

CITY OF BLOOMINGTON



PLAN COMMISSION

October 2, 2017 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION**

October 2 @ 5:30 p.m.

∨ City Council Chambers – 401 N. Morton

ROLL CALL

MINUTES TO BE APPROVED: August 14, 2017

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- Ø Appointment of a Plat Committee:
 - Current Representatives:
 - § VACANT- Proposed: Roy Aten - Planning and Transportation
 - § Andrew Cibor: Plan Commission
 - § Mike Carter: City Utilities
 - Alternate Representatives:
 - § Proposed: Daniel Backler - Planning and Transportation
 - § Brad Wisler- Plan Commission
 - § Phil Peden- City Utilities

PETITIONS CONTINUED TO: November 13, 2017

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

CONSENT AGENDA:

ZO-11-17 City of Bloomington
UDO Amendment (Pocket Neighborhoods)
Amendments to the City's Unified Development Ordinance to permit Pocket Neighborhoods as conditional uses within the Residential Core (RC) and Single-family Residential (RS) zoning districts.
Case Manager: James Roach

PETITIONS:

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

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

****Next Meeting November 13, 2017**

Last Updated: 9/28/2017

**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.**

SP/UV-30-17 Milestone Ventures

1105 & 1107 W. Third St.

Site plan with reuse of one historic church and one new 3-story apartment building. Use variance recommendation.

Case Manager: Jackie Scanlan

ZO-09-17**City of Bloomington****UDO Amendment (Accessory Dwelling Units)**

Amendments to the City's Unified Development Ordinance to permit limited numbers of Accessory Dwelling Units (ADUs) within single-family zoning districts.

Case Manager: James Roach

****Next Meeting November 13, 2017**

Last Updated: 9/28/2017

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

To: Joe Hoffman, President, City of Bloomington Plan Commission

From: Daniel Sherman, Office of the Common Council

cc: Terri Porter, Director of Planning and Transportation Department; James Roach, Development Services Manager; John Hamilton, Mayor; Mick Renneisen, Deputy Mayor; Anahit Behjou, Assistant City Attorney; Council Members; and, City Clerk

Re: Return of ZO-11-17 (Ordinance 17-28) to the Plan Commission, Accompanied by a *Statement of Reasons*

Date: 25 September 2017

ZO-11-17 was certified to the City Clerk on 16 June 2017. This certification indicated that ZO-11-17 received a favorable recommendation from the Plan Commission on 12 June 2017 by a vote of 8-0-0. ZO-11-17 proposed amendments to the City's Unified Development Ordinance (UDO) authorizing pocket neighborhoods. These amendments came forward to the Common Council in the form of Ordinance 17-28.

Pursuant to Indiana Code § 36-7-4-607(e)(4), if the legislative body rejects or amends the Plan Commission's proposal, the legislative body shall return the proposal to the Plan Commission for its consideration, accompanied by a written statement of the reasons for the rejection or amendment of the original proposal. On 28 June 2017, the Council adopted an amendment to Ordinance 17-28, and passed the measure as amended. For that reason, please consider this packet of material as satisfaction of the requirements of Indiana Code § 36-7-4-607(e) (4).

This packet of material includes the following:

- A summary of the amendment, inclusive of the reason for the change.
- Ordinance 17-28 – signed by the Council President, as attested by the City Clerk
- Certificate of Action
- Am 01

Amendment Statement of Reason

This amendment provides greater precision to the provision allowing community buildings or clubhouses to be substituted for the pocket neighborhood open space requirement. Instead of stipulating that such buildings can be substituted for *part* of the open space requirement, this amendment specifies that such buildings can be substituted for *up to fifty percent* of the open space requirement.

Please consult your counsel about the requirements of Indiana Code § 36-7-4-607(e)(4), which gives the Plan Commission forty-five (45) days in which to consider the rejection or amendment and report to the legislative body.

ORDINANCE 17-28
TO AMEND CHAPTER 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE

**Re: Adding Section 20.05.0332 (“CU-13 [Conditional Use – Pocket Neighborhoods]”)
and Amending Sections 20.02.070 (“Residential Core [RC] – Conditional Uses”), 20.02.110
(“Residential Single-family [RS] – Conditional Uses”), and 20.11.020 (“Defined Words”)**

- WHEREAS, the City wishes to promote and encourage a variety of housing options for all its residents; and
- WHEREAS, adding Pocket Neighborhood standards will add sustainable and affordable housing options to the City’s housing options; and
- WHEREAS, Chapter 20 of the Bloomington Municipal Code should be revised to ensure compatibility of Pocket Neighborhoods with residential neighborhoods; and
- WHEREAS, the revision will permit Pocket Neighborhoods as a conditional use within the Residential Core (RC) and Residential Single-Family (RS) zoning districts; and
- WHEREAS, On June 12, 2017, the Plan Commission considered ZO-11-17, and made a positive recommendation in favor of the amendments to the UDO, as described herein;

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

SECTION 1. Section 20.02.070, entitled “Residential Core (RC); Conditional Uses,” shall be amended by adding the term “Pocket Neighborhoods *.”

SECTION 2. Section 20.02.110, entitled “Residential Single-family (RS); Conditional Uses,” shall be amended by adding the term “Pocket Neighborhoods *.”

SECTION 3. A new section, Section 20.05.0332, entitled “CU-13 (Conditional Use - Pocket Neighborhood),” shall be created, added to the Table of Contents, and shall read as follows:

20.05.0332 CU-13 (Conditional Use - Pocket Neighborhood)

Purpose: This Pocket Neighborhoods section is adopted to increase housing options within the City of Bloomington in a manner that will be sustainable, affordable and compatible with surrounding neighborhoods.

This conditional use standards section applies to the following zoning districts:

RS RC

- (a) Bulk and Density standards
- (1) Minimum lot size: 1 acre
 - (2) Maximum lot size: 5 acres
 - (3) Maximum number of dwelling units
 - (A) RC: Maximum of six (6) dwellings per acre
 - (B) RS: Maximum of five (5) dwellings per acre
 - (4) Maximum house size: One thousand (1000) square feet gross floor area
 - (5) Setbacks
 - (A) Parking lot: A minimum setback of thirty (30) feet from right-of-way.
 - (B) A minimum setback of ten (10) feet between dwelling units within the Pocket Neighborhood.
 - (C) All other setbacks: per applicable zoning district
 - (D) Pocket Neighborhood within the RC zoning district shall include a minimum of one (1) dwelling unit that is built at the build-to-line.

- (b) Architecture and landscaping
 - (1) All structures must meet the architectural requirements of the applicable zoning district.
 - (2) Central Open Space. All pocket neighborhoods shall include at least one centrally located open space area of at least four hundred (400) square feet per dwelling unit. Parking areas cannot be counted toward open space requirements. Community buildings or clubhouses can be substituted for up to fifty percent of the open space requirement.
 - (3) Dwelling units must have a maximum 1:3 width to depth ratio for the first floor.
 - (4) Petitioner shall submit a minimum of three (3) examples of representative architecture for dwelling units.
 - (5) Bufferyard: All pocket neighborhoods shall install a Bufferyard Type 1 along rear and side lot lines per 20.05.052 (f).
 - (6) Landscaping: Parking lot landscaping shall be provided per the requirements of 20.05.053.
- (c) Parking and access
 - (1) Parking shall be provided at a minimum of one (1) parking space per dwelling unit and a maximum of two (2) parking space per dwelling unit.
 - (2) Parking shall be designed in a way to limit curb cuts and most efficiently park vehicles. Parking may take place on a shared, paved parking lot or in shared driveways. Shared driveways may access individual garages.
 - (3) Sidewalks are required on adjacent streets and to connect dwelling units to the public sidewalk.
 - (4) A minimum of one (1) class-2 bicycle parking space is required per dwelling unit. Secure garages may count toward this requirement, but a minimum of four (4) class-2 bicycle parking spaces must be provided.
- (d) Compatibility
 - (1) Site plan and architecture shall be designed in a way to foster community and neighborhood interaction through use of such elements as common spaces, porches, and shared design elements.
 - (2) Petitioners are encouraged to create lots for sale utilizing the Common Area Developments provisions of 20.07.100 (c).

SECTION 4. Section 20.11.020, entitled "Defined Words," shall be amended by adding the following new defined term:

Pocket Neighborhood: "A cluster of at least five attached or detached single family dwellings located within a common development that utilize shared access, parking and common spaces. Pocket neighborhoods can include homes on individual lots, homes owned as condominiums, or leased homes. The term Pocket Neighborhood shall not include a Manufactured or Mobile Home Park."

SECTION 5. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances 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 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor, and after any required waiting and/or notice periods under Indiana law.


PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 28th day of June, 2017.


 SUSAN SANDBERG, President
 Bloomington Common Council

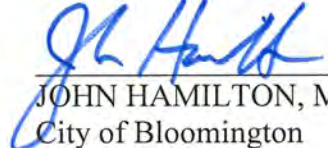
ATTEST:


 NICOLE BOLDEN, Clerk
 City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 29th day of June, 2017.


 NICOLE BOLDEN, Clerk
 City of Bloomington

SIGNED and APPROVED by me upon this 30th day of June, 2017.


 JOHN HAMILTON, Mayor
 City of Bloomington

SYNOPSIS

This ordinance amends Title 20 of the Bloomington Municipal Code (the Unified Development Ordinance) in two ways. First, it adds Section 20.05.0332 to provide for Pocket Neighborhoods as conditional uses in Residential Core (RC) and Single-family Residential (RS) zoning districts. Second, it modifies Section 20.11.020 to add a definition for Pocket Neighborhoods.

Note: On June 28, 2016, the Common Council adopted Am 01 which changed to open space requirements set forth in Section 3, 20.05.0332(b)(2).

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 17-28 is a true and complete copy of Plan Commission Case Number ZO-11-17 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 12, 2017.

Date: June 16, 2017

Terri Porter, Secretary
Plan Commission

Received by the Common Council Office this 16th day of June, 2017.

Nicole Bolden, City Clerk

Appropriation Ordinance # Fiscal Impact Statement Ordinance # Resolution #

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure, Unforeseen Need, Emergency, Other

Funds Affected by Request:

Table with 2 columns for financial data and rows for 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.)

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 318 E. 3rd Street**

**CASE #: SP-06-17
DATE: October 2, 2017**

PETITIONER: Mara Jade Holdings, LLC
318 E 3rd Street, Bloomington

CONSULTANTS: Kirkwood Design Studios
113 E. 6th Street, Bloomington

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

BACKGROUND:

Area: 0.26 acres
Current Zoning: CD – Downtown Edges Overlay
GPP Designation: Downtown
Existing Land Use: Office
Proposed Land Use: Commercial / Dwelling, Multi-Family
Surrounding Uses: North – Business/Professional Office
 West – Business/Professional Office
 East – Business/Professional Office
 South – Multi-family Residence

REPORT: The property is located on the southwest corner of E. 3rd Street and S. Grant Street and is zoned Commercial Downtown (CD), in the Downtown Edges Overlay. The property contains a one-story office building. Surrounding land uses include business/professional offices to the east, west, and north with multi-family residences to the south.

The petitioner is proposing to remove the existing building and construct a 4-story mixed-use building. The new building will contain 35 studio units, 18 parking spaces, and 757 sq. ft. of ground floor commercial space. The building will have the commercial space located at the northeast corner with large, glass storefront window surrounding that space. The majority of the building will be finished in masonry with a fiber cement board panel system along the top and a metal cornice. The corner of the building facing 3rd and Grant Street will have large windows that highlight the corner. The petitioner has committed to several green building features with this project and has also committed to make a voluntary financial contribution to the City's affordable housing fund to help address the community's housing diversity needs.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.230. This aspect is as follows:

The Plan Commission shall review:

- Any proposal that does not comply with all of the Standards of *Section 20.03.260: Downtown Edges Overlay; Development Standards* and *Section 20.03.270: Downtown Edges Overlay; Architectural Standards*.

- The proposal does not comply with 20.03.260(a)(1): Maximum Residential Density
- The proposal does not comply with 20.03.260(b)(2): Building Height
- The proposal does not comply with 20.03.260(e)(2): Ground floor non-residential uses
- The proposal does not comply with 20.03.260(c)(2): Required number of on-site parking spaces

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Downtown Edges Overlay (DEO) is 20 units per acre. The petition site is 0.26 acres. The petitioner is proposing 35 studio units on the 0.26 acre property which equals a density of 27 units per acre which exceeds the allowable density by 25%. The petitioner has proposed a list of green development features offset the requested increase in density and has outlined how they are meeting the required goals for that incentive in their petitioner statement and Green Building Worksheet.

The site is very small. Density, height, on-site parking and design are interconnected. Instead of focusing on density numbers, the Downtown Plan focuses on building scale, mass, and height as metrics to determine whether a building fits within the downtown context. It is inferred that if a building fits the context at an appropriate scale, then the housing density within the building is also at an appropriate scale. The plan does emphasize creating a pedestrian-friendly environment, which in part is associated with a variety of housing in the downtown. A building height of two to four stories is reiterated throughout the plan along with historic building widths. The petitioner has attempted to balance many different goals with this petition and has proposed several green building features based on the Level One incentives outlined in the Green Development Incentives of the UDO. These are outlined in their petitioner statement and Green Building Worksheet. The requested increase in density of 25% is what is allowed in the UDO for achieving the Level One incentives and is also what the petitioner needs in order to be able to also make a contribution to providing an affordable housing contribution.

Ground Floor Commercial Use: The Downtown Edges Overlay district requires that 50% of the ground floor be used for non-residential space. The building would be required to have 3,660 sq. ft. of ground floor be utilized for non-residential space and the petitioner is requesting to use 757 sq. ft. (~10%) of the ground floor for non-residential space. This space is proposed to be used for an on-site management office, but could be used for any permitted commercial use.

The petitioner has designed the building with the corner being the main commercial space and large, glass storefront windows. Staff has found that along the south side of 3rd Street there is a mix of commercial and non-commercial uses including the Bloomington Transit station, a few office buildings, the City Police Station, and the Burnham apartments. The lack of on-street parking and general traffic patterns in this area make commercial space viability more challenging. The petitioner did originally propose having the entire 3rd Street frontage on the ground floor space be commercial space, however as the petitioner negotiated the challenges of providing an affordable housing component with this petitioner the inclusion of 2 ground floor units became necessary. Rather than have the

space be designed with a commercial storefront appearance with large glass store front windows, the Department has found that ground floor residential units that look like commercial spaces but are used as apartments result in an undesirable architecture. If the spaces are going to be residential units, then it would be more appropriate to design them with a residential appearance rather than a commercial appearance and large glass storefront windows. The Department believes that it is not necessary for 50% of the ground floor be used for non-residential units and the incorporation of 2 apartments on the ground floor does not conflict with the Downtown Plan.

Height: The maximum height in the DEO is 35 feet. The maximum height of the building is proposed to be 47 feet 10 inches. The proposal does not meet the requirement and the petitioner has requested to allow for the increased height.

The general recommendations of the Downtown Plan are for buildings with a perceived height of 2-4 stories. This location is unique in that the properties to the north are allowed a building height of 40 feet and the properties immediately behind this to the south are allowed a building height of 50'. This building would be equal to the height of the Burnham apartment buildings just to the east of this at the corner of 3rd and Dunn Street. It would be out of context to require a 35' tall building here while properties immediately to the north and south are allowed taller buildings. The small size of this property and building mitigate any impacts from the taller building.

Parking: The DEO does not require parking spaces for nonresidential uses but does require 0.8 parking spaces per bedroom. A total of 35 bedrooms are proposed with this petition and therefore 28 on-site parking spaces are required. The petitioner is proposing to provide 18 on-site parking spaces as well as 4 off-site parking spaces at a property also owned by the petitioner that is located south on Grant Street. A zoning commitment would be required in order to insure these spaces are maintained for this project.

Again, the site is very small. Density, height, on-site parking and design are interconnected. Parking is available nearby on on-street parking spaces and in city parking lots. This site is not located adjacent to any core neighborhoods. In addition, the building is only 2 blocks from the IU campus. The petitioner is providing additional bicycle parking spaces and free bus passes to reduce tenants relying on automobiles for transportation needs. The small site would not lead itself to providing additional on-site parking and still create a commercial space and pedestrian interest for the building. In addition, the petitioner is providing additional off-site parking at a nearby property to offset the reduced parking on this site and has also been placed on a waiting list for spaces in the City's nearby 4th Street parking garage.

Access: There are pedestrian entrances on the northeast corner of the building for the commercial space and the main residential entry is on the east side of the building. Covered awnings have been provided at each entry point and have also been highlighted with pilasters surrounding the entry doors.

Bicycle Parking: Four bicycle parking spaces are required for the non-residential use and 4 bicycle parking spaces are required for the residential use, for a total of 8 required parking spaces. The petitioner is proposing to provide 18 on-site bicycle parking spaces

that will include 7 covered spaces, 5 uncovered spaces along the front, and 6 that are long-term storage within the building.

Architecture/Materials: The proposed building is predominantly masonry with Ground Face CMU at the first floor and brick on the 2nd and 3rd floors. The 4th floor is finished with fiber cement panels with aluminum reveal system and capped with a metal cornice line. The first floor non-residential space is mostly glass. The upper story windows meet the double hung requirement of this district. There are several window openings along the Grant Street side that are adjacent to the parking garage portion of the building that the Department believes could be slightly improved visually by adding window sills that complement the other window design on the building. A condition of approval has been included to that effect (condition #2). The portion of the ground floor along 3rd Street that contains the residential units has been designed to visually separate that space from the nonresidential portion of the building. The building meets all façade modulation requirements.

Streetscape: Street trees and pedestrian-scaled lighting are required along 3rd Street and Grant Street. Street trees and street lights are required and must be approved by the Board of Public Works. With the proposed new sidewalk along 3rd Street and proposed work within the right-of-way, the curb along 3rd Street may need to be altered with this project in response to possible changes to 3rd Street and has been included as a condition of approval #3. This will be addressed with the grading permit.

Impervious Surface Coverage: The Downtown Edges Overlay allows for 70% impervious surface coverage and this has been met with the submitted site plan. Portions of the parking area utilize permeable pavers to help achieve meeting the goals of the Green Development Incentives.

Pedestrian Facilities/Alternative Transportation: The existing sidewalks will remain essentially the same and be enhanced with the required street trees, street lighting, and bicycle parking facilities. The curb along 3rd Street may need to be relocated to accommodate possible changes to the travel lanes on 3rd Street.

Building Façade Modulation: BMC 20.03.270(c)(1)(A) requires a maximum façade width for each module of 45 feet for those sides of the buildings with street frontage. The Grant Street side has modules of 38'6", 38'6", and 44' which all meet the minimum 3% modulation requirement. The 3rd Street side has 2 modules of 37'9" and 27'.

Void-to-Solid Percentage: The DEO sets a minimum first floor void-to-solid requirement of 40% for the ground floor and 20% for the upper stories. The proposal meets this requirements.

CRITERIA AND FINDINGS FOR SITE PLANS

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

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

(i) Is consistent with the growth policies plan;

Findings:

- 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)
- 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. The contribution that the petitioner is making will allow the City to further provide housing to address the community’s diverse housing needs. (DVISP, 5-7)

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

The UDO includes an intent for the CD district and guidance for the Plan Commission in 20.02.370. The following items address those intent and guidance statements.

Findings:

- 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 and ages because the contribution that the petitioner is making will allow the City to further provide housing to address the community’s diverse housing needs.
- The project does propose pedestrian-oriented design through entrance detailing and large glass storefront windows.
- The project does meet the mixed-use requirements of the district.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Findings:

- The project meets all applicable development requirements of Chapter 5.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

The UDO includes an intent for the DEO district and guidance for the Plan Commission in 20.03.220. The following items address those intent and guidance statements

Findings:

- The project is compatible in mass and scale with other structures in this Overlay District and surrounding zoning districts. Both adjacent zoning districts to the north and south are allowed buildings similar in height to this proposed building.
- The project does draw upon the design traditions of historic commercial buildings by maintaining an individual pedestrian entrance along the higher classified street, 3rd Street and a pronounced entrance on Grant St.
- The project is redevelopment using densities and heights that are higher in comparison to other Character Areas within the Downtown.

Per 20.03.100, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.120, 20.03.130, and 20.09.120. This petition does not meet all of the standards. The Plan Commission *may* (emphasis added) approve any project that does not comply with all the standards of *Section 20.03.120; Downtown Core Overlay; Development Standards* and *Section 20.03.130; Downtown Core Overlay; Architectural Standards* if the Commission finds that the project:

Complies with all review standards of *Section 20.09.120: Site Plan Review*, and

Findings:

- The proposal complies with all review standards of Section 20.09.120

Satisfies the design guidelines set forth in *Section 20.03.280: Downtown Edges Overlay; Design Guidelines*.

Findings:

- The proposal satisfies the Guidelines concerning Site Plan; Architectural Character; Mass, Scale and Form; Exterior Building Materials; Upper Story Windows; Entries; Pedestrian Interest; Mechanical Equipment and Service Utilities; and Lighting.
- The proposal satisfies Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9.
- The parking area satisfies Guidelines 3.24 and 3.25. The entry to the parking garage is located in the rear of the building and is hidden from view from the street. Windows similar to the upper story windows have been shown along the parking garage to provide a uniform look to the building.

The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the building environment of this overlay area.

Findings:

- The proposal provides a modern looking building that is still in keeping with traditional buildings in this area. The corner of the building has been designed to be visually appealing while also pedestrian friendly and continues in size and scale upward along both sides.

- The two separate modules of the building have different looks but still are unified in design materials.

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.

Findings:

- The proposal does utilize substantial sustainable development design features by reusing some of the existing nonhazardous building materials from the existing building, incorporating a solar array on the roof, utilizing all native species for the landscaping, on-site recycling, provision of bus passes for all tenants, and additional bicycle parking that will all be covered.

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

- 1.) The Petitioner shall revise the Landscape Plan and the Planning and Transportation Department must approve it, prior to receiving a grading permit.

Response: A condition of approval has been included to this effect.

- 2.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure, and commit to them in the Petitioner's Statement

Response: Although the petitioner has included many green building practices, the Department encourages them to continue to pursue any additional features.

- 3.) The Petitioner should develop a pervious paver maintenance plan for all future employees to follow to ensure the pavers continue to function properly

Response: A maintenance plan must be submitted prior to issuance of a grading permit.

- 4.) Petitioner shall submit for review a Construction Waste Management Plan as committed to in the Level One Incentives

Response: This is included as condition of approval #8.

CONCLUSION: This petition meets most of the DEO Development Standards. It includes various positive aspects related to larger City goals including compact urban form, contributing toward solving the community's diverse housing needs, sustainable development design, and innovative design.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the site plan based on the written findings and with the following conditions:

1. Petitioner must receive right-of-way encroachment approval for the required street lights and must install them before final occupancy will be issued.
2. The windows openings along the parking garage must be modified to include window sills similar to the windows on the upper floors of the building.
3. The curb along 3rd Street must be coordinated with any future changes to the Grant Street intersection.
4. Any closure or use of the right-of-way for staging or construction must be approved by the Board of Public Works. Petitioner shall continue to work with staff to minimize impacts of construction on the right-of-way.
5. The petitioner's submitted green building commitments shall be recorded as a Zoning Commitment at the Monroe County Recorder's Office prior to the issuance of a building permit.
6. The voluntary financial contribution to the housing fund must be received prior to issuance of a building permit.
7. The Petitioner shall revise the Landscape Plan and the Planning and Transportation Department must approve it, prior to receiving a grading permit.
8. The Petitioner shall submit for review a Construction Waste Management Plan as committed to in their petitioner statement.
9. A zoning commitment is required for the 4 off-site parking spaces that are being utilized for this project.

MEMORANDUM

Date: September 20, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-06-17, Mara Jade Holdings
318 E. 3rd Street

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. The site is zoned Commercial Downtown (CD) and is within the Downtown Edges Overlay District.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

The Landscape Plan submitted for this petition needs some minor revisions. The EC recommends that the Petitioner work with the Senior Environmental Planner to find appropriate plant species, and to print the date of preparation on the plan.

2.) GREEN DEVELOPMENT PRACTICES

The Petitioner is requesting Level One Incentives for this site, which can be found in 20.05.049. Obtaining the Level One Incentives requires very little in the way of environmental innovation, and it appears the Petitioner has met this standard. The practices below are the ones being committed to that enable the Petitioner to obtain Level One Incentives.

- a. Recycle and/or salvage of at least 50% of non-hazardous construction and demolition debris, and submission of a construction waste management plan to the Planning and Transportation Department.
- b. At least 10% (based on cost) of materials & products have been extracted, harvested, recovered, or manufactured within 500 miles of the project.
- c. At least 50% of driveways, pathways, & parking areas covered with permeable pavement.
- d. Mixed residential and nonresidential development.

e. Site located within one-quarter (1/4) mile of a Bloomington Transit stop, and is accessible for pedestrians.

In this case, the Petitioner is requesting Unified Development Ordinance (UDO) waivers for height, density, parking, commercial square footage, and first floor residential. However, the only waiver they can obtain from achieving the Level One Incentives is a density increase of 25%.

The four goals listed in the UDO, Green Development Practices (20.05.049 (a)) that apply to development incentives are found below (bold is added). However, the EC usually recommends green building and site design practices that exceed the Level One Incentive requirements. Therefore, these UDO goals are provided herein to help the Plan Commission decide if the project is “green” enough to justify the other waivers.

Goal 1: Structures and development that demonstrate **exceptional** efficiency in the use of energy and resources, and minimize their impact on the natural environment.

Goal 2: A landscaping and site design that makes an **exceptional** contribution to the quality of the natural environment.

Goal 3: A commitment to serve, in an **exceptional** manner, important public policy such as pedestrian-friendly, mixed-use development, affordable housing, or reduction in automobile travel.

Goal 4: A location that provides an **exceptional** opportunity for residents to walk or use public transit in lieu of automobile travel.

The EC applauds the petitioner for proactively committing to installing some solar photovoltaic cells to provide a small portion of the electricity consumption for the building; individually metering the units for electric, gas, and water; providing space for collecting recyclable materials; and providing passes for Bloomington Transit. Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO) and the Growth Policy Plan (GPP).

