story contributing structure. This is consistent with the previous proposal.

The entrance elevation to the retail space is coordinated with the sidewalk elevation and will be approximately 2 ft lower than the floor elevation of Phase 2.

Phase 2

The proposed design has chosen to locate all primary retail space fronting along Grant Street. This choice is in response to the strong pedestrian activity found on 4th Street/ Restaurant Row and would be an extension of this vibrant activity area. The project has provided 3 separate retail spaces, each with a proposed patio space designed to activate the right-of-way with social interaction of building occupants and visitors. We envision outside seating/ dining in this area and have indicated exterior lighting and trellis structures to accent this activity area. Access from the sidewalk is provide to each retail zone and will not require steps as the floor elevations along Grant Street change to accommodate the sloping sidewalk/ street grade.

A portion of the retail space in the East Building has been recessed in order to provide more useable patio space. Since the grade change on this side of Grant Street is more severe, this recessed storefront allows the patio to be separated from the sidewalk so that grading can be done without seat walls or structures in the right-of-way. ***In response to the Plan Commission comments, the glass storefront of the south retail space has been extended to and wrapped around the corner along 3rd Street. The grading in this area has been modified to allow for the installation of these windows without the use of a seat wall or landscape structure.***



In order to further activate the 3rd Street elevation, the developer proposes to include sculptural art along the 3rd Street right of way in the landscape area between the sidewalk and the building.

In further response to the Plan Commission comments, we have recessed a portion of the retail façade along 3rd Street to allow for greater patio depth along 3rd Street and more activation than previously proposed.

The overall height of the ground floor retail and terrace above with within the allowable height restrictions for adjacent structures to the Historic District

The ground floor of both buildings is proposed to be a brick veneer, red blend as indicated in the renderings. Openings in the façade are flat arches and walls are “capped” with cut limestone trim.

The proposed design of both buildings has been revised to include a limestone base of approximately 2 ft in height along the 3rd and Grant Street elevations, in response to the Plan Commission comments.

Trellis structures have been provided at 1 retail space in each building to provide shade, lighting of the patio space in the evening hours and architectural detail on the façade.

Windows have been located in the retail spaces facing Grant Street, 3rd Street and interior court or sidewalls where possible. Windows shall be pre-finished aluminum and glass storefronts of approximately 9 ft height and the total amount of glass on the Grant/ 3rd Street facades exceed the minimum requirement of 50% of the wall area (measured from floor to ceiling).

The proposed floor to floor height at the retail is a minimum of 13 ft to allow for the transfer of all residential systems above a 9 ft interior ceiling and for structural depth. Storefronts are proposed from floor to the 9 ft ceiling height.

Landscaping has been provided in the right-of-way to highlight the patio areas and provide proper foliage along the base of the proposed buildings. The exact planting materials are not indicated but will utilize approved materials and be scaled appropriately for screening solid portions of the building elevations and allowing for natural light to penetrate the storefront into the retail spaces.

The total amount of retail space provided is less than the required 50% of ground floor space. We do not feel this is achievable in order to provide the necessary parking and residential building access. In the East Building, no access is possible from 3rd street due to the steep existing grade. Also by providing parking and retail on the same level, we have been able to reduce the overall building height by 1 full story on each site.

Multi-Family Residential

Phase 1

The proposed design does not include residential use.



Phase 2

The proposed development provides for 3 stories of residential units above the retail / parking podium. The project is below the allowable density for each parcel. Proposed floor to floor height is 10 ft so the overall height of the residential building will be 30 ft above the podium deck.

The residential entrances to both buildings are located along Grant Street and are recessed into the building façade. A steel/ glass canopy structure has been provided at each entrance for resident safety and as a design element. ***The residential entry to the west building has been shifted to the north to allow for a larger retail space at the corner of 3rd and Grant Street.***

The design concept for the upper level residential floors is to create a modulated façade by “pushing and pulling” the individual residential units and by interweaving the 2 primary materials – metal wall panels and fiber cement panels. Each façade is visually “broken” into segments or widths that are reflective of the residential style structures within the UDO on 4th Street. The 3rd Street façade takes on a “row house” appearance but with more contemporary maintenance free materials. ***In response to the Plan Commission comments, we have increased the depth of the modulation along 3rd Street by 1 ft from the previous submittal. We feel this change is in keeping with the intent of the code and still provides a livable environment within the residential units. If the code required offset was incorporated it would result in poor unit design and a living environment not consistent with the overall target market of the project.***

The metal wall panels anchor the building corners and weave/integrate with the secondary wall material – fiber cement panels. ***The design has been revised to include a single color fiber cement panel and the color options considered / rendered are consistent with the color range of a limestone panel. This material is the “field” of the residential building with the corners and transition areas being the metal wall panels. By making this change we feel the design is more consistent with the look of many of the limestone buildings within the Bloomington vicinity and Indiana University campus nearby.***

The heavy influence of the Historic District and the University Village Overlay design standards are the basis of the proposed contemporary design of the building. The proposed massing and building setbacks are consistent with this style of architecture and we have embraced these challenges in our design. We continue to utilize the metal wall panel system to accentuate the building corners and inter connect the modulated forms of the exterior wall.

In review of the previous comments, we feel the “modulation” along the 3rd and Grant Street elevations are consistent with the building/ void dimensions found along Grant Street. The variation of material colors also emphasizes the modulation in the façade and is consistent with the code requirements.