3.) PERVIOUS PAVER MAINTENANCE PLAN

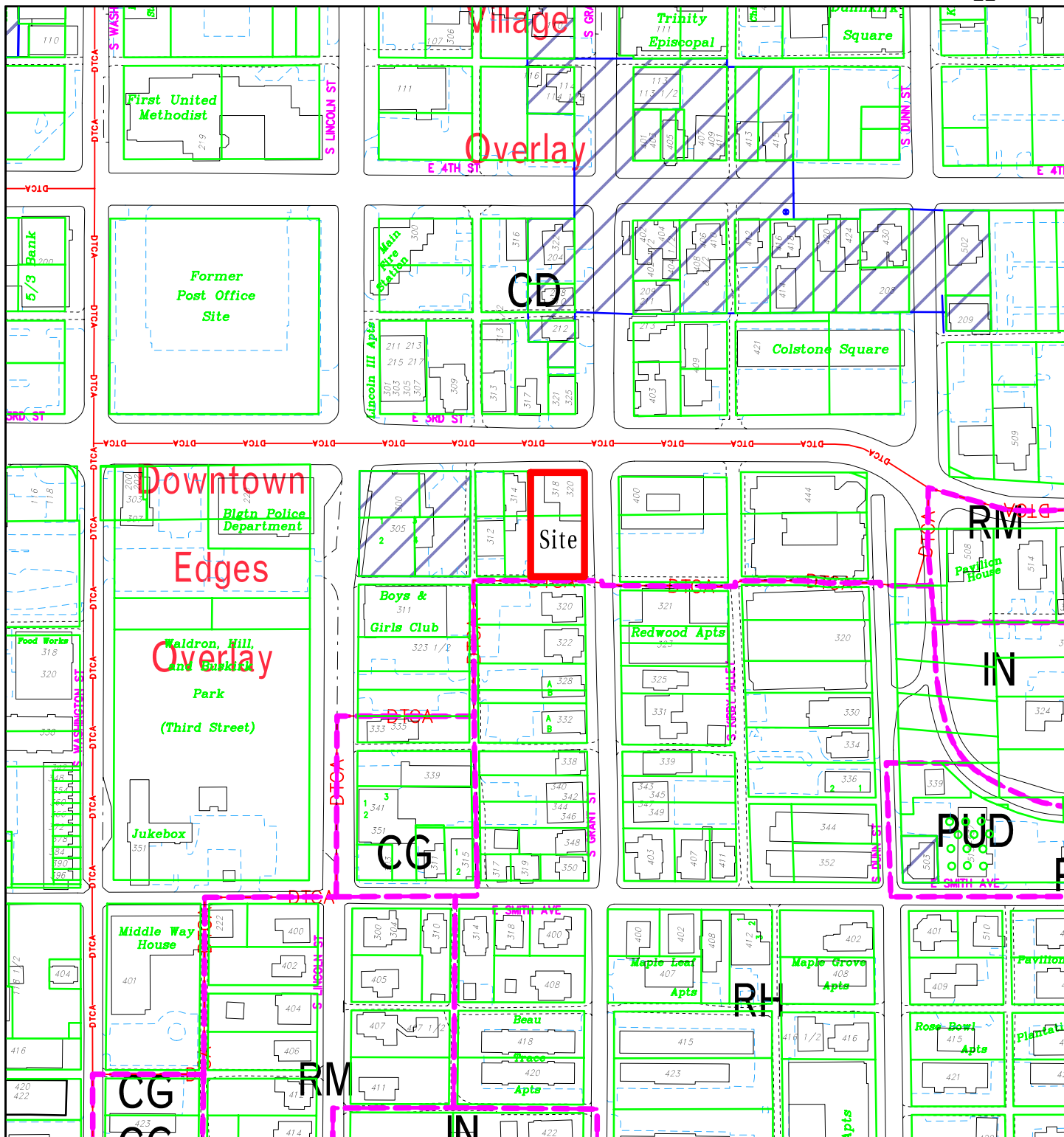
The Petitioner should develop a plan that outlines and describes the ways that the pervious pavers will be maintained through time. Pervious pavers will not continue to be functional if they become clogged with debris, so employees should be trained on how to follow the maintenance plan in perpetuity.

EC RECOMMENDATIONS

1.) The Petitioner shall revise the Landscape Plan and the Planning and Transportation

Department must approve it, prior to receiving a grading permit.

- 2.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure, and commit to them in the Petitioner's Statement.
- 3.) The Petitioner should develop a pervious paver maintenance plan for all future employees to follow to ensure the pavers continue to function properly.
- 4.) The Petitioner shall submit for review a Construction Waste Management Plan as committed to in the Level One Incentives.



SP-06-17 Mara Jade Holdings, LLC

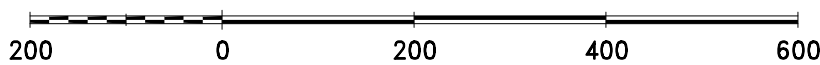
318 E 3rd Street

Plan Commission

Site Location, Parcels

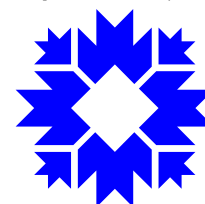
By: greulice

28 Sep 17

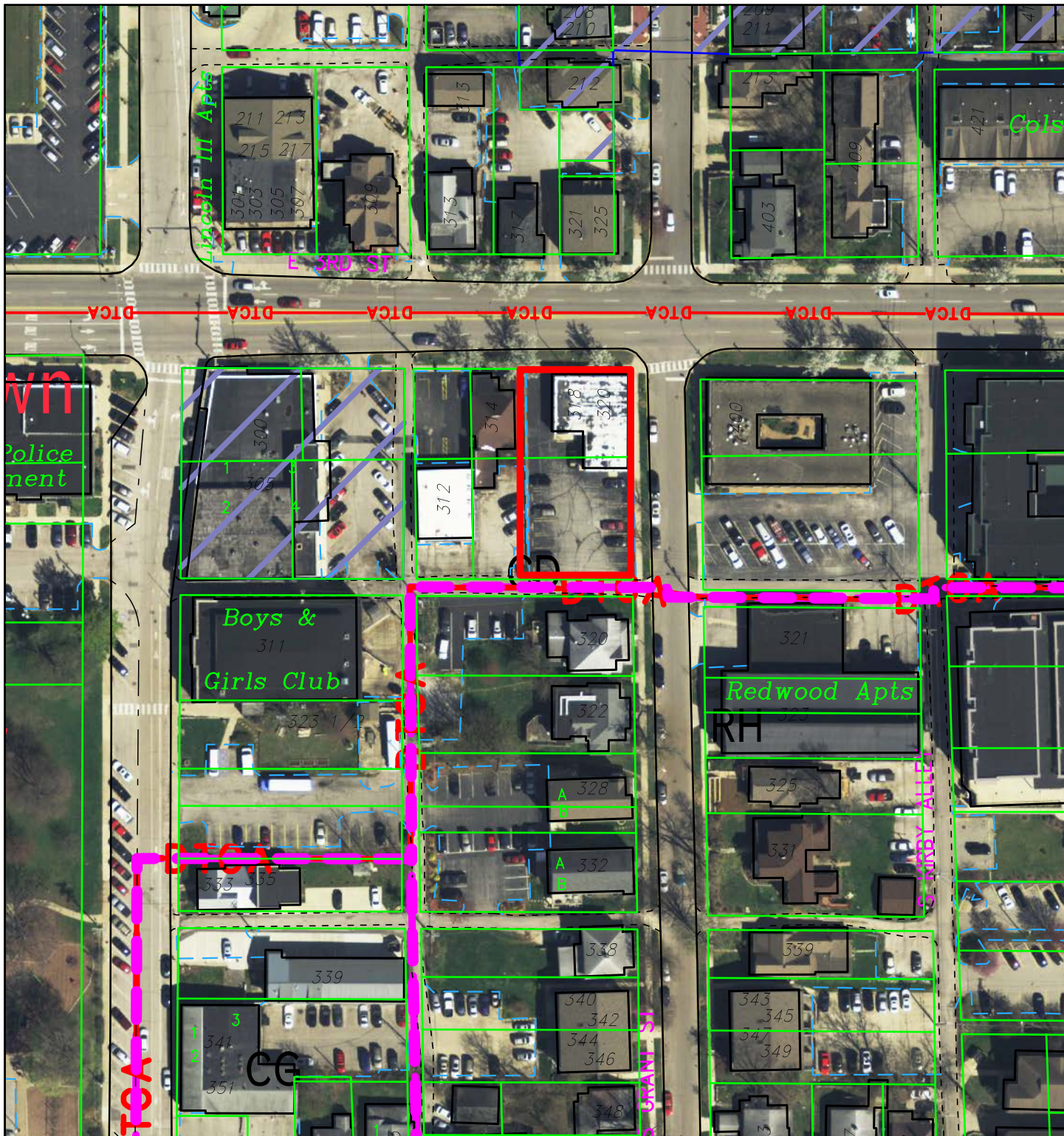


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



SP-06-17 Mara Jade Holdings, LLC

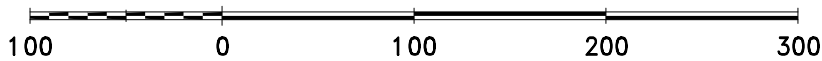
318 E 3rd Street

Plan Commission

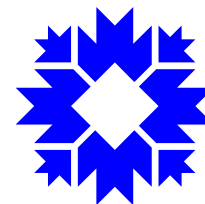
2016 Aerial Photograph

By: greulice

28 Sep 17



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

KIRKWOOD
designstudio
PC

September 26, 2017

Mr. Eric Gruelich
Department of Planning and Transportation
Bloomington, IN 47404

Re: Plan Commission Submittal for
318-320 East Third Street

Dear Eric,

Kirkwood Design Studio appreciates the opportunity to submit a planning proposal for the property at the southwest corner of Grant Street and Third Street, also known as 318-320 East Third Street. The project is a proposed four-story mixed-use building with first floor commercial, residential units and parking, and upper level residential units.

PROJECT LOCATION: The project is located on the southwest corner of Grant Street and Third Street, also known as 318-320 East Third Street. The site is well served with existing utilities, streets, sidewalks, transit systems, and community amenities within close proximity. The site is within a 15 minute walking distance of amenities such as a public park, the main transit station, 3 grocery stores, the post office, the Monroe County Library, numerous churches, banking institutions, restaurants, and governmental offices. Most notably the site is within 2 blocks of the celebrated Southwest edge of Indiana University Campus along the Third Street Corridor.

OBJECTIVES: The project site is zoned Commercial Downtown and lies within the Downtown Edges Overlay. The current site is .26 acres and contains a one story building on less than one-half of the site and paved parking on the remainder. It is the petitioner's intent to build a structure that contributes to the character of the area and meets the Level One Incentives of the Green Development Incentives. Additionally the petitioner will be seeking waivers within this approval for Height, Density, Parking, Commercial Square Footage, and First Floor Residential.

The petitioner recognizes the need for developments to be responsive to the needs of the community and to provide a demonstrated public benefit, particularly when seeking approval for waivers. In recognition of this requirement and in response to the Mayor's various initiatives, the petitioner has reached an agreement with the City of Bloomington to make a contribution to the City for affordable housing (please see attached letter regarding the agreed contribution).

ACCESS: Currently, the property only has vehicular access from a south platted alley. This alley currently extends to Grant Street. This project is proposing to maintain the same vehicular access point at the south alley to keep with no new road cuts onto Grant Street or East Third Street. The current access point at the south alley will provide access to the proposed parking area under the upper floor residential units. We have also consulted with the Fire Department to verify that their vehicles will be able to access the site from both Grant Street and East Third Street.

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WATER AND SEWER:

Domestic water service and fire protection service to the new building will be from the east after being connected to the existing 24" water main. Sanitary sewer to the new building will be also be connected to a public main to the east in Grant Street.

PRETREATMENT:

There is a possibility of a restaurant in the proposed commercial portion of the building. Therefore, the petitioner will be required to pre-treat the site's effluent prior to accessing the public sanitary sewer. The petitioner will be working with CBU to meet these requirements.

LANDSCAPING:

Interior site landscaping has been provided to bring the property into compliance. The proposed interior site landscaping will comprise of native species. The plantings will also be carefully selected drought-resistant species to encourage low water usage on this site. Street trees have already been provided in designated tree plots on the north and east sides of the site. The project proposes to protect these existing street trees during construction.

DRAINAGE AND WATER QUALITY:

This site currently has storm water drainage sheet flow primarily to the southwest. As reflected on the site plan, the petitioner will be installing three areas of pervious paver systems with under-slab drainage pipes. These areas allow for the storm water to permeate through openings in the pavers and the pavers will then cleanse the storm water of some oils and other contaminants. After storm water is filtered through the sand between the pavers and into the under-slab piping, these pipes will be connected to a proposed drainage system located at the west of the property. This drainage system will then be connected to the public storm water facilities on East Third Street.

BUILDING ORGANIZATION AND DESIGN:

The proposed building is a 4-story mixed-use building. The first floor would predominantly be parking for 18 vehicles. It would also include a small commercial space for the management company overseeing the facility. The balance of the first floor will be utilized for 2 accessible studio dwelling units. The three upper floors of the building would house 11 studio units per floor for a total of 33 upper studio units. The corridors would be open-air between the two stairways serving the building.

The building design is responding to the guidelines set forth in the Downtown Vision Plan with a respect to traditional patterns but in a more streamlined, simplified aesthetic. The building is set up with a strong masonry base and middle, complemented with a fiber cement board panel system at the top. The building is further capped with a simple, but dominant metal cornice. A metal and glass curtain wall system has been proposed as a dominant element to celebrate the corner. The window patterns maintain a vertical emphasis, as shown in the double hung windows. The glass and metal curtain-wall element becomes a focus for the vehicular East Third Street traffic as well as a corner element for those heading south on Grant Street into the neighborhood.

First Floor Void-to-Solid required:	void area shall be a minimum of 40%
First Floor Void-to-Solid Actual-North Elev:	void area is 45%
First Floor Void-to-Solid Actual-East Elev:	void area is 40%

Upper Floors Void-to-Solid required:	void area shall be a minimum of 20% and no more than 70%
Upper Floors Void-to-Solid Actual - North El:	void area is 45%

Upper Floors Void-to-Solid Actual - East Elev: void area is 29%

Percentage of CMU on the North Elevation: 12.3%

Percentage of CMU on the East Elevation: 10.0%

The building modulation along Third Street is off-set with the curtain wall overhang of 3' and recessed entries. Along Grant Street the building face steps back 1'10" at the balcony/residential entry area and steps forward again for 3' at the southern bay.

The building materials are predominantly masonry with Ground Faced CMU at the first floor and Brick at the 2nd and 3rd floors. This area is further detailed with limestone trim. The upper register of the building is fiber cement board panels with an aluminum reveal system, capped off with a metal cornice line. The first floor retail area is aluminum storefront and the corner element is an aluminum curtain wall/storefront system with low-e glazing and metal panels.

In response to the input received from Schmidt Associates, we were able to respond to the following concerns: In response to the overall concern of unifying the building character, we incorporated a fiber cement board panel system at the top of the building to further unify the building character. Lastly, we looked to align the Grant Street balconies and entry with the more contemporary aesthetic of the corner curtain wall treatment.

DENSITY:

The project site is .26 acres and zoned Downtown Commercial in the Downtown Edges Overlay. The Allowable Density in the Downtown Edges Overlay is 20 units per acre. The .26 acres equates to a Dwelling Unit Equivalency of 5.2.

Additionally, the petitioner intends to meet/utilize the Level One Incentives, subsection (b) of the Green Development Incentives. Developments that meet the Level One Incentives of the Green Development Incentives are allowed to increase the maximum residential density by 25%. This results in an allowable Dwelling Unit Equivalency of 6.5 units ($5.2 * .25 = 6.5$).

The project is proposed as 3 floors of Studio Units with 11 Studio Units per floor, and an additional 2 Studio units on the ground floor for a total of 35 units.

The building is not proposed with an elevator. The two ground floor units would be designed as accessible units in line with the Americans with Disability Act. The total of 35 studio units equate to a DUE of 7.0 for which we would be requesting a waiver to exceed the density prescribed.

ALLOWABLE DUE: $11,335 \text{ sf} / 43560 \text{ sf/acre} = .26 \text{ acres} \times 20 \text{ units/acre} = 5.2 \text{ Dwelling Units}$
Allowable Density Increase with Level 1 Green Initiatives is 25% $\times .25$
Total Allowable Density utilizing Green Incentives (identified further below): = 6.5 Dwelling Unit Equivalency

Utilizing all studio units at an assigned .20 per unit would allow 32.5 Allowable Studio Units

PROPOSED DUE: number of Studio Units this project 35.0 Proposed Studio Units.
Dwelling Unit Equivalency of 35 Units at .20 DUE/Unit 7.0 Dwelling Unit Equivalency

The Owner is seeking a waiver in density to allow for an additional .5 in Dwelling Unit Equivalency.

HEIGHT:

The height limit set within the Downtown Edges Overlay is 35'. This particular site is located along one of the major east-west corridors and sits as one of the lone parcel between the University Village to the north, and the Residential High Density zone which starts immediately across the alley to the south. Each of the adjacent zones have a higher allowable height: The University Village Overlay has a 45' height limit and the Residential High Density zone adjacent to this site has a height limit of 55'. From an urban flow perspective it seems that the buildings, located directly on Third Street should be of a similar height (or even taller) than the buildings located directly south of Third Street. Thus, it seems that height limit at this site, along this busy vehicular corridor, should be more similar to the height limit in the zone located directly to the south of the property (on the other side of the alley) rather than lower than it.

The petitioner is seeking a height waiver from the 35' height limitation for a building height of 48'.

PARKING:

Parking Spaces Required: 35 dwelling units X .8 spaces per unit = 28 required parking spaces

Parking Spaces Provided: 18 on-site parking spaces and 4 off-site spaces within 300' = 22 provided parking spaces

Within the urban context of Bloomington, this site is located in a very walk-able position to many of the community amenities, as well as just being a two-block walk to Indiana University. The proximity of the site to Indiana University suits a minimal car experience that is encouraged within the community. To further support this lifestyle and minimize demand on parking from the development the petitioner will provide passes for Bloomington Transit to all residents of the building at no additional cost. The development will also be providing more than 100% of the required bicycle parking spaces in long-term Class I Bicycle Parking Facilities, or in covered Class II Bicycle Parking Facilities. This is being done to help further reduce demand on parking for the project and to help encourage a minimal car experience for the community.

The petitioner is seeking a waiver of 6 parking spaces from the parking standards given the proximity of the site to Indiana University, the provision of bus passes for Bloomington Transit to all residents of the property and the inclusion on-site of more than 100% of the required bicycle parking spaces in long-term Class I Bicycle Parking Facilities (6), in covered Class II Bicycle Parking Facilities (7), or in uncovered Class II Bicycle Parking Facilities (5).

BIKE STORAGE/PARKING:

A total of **18** bike parking spaces are included in this development. This includes (7) covered Class II Bicycle Parking Spaces, (5) uncovered Class II Bicycle Parking Spaces, and (6) long-term Class I Bicycle Parking Spaces. The 6 long-term Class I Bicycle Parking Space are located on the first floor of the building, adjacent to the commercial space, accessible through the entrance to the upper level residential units. The 5 uncovered Class II Bicycle Parking Spaces and the 7 covered Class II Bicycle Parking Spaces are located on the east side of the building. are located on the east side of the building, east of the residential entry.

The inclusion of 18 on-site bicycle parking spaces in long-term Class I Bicycle Parking Facilities (6), uncovered Class II Bicycle Parking Facilities (5), or in covered Class II Bicycle Parking Facilities (7) is more than 100% of the required on-site bicycle parking spaces and is additional green and sustainable development feature that is not required for this development to meet the Level One Incentives Green Development Incentives. Petitioner believes the inclusion of bicycle parking spaces encourages the minimal car experience advocated by the community.

COMMERCIAL SPACE:

The Downtown Edges Overlay provides that 50% of the first floor be utilized for commercial space. In trying to meet the parking requirements/standards within the dimensions/limitations of the site, the commercial space has been minimized. The proposed Commercial space is intended for use by the property management company that will manage the development on a daily basis.

Required First Floor Commercial Space: 3,660 sq ft
Provided First Floor Commercial Space: 757 sq. ft

The balance of the first floor is proposed as First Floor Residential

FIRST FLOOR RESIDENTIAL:

The petitioner is further requesting to utilize part of the first floor space for two accessible studio dwelling units. The amount of this first floor space is 840 sq ft to be divided into two units of 420 sq ft and 420 sq ft. Given that the petitioner has owned his building for over 10 years and has encountered significant problems in leasing the commercial space, he believes this is the best and highest use of space.

GREEN AND SUSTAINABLE DEVELOPMENT INCENTIVES:

Petitioner intends to utilize the Level One Incentives of subsection (b) of the Green Development Incentives, as described in Sections 20.05.049 and 20.07.200 of the City of Bloomington Municipal Code. In order to meet the requirements of subsection (b) of the Green Development Incentives the petitioner will meet two Sustainable Development Practices in Goal One, one Sustainable Development Practice in Goal Two, one Sustainable Development Practice in Goal Three, and one Sustainable Development Practice in Goal Four.

Developments that meet the Level One Incentives of the Green Development Incentives are allowed to increase the maximum residential density by 25%. These are illustrated on the Green Incentive Worksheet.

ADDITIONAL GREEN AND SUSTAINABLE DEVELOPMENT FEATURES

In addition to meeting the requirements for Level One Incentives of the Green Development Incentives, the petitioner will be incorporating several additional green and sustainable development features:

- The development will include solar panels that will provide electricity for the common areas and the exterior lighting of the building helping to reduce greenhouse gas emissions from the development;
- All units will be individually metered for electric, gas, and water, to increase incentives for tenants to reduce energy and water use;
- The petitioner will provide space on-site for recycling materials to be stored for collection;
- The petitioner will provide passes for Bloomington Transit to all residents of the building at no additional cost. By providing Bloomington Transit passes to all residents of the building at no cost, the petitioner hopes to further reduce the impact of greenhouse gas emissions from the development on the community;
- The development will also be providing more than 100% of the required bicycle parking spaces in long-term Class I Bicycle Parking Facilities, or in covered Class II Bicycle Parking Facilities to further reduce demand on parking from the project and to help encourage a minimal car experience.

CLOSING:

Given that this particular site is located immediately adjacent to a Residential High Density zone, and along the major east-west corridor of Third Street, we think the increase in density and height are supportable, particularly given the proximity to downtown, the IU Campus, and the multitudes of public amenities and private commercial services. We have provided a design that respects the vision for Bloomington while also striving to look forward. This development will meet the Level One Incentives of the Green Development Incentives as well as integrate additional green features not required to meet the Level One Incentives that have a direct benefit to those inhabiting the building as well as those looking to support more sustainable systems for our community at large. The owner recognizes the need for developments to be responsive to the needs of the community/provide a demonstrated public benefit and as such has reached an agreement with the City of Bloomington to make a contribution to the City for affordable housing. We have looked to optimize a site where the infrastructure and amenities can best support a higher density. We ask that you consider support of this project with the requested waivers as a development that serves as a positive example of a smaller scaled mixed-use, green oriented infill building that support the character as well as the initiatives important to the community at large.

Sincerely,

KIRKWOOD DESIGN STUDIO, P.C.



Mary J. Krupinski, AIA

Mara Jade Holdings, LLC

404 East 75th Street, Apt 5E
New York, New York 10021

September 6, 2017

Eric Greulich
Zoning Planner
City of Bloomington Planning Department
greulice@bloomington.in.gov

**Re: 318-320 E. Third Street, Bloomington, IN
Case #SP-06-17**

Dear Eric:

This correspondence is to memorialize our discussions concerning the above case number assigned to the project proposed for 318-320 E. Third Street (the "Project"). I appreciate your input in helping determine what donation might be appropriate in regard to the Mayor's initiatives while still taking into account the financial realities facing this Project.

Mara Jade Holdings is pleased to work with the City in regard to the Mayor's various initiatives. In that regard, I will commit to a contribution in the amount of \$150,000.00 to the City for affordable housing (the "Contribution"). From our review of donations made by previous developers, the amount of the Contribution is appropriate based upon the number of units and the requested waivers/variances required for the Project. The Contribution will be made upon the issuance of valid occupancy permits for all units in the Project (the "Occupancy Permit") in accordance with the project plans.

The Contribution is being made voluntarily pursuant to I.C. 36-1-24.2-4.

I understand the Mayor has many initiatives, and I appreciate the City's determination that the Contribution is acceptable in regard to meeting those initiatives. I also appreciate your understanding the need to have a predictable development process for the Project to remain fiscally sound. To that end, I have copied Adam Wason and Alex Crowley on this correspondence.

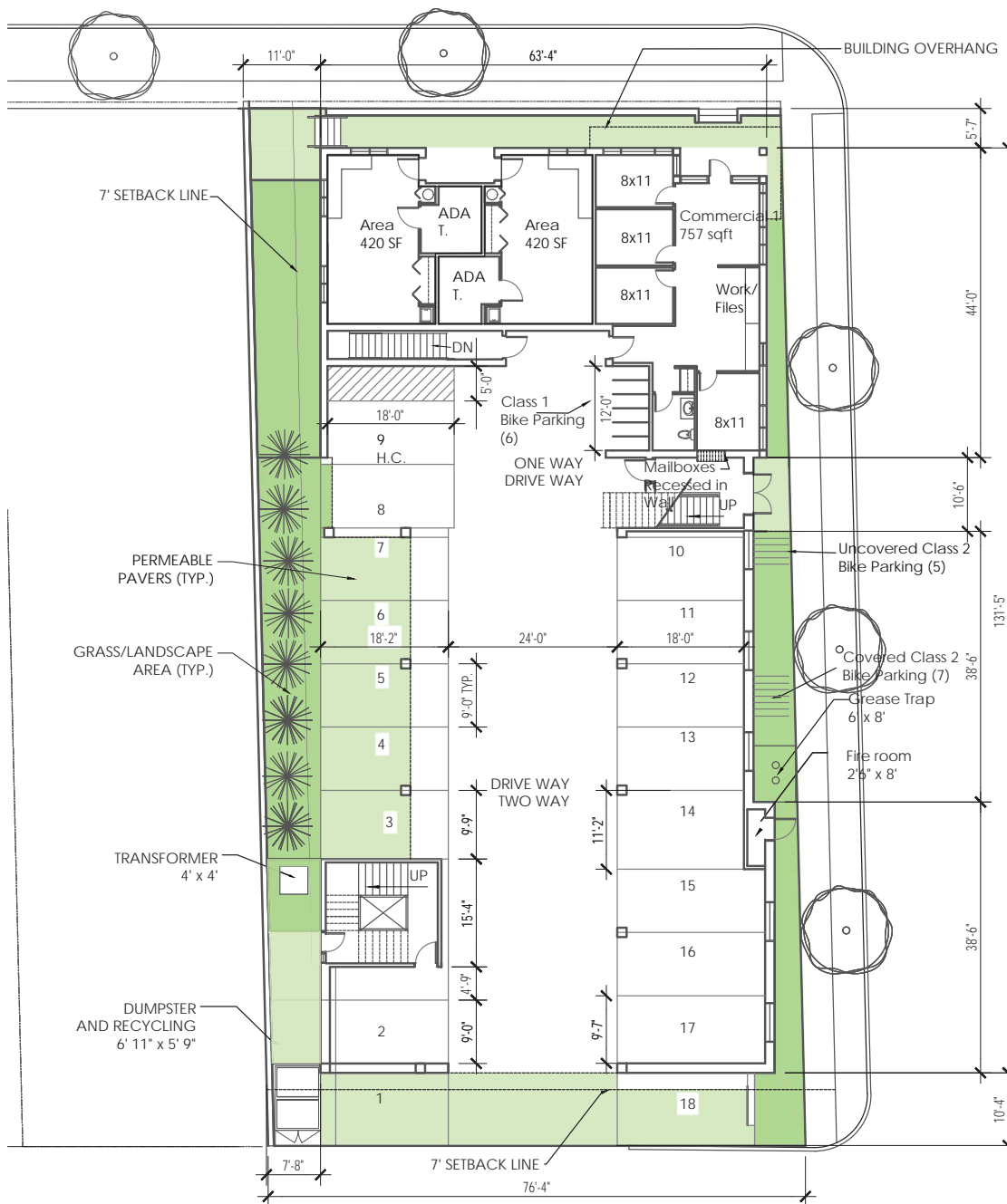
Thank you again for your time and cooperation in this matter.

Best Regards,

Michael Brans, as member
of MARA JADE
HOLDINGS, LLC

CC: Alex Crowley, Director
City of Bloomington Economic and Sustainable Development
crowleya@bloomington.in.gov

Adam Wason, Director
City of Bloomington Department of Public Works
wasona@bloomington.in.gov



ASITEPLAN

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



ALLOWABLE DENSITY:

ACREAGE: 148.5 * 76.33 = 11,335 SF
 11,335 SF / 43,560 SF/ACRE = **.26 ACRE**

ALLOWABLE DENSITY: 20 UNITS/ACRE
 UNITS ALLOWED: **5.20 UNITS**
 GREEN INITIATIVE ALLOWANCE *.25% = **6.5**

EQUIVALENCY: 35 STUDIOS @ .20 = 7.0
ACTUAL: 7.0 UNITS

COMMERCIAL:

COMMERCIAL REQUIRED: 3660 SF GROSS
 COMMERCIAL ACTUAL: 757 SF GROSS

PARKING: CAR

35 UNITS * .8 PER UNIT REQUIRED = 28.0
 COMMERCIAL - NONE REQUIRED = 0
 TOTAL PARKING PROVIDED = 18 + 4 OFF SITE

PARKING: BIKE

ENCLOSED BIKE PARKING PROVIDED = 6
 OUTSIDE BIKE PARKING PROVIDED = 11
 TOTAL BIKE PARKING PROVIDED = 17

IMPERVIOUS COVERAGE:

TOTAL LOT COVERAGE: 11335 SF - 100%
 ALL IMPERVIOUS SURFACES: 7936 SF - 70.0%
 ALL PERVIOUS SURFACES: 3396 SF - 30.0%
 IMPREVIOUS SURFACES ALLOWED: 70%

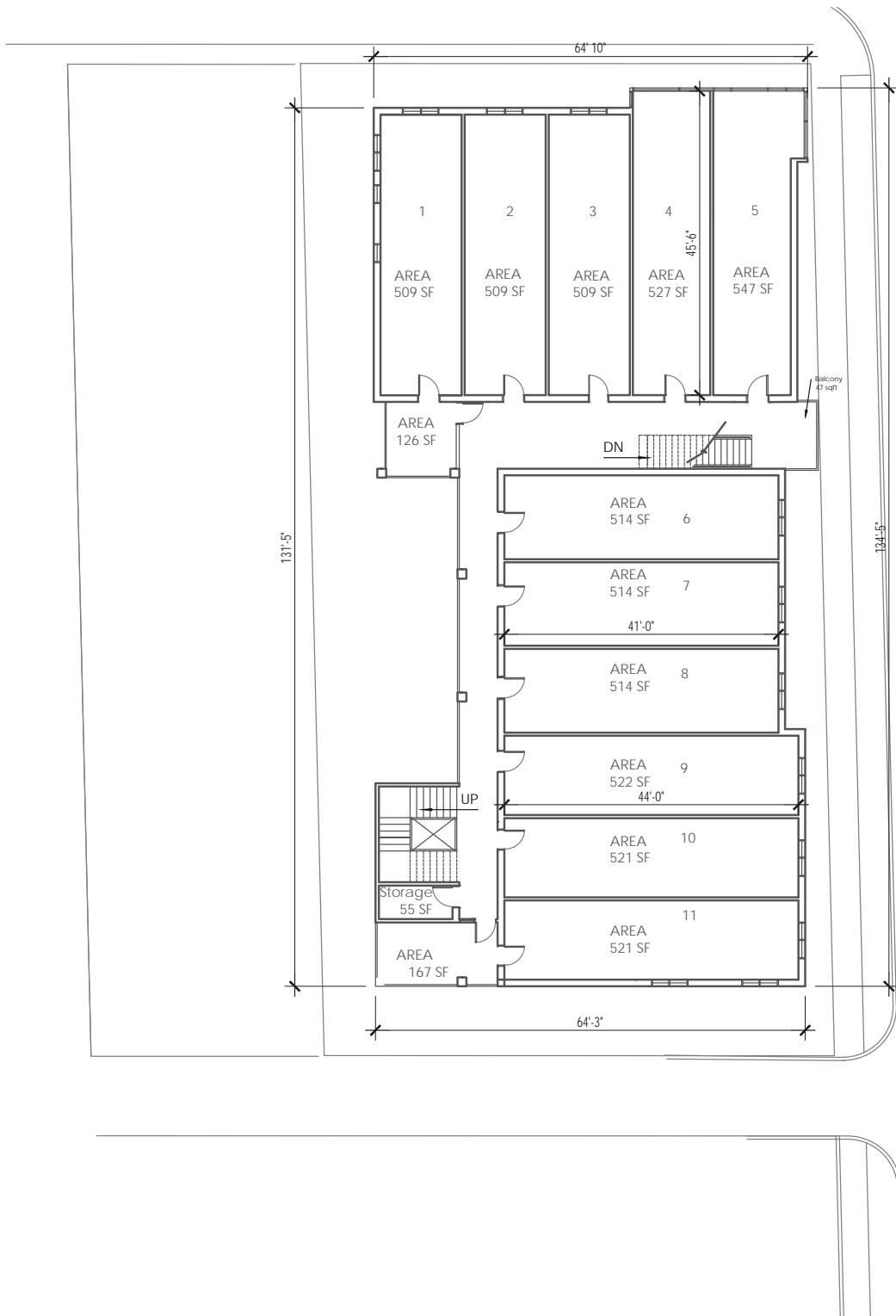


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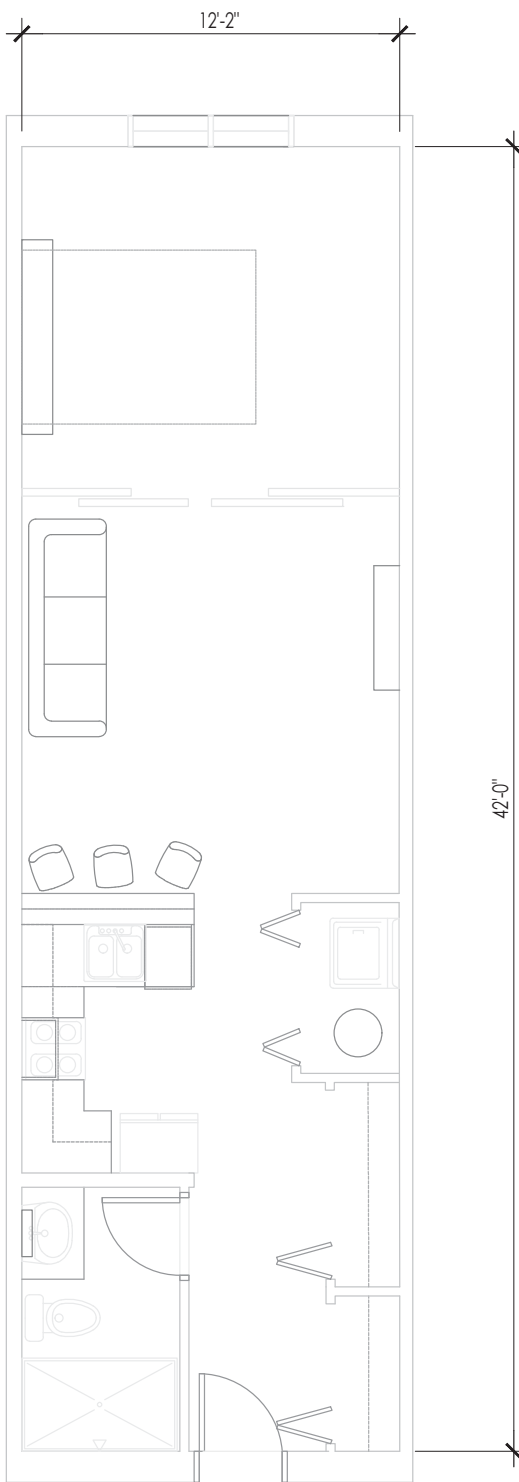
DRAWING NO.: SITEPLAN
 PROJECT NO.: 2016-07
 DATE: 09/26/17



A TYPICAL FLOOR PLAN 2, 3 & 4

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





A TYPICAL STUDIO FLOOR PLAN

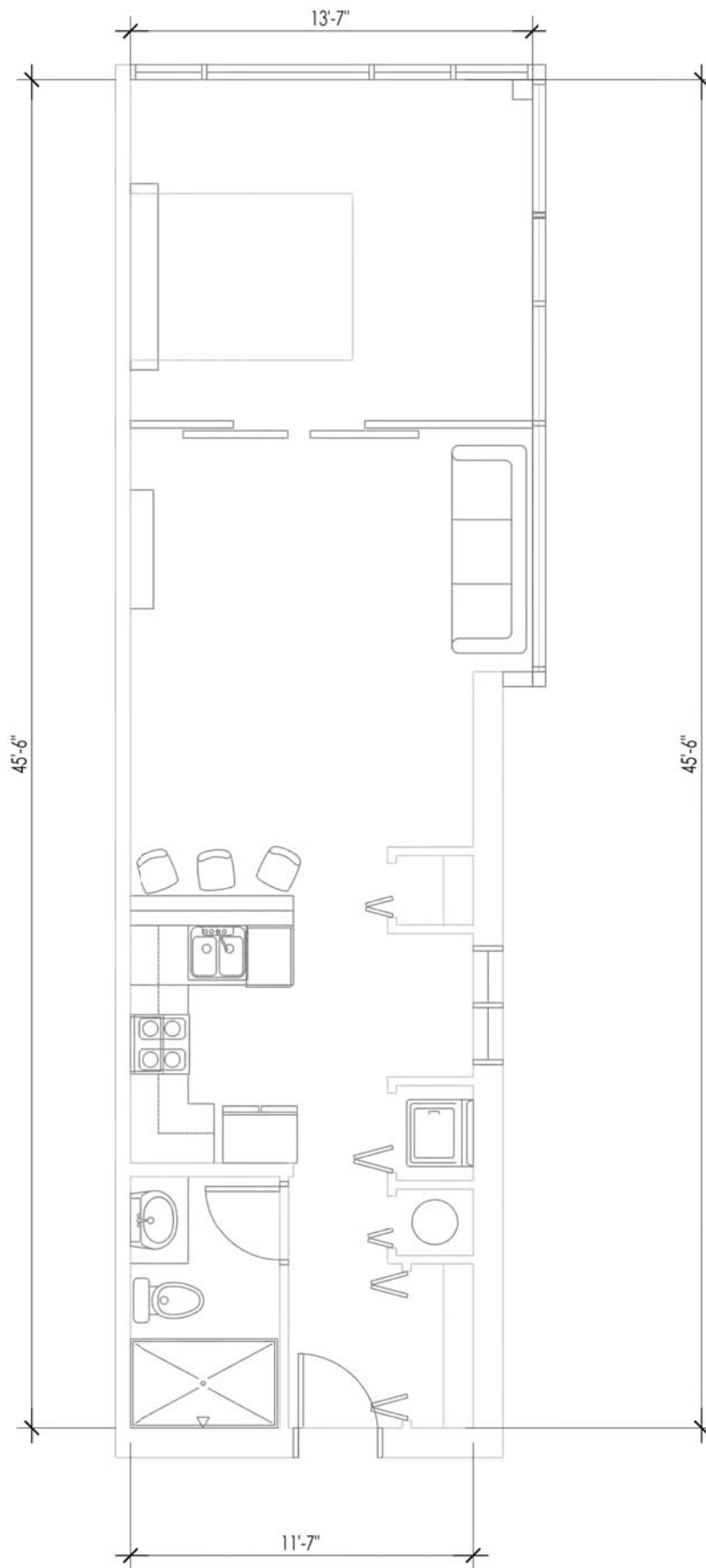
SCALE: 1/4" = 1'-0"

3RD & GRANT



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DRAWING NO.: PLAN
PROJECT NO.: 2013-27
DATE: 07/26/13



A CORNER STUDIO FLOOR PLAN

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

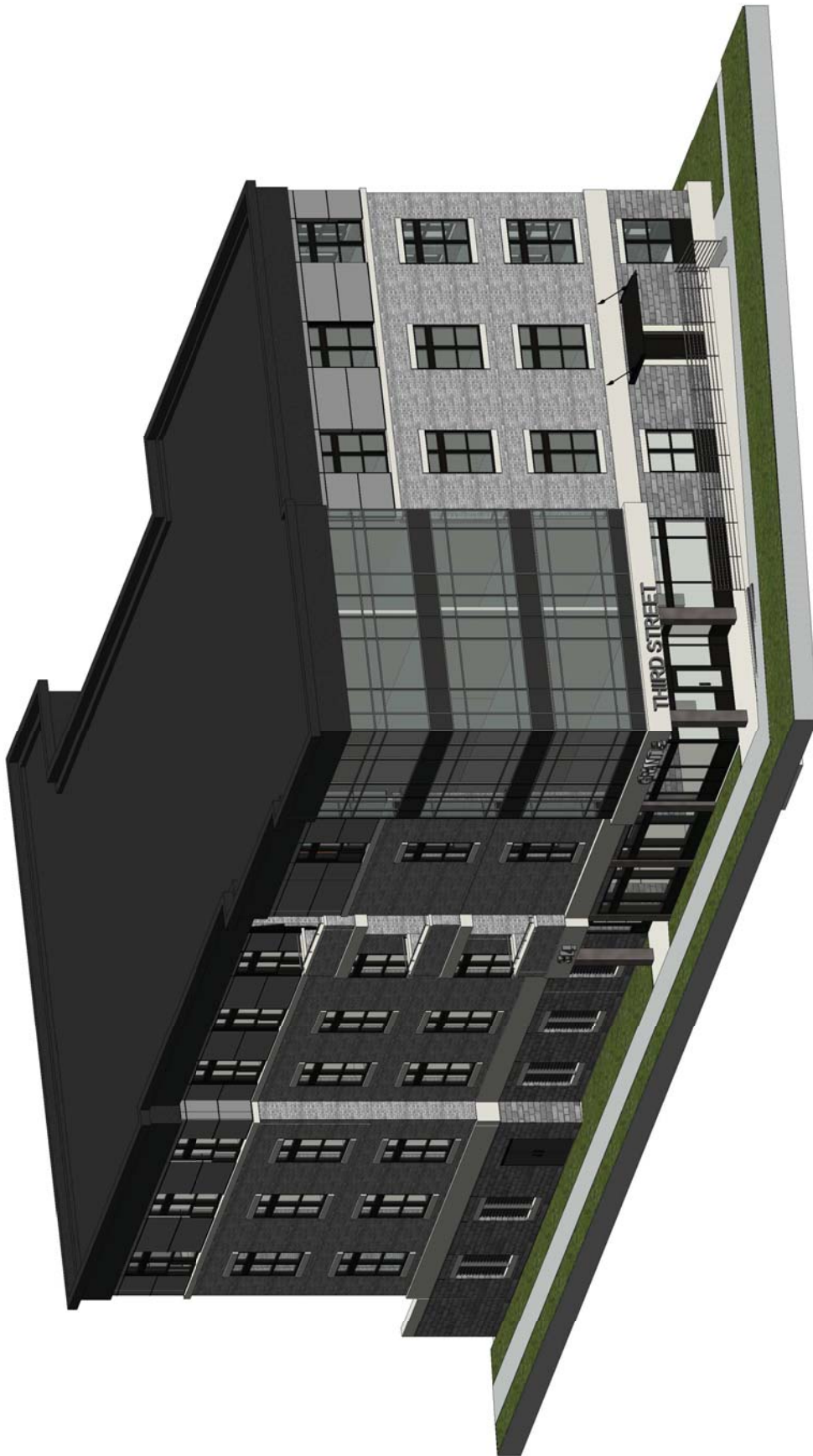
3RD & GRANT



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DRAWING NO.: -
PROJECT NO.: 2016-07
DATE: 9/4/2017



3D BASIC VIEW 3

Project number 2016-07
 Date 9-22-2017
 Drawn by SN
 Checked by MK

A102

Scale

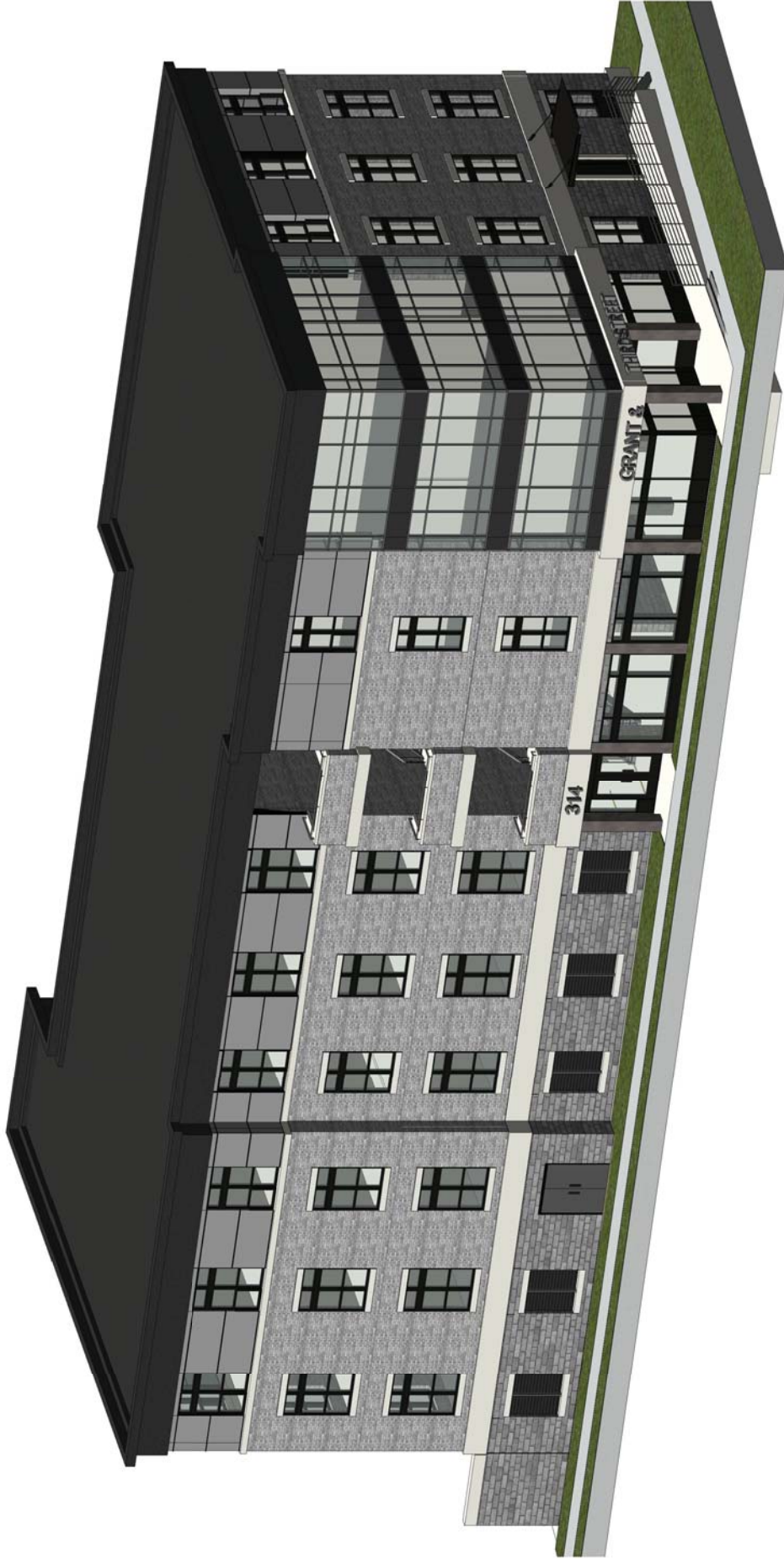
No.	Description	Date

3rd & Grant

2016-07



www.autodesk.com/revit



www.autodesk.com/revit

3rd & Grant

2016-07

No.	Description	Date

3D BASIC VIEW 1

Project number 2016-07

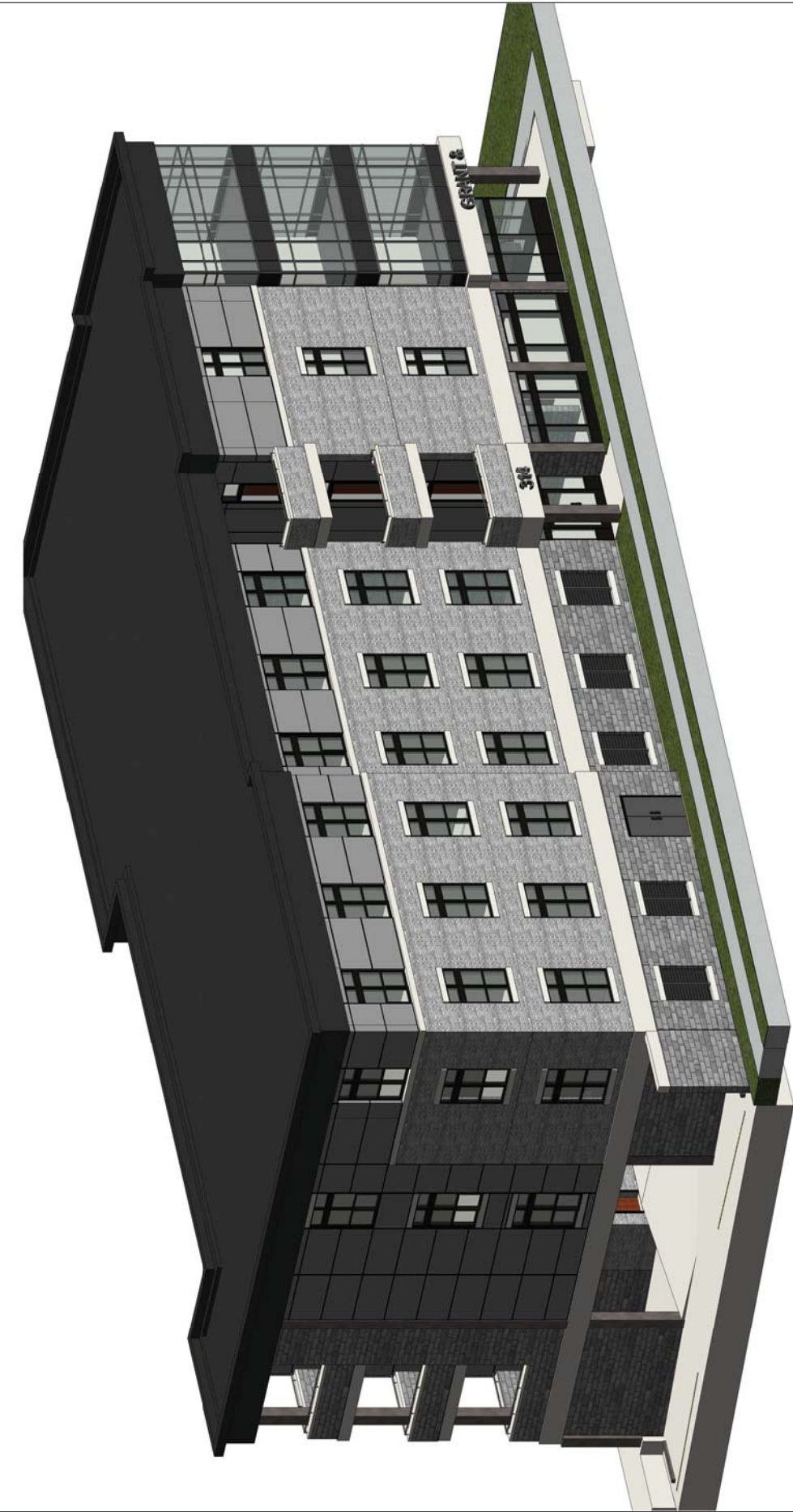
Date 9-22-2017

Drawn by SN

Checked by MK

A100

Scale



www.autodesk.com/revit

3rd & Grant

2016-07

No.	Description	Date

3D BASIC VIEW 4

Project number 2016-07

Date 9-22-2017

Drawn by SN

Checked by MK

A103

Scale



3D BASIC VIEW 2

Project number 2016-07

Date 9-22-2017

Drawn by SN

Checked by MK

A101

Scale

No.	Description	Date

3rd & Grant
2016-07

AUTODESK
www.autodesk.com/revit



EAST ELEVATION

Project number	2016-07	A107	Scale: 3/32" = 1'-0"
Date	9-22-2017		
Drawn by	SN		
Checked by	MK		