The East Building provides for a “C or U” shaped floor plan of residential units above the podium. In response to the adjacent Historic District to the east, the east leg of the residential mass has been setback from Grant Street and from the east property line along the alley. This “step down” massing is consistent with the intent of the UDO design guidelines. ***In response to the Plan Commission comments, the northeast unit on the 4th floor has been removed to provide additional stepping of the building mass in response to the DATS building on Grant Street and the Historic District to the north of the building.***



The West Building provides an “L” shaped floor plan of residential units above the podium. In response to the Historic District and the “contributing” structure to remain, the residential units facing Grant Street have been located outside of the Historic District that encroaches into the west parcel. The long leg of the residential floor plan is located as far away from the “contributing” structure **and has been “stepped down” on the 3rd and 4th floors** as required in the UDO design guidelines **and recommended by the Plan Commission comments**. The **Phase 1 building meets the guidelines of the UDO** and the overall building mass **of Phase 2 also** complies with the intent of the guidelines.

Windows in the residential units will be vinyl, insulated units in sizes indicated on the plans and as required for egress requirements of the building code. The proposed design provides more than the minimum 20% of wall area for upper stories within the UDO. Windows will be tinted but not reflective for maximum energy performance. **The oversized window units also increase the activation of the residential use to the 3rd Street environment as noted by the Plan Commission.**

The proposed design also includes the use of metal sun shades, Juliette balconies and metal trim to provide detail and ornamentation of the building exterior.

Signage for retail tenants and the residential buildings are indicated or implied on the drawings but will be submitted for separate review/ approval. **Signage indicated in the proposed design is only intended to indicate “future” signage opportunities for the retail spaces.**

3rd and Grant Street Activation

In response to comments from the Plan Commission, the design team has made the following revisions to address the pedestrian experience along the 3rd Street;

- ***The sidewalk along the east building has been modified to provide 2 locations for the installation of public art. The developer will work with the local art council to commission sculptural pieces for these locations;***
- ***The residential entrance/ exit on 3rd Street has been further enhanced to provide additional brick and a steel/ glass canopy to signify the entry location. It is not intended for this to be a primary entrance to the residential units but we have enhanced the architectural response to the entry on this segment of the building;***
- ***Windows/ storefront have been included on the corner of 3rd Street and Grant Street which provides more activation of the retail space onto 3rd street;***
- ***Increased modulation/ offset of the residential exterior wall along 3rd Street on both buildings;***
- ***Brick sidewalks have been included along Grant Street from the Alley on the north to the corner of 3rd and Grant – see Civil Drawings. The brick sidewalks have also been extended from the sidewalk to the building entrances of both the residential and retail spaces;***

Roof Line Profile

The proposed design indicates a modulation of the facades on Grant Street and 3rd Street. As a part of this modulation we have also varied the height of the roof parapets on all elevations to further define the modulation of the individual elevations. The overall height of the parapets is a minimum of 2 ft and



is as high as 6 ft, primarily at the building corners. The height of the parapets will aid in the screening of roof mounted mechanical equipment and roof penetrations.

The design utilizes a flat roof with internal roof drains in an effort to control the overall building height and is consistent with other commercial and residential buildings of similar size/ height in the downtown district.

Mechanical Equipment

Mechanical equipment shall be located on the roof of the residential buildings where possible and screened by the perimeter parapet walls of the exterior walls. Equipment shall be located in the center of the roof areas will not be visible from street level.

Exhaust fans for residential units shall be vented thru the roof or side walls with the exception of 3rd Street and Grant Street.

Bike Storage

Bike storage, Class I and II have been provided in the quantities required by the Development Standards and have been noted on the Site Plan and within the buildings.

The project will provide bicycle spaces above what is required per code in order to encourage residents to utilize bicycles as a main form of transportation in lieu of vehicular transportation to account for the reduction in vehicular parking spaces.

Housing Diversity / Application Process

The petitioner will provide details of the housing qualifications and application process separately.

Sustainable Design

Sustainable design features of the proposed project shall include the following items:

- Green Roof systems on podium/ terraces, ***more information on this type of system can be found here;***
 - <http://greenroofblocks.com/slide3/>
 - <http://www.liveroof.com/system-overview/>
- White reflective single membrane roofing
- High efficiency rated mechanical equipment and appliances
- “Green” friendly building materials and locally supplied building materials
- Construction re-cycling to divert more than 50% of construction waste from entering landfills
- Increased window areas for daylighting of interior spaces
- Thermal performance of building enclosure above the minimum energy code requirements
- Project site is located within ¼ mile of public transportation
- LED lighting with automatic control



- *The developer has committed to a recycling program within the building and will provide for recycled trash if offered by the local waste hauler.*

Right-of Way Encroachments

The following design elements encroach into the public right-of-way and will require the approval of the Board of Public Works;

- Concrete patios
- Bike racks
- Steel trellis/ canopies
- **Public art sculptures**

Waivers

The following waivers are being requested along with any others that the Planning Department deems necessary to approve the proposed design:

1. Building Height
 - a. East Building - 48.5 ft in lieu of the required 40 ft above the lowest grade elevation to top of roof structure (actual height above grade at each corner indicated on the elevations)
 - b. West Building – 53 ft in lieu of the required 40 ft above the lowest grade elevation to the top of roof structure (actual height above grade at each corner indicated on the elevations)
2. Parking
 - a. East Building – 21 spaces in lieu of required 35 spaces
 - b. West Building – 24 spaces in lieu of required 29 spaces
3. Non-Residential Use
 - a. East Building – 32% of the ground floor is designated for non-residential use, excluding enclosed parking
 - b. West Building – 37% of the ground floor is designated for non-residential use, excluding enclosed parking (combined Phase 1 and Phase 2)
4. Building Façade Module Offset
 - a. East Building – building façade modules on 3rd Street and Grant Street offset a depth of 12” and 30” in lieu of the required 3% of the building façade length (132 ft x 3% = 4 ft)
 - b. West Building – building façade modules on 3rd Street and Grant Street offset a depth of 12” and 18” in lieu of the required 3% of the building façade length (132 ft x 3% = 4 ft)



August 28, 2017

Mr. Alex Crowley
Director, Economic & Sustainable Development Department
City of Bloomington, Indiana
401 N Morton Street
Bloomington, IN 47404

RE: Annex of Bloomington – Affordable Commitment
3rd & Grant Streets

Dear Mr. Crowley,

Annex of Bloomington, LLC is excited to work with the City and committed to providing workforce housing within its proposed development located at the Northeast and Norwest corners of 3rd Street and Grant Street.

We will commit to provided 15% of our total units to those who qualify for workforce housing at 60%-120% adjusted median income for a period of 99 years. Annex of Bloomington, LLC will provide an affidavit stating this commitment has been met yearly on or before May 31st each year.


The property will be marketed toward young professional and not just students the same as other Annex projects. The application for workforce housing will be available on the property website, and our property manager will confirm applicants work at least 35 hours per week and meet the income requirements of the program.

This commitment can only be accomplished with the current design as submitted.

Pursuant to IC 36-1-24.2-2, a county or municipality may not require an owner of privately owned real property to agree to a requirement that would have the effect of controlling the amount of rent charged or requiring real property to be reserved for lease or sale to a group of occupants, owners, or residents classified by income or assets (see IC 36-1-24.2-1); however, pursuant to IC 36-1-24.2-4, an owner may voluntarily agree to such requirement(s) in exchange for incentives or grants provided by the county or municipality to the owner of the privately owned real property.

We look forward to continuing the discussion with the City regarding the success of this project.

Respectfully,



Kyle Bach
President & CEO
Annex Student Living



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ANNEX BLOOMINGTON
BLOOMINGTON, IN # 170501

PLAN COMMISSION SUBMITTAL
AUGUST 28, 2017

COVER

A0.0



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RENDERING

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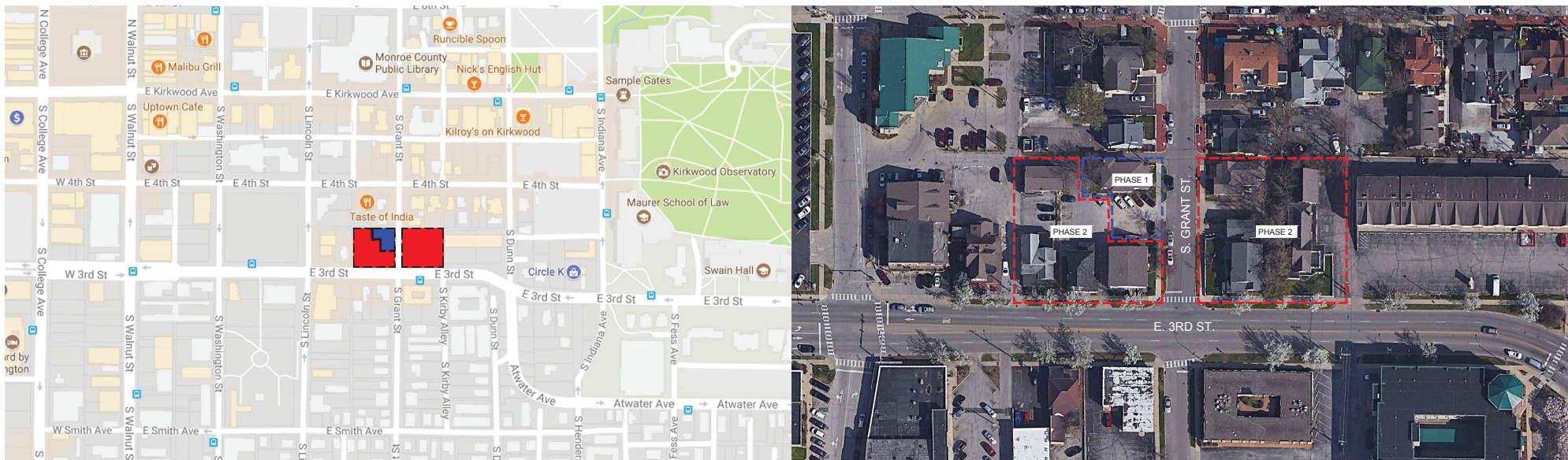


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AUGUST 28, 2017



SHEET INDEX & SITE CONTEXT

A0.2

Annex Bloomington - 3rd & Grant



SITE SUMMARY - EAST LOT / PHASE 1 AND 2

Location: Bloomington, IN
 Proposed Uses: Podium, Retail/ Parking - Type I/ Residential - Type V
 Underlying Zoning: CD/UVO Commercial District/ University Village Overlay
 Proposed: Same
 Total DU: 54 DU
 Site Area (Gross): 0.41 AC
 Density: 12.31 DUE/AC

Building Height: 40 FT Maximum
 Building Height: 48.5 FT Abv Lowest grade elevation

UNIT SUMMARY - EAST LOT

| Residential | | | Area | Unit Counts by Level | | | | | Project Totals | | |
|-------------|----|----|-------------------------|----------------------|----|----|----|----|------------------|-------------------------|------|
| Unit Type | BD | BA | Net Rentable Area (Avg) | GR | L2 | L3 | L4 | PH | Total Unit Count | Total Net Rentable Area | % |
| Studio 1 | 1 | 1 | 473 | | 10 | 11 | 11 | | 32 | 15,137 | 59% |
| 1 Bed | 1 | 1 | 523 | | 7 | 7 | 7 | | 21 | 10,975 | 39% |
| 2 Bed | 2 | 1 | 750 | | | 1 | | | 1 | 750 | 2% |
| | | | | | | | | | | | |
| | | | | | 17 | 19 | 18 | | 54 | 26,862 | 100% |

497 Avg. Unit SF

Area Calculations

| Floor | Parking SF | Retail SF | Resid. SF | Common SF | Terrace SF | Total SF |
|--------------|------------|-----------|-----------|-----------|------------|----------|
| Ground Level | 7729 | 4834 | | 2282 | | 14845 |
| Level 2 | | | 8401 | 3295 | 3421 | 15117 |
| Level 3 | | | 9706 | 1943 | | 11649 |
| Level 4 | | | 8755 | 1943 | | 10698 |
| | 7729 | 4834 | 26862 | 9463 | 3421 | 52309 |

Annex 3rd & Grant - Zoning Criteria



| Lot area - East Zoning | | 17424 CD/ Univ. Village Overlay District | | Fast Lot | | Comment |
|-------------------------------------|-----------|--|---|-----------------------------|---------------------|---|
| Zoning District | Section | Sub-Section | Allowed/ Required | Provided | Totals | |
| Commercial Downtown | 20.02.380 | | dwelling, multifamily | dwelling, multifamily | | |
| | 20.05 | | Special Conditions: Standards | | | CD District w/ Univ. Village Overlay Stds |
| University Village Overlay District | 20.03.190 | a) Density and Intensity | | | | |
| | | 1) Max. Residential Density | 33 units per acre | | 13.20 | |
| | | A) Dwelling Unit Equiv. | 5 bed = 2 units | | | |
| | | | 4 bed = 1.5 units | | | |
| | | | 3 bed = 1.0 units | | | |
| | | | 2 bed <950 sf = .66 units | 1 | 0.66 | |
| | | | 1 bed <700 sf = .25 units | 21 | 5.25 | |
| | | | Off/Studio <550 sf = .2 units | 32 | 6.4 | |
| | | | Total Units per acre | 54 | 12.31 D.U.E. | |
| | | 2) Max. Surface Coverage | 85% - General | 14845 sf | 85% | |
| | | b) height | | | | |
| | | 1) General | Min. = 25 ft | | | |
| | | | Max. = 40 ft abv grade | 48.5 ft | | Overall Ht from low point |
| | | 2) Rest. Row: | Min. = 25 ft | | | |
| | | | Max. = 35 ft abv grade | 48.5 ft | | Overall Ht from low point |
| | | c) Parking Standards | | | | |
| | | 1) Parking Standards | Total Beds | 55 | | |
| | | 2) Residential Pkg Stds | 0 to 10 beds = 0 spaces | 10 | 0 | |
| | | | 10 to 20 beds = .5 spaces/bed | 10 | 5 | |
| | | | >20 beds = .8 spaces / bed | 35 | 28 | |
| | | 3) Non-Res. Pkg Stds | Not required | | 0 | |
| | | | Total Parking required | | 33 | |
| | | | Total Parking Provided | | 22 | |
| | | d) Building Setbacks | | | | |
| | | | Max. ROW setback = 15ft | 0 ft | | |
| | | | Min. Side Yard = 0ft | 0 ft | | |
| | | | Min. Rear Yard = 0ft | 0 ft | | |
| | | e) Ground Flr Non-Res. | | | | |
| | | | 3rd Street = 50% Floor | 4834 sf | 33% | |
| | | | Grant Street = 50% Floor | 4834 sf | 32% | |
| Development Standards | 20.05 | | | | | |
| | 20.05.011 | AT-02 Bike Parking | 3'x6' stall can be located in vehicular parking stall | | | |
| | 20.05.013 | AT-04 Bike/ Multifamily | 1 per 6 bedrm, 4 min > 32 bedrms, 1/2 total spaces - Class II; 1/4 total spaces - Class I facility | Class I = 5 Class II = 5 | 10 | 19 Class I = 15 (bike racks for efficient stor) Class II = 4 (exterior racks) |
| | 20.05.014 | AT-05a Bike/ Non-resid. | 1 stall (Class II) per 15 vehicle spaces, 4 Min. within 50 ft of bldg entrance | Class II = 1 | | 0 |
| | 20.05.014 | AT-05b Bike/ MU Non-resid. | Cumulative total of MF/ Non-resid. | 11 | 19 | |