No.	Description	Date

3rd & Grant
2016-07


AUTODESK
www.autodesk.com/revit



1 North
3/32" = 1'-0"

NORTH ELEVATION	
Project number	2016-07
Date	9-22-2017
Drawn by	SN
Checked by	MK
A108	
Scale: 3/32" = 1'-0"	

No.	Description	Date

3rd & Grant
2016-07

AUTODESK
www.autodesk.com/revit



SOUTH ELEVATION

Project number	2016-07	A109	Scale: 3/32" = 1'-0"
Date	9-22-2017		
Drawn by	SN		
Checked by	MK		

No.	Description	Date

3rd & Grant
2016-07

AUTODESK
www.autodesk.com/revit



WEST ELEVATION

Project number 2016-07
 Date 9-22-2017
 Drawn by SN
 Checked by MK

A110

Scale 3/32" = 1'-0"

No.	Description	Date

3rd & Grant

2016-07



www.autodesk.com/revit



STREET VIEW 1	
Project number	2016-07
Date	9-22-2017
Drawn by	SN
Checked by	MK
	Scale
	A111

No.	Description	Date

3rd & Grant
2016-07

AUTODESK
www.autodesk.com/revit



EAST ELEVATION

Project number	2016-07	A107
Date	9-19-2017	
Drawn by	SN	
Checked by	MK	
		Scale: 3/32" = 1'-0"



NORTH ELEVATION	
Project number	2016-07
Date	9-19-2017
Drawn by	SN
Checked by	MK
A108	
Scale: 3/32" = 1'-0"	



THIRD STREET

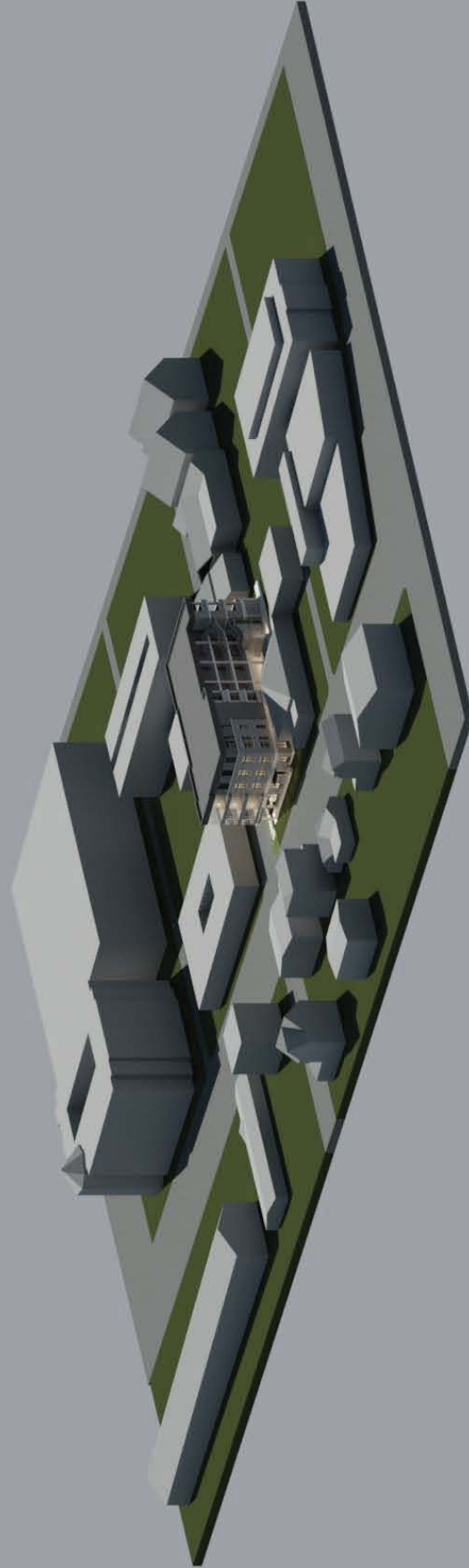
GRANTA

314

Existing Elevations Perspective



Existing Elevations Aerial







Potential Elevations Perspective

Potential Elevations Perspective



Potential Elevations Aerial



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 335, 325, 337 S. Walnut St.**

**CASE #: SP-26-17
DATE: October 2, 2017**

PETITIONER: H.M. Mac Development, LLC
112 E. 3rd St, Bloomington

CONSULTANTS: Smith Brehob & Associates
453 S. Clarizz Blvd, Bloomington

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

BACKGROUND:

Area: 0.89 acres
Current Zoning: CD – Downtown Core Overlay
GPP Designation: Downtown
Existing Land Use: Multi-tenant Office
Proposed Land Use: Commercial / Dwelling, Multi-Family
Surrounding Uses: North – BT transit station
 West – Business/Professional Office
 East – Business/Professional Office/Multi-family residences
 South – Project School

REPORT: The property is located at 321-331 S. Walnut Street and is zoned Commercial Downtown (CD) and is within the Downtown Core Overlay. The property contains two one-story, multi-tenant office buildings which also includes the Rhino's youth center. Surrounding land uses include the Bloomington Transit bus station to the north, the Project School to the south, and business/professional offices to the east and west.

The petitioner is proposing to remove the existing buildings and construct a 4-story, mixed-use building. The new building will contain 60 dwelling units, 168 bedrooms, 103 parking spaces, and 11,838 sq. ft. of ground floor commercial space. The petitioner has stated that one of the proposed commercial spaces has been set aside to allow for Rhino's youth center to be relocated on this site. A split level parking garage is proposed with one entrance on Walnut Street and one entrance off of the alley to the north. The petitioner is still in final conversations on the diverse housing component that will be offered with this petition.

The ground level of the building will be finished in brick and storefront glazing with the upper floors utilizing a metal panel siding. The petitioner has committed to several green building features with this project and also will be setting aside 3 of the units for work force housing in order to address community's housing diversity needs. There is an existing tree plot along Walnut Street that will be lengthened due to the removal of an existing drive cut. New street lights and bicycle parking are required and will be installed within the right-of-way with this petition.

Plan Commission Site Plan Review: Three aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.090. Those aspects are as follows:

The Plan Commission shall review:

- Any proposal that is adjacent to a residential use.
- Any multi-family residential project with more than 100 bedrooms.
- Any proposal that does not comply with all of the Standards of *Section 20.03.120: Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards*.
 - The proposal does not comply with 20.03.120(a)(1): Maximum Residential Density
 - The proposal does not comply with 20.03.130(c)(3): Building Height Step Back
 - The proposal does not comply with 20.03.120(e)(2): Ground floor non-residential uses

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Downtown Core Overlay (DCO) is 60 units per acre. The petition site is 0.89 acres. The petitioner is proposing:

Unit Type	Number of Units	Number of Beds	DUE's
Studio	3	3	0.6
1-Bedroom	18	18	4.5
3-Bedroom	21	63	21
4-Bedroom	6	24	9
5-Bedroom	12	60	24
			59.1 DUE

This petition would have 59.1 DUE's and is 0.89 acres in size, so the proposed density is 66.4 units per acre which exceeds the 60 units per acre allowed. The petitioner has requested to utilize the Level One incentives of the Green Development Incentives which allows for a 25% increase in density and has outlined how they are meeting the required goals for that incentive in their petitioner statement and exhibit labeled "Urban Station Phase 2 Sustainable Practices".

Ground Floor Commercial Use: The Downtown Core Overlay district requires that 50% of the ground floor be used for non-residential space. The building would be required to have 14,850 sq. ft. of ground floor be utilized for non-residential space and the petitioner is requesting to use 13,906 sq. ft. (~47%) of the ground floor for non-residential space. This space is proposed to be divided into separate tenant spaces with at least one of the spaces being used for Rhino's youth center. This petition does not meet the 50% requirement.

Height: The maximum height in the DCO is 50 feet and the proposed building is 49' 11". The proposal meets the height limit of the district.

Parking: The DCO does not require parking spaces for nonresidential or residential uses since the site is south of 4th Street. However, the petition is proposing a total of 103 parking spaces with this petition. These spaces would be available for both the commercial tenants and the residences.

Access: The parking garage will be accessed from one drivecut on Walnut Street and one access point from the alley to the north. The proposed Walnut Street entrance is in the same location as an existing drivecut, however it does not meet the 150' separation requirement from another intersecting street and requires a variance. One of the existing drivecuts on Walnut Street will be removed with this petition. There are pedestrian entrances on the west side of the building for the commercial spaces and a center main residential entry on Walnut St. for pedestrians to access the apartments.

Bicycle Parking: Four bicycle parking spaces are required for the non-residential use and 28 bicycle parking spaces are required for the residential use, for a total of 32 required bicycle parking spaces. The petitioner is proposing to provide 7 long term Class I spaces, 12 uncovered spaces, and 14 covered spaces for a total of 33 on-site bicycle parking spaces which meets the bicycle parking requirement. Since there are more than 32 bedrooms, at least half of the required bicycle parking spaces must be covered and $\frac{1}{4}$ of the spaces must be long term lockers. The petitioner is meeting that requirement by providing the 14 covered spaces and 7 proposed long-term Class I spaces inside the building. There will be 2 bicycle racks for 6 bikes each located in front of the building in the right-of-way.

Stepback/Architecture: The proposed ground floor of the building is primarily brick with storefront windows and limestone accents along the entry points. The upper floors are a metal siding panel with fiber cement siding for accent. The building has a center recessed module with an outdoor patio and courtyard for the residents. Since the building is taller than 45' it is required to have a step-back of at least 15' to help offset the massing. This stepback has not been incorporated into the building design and instead the petitioner has created an inset center module to break up the massing of the building. The Department believes this maybe an effective way to accomplish the same goal of reducing the massing along the front. It is also important to note that Walnut Street has 70' of right-of-way along this frontage with on-street parking, 2 travel lanes, and a bike lane which reduces the impact from any larger massing along the frontage.

The petition does not meet the stepback requirement.

Streetscape: There is an existing tree plot along the Walnut Street frontage with street trees that are in good condition. These existing street trees can be saved and the Department will work with the petitioner to preserve these during construction. Additional street trees and pedestrian-scaled lighting are required along Walnut Street and must be approved by the Board of Public Works. There is an existing drivecut on Walnut Street that will be removed with this petition and a new sidewalk and tree plot will be installed in its place.

Impervious Surface Coverage: The Downtown Core Overlay allows for 100% impervious surface coverage. Although not required, the petitioner is providing green space along the entire perimeter of the building and this greenspace will be landscaped

with native species.

Pedestrian Facilities/Alternative Transportation: The existing sidewalk along the Walnut Street frontage will remain essentially the same and will be enhanced with the new street trees, street lighting, bicycle parking facilities, and a portion of new sidewalk. Any encroachments in the right-of-way must be approved by the Board of Public Works.

Building Façade Modulation: BMC 20.03.130(c)(1)(A) requires a maximum façade width for each module of 65 feet for those sides of the buildings with street frontage. The building has been designed to meet that requirement by showing 4 main modules that are less than 55' wide with the center inset module being 53' wide. Schmidt Associates suggests more

Void-to-Solid Percentage: The DCO sets a minimum first floor void-to-solid requirement of 60% for the ground floor and 20% for the upper stories. The proposal meets these requirements by providing 68% along the ground floor and 24% on the upper floors.

Sustainable/Green Building Commitments: The petitioner has committed to utilizing energy star appliances, sensors in common areas to control lighting, white roofing, re-using construction materials from existing building, LED lighting, carpeting made from recycled materials, and the use of low VOC paint. No commitment has been made yet on providing recycling for tenants. More information is listed in the petitioner's list of "Sustainable Practices" that is included in the packet.

CONCLUSION: This petition meets most of the DCO Development Standards. It includes various positive aspects related to larger City goals including compact urban form; contributing toward solving the Community's diverse housing needs; additional commercial space in the downtown; sustainable development design; and innovative design.

While there are parts of the project that meets the UDO and City's goals. The Department will continue to work with the petitioner over the next month and is seeking any comments from the Plan Commission on the project, specifically about the building setback, green commitments, and housing diversity commitment.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission continue the site plan to the November Plan Commission hearing.

MEMORANDUM

Date: September 20, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-26-17, Urban Station Phase Two
325, 335, 337 S. Walnut 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. The request is for a Site Plan that calls for demolishing the current buildings and constructing one new large mixed use building.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) CONTINUATION OF CASE

The proposed development is on an important, highly traveled thoroughfare for Bloomington's downtown, and the EC believes that this petition does not contain enough acceptable, specific details for such a major site in downtown, and recommends a continuation of the case.

Presumably, the extra time will enable a more sustainable, innovative, and well-fitting building and site design to be crafted. The EC always promotes development designs that are consistent with "complete streets" usability, inviting gateway character, and enhanced environmental sustainability, but finds it exceedingly important in this location. There are many design concepts to consider, from landscaping that celebrates Bloomington's natural heritage, to creating public gardens to enhance neighborhood comradeship, to choice of building materials and architecture that promotes a sense of place and reflects our city's commitments to green building and sustainability.

2.) GREEN DEVELOPMENT INCENTIVES

The Petitioner is requesting the Green Development Incentives so that they may be granted a 25% increase in density. However the EC does not believe that the practices they list in the Petitioner's Statement meet the Level One Incentives requirement. Therefore, the 25% increase in density should not be granted on the basis of their green building features.

3.) ENVIRONMENTAL AND GREEN DESIGN

In the Petitioner's Statement, there is a list of design features that are labeled as "Environmental & Green Considerations". 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, Energy Star rated appliances, and green roofing 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 this particular white roof material? What is the Seasonal Energy Efficiency Rating (SEER) rating of the mechanical equipment? What are the benefits of the actual green roofing material that is planned?

The EC recommends that the summary pages from the software product called COMcheck be submitted to determine if the building is in fact more sustainable than it would be by simply following minimum energy code requirements. COMcheck is a commercial compliance checklist, and must be submitted to the state building authorities anyway. Therefore it would be no hardship to also submit it to the P&T staff so they can determine whether the building is innovatively superior to any ordinary building.

4.) RECYCLING

The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facilities' carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. People expect to have recycling available in multi-family homes as they do in single family homes, and we hear many complaints from those who do not. Recycling is an elementary environmental practice, given that the City of Bloomington has been promoting it since the early seventies. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and is expected in a 21st-century structure.

5.) LANDSCAPING

The Landscape Plan submitted requires some revisions. The EC recommends that the Petitioner work with the Senior Environmental Planner to find appropriate plant species. The Landscape Plan should be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater.

Given the constraints on this site, the EC believes that the landscaping should be dense in every available space on the property. Using native plants provides 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.

EC RECOMENDATIONS

1.) The EC recommends that this petition be continued to a future hearing to provide time to

improve the overall environmental footprint of the design.

2.) The Petitioner should be denied the Level One Incentives for green development because the plan does not meet the requirements.

3.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.

4.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up.

5.) The Petitioner shall work with staff to revise the Landscape Plan.



SCHMIDT
ASSOCIATES

August 22, 2017

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

Re: Project Review Summary for Urban Station II
Bloomington City Architect - 2017-040.000

Dear Terri:

Per your request, Schmidt Associates has reviewed the Plan Commission Submittal for Urban Station II dated July 28, 2017. The project is located on South Walnut Street between East Smith Avenue to the south and the alley south of East Third Street to the north.

Staff comments identified as code issues received for this project are as follows:

- First Floor non-residential
 - 50% required- 47% proposed
- Upper story step back
 - Building over 45 feet high must step back part of the building over 45 feet
 - No step back permitted for lower 35 feet
- To BZA
 - Variance from minimum district to intersection of Smith / Walnut

Our comments regarding the project design are as follows:

Stemming from conversations with James Roach, our understanding is that although the earlier submission dated July 20, 2017 refers to the project as a Phase II, Phase I is not adjacent to this proposed building, but on a site somewhat nearby.

MASSING AND LAYOUT

1. The design concept employs narrow slots (referred to in the design as Courtyards 2 thru 7) in the building mass to both break down the building into reasonably sized modules and to introduce natural daylight deeper into the floor plate. The residential units are arranged with their primary living space and bedroom spaces either along the perimeter exterior wall or the slots. This is an effective approach in breaking down scale of the building; however, due to the narrowness (12') of the slots, window openings along the slots will see primarily only ambient daylight.

415 Massachusetts Avenue
Indianapolis, IN 46204
317.263.6226
317.263.6224 (fax)
www.schmidt-arch.com

Principals

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Ron Fisher, AIA, LEED AP
Sarah Hempstead, AIA, LEED AP
Desma Belsaas, AIA, LEED AP
Tom Neff, AIA, RID, LEED AP
Kevin Shelley, AIA, LEED AP
Brett Quandt, CDA
Anna Marie Burrell, AIA, RID
Lisa Gomperts, FAIA, LEED AP
Kyle Miller, PE, LEED AP

Associates

Steve Alspaugh, AIA, LEED AP
Ben Bain, CPSM
Ryan Benson, AIA
Eric Broemel, PE, CEM
Duane Dart, AIA, CMQ/OE, LEED AP
Craig Flandermeyer, RLA, LEED AP
Jim Heinzelman
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Steve Schaecher, AIA, LEED AP
Megan Scott, CPSM
Charlie Wilson, CPD, LEED AP
Mary Ellen Wolf, AIA, LEED AP
Liming Zhang, RLA, CPESC, LEED AP

Registered Professionals

Jeff Burnett, PE
Asia Coffee, IIDA, RID
Shane Cox, PE
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Laura Hardin, IIDA, RID
Allen Jacobsen, PE
Eddie Layton, AIA, LEED AP
Robin Leising, CSI, CCA
Tom Ning, RA
Jeff Reed, PE
Susan Sigman, SHRM-SCP, SPHR
Chuck Thompson, CSI, CCS
James Walde, PE



Letter to Terri Porter
 Bloomington City Architect
 August 22, 2017
 Page 2

MASSING AND LAYOUT (cont)

2. The proposed design, while it does not hit the required 50% (actual is 47%) non-residential requirement for the First Floor, may be deemed close enough depending upon how the city views the Residential Lobby/Amenity space which comprises a +2,700 SF area accessible from South Walnut Street.
3. The city requirement for a step back in the façade for buildings over 45' in height should likely be a non-issue in this case given that the 50' building height is a minor difference and occurs above the top floor level of the building. The roughly 10'-7" floor-to-floor heights on the residential floors are reasonable and normal for this type of construction. While the First Level to Second Level floor-to-floor height of 17'-0" is somewhat generous, it is necessary to accommodate the change in existing site gradient from the north edge of the proposed building to the south edge.
4. Locating Courtyard #1 above the main residential entry helps to break the larger massing into two equally proportioned larger blocks and identify the entry location. The slots (smaller courtyards), vertical reveals and balcony recesses provide further helpful modulation with some depth and accent color above the first floor.
5. Elements referred to as "lookouts" appear to read more like projecting bays on the renderings at Courtyards 2 thru 7. They further diminish visual access to and from the already narrow courtyards, effectively reducing the width of the slots to less than 12' at the perimeter edge of the building.
6. The narrowness of Courtyards 2 thru 7 creates potentially awkward issues for "courtyard neighbors" whose balconies (identified as "decks") are uncomfortably close along their entire length.
7. The plan layout at all levels is straightforward and efficient and the roof terrace (Courtyard 1) is a useful amenity for the residents.
8. Overall, the building makes a modern statement, which could be further enhanced and strengthened with some refinements described in this letter.



Letter to Terri Porter
 Bloomington City Architect
 August 22, 2017
 Page 3

MATERIALS

9. The street façades along South Walnut Street and the alley to the north are clad in a dark brown brick with large storefront openings.
10. The window patterning of the upper floors, with its minor variations, helps to visually activate the façade.
11. A significant portion of the upper three stories, the residential levels, appears to be clad primarily in formed metal panels. The window units appear to be generally flush with the metal panel skin, offering only minimal relief of the visual “flatness” of these blocks. Consideration should be given to further differentiating the surface of the visual “framing” of the floor levels from the infill panels, possibly by offsetting them from each other which would provide some additional shadow lines.
12. Additional detailing including limestone trim or brick detailing is needed at the podium level. It would provide a local material connection and add some scale and interest. The application of the brick masonry screen wall at the perimeter of the Second-Floor courtyard spaces is an example of this, but likely too high for pedestrians to appreciate or even notice. Some modulation of the podium masonry plane would be beneficial at the residential entrance or commercial entrances.
13. Color is effectively used to accent and animate portions of the upper facades, but there is concern with the relatively short lifespan of cementitious panels in general.
14. We would like to review the proposed appearance of the metal railings at the balconies and metal screening shown at the perimeter of the garage at the podium level once those elements have been determined.

SITE

15. It is our understanding that the design utilizes an existing curb cut on South Walnut Street at the south end of west façade at least in part to maximize the distance from nearby vehicular intersections. This, in addition to the two-way traffic inside the garage, should help to minimize access/egress issues from the garage.
16. Based on the submitted drawings, the site design along both South Walnut Street and alley to the north appears to be under developed. The design reflected on Sheet C102 (page 12 of the submittal) could do much more to engage and functionally activate the pedestrian zone with the First Floor of the building. We would like to review the site design for the project when it becomes further developed, including how building and retail signage will be integrated.
17. New landscaping and further delineation of the ground plane would be beneficial.
18. Please make the existing surrounding context visible on the plans and elevations.



Letter to Terri Porter
 Bloomington City Architect
 August 22, 2017
 Page 4

SITE (cont)

19. We would like to have the opportunity to review the proposed exterior lighting and signage (building and retainage) as well.
20. Please label north and south elevations.

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

Sincerely,

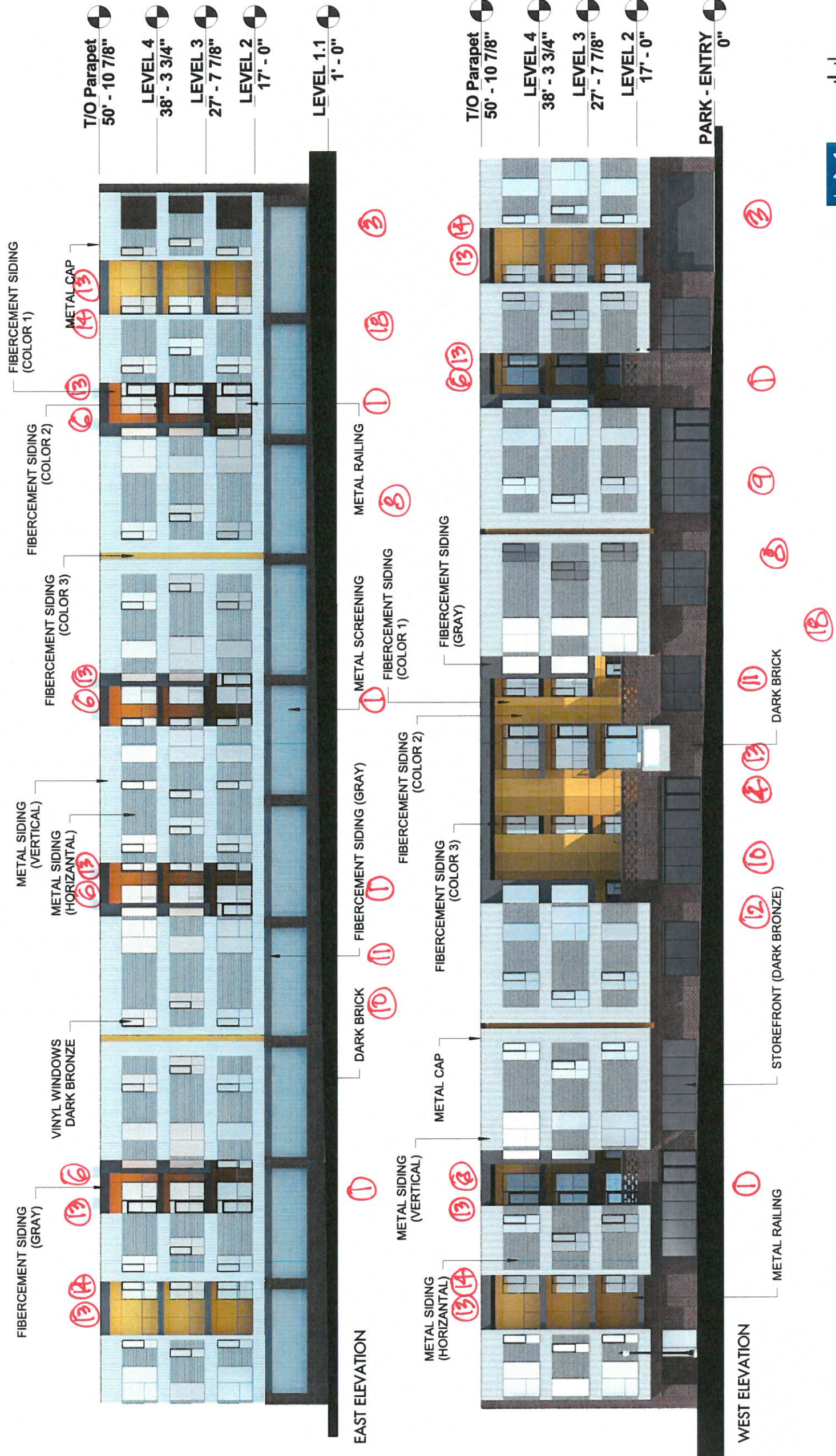
SCHMIDT ASSOCIATES, INC.
Architecture • Engineering • Interior Design • Landscape Architecture

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 CEO / Principal
 shempstead@schmidt-arch.com

Steve Alsbaugh, AIA, LEED AP BD+C®
 Design Architect | Associate
 Member, AIA Committee on Design

SKH, SAH: lab

Attachments



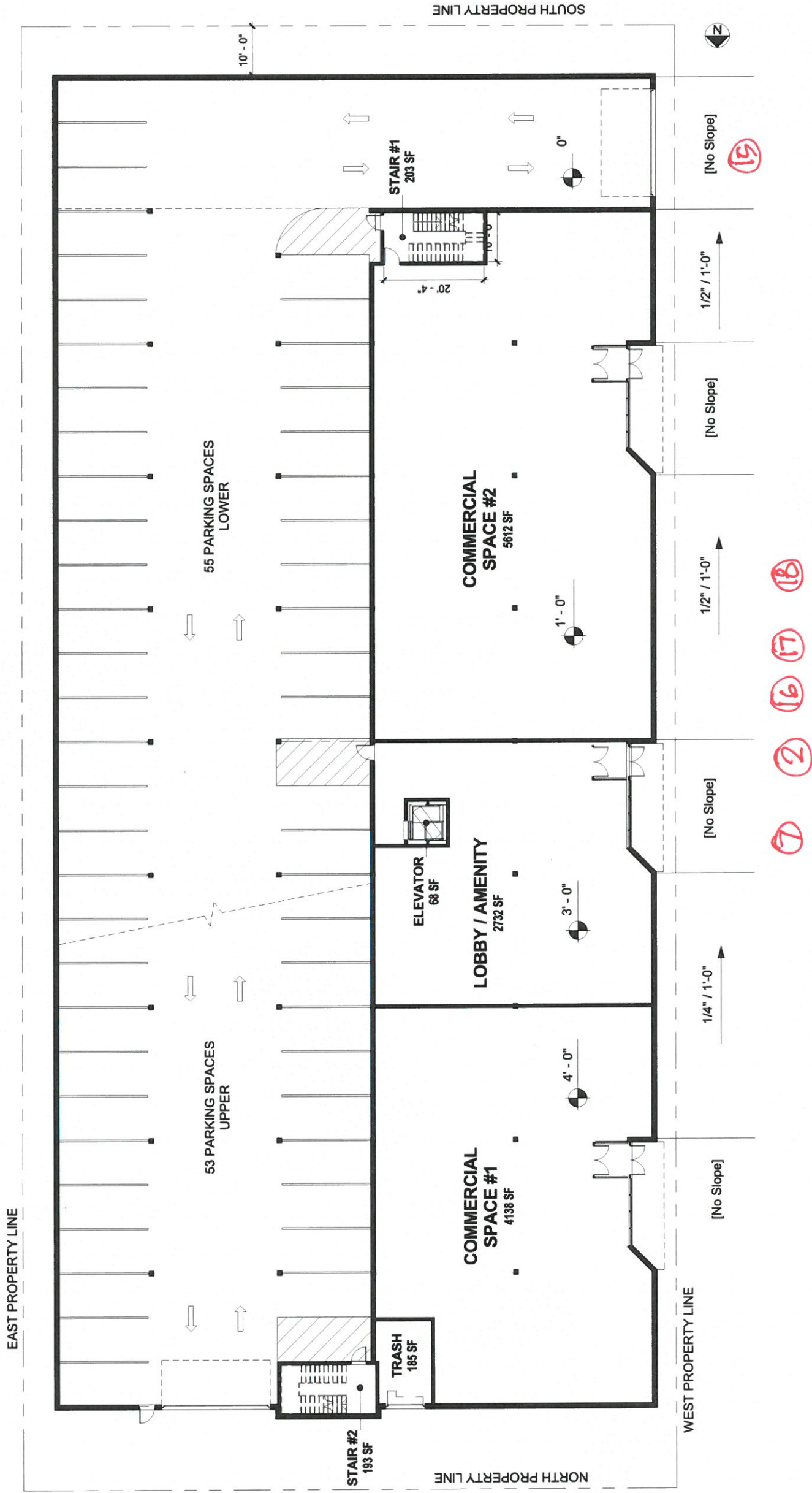
EXTERIOR ELEVATIONS - DESIGN CONCEPT

7.28.2017

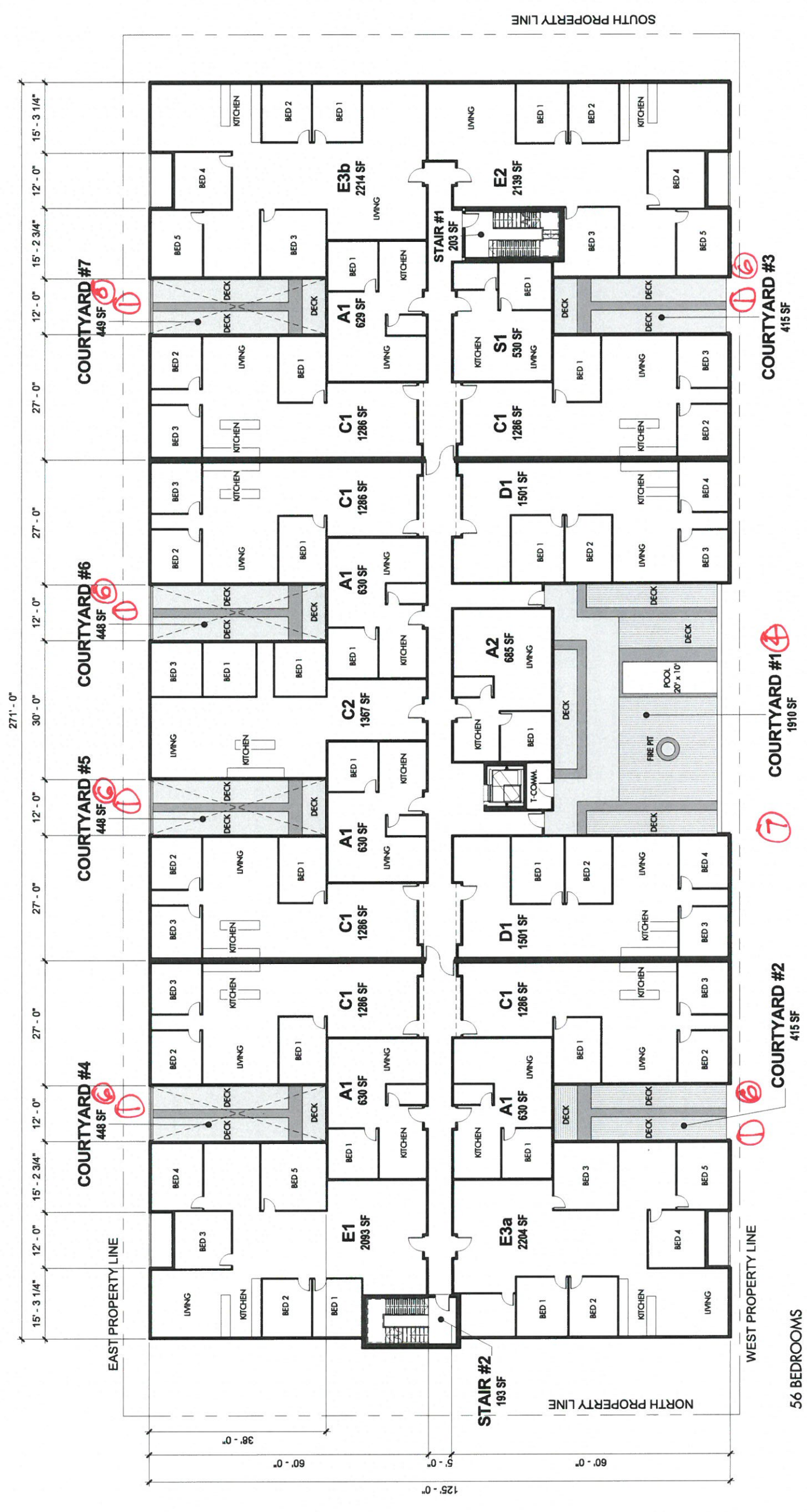


EXTERIOR ELEVATIONS - DESIGN CONCEPT

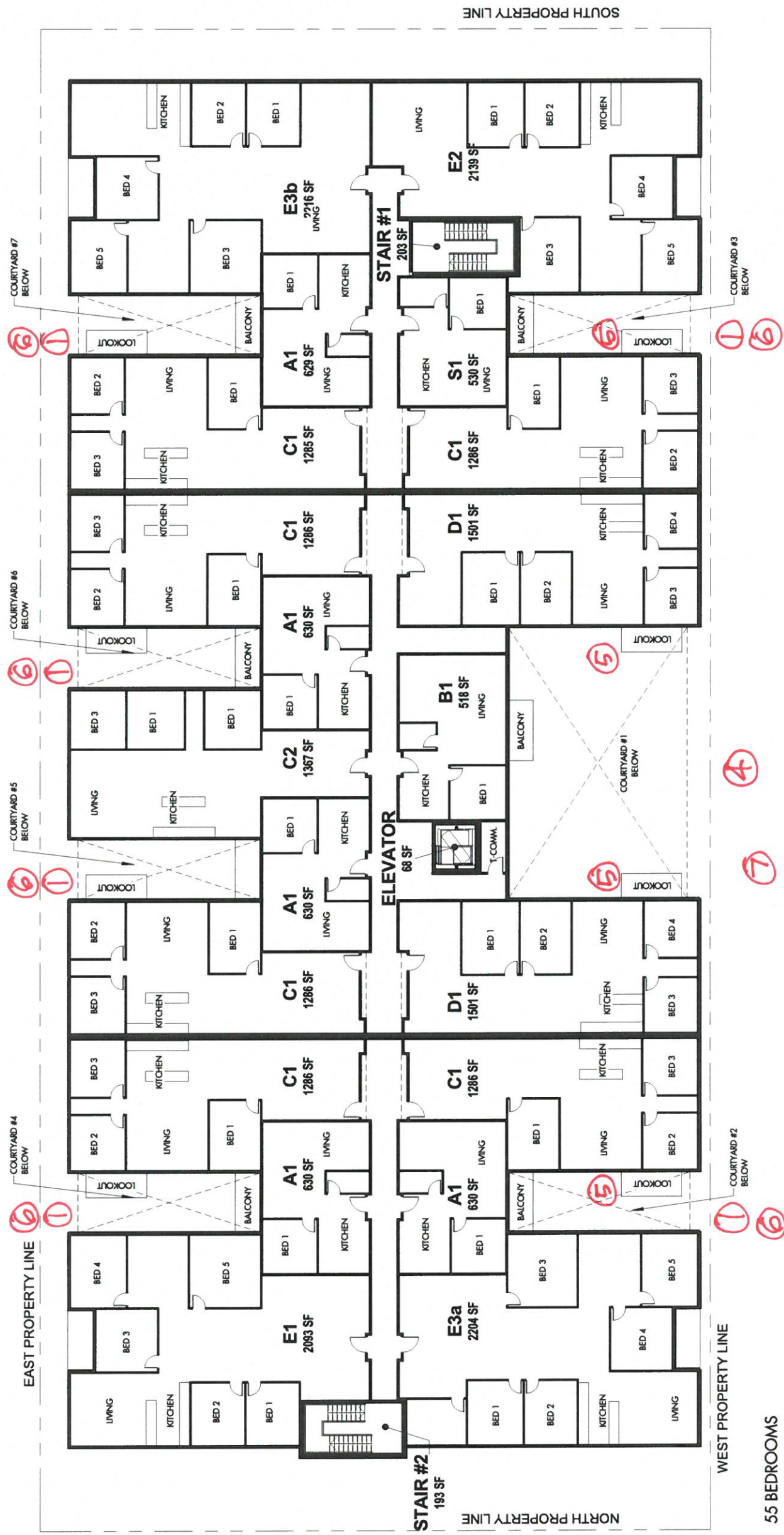
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FIRST FLOOR PLAN - DESIGN CONCEPT
7.28.2017

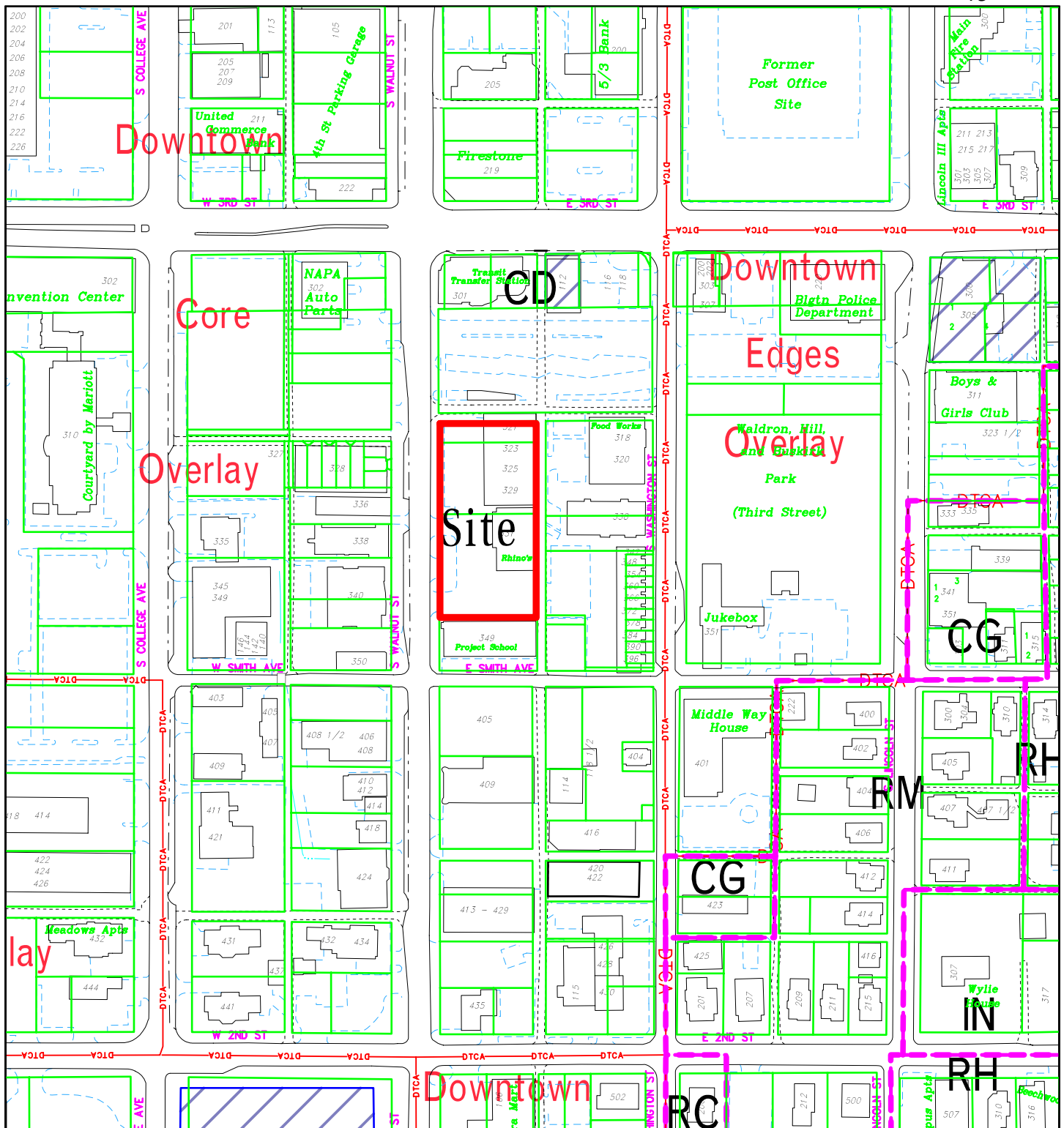


SECOND FLOOR PLAN - DESIGN CONCEPT
7.28.2017



55 BEDROOMS

THIRD & FORTH FLOOR PLANS - DESIGN CONCEPT
7.28.2017



SP-26-17 H.M Mac Development LLC

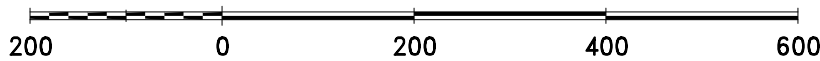
335, 325, 337 S Walnut Street

Plan Commission

Site Location, Zoning, Parcels

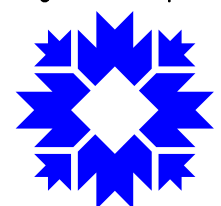
By: greulice

28 Sep 17

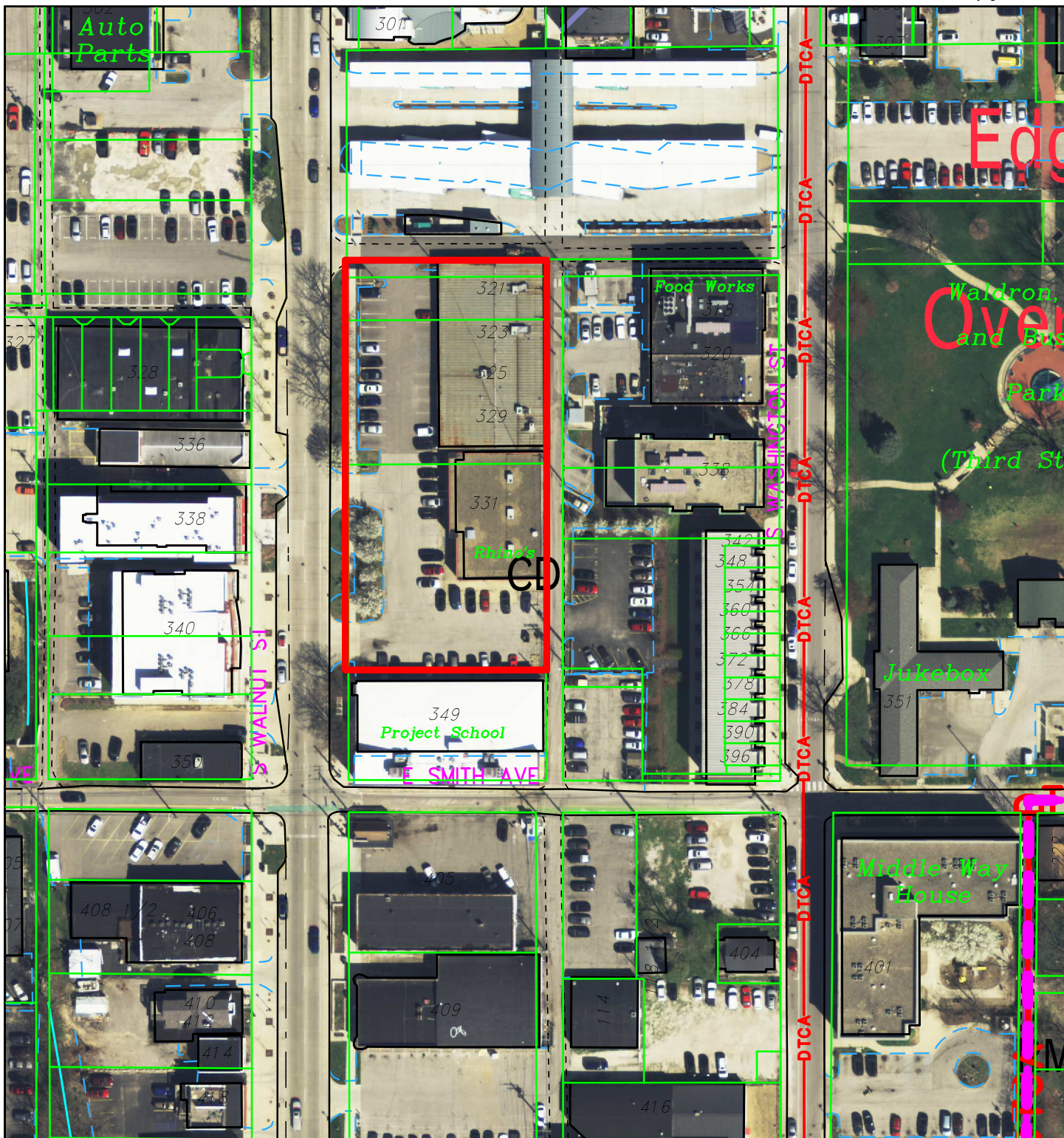


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



SP-26-17 H.M Mac Development LLC

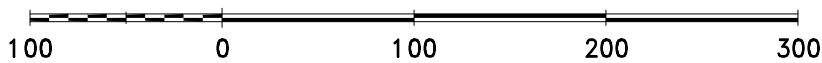
335, 325, 337 S. Walnut Street

Plan Commission

2016 Aerial Photograph

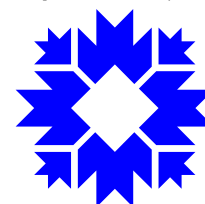
By: greulice

28 Sep 17



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'

August 7, 2017

City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

Attn: Mr. Eric Greulich

PETITIONERS STATEMENT – URBAN STATION PHASE 2

Dear Mr. Greulich

H. M. Mac Development and Blackline Studio are pleased to submit the attached multifamily mixed-use development, Urban Station Phase 2 for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Studio (530sf)	3 units	3 Beds
1 Bedroom (630-685sf)	18 units	18 beds
3 Bedroom (1,286-1,367sf)	21 units	63 beds
4 Bedroom (1,501sf)	6 units	24 beds
5 Bedroom (2,093-2,214sf)	<u>12 units</u>	<u>60 beds</u>
	60 Units	168 Beds

Property density:

Site: 0.89 Acres

60 apartments per acre = 53.43 DUE's allowed

Per the Bloomington Green Development Incentives, we are seeking a 10% increase in allowable number of living units for a total of 59.1 DUE's.

Studios	$3 \times 0.2 =$	0.6
1 Bedrooms	$18 \times 0.25 =$	4.5
3 Bedrooms	$21 \times 1.0 =$	21.0
4 Bedrooms	$6 \times 1.5 =$	9.0
5 Bedrooms	$12 \times 2.0 =$	24.0

Total 59.1 DUE's

Project Location

The project is located 321-331 South Walnut Street in the Downtown Core Overlay District. The surrounding land uses include the Bloomington Transit Center to the north, apartment and office buildings to the west, The Project School to the south, and apartments and The Middle Way House across the alley to the east. The lot currently contains two single-story commercial buildings.

Project Concept

Urban Station Phase 2 seeks to bring a new, modern style of living to downtown Bloomington. The pedestrian experience on the street consists of a generous walk with green materials on both sides. Above, the residential units float over the heavier masonry base. The lighter upper mass of the building is clad in metal and fiber cement panel, and steps in and out to provide large lightwells and rooftop social spaces. A common outdoor amenity area is centered on the second floor of the Walnut Street elevation. The undulating exterior skin of the residential levels provides generous windows and lighting to all of the living units.

There is a split parking level with two access points – the lower level is accessed from Walnut Street, and the upper deck is accessed from the alley to the north. The upper deck will primarily serve the commercial spaces, and the lower level will be resident parking. The garage will be open-air on three sides with a wire mesh panel screen enclosing the garage.

Non-Residential space - Retail

Retail space is required in the Downtown Core Overlay district for 50% of the ground floor footprint. Our project proposes 13,906 square feet of retail area and 15,795 square feet of parking area. This is a ratio of 53% parking to 47% retail. Some area of the ground floor footprint is dedicated to the ramp down to the lower parking level.

Parking Counts

Required Parking:	No parking required.
Parking provided Upper Level:	53 Spaces
Parking Provided Lower Level:	55 Spaces
Total:	108 Spaces

Parking Garage

The two-levels of parking are accessed by two separate entrances – Walnut Street west to the lower level (55 spaces) and the north Alley to the upper level (53 spaces). Parking spaces are 19' deep by 9' wide and separated by a 26' drive lane. We find through past projects that a slightly larger maneuvering aisle is beneficial over larger spaces.

A comment was made regarding the proximity of the overhead door to the street/sidewalk that may cause issues if autos are stacking to enter or exit. Response: Due to the slope of the drive to the lower parking level, the overhead door needs to be located near the building façade. Our team's past experience shows that traffic counts on similar sized garages do not generate significant traffic to cause a disturbance. Audible and visual indicators may also be installed to alert of crossing traffic if needed.

Site Accessibility

The primary resident entrance is near the center of the Walnut Street elevation. This entrance provides residents access to a common lobby area, which is also accessible from the parking garage area via a secured door.

By code, since the building contains 20 or more apartment units, we are required to provide (1) full ANSI type A unit. One studio unit on the second floor will be designed as a fully accessible unit to accommodate any tenants with a disability that require special accommodations

Building Façade modules

The modulation of the facades per UDO requirements is accomplished by the two setbacks on Walnut Street which are 12' wide x 38' deep, the amenity courtyard which is 54'x38', and two balcony recesses 12' wide x 4' deep. Additionally, the pedestrian level has another pattern of modulation, recessing entrance zones 24' wide x 4'-6" deep.

Building Height

The building height is 50' measured from the lowest point, the garage entrance at Walnut Street. The retail clear height varies from 10'-4" clear at the north end to 13'-4" clear at the south end. The building will have no parapet other than a curb for cap and flashing.

Building Materials

The pedestrian level of the building consists of brick and storefront glazing. Around the parking level at grade, the open-air areas are closed with wire mesh steel grid inserts. The primary material for the upper residential levels is metal panel siding, in differing configurations to add visual interest to the skin. A secondary material of less than 20% of surface is painted smooth fiber cement panel on the upper residential levels.

Void to Solid Percentages

The UDO asks for a building in this overlay district to have a 60% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors. Our project has a 68% void ratio on the ground level and a 24% void ratio on the upper floors. This meets the requirement of the UDO.

Building Step Back

The Downtown Core Overlay requires that any building over 45' step back at the 45' mark a minimum of 15' from the build-to line. The building is 50' tall measured from its lowest point. With this design, it is not feasible to meet this requirement. A waiver will be pursued for a building step back.

Environmental & Green Considerations

Please refer to the attached Green Building / Sustainable Practices document for specifics on environmental and green design.

Trash Removal

Trash removal has been provided off of the North alley. The trash room will have an enclosed overhead door for access. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days. The alley will be modified to have a concrete apron for the garbage truck to sit on while dumping the trash.

Anticipated Waivers

We will be asking for 2 waivers and 1 variance for the development:

1. A waiver is being requested to allow the retail space on the project to be less than the UDO required 50%. Because of the required width of parking spaces and aisle, our design proposes 53% parking and 47% retail on the ground level.
-

2. A waiver is being requested to allow the building to not step back at 45 feet above grade. The Downtown Core Overlay requires that any building over 45' step back at the 45' mark a minimum of 15' from the build-to line. This requirement cannot be met with our design.
 3. A variance for the development will be filed to request that the existing curb cut proposed to remain for the Walnut Street garage entrance be allowed less than 150' from Smith Street.
-

Urban Station Phase 2 Sustainable Practices

Section 20.05.049 GD-01, Green Development Incentives

August 7, 2017

Goal 1: Structures and developments that demonstrate exceptional efficiency in the use of energy and resources and minimize their impact on the natural environment.