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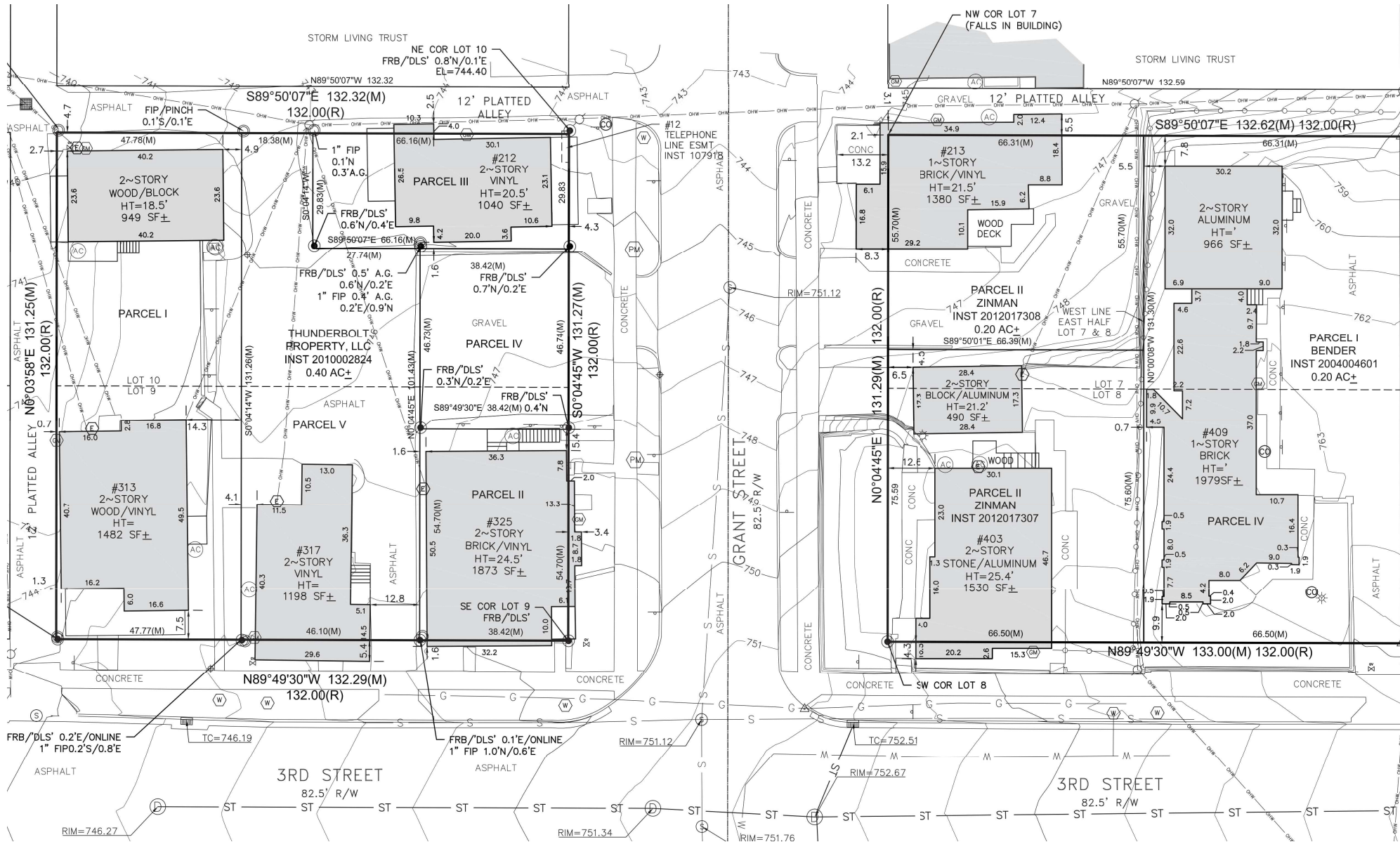


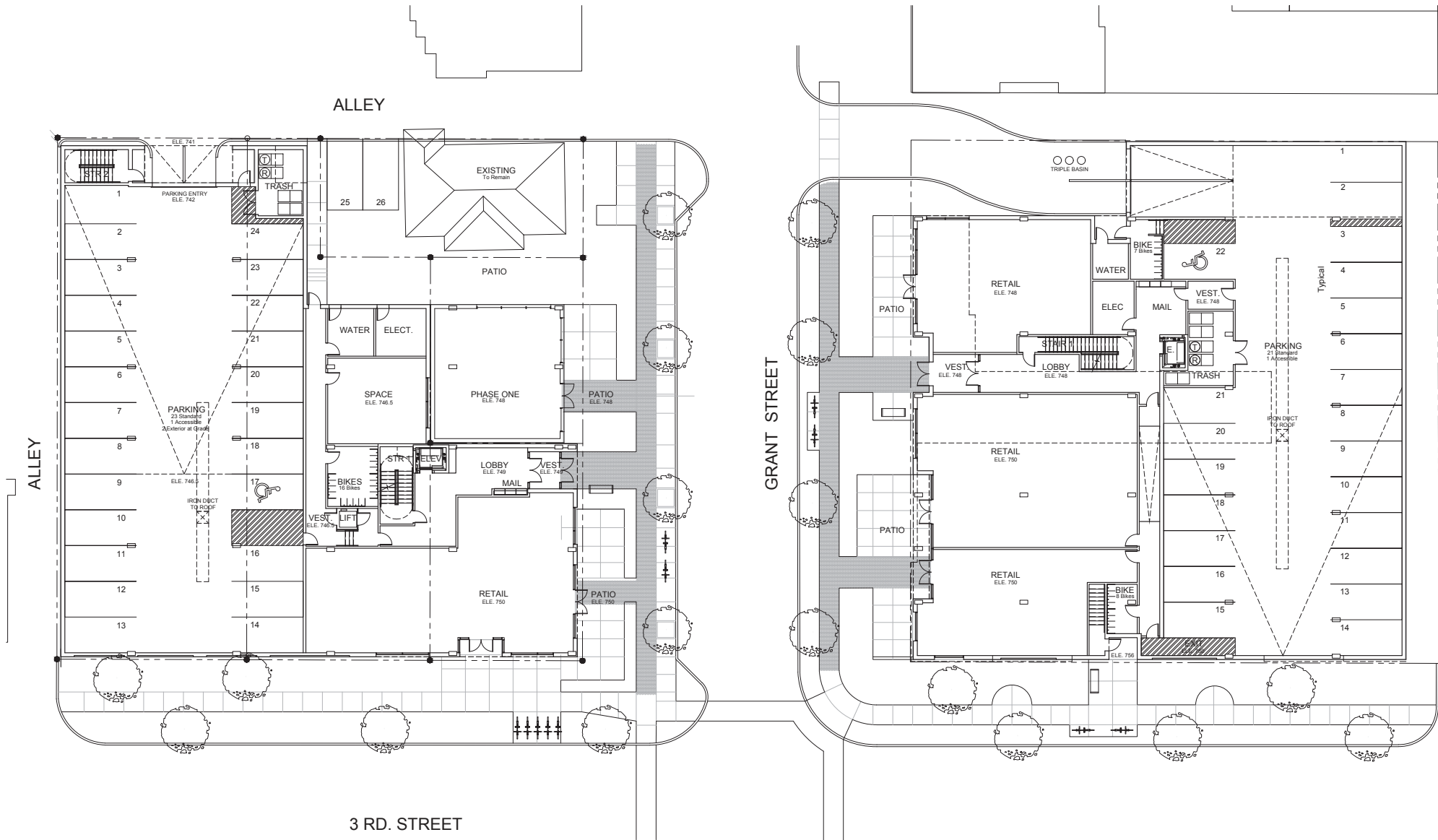
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PROJECT SUMMARY

A0.3





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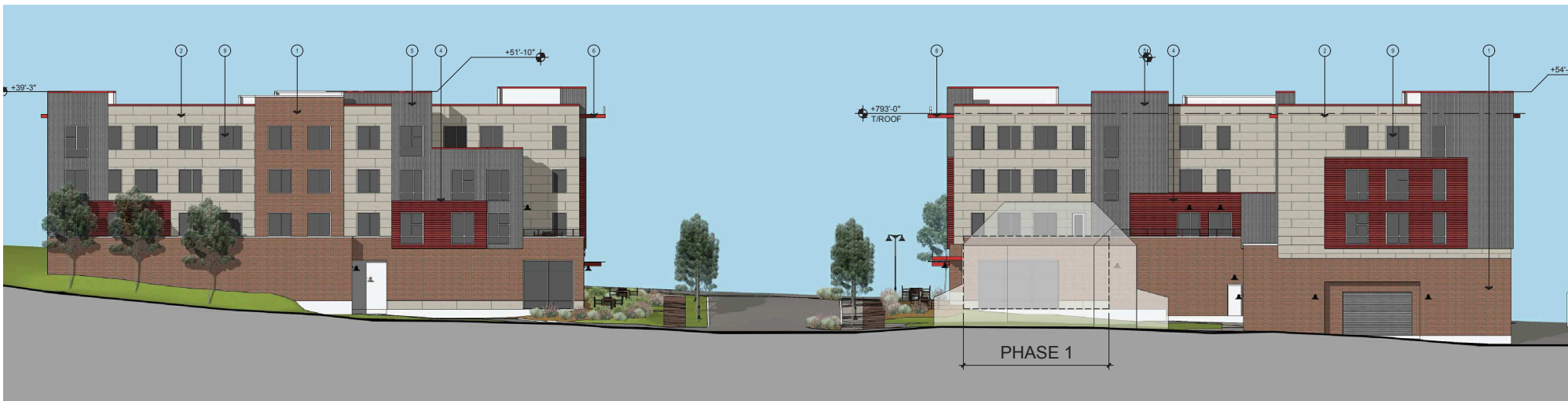
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GROUND FLOOR SITE PLAN

A1.1



MATERIAL LEGEND

- ① BRICK
 - ② CEMENTITIOUS PANEL
 - ③ METAL LOUVERS
- ④ METAL PANEL 1
 - ⑤ METAL PANEL 2
 - ⑥ PRE-FINISHED METAL
- ⑦ PRE-FINISHED METAL RAILINGS
 - ⑧ STOREFRONT SYSTEM
 - ⑨ WINDOW SYSTEM



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3RD STREET ELEVATION

A3.0



MATERIAL LEGEND

- ① BRICK
- ② CEMENTITIOUS PANEL
- ③ METAL LOUVERS
- ④ METAL PANEL 1
- ⑤ METAL PANEL 2
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EAST BUILDING - NORTH ELEVATION