- A. Our project will use Energy Star Rated Appliances in all units to optimize energy performance.
- B. Building common areas will utilize movement sensors in common areas to optimize energy performance.
- C. Our project will use efficient white TPO roofing on the upper level roofs, and all lower level roofs (12% of roof area) will be fully covered with decking and green roofing.
- D. To the greatest extent possible, non-hazardous materials from demolished structures will be recycled and/or salvaged.
- E. Our project will reduce light pollution by utilizing full-cutoff (flat bottom lens) light fixtures which reduce light spill beyond our property lines.
- F. Our project will utilize LED energy-efficient light fixtures for all exterior, common and amenity area fixtures.
- G. Carpeting in residential units will use recycled content materials.
- H. Paints will be specified as low-emitting materials.
- I. By design, our building provides exceptional daylight and views by providing deep setbacks within the outer perimeter of the building and large areas of glazing in the units.

Goal 2: A landscaping and site design that makes an exceptional contribution to the quality of the natural environment.

- A. Our landscape design preserves five mature trees on the Walnut Street elevation. We are providing for landscape beds with native vegetation between the sidewalk and building façade along 60% of the Walnut Street Façade. The native vegetation will be water efficient landscaping.
- B. We are treating 2nd level amenity walk-out roofs as an extension of the landscape design.

Goal 3. A commitment to serve, in an exceptional manner, important public policy such as pedestrian-friendly, mixed use development, affordable housing, or reduction in automobile travel.

- A. Our project is a mixed-use development, incorporating commercial and residential uses.

- B. Our project will provide 100% of bicycle parking through a combination of interior and exterior bicycle parking opportunities.

Goal 4. A location that provides an exceptional opportunity for residents to walk or use public transit in lieu of automobile travel.

- A. Our project provides exceptional access to public transportation as an immediate neighbor of the Bloomington Transit Center
- B. There is a bus stop for routes 1, 2 and 7 (Walnut @ Project School) on our site.
- C. Our project is two hundred feet from The Waldron, Hill and Buskirk Park.

As a bonus for providing these sustainable development practices, Urban Station Phase 2 is requesting Level 1 Incentive 2(c), a density increase of 25%.



ARCHITECT

PAULINE PROPERTIES

DEVELOPER

SAINT ANDREW & ASSOCIATES, INC.

CONTRACTOR

MECHANICAL

ELECTRICAL

PLUMBING

MECHANICAL

ELECTRICAL

PLUMBING

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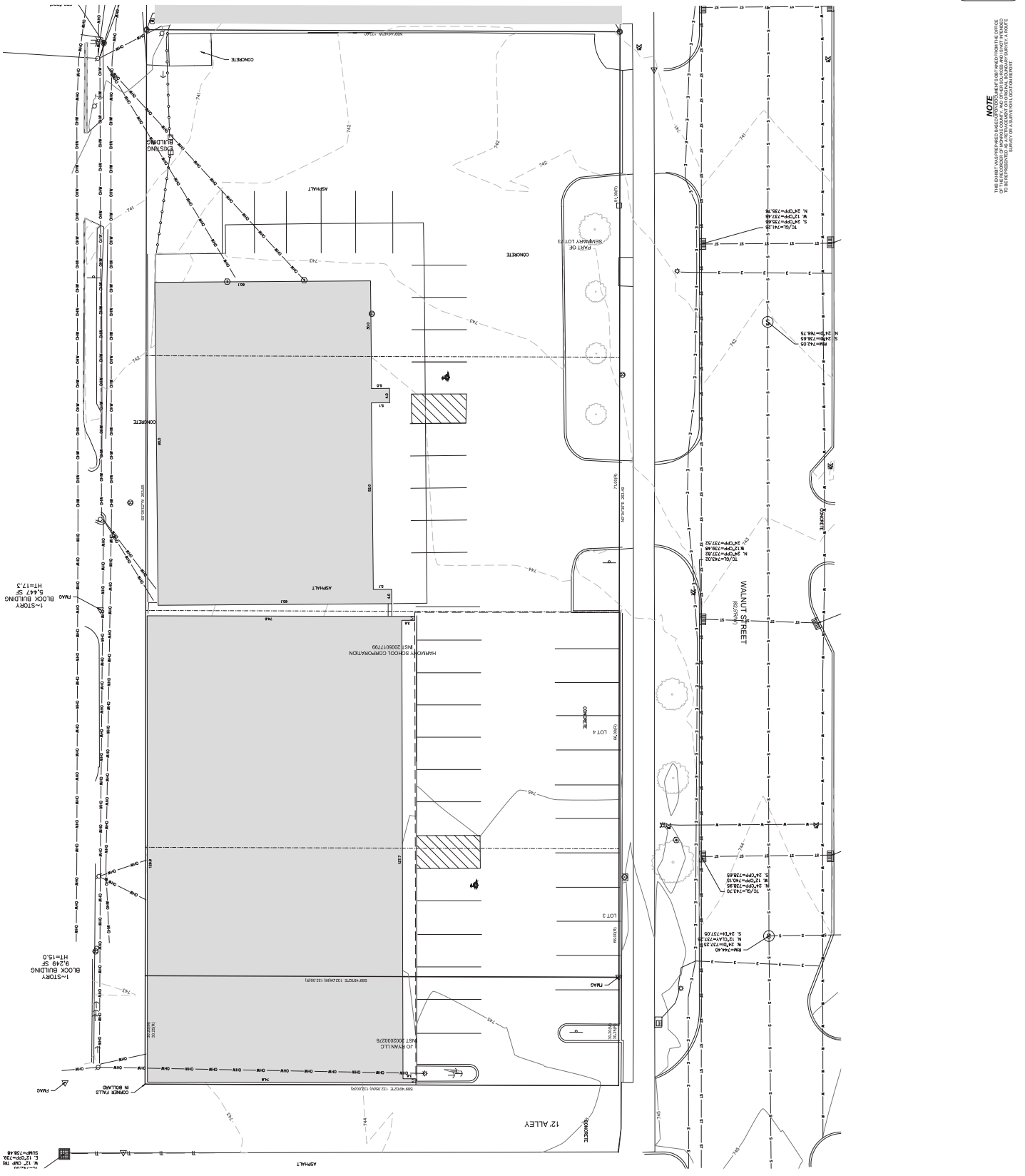
PLUMBING



SCALE: 1"=10'

LEGEND

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- 3- 3" DIA. CONCRETE
- 4- 4" DIA. CONCRETE
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- 98- 98" DIA. CONCRETE
- 99- 99" DIA. CONCRETE
- 100- 100" DIA. CONCRETE



NOTE
 THE PRELIMINARY DESIGN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DESIGN.

South Bristol & Associates, Inc.
 1000 South Bristol Avenue
 Columbus, Indiana 47324
 Phone: (317) 333-3333
 Fax: (317) 333-3334
 Web: http://southbristol.com

5533
 SHEET
 C100
 CONDITIONS

URBAN STATION
 PHASE II
 4700 S WALNUT STREET, COLUMBUS, IN 47324

PRELIMINARY
 NOT FOR CONSTRUCTION
 CERTIFICATION

PROJECT NO.
 DRAWN BY
 CHECKED BY
 REVISIONS



ARCHITECT
SOUTH BERWICK & ASSOCIATES, INC.
1000 W. WALNUT STREET
SOUTH BERWICK, PA 17088

DEVELOPER
PAULER PROPERTIES
1000 W. WALNUT STREET
SOUTH BERWICK, PA 17088

OWNER
SOUTH BERWICK & ASSOCIATES, INC.
1000 W. WALNUT STREET
SOUTH BERWICK, PA 17088

ENGINEER
SOUTH BERWICK & ASSOCIATES, INC.
1000 W. WALNUT STREET
SOUTH BERWICK, PA 17088

GENERAL CONTRACTOR
MPC PARTNERS MEP, LLC
1000 W. WALNUT STREET
SOUTH BERWICK, PA 17088



SCALE: 1"=10'
0 5 10 20

DEMO PLAN LEGEND

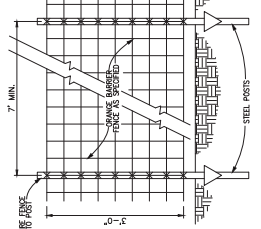
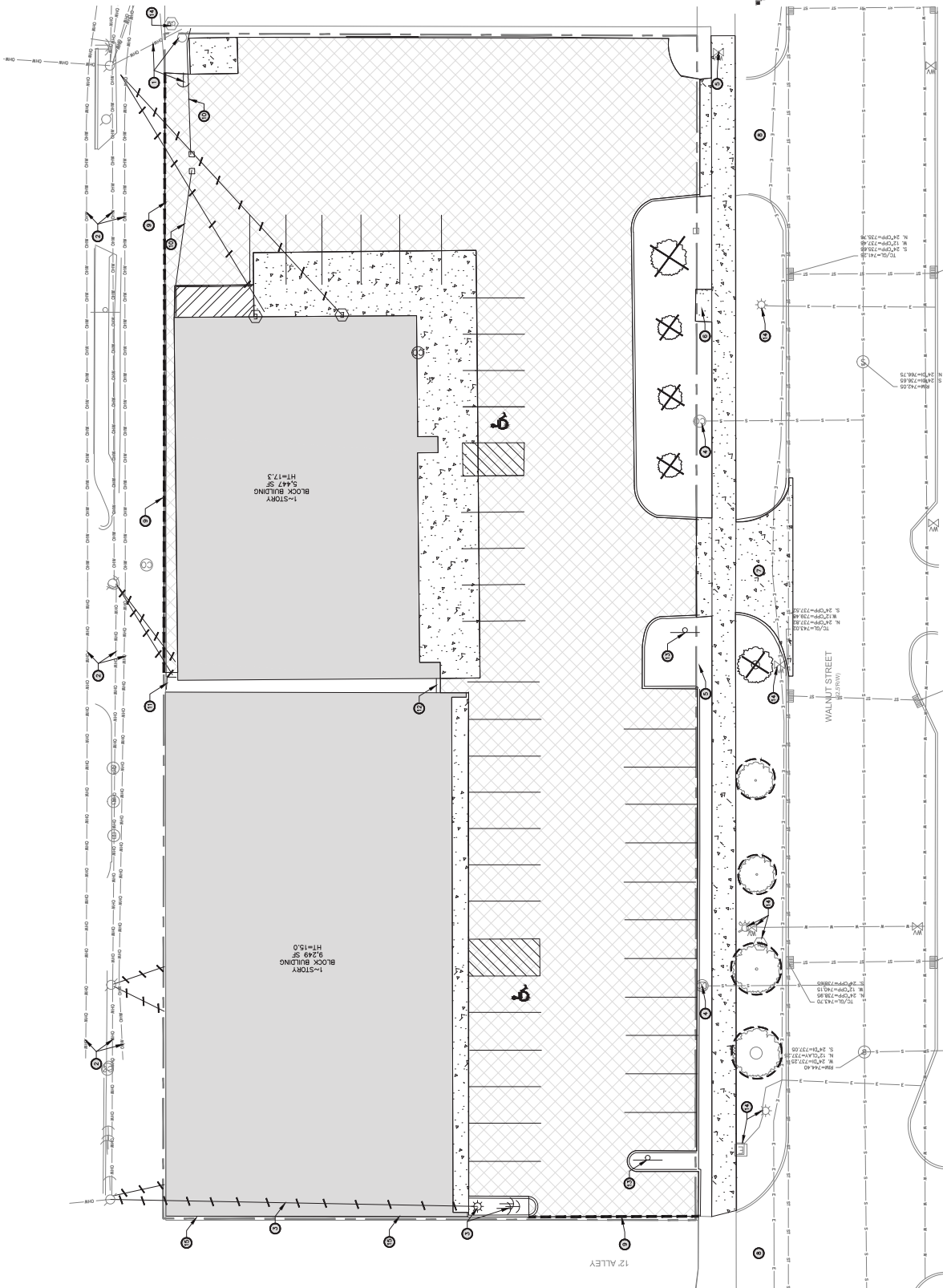
- REMOVE EXISTING TREE STUMP AND ROOTS
- REMOVE EXISTING BUILDING INCLUDING FOOTINGS AND SLAB BACKFILL
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING WALKS AND GRAVEL BASE
- REMOVE EXISTING PAVING, CONCRETE RAMP, BACKFILL AND COMPACT WITH APPROVED GRAVEL BASE
- REMOVE EXISTING SIGNAL TOWER AND GRAVEL BASE
- REMOVE EXISTING UTILITY LINE, COORDINATE WITH APPROPRIATE UTILITY COMPANY
- PROTECT EXISTING TREE DURING CONSTRUCTION (SEE DETAIL THIS SHEET)

DEMO PLAN NOTES

1. PROTECT ALL UTILITIES THAT ARE NOT CALLED OUT TO BE REMOVED.
2. WITH THE APPROPRIATE AUTHORITIES PERMIT TO CLOSE TRUCKED OFF ROAD.
3. ALL EXISTING CONDITIONS SHOULD BE RELEASED TO ORIGINAL CONDITION.
4. CLEAR EXISTING DRIVE AND WALKS REMOVED ON SITE.

DEMO PLAN KEY NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO LOCATE ALL UTILITIES. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND WIRE CAN. RED FLAG PER THE STANDARD PRACTICE SHALL BE PLACED AT THE POINT OF ENTRY TO THE PROPERTY. WIRE CAN SHALL BE PLACED AT THE POINT OF ENTRY TO THE PROPERTY. WIRE CAN SHALL BE PLACED AT THE POINT OF ENTRY TO THE PROPERTY.
2. PROTECT EXISTING CONDUIT UTILITIES DURING CONSTRUCTION. CONDUIT SHALL BE PROTECTED WITH 4" CONCRETE. CONDUIT SHALL BE PROTECTED WITH 4" CONCRETE.
3. REMOVE EXISTING CONCRETE AND GRAVEL BASE. REMOVE EXISTING CONCRETE AND GRAVEL BASE.
4. REMOVE EXISTING PAVING, CONCRETE RAMP, BACKFILL AND COMPACT WITH APPROVED GRAVEL BASE.
5. REMOVE EXISTING UTILITY LINE, COORDINATE WITH APPROPRIATE UTILITY COMPANY.
6. REMOVE EXISTING SIGNAL TOWER AND GRAVEL BASE.
7. REMOVE EXISTING WALKS AND GRAVEL BASE.
8. REMOVE EXISTING PAVING, CONCRETE RAMP, BACKFILL AND COMPACT WITH APPROVED GRAVEL BASE.
9. REMOVE EXISTING UTILITY LINE, COORDINATE WITH APPROPRIATE UTILITY COMPANY.
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15. REMOVE EXISTING UTILITY LINE, COORDINATE WITH APPROPRIATE UTILITY COMPANY.



TREE PROTECTION FENCE DETAIL
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
CONTRACTOR

URBAN STATION
PHASE II
370 W. WALNUT STREET, S.W. S WALNUT
SOUTH BERWICK, PA 17088

PROJECT NO.
DRAWN BY
CHECKED BY
REVISIONS

SCHEMATIC DESIGN

5533
SHEET
C101
DEMOLITION PLAN

South Berwick & Associates, Inc.
1000 W. WALNUT STREET
SOUTH BERWICK, PA 17088
www.southberwick.com



ARCHITECT
 SOUTH BETHLEHEM & ASSOCIATES, INC.
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107

DEVELOPER
 PAULIER PROPERTIES
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107

ENGINEER
 SOUTH BETHLEHEM & ASSOCIATES, INC.
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107

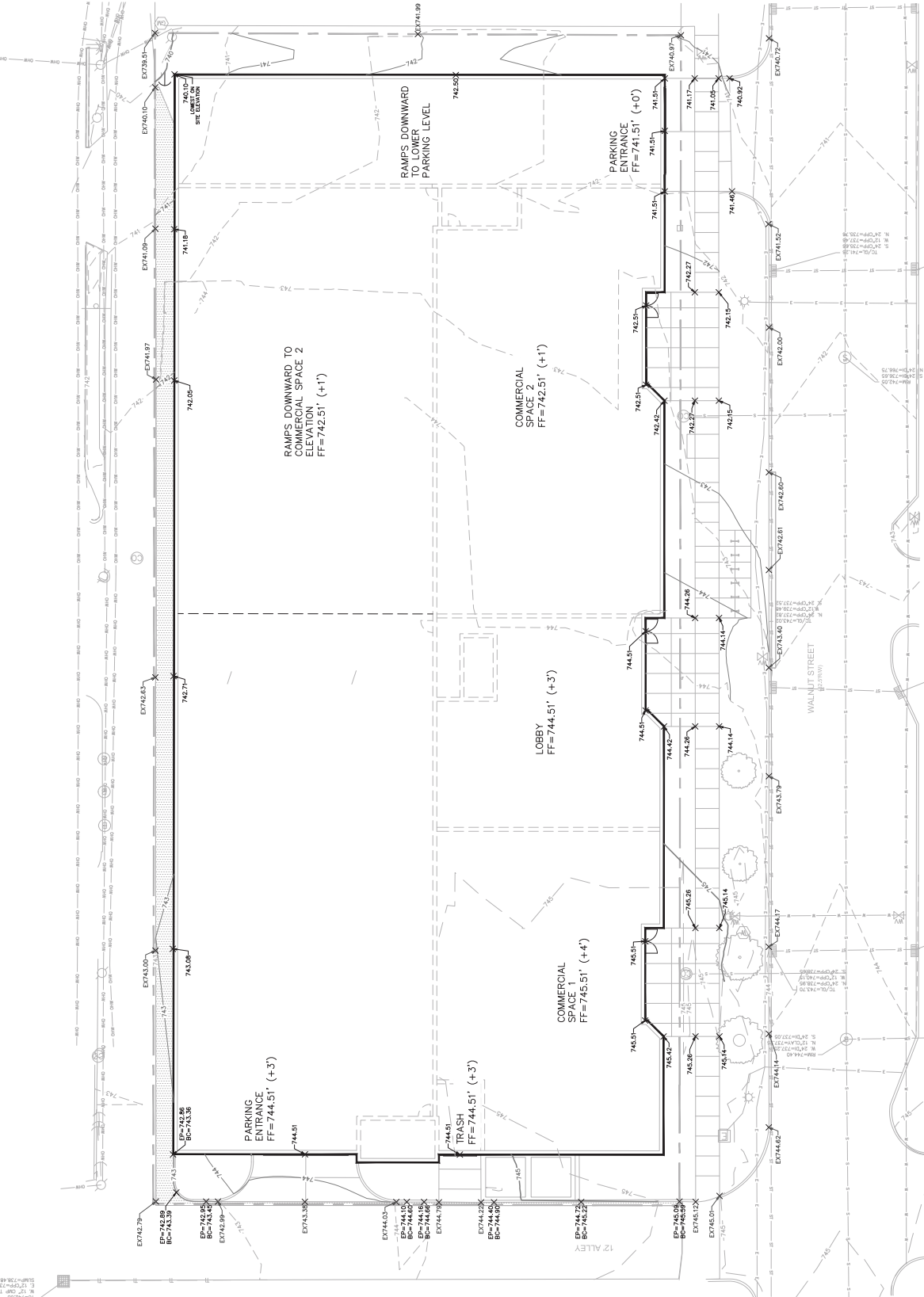
CONSULTANT
 GEOTECHNICAL SOLUTIONS, INC.
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107

MEP
 PARTNERS MEP, LLC

GRADING PLAN NOTES

PROPOSED HEIGHT BARRING FROM FLOOR ELEVATION -745.51 (+4)
 PROPOSED LOWEST WALLING FROM FLOOR ELEVATION -745.51 (+4)
 PROPOSED TOP OF FINISH GRADE ELEVATION -745.51 (+4)
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 PROPOSED TOP OF FINISH GRADE ELEVATION -745.51 (+4)

SCALE: 1"=10'



PRELIMINARY
 NOT FOR CONSTRUCTION
 CERTIFICATION

URBAN STATION
 PHASE II
 3700 W. WALNUT STREET, SUITE 500
 PHILADELPHIA, PA 19104

PROJECT NO.
 DRAWN BY
 CHECKED BY
 REVISIONS

SCHEMATIC DESIGN

South Bethlehem & Associates, Inc.
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107
 TEL: 215-261-1100
 FAX: 215-261-1101
 WWW: WWW.SOUTH-BETHLEHEM.COM

5533
 SHEET
 C103
 GRADING PLAN



ARCHITECT
 SOUTH BETHLEHEM & ASSOCIATES, INC.
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 FAX: 215-563-1101
 WWW: www.southbethlehem.com

DEVELOPER
 PAULSON PROPERTIES
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 FAX: 215-563-1101
 WWW: www.paulsonproperties.com

ENGINEER
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 FAX: 215-563-1101
 WWW: www.southbethlehem.com

MECHANICAL ENGINEER
 SOUTH BETHLEHEM & ASSOCIATES, INC.
 1000 W. WALNUT STREET, SUITE 200
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 TEL: 215-563-1100
 FAX: 215-563-1101
 WWW: www.southbethlehem.com

ELECTRICAL ENGINEER
 SOUTH BETHLEHEM & ASSOCIATES, INC.
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107
 TEL: 215-563-1100
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PLUMBING ENGINEER
 SOUTH BETHLEHEM & ASSOCIATES, INC.
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107
 TEL: 215-563-1100
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DRAWN BY
 J. B. BROWN

CHECKED BY
 J. B. BROWN

REVISIONS
 ...

DATE
 08/14/13

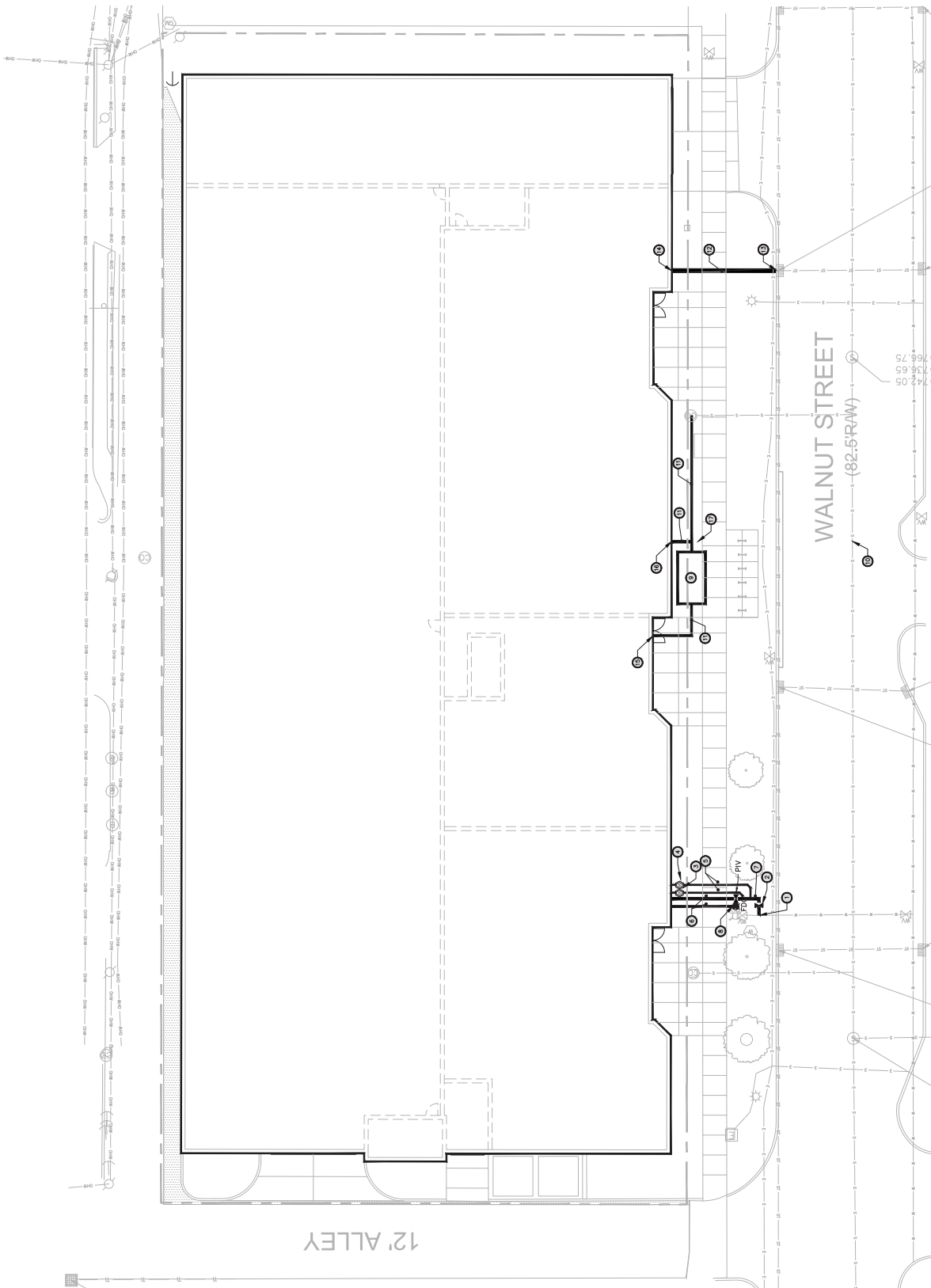
UTILITY PLAN

5533
SHEET
C104

UTILITY PLAN

85

SCHEMATIC DESIGN



UTILITY PLAN NOTES

1. INSTALL WATER SERVICE IN ACCORDANCE WITH OUR STANDARD SPECIFICATIONS (SEE SHEET C001).

UTILITY PLAN KEY NOTES

1. CONNECTION OF FIRE WATERLINE WITH TAPPING VALVE AND MODEL.
2. OVERHEAD WATER SERVICE.
3. RESIDENTIAL WATER METER.
4. 4" DOMESTIC WATERLINE, BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
5. 4" FIRE WATERLINE, BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
6. 6" FIRE WATERLINE, BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
7. 6" DOMESTIC WATERLINE, BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
8. FIRE DEPARTMENT CONNECTION.
9. 4" FIRE WATERLINE, BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
10. 4" DOMESTIC WATERLINE, BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
11. 6" SANITARY SEWER SLOPE @ 2.00% MIN. BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
12. 12" STORM SEWER SLOPE @ 2.00% MIN. BACKFILL PER OUR DETAIL 12 (SEE SHEET C001).
13. CONDUIT SHALL BE 1/2" DIA. MIN. AT 10% TO 3% AND CONNECT TO BUILDING MAIN (SEE PLUMBING PLANS).
14. PROMOTE 1/2" DOWN SEWER.
15. 1/2" DOWN SEWER.
16. CONNECT TO BUILDING MAIN (SEE PLUMBING PLANS).
17. SANITARY GAS AND OTHER PER OUR STANDARD DETAIL 12 (SEE SHEET C001).