MATERIAL LEGEND

- ① BRICK
- ② CEMENTITIOUS PANEL
- ③ METAL LOUVERS
- ④ METAL PANEL 1
- ⑤ METAL PANEL 2
- ⑥ PRE-FINISHED METAL
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EAST BUILDING - EAST ELEVATION



MATERIAL LEGEND

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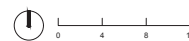


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EAST BUILDING - SOUTH ELEVATION



MATERIAL LEGEND

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EAST BUILDING - WEST ELEVATION



MATERIAL LEGEND

- ① BRICK

② CEMENTITIOUS PANEL

③ METAL LOUVERS
- ④ METAL PANEL 1

⑤ METAL PANEL 2

⑥ PRE-FINISHED METAL
- ⑦ PRE-FINISHED METAL RAILINGS

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⑨ WINDOW SYSTEM



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WEST BUILDING - NORTH ELEVATION



MATERIAL LEGEND

- ① BRICK
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WEST BUILDING - EAST ELEVATION



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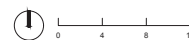


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WEST BUILDING - SOUTH ELEVATION



MATERIAL LEGEND

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WEST BUILDING - WEST ELEVATION



MATERIAL LEGEND

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EAST BUILDING - WEST ELEVATION



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3D VIEWS

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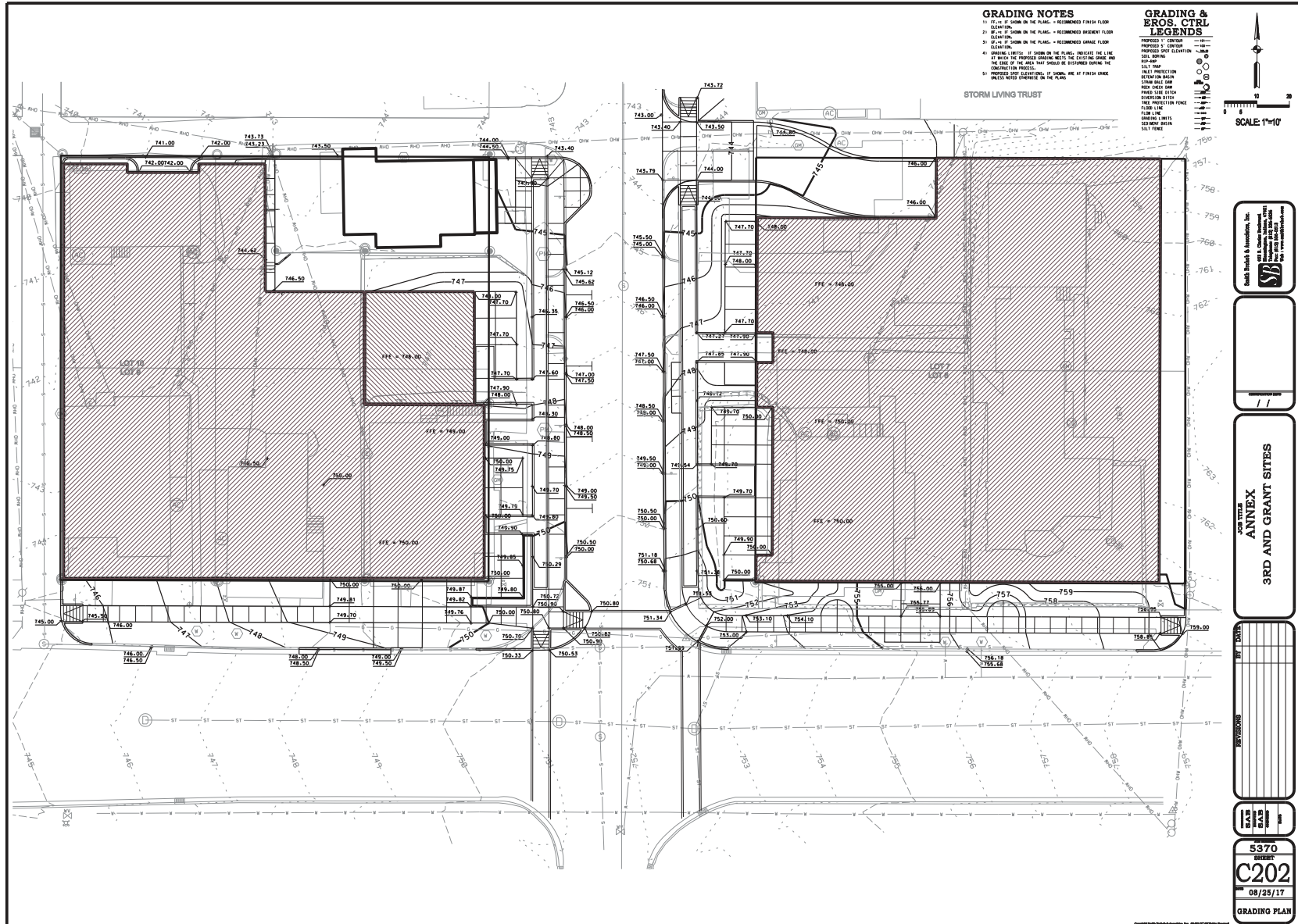