South Bethlehem & Associates, Inc.
 1000 W. WALNUT STREET, SUITE 200
 PHILADELPHIA, PA 19107
 TEL: 215-563-1100
 FAX: 215-563-1101
 WWW: www.southbethlehem.com

5533
SHEET
C104

UTILITY PLAN

85

SCHEMATIC DESIGN



ARCHITECT
SOUTH BIRDA & ASSOCIATES, INC.
10000 W. 12th Avenue, Suite 100
Denver, CO 80202
Tel: 303.755.3333
Fax: 303.755.3334

DEVELOPER
NATURAL
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Denver, CO 80202
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ENGINEER
SOUTH BIRDA & ASSOCIATES, INC.
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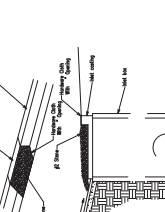
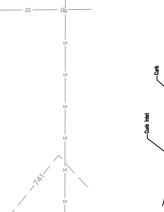
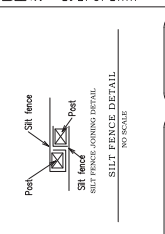
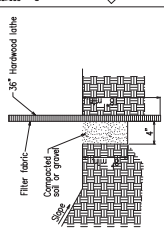
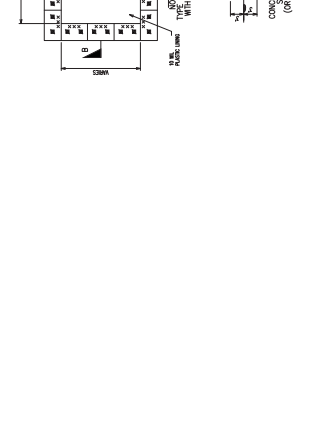
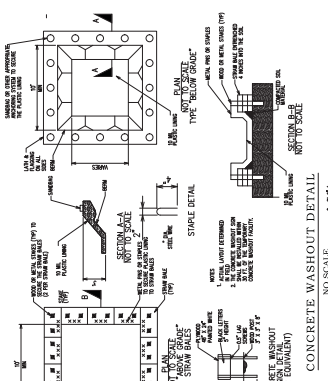
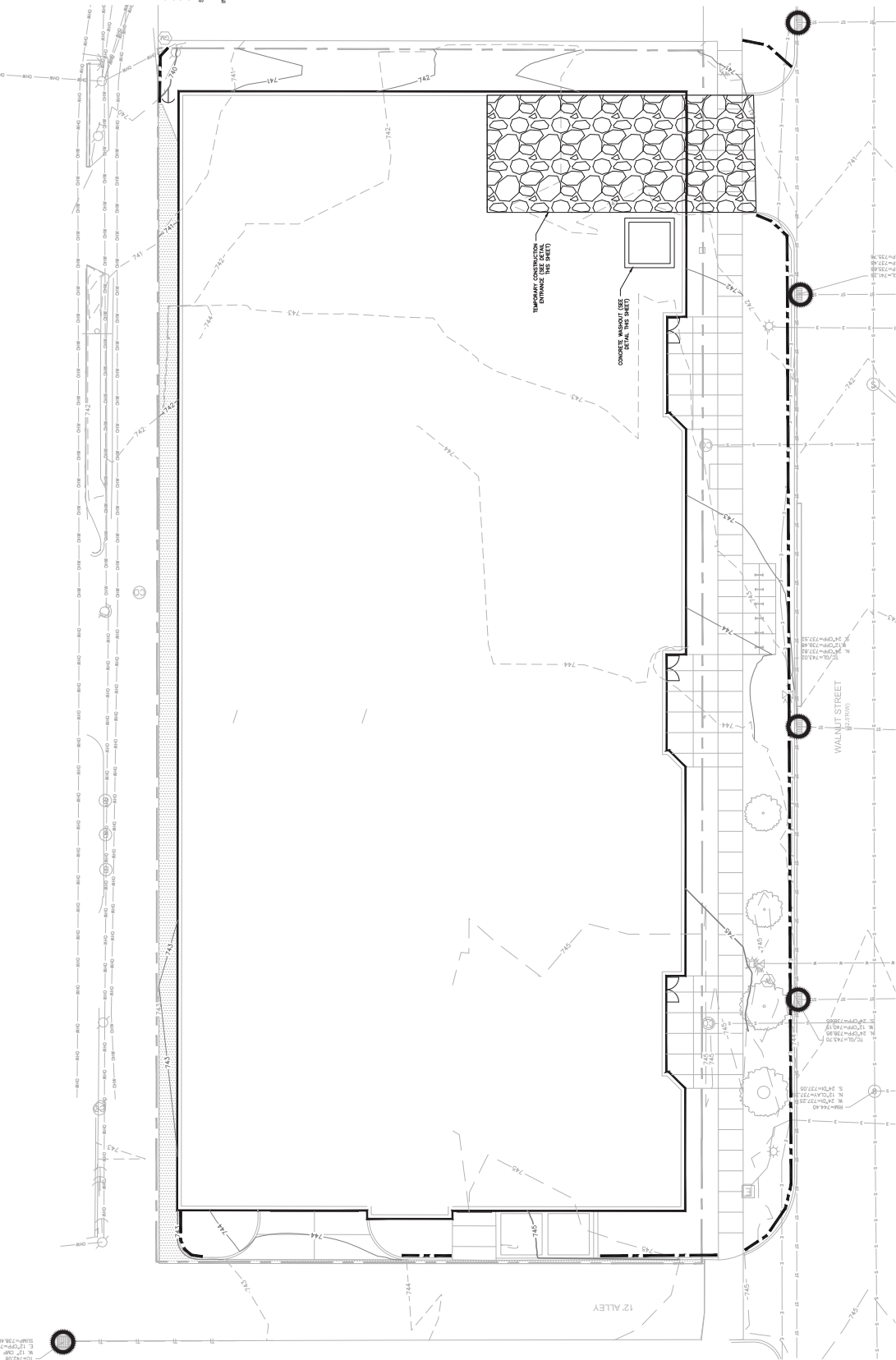
CONTRACTOR
NATURAL
SOLUTIONS, INC.
10000 W. 12th Avenue, Suite 100
Denver, CO 80202
Tel: 303.755.3333
Fax: 303.755.3334

GENERAL CONTRACTOR
MPC
PARTNERS MFC, LLC
10000 W. 12th Avenue, Suite 100
Denver, CO 80202
Tel: 303.755.3333
Fax: 303.755.3334

SCALE: 1"=10'
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EROSION CONTROL PLAN LEGEND

SILT FENCE (SEE DETAIL THIS SHEET)
INFILTRATION (SEE DETAIL THIS SHEET)



PROJECT NO. 5533
SHEET C106
CONSTRUCTION CONTROL PLAN

South Birda & Associates, Inc.
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Denver, CO 80202
Tel: 303.755.3333
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www.southbirda.com

URBAN STATION
374 S. WALNUT STREET, SUITE 300
DENVER, CO 80202
PROJECT NO. 5533
SHEET C106
CONSTRUCTION CONTROL PLAN

86
SCHEMATIC DESIGN



WALNUT STREET LOOKING NORTH

URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

RENDERING - DESIGN CONCEPT
9.18.2017





WALNUT STREET LOOKING SOUTH

URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

RENDERING - DESIGN CONCEPT
9.18.2017





LOCATION MAP

SITE LOCATION

321 S. WALNUT ST.
BLOOMINGTON, INDIANA

UNIT MIX

X	LEVEL				TOTAL UNITS	# OF BEDS
	1	2	3	4		
A1	0	5	5	5	15	x1 = 15
A2	0	1	0	0	1	x1 = 1
B1	0	0	1	1	2	x1 = 2
S1	0	1	1	1	3	x1 = 3
C1	0	6	6	6	18	x3 = 54
C2	0	1	1	1	3	x3 = 9
D1	0	2	2	2	6	x4 = 24
D2	0	1	1	1	3	x4 = 12
E1	0	1	1	1	3	x5 = 15
E2	0	1	1	1	3	x5 = 15
E3	0	1	1	1	3	x5 = 15
Total = 165						

PARKING COUNT

LOWER GARAGE FLOOR	
Parking Space	51
Parking Space - ADA	2
LEVEL 1.2	
Parking Space	47
Parking Space - ADA	2
Parking Space - ADA - Van Accessible	1
Grand total: 103	

BICYCLE RACKS

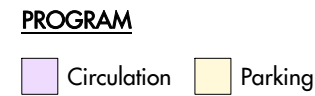
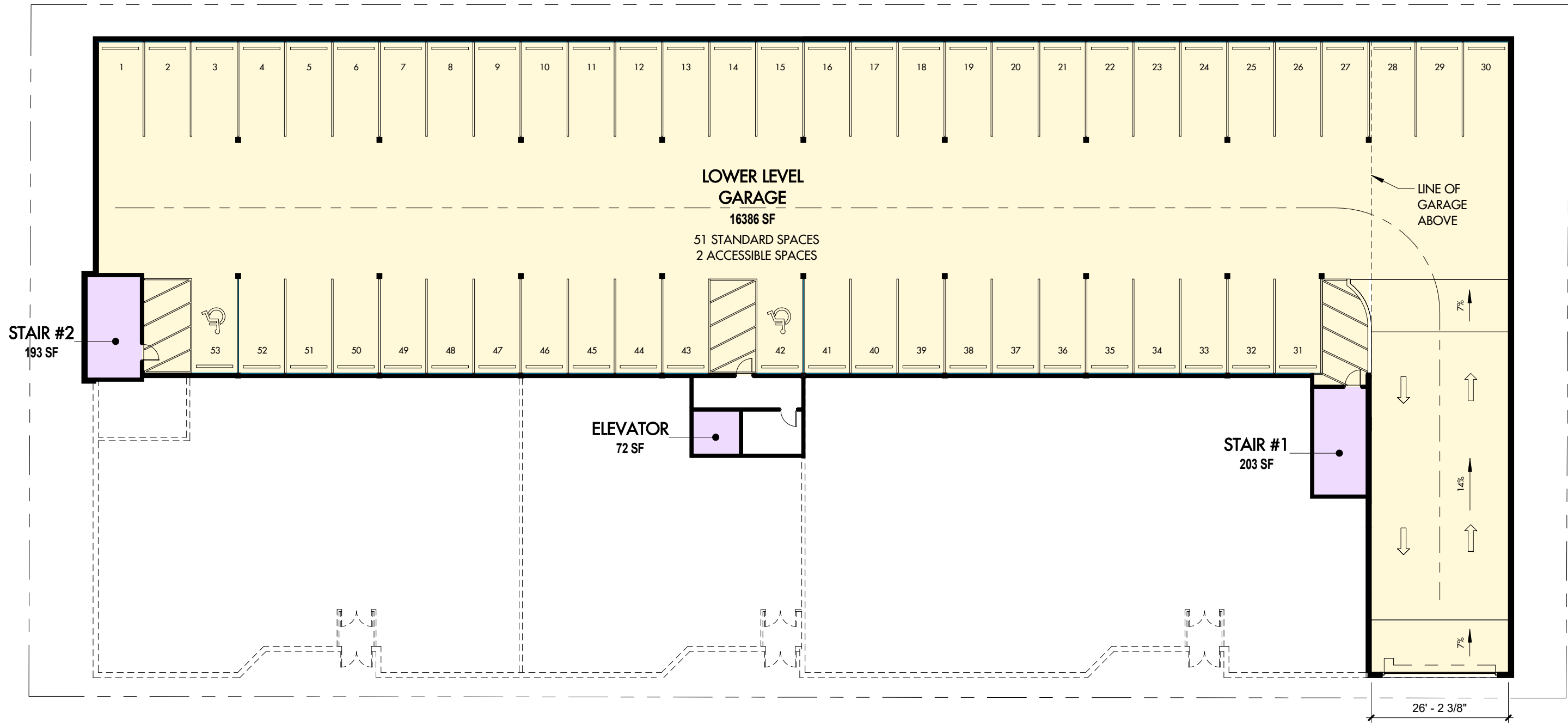
CLASS I	7
CLASS II - Regular	12
CLASS II - Covered	14
Total = 33	

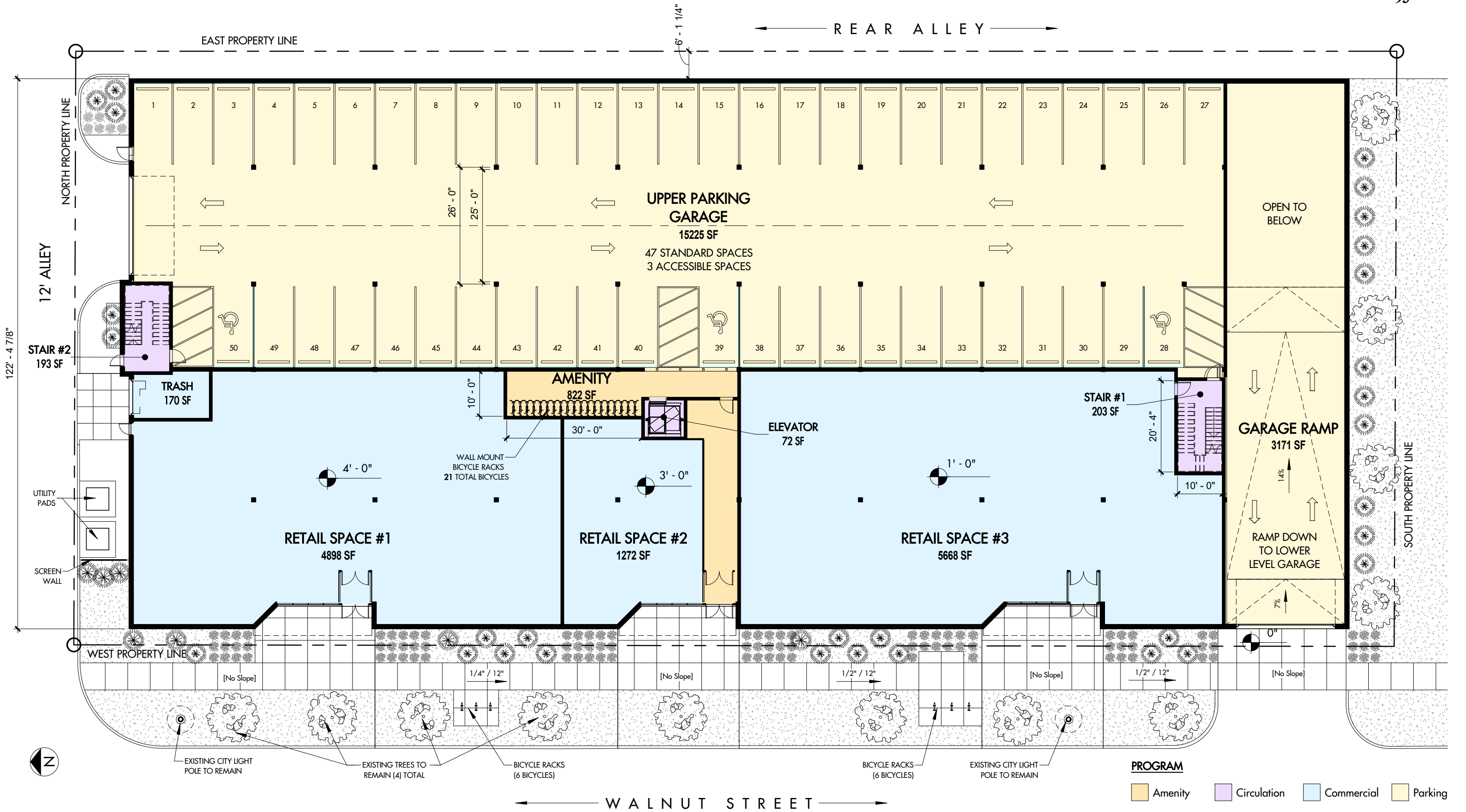
NOTE: 33 Bicycle racks provided - only 32 required.

URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

SITE LOCATION - DESIGN CONCEPT
9.18.2017



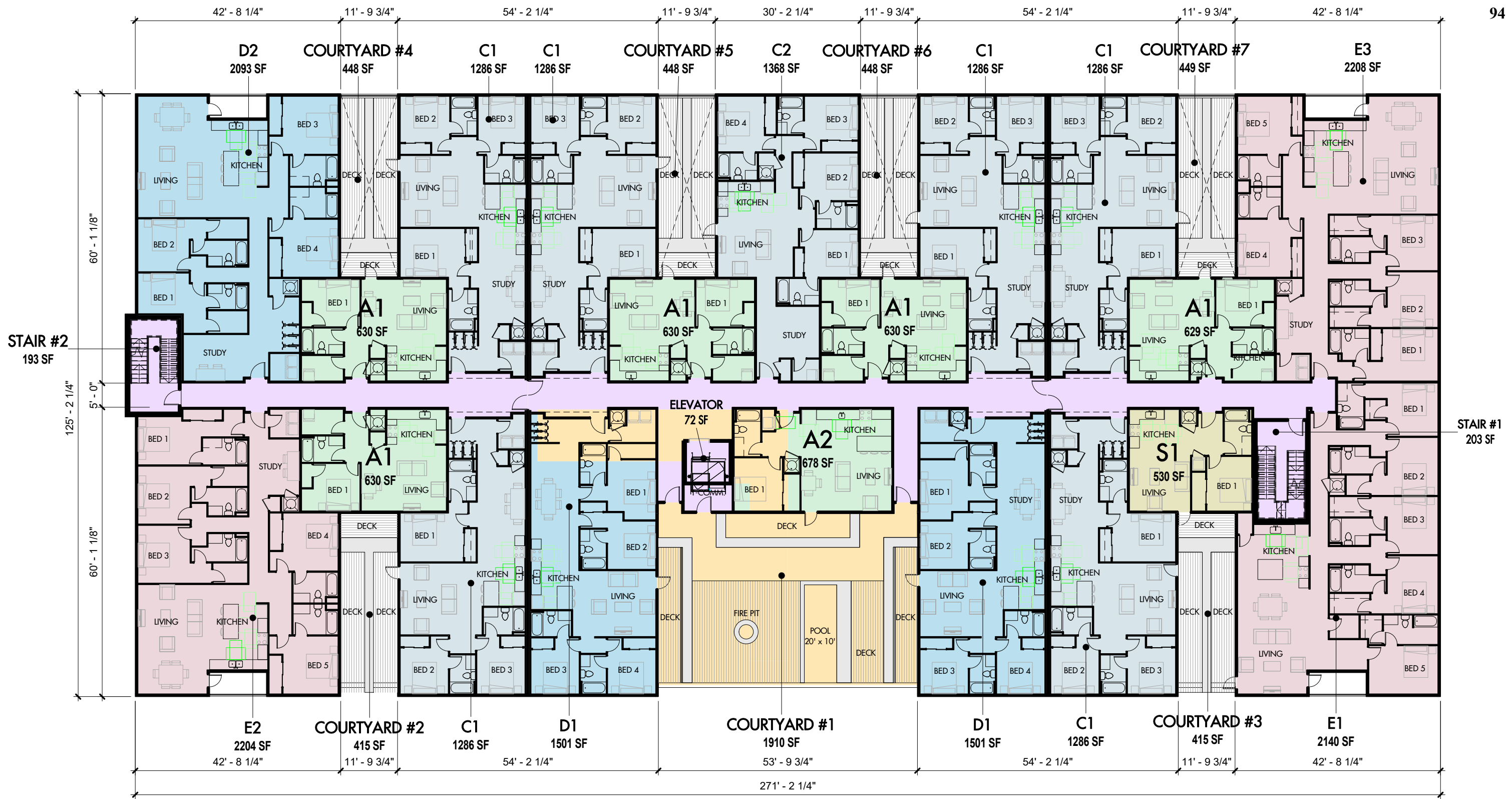




URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

FIRST FLOOR PLAN - DESIGN CONCEPT
9.18.2017





PROGRAM

- 1-Bedroom (Green)
- 3-Bedroom (Light Blue)
- 4-Bedroom (Blue)
- 5-Bedroom (Pink)
- Amenity (Yellow)
- Circulation (Purple)
- Studio (Light Green)

URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

SECOND FLOOR PLAN - DESIGN CONCEPT

9.18.2017





URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

THIRD & FORTH FLOOR PLANS - DESIGN CONCEPT
9.18.2017





EAST ELEVATION



WEST ELEVATION

URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

EXTERIOR ELEVATIONS - DESIGN CONCEPT
9.18.2017





URBAN STATION - PHASE 2
 CITY OF BLOOMINGTON, INDIANA

EXTERIOR ELEVATIONS - DESIGN CONCEPT
 9.18.2017





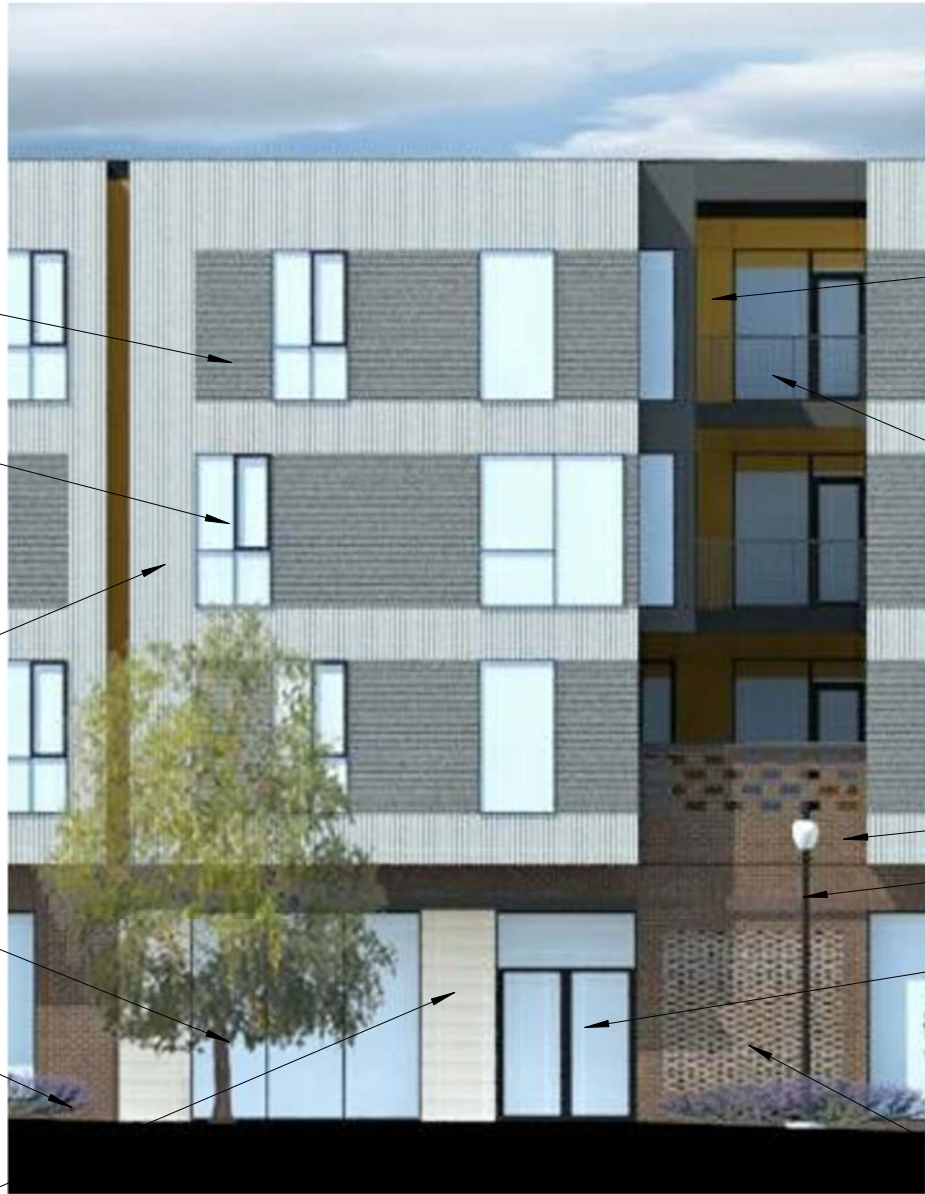
CORRUGATED METAL PANEL - HORIZONTAL



CORRUGATED METAL PANEL - VERTICAL



LIMESTONE VENEER



ENLARGED - WEST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

PRE-FINISHED ALUM. WINDOWS

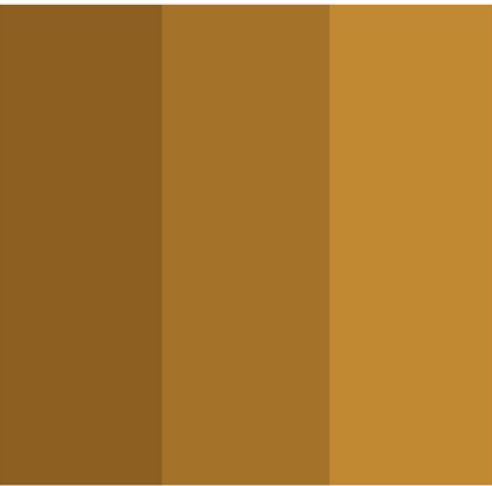
EXISTING TREE TO REMAIN

LANDSCAPE BEDS

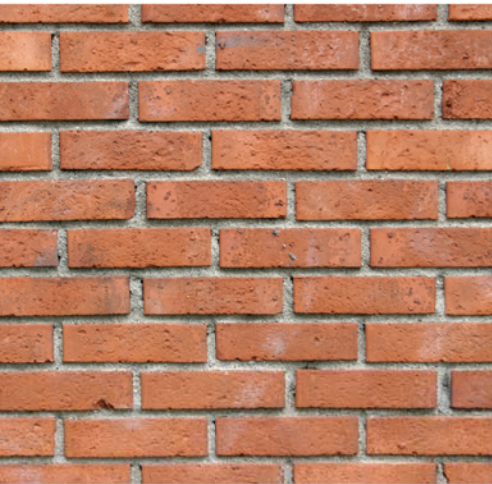
PAINTED STEEL RAILINGS

EXISTING CITY STREET LIGHT TO REMAIN

PREFINISHED ALUM. STOREFRONT SYSTEM



FIBER CEMENT PANELS



BRICK - RUNNING BOND



ACCENT BRICK PATTERN



AERIAL VIEW - SOUTHWEST CORNER

URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

RENDERING - DESIGN CONCEPT
9.18.2017





AERIAL VIEW - SOUTHEAST CORNER

URBAN STATION - PHASE 2
CITY OF BLOOMINGTON, INDIANA

RENDERING - DESIGN CONCEPT
9.18.2017







BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 217 W. 6th Street

CASE #: SP-28-17
DATE: October 2, 2017

PETITIONER: HHI Yellow Cab LLC, David Howard
 1420 E. Rhorer Road, Bloomington

CONSULTANTS: Matte Black Architecture, Matt Ellenwood
 2021 E. Wexley Road, Bloomington

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

BACKGROUND:

Area: 0.29 acres
Current Zoning: CD – Courthouse Square Overlay
GPP Designation: Downtown
Existing Land Use: Yellow Cab Stand / Surface Parking
Proposed Land Use: Commercial / Dwelling, Multi-Family / Dwelling, Upper Floor Units
Surrounding Uses:
 North – Commercial / Dwelling, Upper Floor Units
 West – Restaurant
 East – Commercial / Dwelling, Upper Floor Units
 South – Restaurant / Bar/Dance Club

REPORT: The property is located on the south side of West 6th Street between Morton Street and College Avenue and is zoned Commercial Downtown (CD), in the Courthouse Square Overlay. The property is adjacent to alleys on both the east and south sides of the property. Surrounding land uses include Janko's Little Zagreb restaurant to the west, the back of commercial space with apartments above to the east across the alley, The Mercury mixed use development to the north, and the back of bars and restaurants to the south across the alley. The property currently contains the operational home and cab stand for Yellow Cab Company with a surface parking lot used by the business. The adjacent property to the west contains a contributing surveyed historic structure. Across the alley to the east is the Courthouse Square Local Historic District. The Bloomington Historic Preservation Commission saw the petition and gave a courtesy review because the property is immediately adjacent to a Local Historic District.