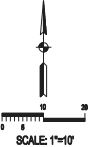
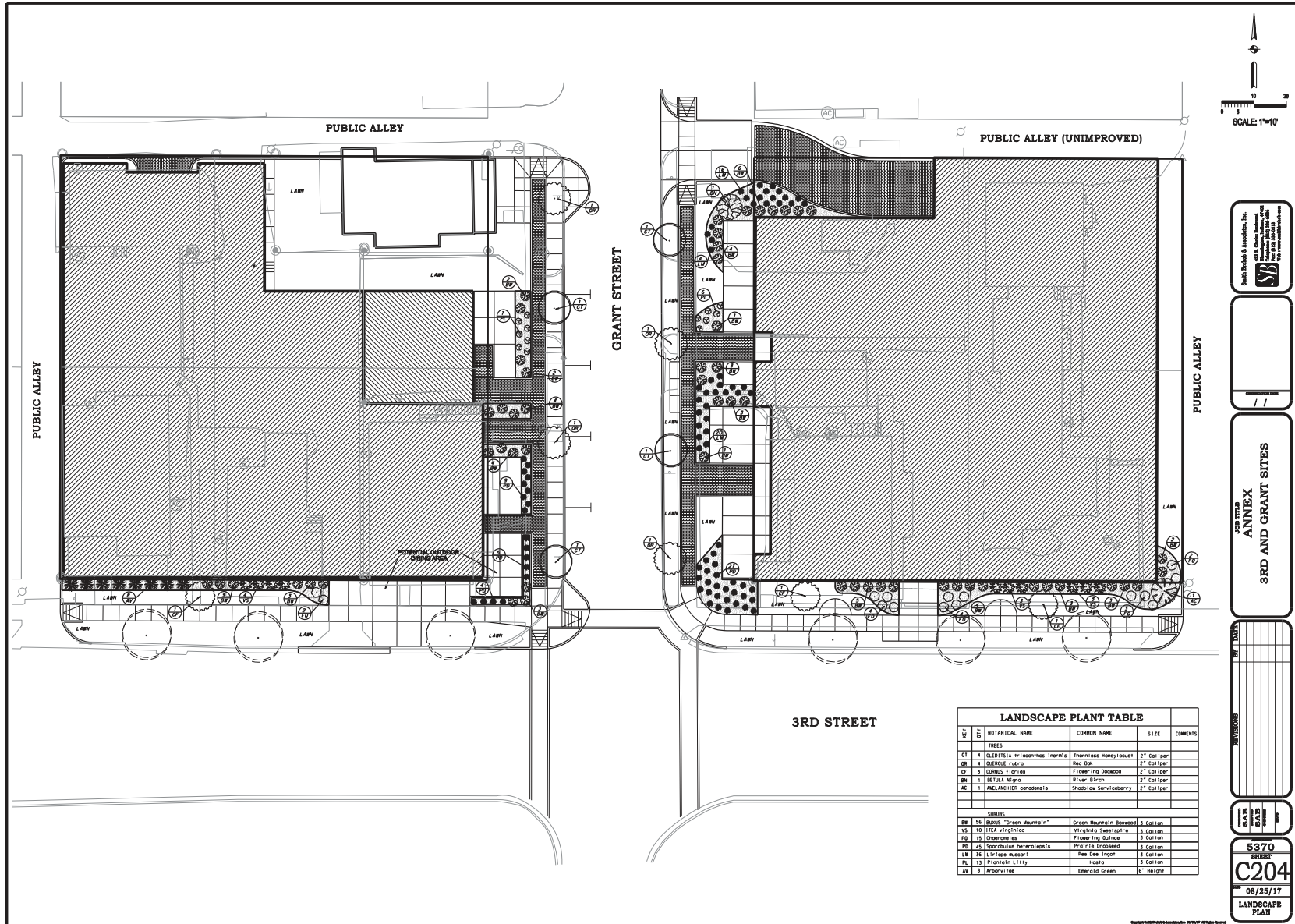
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STREET VIEWS

A4.1





ANNEX
3RD AND GRANT SITES

| | | |
|------|----|-----------|
| DATE | BY | REVISIONS |
| | | |
| | | |
| | | |

5370
GREEN
C204
08/25/17
LANDSCAPE
PLAN

| LOC | QTY | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|--------|-----|--------------------------|-----------------------|------------|----------|
| TREES | | | | | |
| 01 | 4 | OLEIFolia triflorata | Thornless Honeylocust | 2" Caliper | |
| 02 | 4 | QUERCUS laevis | White Oak | 2" Caliper | |
| 03 | 3 | CORNUS florida | Flowering Dogwood | 2" Caliper | |
| 04 | 1 | BETULA nigra | White Birch | 2" Caliper | |
| 05 | 11 | AMELANSIER canadensis | Shadblow Serviceberry | 2" Caliper | |
| SHRUBS | | | | | |
| 06 | 16 | Bambusa "Green Mountain" | Green Mountain Bamboo | 3" Caliper | |
| 07 | 10 | TEA virginica | Virginia Sweetgum | 3" Caliper | |
| 08 | 13 | QUERCUS laevis | Flowering Dogwood | 3" Caliper | |
| 09 | 45 | Sporobolus heterostachya | Princess Grasses | 3" Caliper | |
| 10 | 36 | Liriodendron tulipifera | Yellow Poplar | 3" Caliper | |
| 11 | 11 | FRAXINUS viridis | Hickory | 3" Caliper | |
| 12 | 8 | Artemisia vulgaris | Wormwood | 6" Height | |