The petitioner proposes to develop this property by retaining the existing two-story building and building an additional two stories on top while also developing a four-story addition on the existing parking lot. The result would be one four-story mixed use building with 4,320 square feet of first-floor commercial space. The proposed first floor also contains five 675 square foot live/work units, a trash and recycling room, and four parking spaces accessed from the southern alley. A lobby for the residential uses above with bicycle storage is also located on the first floor. The second and third floors contain 4 studio units, 18 one-bedroom units, and 4 two-bedroom units. The fourth floor contains 1 two-bedroom condominium and 2 three-bedroom condominiums for a total of

33 units and 40 beds. The four parking spaces on the first floor will be paired with the condominiums on the fourth floor. The fourth floor also contains a 2,958 square foot restaurant with a 2,350 square foot outdoor patio. The roof of the fourth floor above the condominiums will be covered with a 6 inch green roof.

The alleys adjacent to the site will remain open to vehicular traffic. The live/work units will have exterior entrances from the north/south alley, as well as entrances from an internal hallway. The live/work units will be designated as workforce housing, as described in the letter from the petitioner.

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

- The proposal does not meet multiple standards in BMC 20.03.050 and BMC 20.03.060.
- The proposal is adjacent to a residential use.

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Courthouse Square Overlay is 33 units per acre. The petition site is .291 acres. The petitioner is proposing 37.3 units per acre. The maximum allowable density on the site is 9.6 DUEs. The petitioner is proposing 10.85 DUEs. Without the 5 live/work units proposed, which are also the proposed workforce housing units, the site meets density requirements.

Dwelling Unit Equivalent Breakdown

Type of Unit	Count of Unit	Count of Beds	DUEs
Studio	4	4	0.8
1-bed*	23	23	5.75
2-bed	5	10	3.3
3-bed	1	3	1.0

*Including 5 live/work units.

The proposal does not meet UDO requirements related to density.

Residential Uses on the First Floor: The Courthouse Square Overlay does not permit ground floor residential uses. The proposal contains 5 live/work units on the first floor. These units are unique in that they are designed so that tenants can live in them and have small 'shop' space in front to work and sell their wares. They are not intended as strictly residential units. Ground floor residential uses are restricted, in part, to encourage the activation of the ground floor along public streets to 'capitalize on, maintain and enhance the pedestrian activity generated by the CSO District'. The entirety of the building fronting on 6th Street in the proposal is commercial and the ground floor units are behind. The proposal does not meet first floor residential requirements.

Build-to-Line: The UDO requires buildings in the CSO to be built at the front property line. The proposal meets this requirement.

Height: The maximum height in the CSO is 40 feet. The UDO defines building height as “the vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, mechanical equipment or utility service structures shall not be included in the measurement of vertical dimension.” The building measures 53 feet tall per the UDO definition. The northern façade along 6th Street has a maximum height from grade of 41 feet at the right-of-way line. The fourth floor of the building is set back from the right-of-way. The height of the proposed building is comparable to both the old Bakehouse building and the JCPenney building to the east. The Mercury building across the street is seven stories tall with no step back. The proposal does not meet UDO height requirements.

Parking and Surrounding Roads: The DCO requires no parking spaces for residential or non-residential uses. The petitioner is proposing 4 garage parking spaces. The spaces will be paired with the two condominiums on the fourth floor. Vehicular access to the garage spaces will be derived from the alley to the south of the development. The Morton Street public parking garage is located one block to the north of the petition site. With the closing of the current curb cut on 6th Street, additional public street parking spaces will be added in the right-of-way. The proposal meets parking requirements.

Bicycle Parking: A total of 11 bicycle parking spaces are required. The petitioner is showing four Class I parking spaces in the right-of-way on 6th Street and a bicycle storage room on the first floor of the building. The proposal meets bicycle parking requirements.

Architecture/Materials: The building is designed to visually read as two separate buildings from 6th Street. The existing building’s split face CMU will be carried up to the new third floor. Insulated metal paneling will added, as well. New windows will be introduced on the second and third floors and Juliet balconies. The new eastern portion of the building will utilize smooth-faced limestone with stained wood accents. Storefront windows are used at the first floor with modern windows on the upper floors. Because the building is designed to incorporate the existing building and is a modern design, several more traditional aspects of the CSO design requirements are not met. Those include: kickplates under the first floor windows; window sills; appearance of double hung windows; wood and metal as secondary materials; continuation of CMU; and a horizontal belt course above the base of the building. The fourth floor above both portions of the building is set back from the right-of-way and incorporates insulated metal panels.

On the eastern side of the building, colorful composite paneling will be used in the recessed balcony/entrance areas. All sides of the building will utilize the continuation of the existing CMU, the metal paneling, and the smooth-faced limestone. Each side of the building utilizes balconies for the units. The western façade will incorporate alternating colors of materials for faux windows to improve the appearance of otherwise blank wall spaces.

Streetscape: Street trees and pedestrian-scaled lighting are required along 6th Street. The petitioner will also be adding lighting, planter boxes, and using bright colors along the eastern façade to increase pedestrian interest along the alley at the entrances to the live/work units. The proposal will meet street tree and light requirements. A condition of approval has been added to clarify.

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

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along 6th Street. The petition will meet UDO requirements to maintain or enhance those facilities with street trees and lighting. A curb cut on 6th Street and vehicular access on the north/south alley will be removed.

No additional Bloomington Transit facilities are required with the development. Bloomington Transit Route 2 runs directly in front of the development with a stop at 6th and Morton Streets.

Building Façade Modulation: BMC 20.03.060(c)(1)(A) allows a maximum façade width for each module of 50 feet for those sides of the buildings with frontage. This regulation only applies to new buildings and additions. The new addition provides modulation with an 8 foot wide module for the residential entry that is recessed and a 46 foot wide storefront at the right-of-way line. The addition above the existing building does not meet this requirement because it continues the existing building's 51.5 foot width.

Building Height Step Down: BMC 20.03.060(c)(2) requires that the adjacent façade module on buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The Janko's restaurant building to the west of the petition site is listed as contributing in the City of Bloomington Survey of Historic Sites and Structures. The three-story portion of the proposed building that is immediately adjacent is 13 feet 10 inches taller than the surveyed structure. The module immediately adjacent to the historic structure to the east is shorter than that structure. The proposal meets this UDO requirement.

Building Height Step Back: BMC 20.03.130(c)(3) requires that building facades over 45 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below 45 feet in height and above 45 feet in height. A waiver is necessary for the current design to be approved.

Void-to-Solid Percentage: The CSO sets a minimum first floor void-to-solid requirement of 70%, consisting of transparent glass or façade openings, for first floor facades facing a street. Again, this standard only applies to the new building and addition to Building Two. Upper stories are required to have a minimum of 20% void area. The proposal meets those requirements.

Green Infrastructure: The proposal will reuse an existing building. The petitioner will perform any remediation necessary to the site that is the result of on-site gasoline

storage. The petitioner also proposes to utilize a green roof system on top of the fourth floor condominiums, as well as providing on-site recycling collection. The petitioner has also identified several building initiatives as 'green', such as use of a reflective roof material and highly insulated exterior walls.

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 plan commission only upon making written findings that the site plan:

(i) Is consistent with the growth policies plan;

Findings:

- The site is in the Downtown area of the Growth Policies Plan (GPP).
- The Downtown area is a mixed use, high intensity activity center serving regional, community-wide, and neighborhood markets. Bloomington must strive to improve downtown as a compact, walkable, and architecturally distinctive area in the traditional block pattern that serves as the heart of Bloomington while providing land use choices to accommodate visitors, business, shoppers and residents. (GPP, 28) The petition provides commercial and residential space in the center of the Downtown area, and provides density to increase the walkability of the area.
- A mix of office, commercial, civic, high-density residential and cultural uses are recommended for the downtown. (GPP, 28)
- New surface parking areas and drive-through uses should be limited, if not forbidden, within the Downtown area. (GPP, 28)
- The Downtown area should be targeted for increased residential density (100 units per acre) and for intensified usage of vacant and under-utilized buildings. (GPP, 39)
- 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) The petitioner has committed to 5 workforce housing units for a period of 25 years with a possible extension to 50 years. The petitioner has also included to owner-occupied condominiums.
- Projects that combine housing product types are recommended. (DVISP, 5-7)
- In particular, there is a need for housing development that is not directly oriented toward the student market. (DVISP 5-9)

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

The UDO includes an intent for the CD district and guidance for the Plan Commission in 20.02.370. The following items address those intent and guidance statements.

Findings:

- The project does serve to protect and enhance the central business district by reusing an existing structure and respecting an adjacent historic structure.
- The project does provide high density development of mixed uses with storefront retail, and residential dwelling uses.
- Though future renters are unknown, the project does appear to promote a diversity of residential housing for all income groups and ages through its varied housing offerings and workforce housing commitment.
- The project does incorporate some pedestrian-oriented design through first-floor window design, and use of scale and massing and does accommodate alternative means of transportation by providing ample bicycle parking.
- The project does intensify the use of vacant and under-utilized properties, by developing the vacant eastern lot and reusing the existing building.
- The project does provide commercial on the ground floor with residential uses above, though it does incorporate unique live/work space on the ground floor, as well.
- The proposal does further the GPP goal of sustainable development design through the incorporation of mixed use, building reuse, and densification toward a reduced resource consumption.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Findings:

- The project meets all applicable development requirements of Chapter 5.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

The UDO includes an intent for the CSO district and guidance for the Plan Commission in 20.03.010. The following items address those intent and guidance statements

Findings:

- The project is compatible in mass and scale with historic structures listed in the *City of Bloomington Survey of Historic Structures* located in the Courthouse Square Character Area because it is compatible to the height

of the building to the east and the westernmost module is less than fourteen feet taller than the adjacent historic building, and utilizes the step back to enhance the pedestrian scale of the building.

- The project provides a diverse mix of traditional commercial retail uses at the street level to capitalize on, maintain and enhance the pedestrian activity generated by the CSO District by including two retail spaces along 6th Street and 5 live/work spaces along the alley.
- The project does visually define the sidewalk edge with an interesting building that respects the established context of traditional commercial storefront buildings that are two to four stories in height by building at the right-of-way line; providing individual, detailed storefront modules that are visually interesting to pedestrians through the use of large windows; providing modulation; and stepping the fourth floor back.
- The project aids in the preservation of historic structures to maintain the integrity and heritage of the downtown by not removing any historic structures and setting the proposed building back from the existing adjacent surveyed structure.

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

- 1.) The Petitioner shall submit a Landscape Plan and the Planning and Transportation Department must approve it, prior to receiving a grading permit.

Staff Response: An approved Landscape Plan is required before release of a Grading permit.

- 2.) The Petitioner should apply proven, green building and site design practices to create a high performance, low-carbon footprint structure, and commit to them in the Petitioner's Statement.

Staff Response: The Department encourages the petitioner to pursue green building practices. It is not required per UDO standards at this time.

CONCLUSION: This petition meets most UDO requirements for the Courthouse Square Overlay zoning district. It also provides a number of unique development details such as the 5 live/work units off of the alley, the 2 condominiums, the rooftop restaurant space, and the green roof installation. It also includes various positive aspects related to larger City goals including preserving an existing structure, the addition of owner-occupied units, workforce housing stock, the addition of housing stock of various types and sizes, and additional and unique commercial space in the downtown. The proposal has been designed to respect the rich historic fabric in the immediate area, while allowing for a modern building and uses. The scale of the building is appropriate for the area because of the modulation, material choices, step down adjacent to the surveyed structure, and step back of the fourth floor.

RECOMMENDATION: The Department recommends approval of SP-28-17 with the following conditions:

1. Staff shall approve the green roof design, as proposed in the petitioner statement, before a building permit is issued.
2. Three street trees are required. Street trees, street lighting, and an approved landscaping plan must be incorporated into the site plan before a grading permit is issued.
3. The petitioner's submitted commitment for the incorporation of workforce housing must be recorded as a Zoning Commitment at the Monroe County Recorder's Office prior to the issuance of a building permit.
4. Approval of right-of-way encroachments, including bicycle racks and building projections, must be obtained before a grading permit will be issued.
5. Any closure or use of the right-of-way for staging or construction must be approved by the Board of Public Works. Petitioner shall continue to work with staff to minimize impacts of construction on the right-of-way.
6. The petitioner's submitted commitment for the incorporation of on-site recycling and the green roof shall be recorded a Zoning Commitment at the Monroe County Recorder's Office prior to the issuance of a building permit.

MEMORANDUM

Date: September 20, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-28-17, Alleyworks, Yellow Cab
217 W. 6th 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. The site is zoned Commercial Downtown (CD), and is within the Courthouse Square Overlay.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

The Petitioner needs to submit a Landscape Plan. The street trees need to be identified and approved by staff. The EC recommends that the Petitioner also add some vegetation –perhaps some additional planter boxes- to the front of the building to enhance the pedestrian experience.

2.) SUSTAINABLE DESIGN

The Petitioner is not requesting any of the Green Development Incentives found in 20.05.049, but is requesting some deviations from the Unified Development Ordinance (UDO) requirements, such as higher density and a taller building than are allowed. The EC believes the Petitioner should be working toward green building and site practices if they expect any leeway on deviations.

The Courthouse Square Overlay District; Review Standards (20.03.030), within the UDO, states 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.

Also notice in 20.02.370 of the UDO, Commercial Downtown, “District Intent: Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.”

The EC is pleased that in the Petitioner’s Statement a commitment is made to use local

Limestone on the façade; however, the other “innovative and green design” features are simply being considered and not promised. The EC recommends that green building and site design practices be described and committed to in this plan.

The Petitioner needs to supply staff with actual specifications of practices they intend to use; not merely state that a value is high or low. For example, stating that a developer is considering a highly insulated exterior without a whole building energy model is meaningless, and the R values of walls and roofs don't describe the thermal effectiveness of the whole building.

Another case in point is the statement that a green roof is being considered. The EC does not believe this is sufficient, and alone, doesn't obligate the Petitioner to actually install one. Furthermore, the benefits of the specific green roof design are not included. How will it reduce the urban heat island effect? How will it cleanse stormwater? How will it contribute to energy efficiency in winter and summer?

The EC recommends that the summary pages from the software product called COMcheck be submitted to determine if the building is in fact more sustainable than it would be by simply following minimum energy code requirements. COMcheck is a commercial compliance checklist, and must be submitted to the state building authorities anyway. Therefore it would be no hardship to also submit it to the P&T staff so they can determine if the building is innovatively superior to any ordinary building.

EC RECOMMENDATIONS

- 1.) The Petitioner shall submit a Landscape Plan and the Planning and Transportation Department must approve it, prior to receiving a grading permit.
- 2.) The Petitioner should apply proven, green building and site design practices to create a high performance, low-carbon footprint structure, and commit to them in the Petitioner's Statement.



SCHMIDT
ASSOCIATES

September 26, 2017

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

Re: 2017-040.000 Alleyworks
Bloomington City Architect - 2017-040.000

Dear Terri:

Schmidt Associates has reviewed the revised Plan Commission Submittal dated 9/20/2017 for the Alleyworks development located at 217 West 6th Street.

In our meeting on September 19, 2017 the staff noted that the project developer is only providing 15% affordable units (5 total units) for 15 years, while the city would like to see 10%-20% for a 99-year period - to keep affordable housing in place at the development. The staff would like to see a greater commitment to affordable housing.

From a sustainability perspective, the project includes: reuse of an existing brownfield building/site (requiring oil/fuel remediation), a partial green roof, and a recycling program. It was not clear whether this is tenant recycling, construction waste recycling, or both.

The Project Design Team has made some subtle changes to the exterior skin which helped to unify the building appearance, but no major changes of note. Exterior materiality was also clarified. We generally like this building as proposed.

Based on discussions with the Staff at the September 19, 2017 meeting, it is our understanding that they had not yet made a final determination as to whether this project will receive a staff recommendation or be guided to a Plan Commission Hearing for resolution given the limited commitment to affordable housing.

Sincerely,

SCHMIDT ASSOCIATES, INC.

Architecture • Engineering • Interior Design • Landscape Architecture

Sarah K. Hempstead, AIA, LEED AP
CEO / Principal
shempstead@schmidt-arch.com

Steven K. Alspaugh, AIA, LEED AP BD + C Design Architect/Associate
salspaugh@schmidt-arch.com

SKH/SKA:lab

Copy: James Roach, The City of Bloomington

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Ron Fisher, AIA, LEED AP
Sarah Hempstead, AIA, LEED AP
Desma Belsaas, AIA, LEED AP
Tom Neff, AIA, RID, LEED AP
Kevin Shelley, AIA, LEED AP
Brett Quandt, CDA
Anna Marie Burrell, AIA, RID
Lisa Gomperts, FAIA, LEED AP
Kyle Miller, PE, LEED AP

Associates

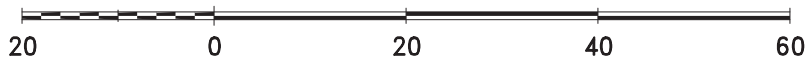
Steve Alspaugh, AIA, LEED AP
Ben Bain, CPSM
Ryan Benson, AIA
Eric Broemel, PE, CEM
Duane Dart, AIA, CMO/OE, LEED AP
Craig Flandermeyer, RLA, LEED AP
Jim Heinzelman
Greg Hempstead, AIA, LEED AP
Cindy McLoed, AIA
Steve Schaecher, AIA, LEED AP
Megan Scott, CPSM
Charlie Wilson, CPD, LEED AP
Mary Ellen Wolf, AIA, LEED AP
Liming Zhang, RLA, CPESC, LEED AP

Registered Professionals

Jeff Burnett, PE
Asia Coffee, IIDA, RID
Shane Cox, PE
Matt Durbin, CTS, MCSE
Laura Hardin, IIDA, RID
Allen Jacobsen, PE
Eddie Layton, AIA, LEED AP
Robin Leising, CSI, CCA
Tom Ning, RA
Jeff Reed, PE
Susan Sigman, SHRM-SCP, SPHR
Chuck Thompson, CSI, CCS
James Walde, PE



By: scanlanj
31 Jul 17



For reference only; map information NOT warranted.

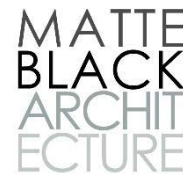


City of Bloomington
Planning & Transportation



Scale: 1" = 20'

Petitioner's Statement



Alleyworks (217 W 6th Street)

Attention: Bloomington Plan Commission
 Petitioner: David Howard, property owner

SP-28-17 Petitioner's Statement

Project Description

The petitioner is proposing a 2 story expansion along with a 4 story addition of the existing 2 story building at 217 W 6th Street. The existing mixed-use structure (former taxi business with apartments) consists of a concrete block masonry (cmu) exterior with a combination of cmu and wood structural system. The petitioner is planning to remove the existing roof structure as well as the majority of interior non-bearing walls and add 2 stories as well as a separate but attached 4 story addition. The renovation will require extensive infrastructure and site upgrades, including new elevator, stairs, fire sprinkler system, mechanical, electrical and plumbing improvements, as well as trash and recycling storage, vehicle and bicycle parking. The reuse of the existing building structure is just one of the many sustainability initiatives that are listed below.

In response to the growing demand for a variety of downtown housing options as well as viable commercial space, the petitioner is proposing a truly unique mixed-use property that will include **4320 sf of ground floor commercial space, (5) live/work units with alley access, (4) studio apartments, (18) 1 bedroom apartments, (4) 2 bedroom apartments, (1) 2 bedroom condominium with 340 sf of patio space, (1) 3 bedroom condominium with 957 sf of patio space and 2958 sf of 4th floor commercial space with 2350 sf of patio space.** The proposed expansion seeks to balance the goals of the zoning guidelines (outlined below) as well as the petitioner's interest in further enhancing the property as well as the neighborhood.

District Ordinance Guidelines

District: **Courthouse Square Overlay (CSO)**

"Provide a diverse mix of traditional commercial retail uses at the street level to capitalize on, maintain and enhance the pedestrian activity. Visually define the sidewalk edges with interesting buildings that respect the established context of traditional commercial storefront buildings that are two to four stories in height."

Maximum Residential Density: 33 units per acre

Property is 12,688 SF/43,560 (1 acre) = .291 acre x 33 = **9.6 DUE allowed**

Proposed Units:

(4) Studio units @ .20/unit = 0.8

(18) 1 bedroom units @ .25/unit = 4.5

(5) 2 bedroom units @ .66/unit = 3.33

(1) 3 bedroom unit @ 1.0/unit = 1.0

(5) live/work units @ .25/unit = 1.25

Total = **10.85 DUE proposed (9.6 DUE not including live/work units)**

Maximum Impervious Surface Coverage: **100% allowed** / 100% existing

Maximum Structure Height: 40' allowed / **53' proposed maximum height from lowest grade**

Residential Parking Standards: **No parking required, (4) condominium parking spaces provided.**

SP-28-17 Petitioner's Statement

Nonresidential Parking Standards: **No parking required.**

Building Setback Standards: Build-to Line: **0 feet**, Maximum Front, Side & Rear Setback: **0 feet**

Void-to-Solid Percentage: Upper Stories: **Transparent glass...** shall comprise a **minimum of 20%** and **maximum of 70%** of the wall area of each floor above the first floor façade facing a street.

Upper Story Windows: Window frame heights shall be a minimum of 1.5 times the window frame width. The **majority of the proposed windows are 1.5 – 2.5 times the height of the window width.**

Materials: **Limestone, split-face cmu to match existing and composite insulated architectural panel** are proposed as the primary and secondary materials. Stained wood is proposed as an accent material as well as metal and glass railings, metal awnings and accents.

Building Façade Modulation: The existing building is just over the maximum façade width interval of 50 feet (51.5'). The **proposed addition is 46' wide** with a 38' main façade width interval and 8' wide setback at the main residential entrance.

Building Height Step Down: The proposed **north façade along 6th Street varies between 38' and 41' in height at the northernmost part of the building.** The easternmost façade is lower than the adjacent historic property to the east while the westernmost façade is less than 14' (13'-10") higher.

Innovative and Green Design

In response to the City of Bloomington's desire to see more innovative and sustainable design the proposed addition incorporates a number of essential elements of a forward-thinking urban environment. Here are those that are proposed or under consideration:

- Urban Densification** - expand the existing structure up to the reasonable zoning height
- Building Preservation** - maintain the existing structure and ground floor commercial space
- Mixed Uses** - commercial and residential uses added including unique live/work units
- Revitalization** - inspire future growth and nearby development by example
- Structural Reuse** - additional floors will take advantage of existing structural bearing elements
- ADA Accessibility** - an added elevator will provide accessibility to the upper floors
- Energy Efficient Fixtures** - new appliances and fixtures will meet Energy Star & better
- Highly Insulated Exterior** - 2x6 exterior walls with R-19 insulation & R-38 roof insulation
- Natural Daylighting** - larger glazing and open unit plans for minimal lighting demand
- Low E Glazing** - thermally resistant frames with low solar heat gain
- Reflective Roof Material** - light colored roof finish to reduce the heat island effect
- Green Roof** - 6" deep extensive plantings on upper roofs above condominiums
- Recycling Collection** - on site recycling easily accessible to residents

These elements along with the unique design response to an existing underdeveloped property will contribute to a more dynamic and inspired area within the downtown core. We hope that you agree and welcome any questions or comments.

Thank you for your consideration of this petition.



Matt Ellenwood, AIA, LEED AP

September 21, 2017

SP-28-17 Petitioner's Statement

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

RE: Alleyworks Live/Work Apartments (217 W. 6th St.)

Dear Mr. Crowley,

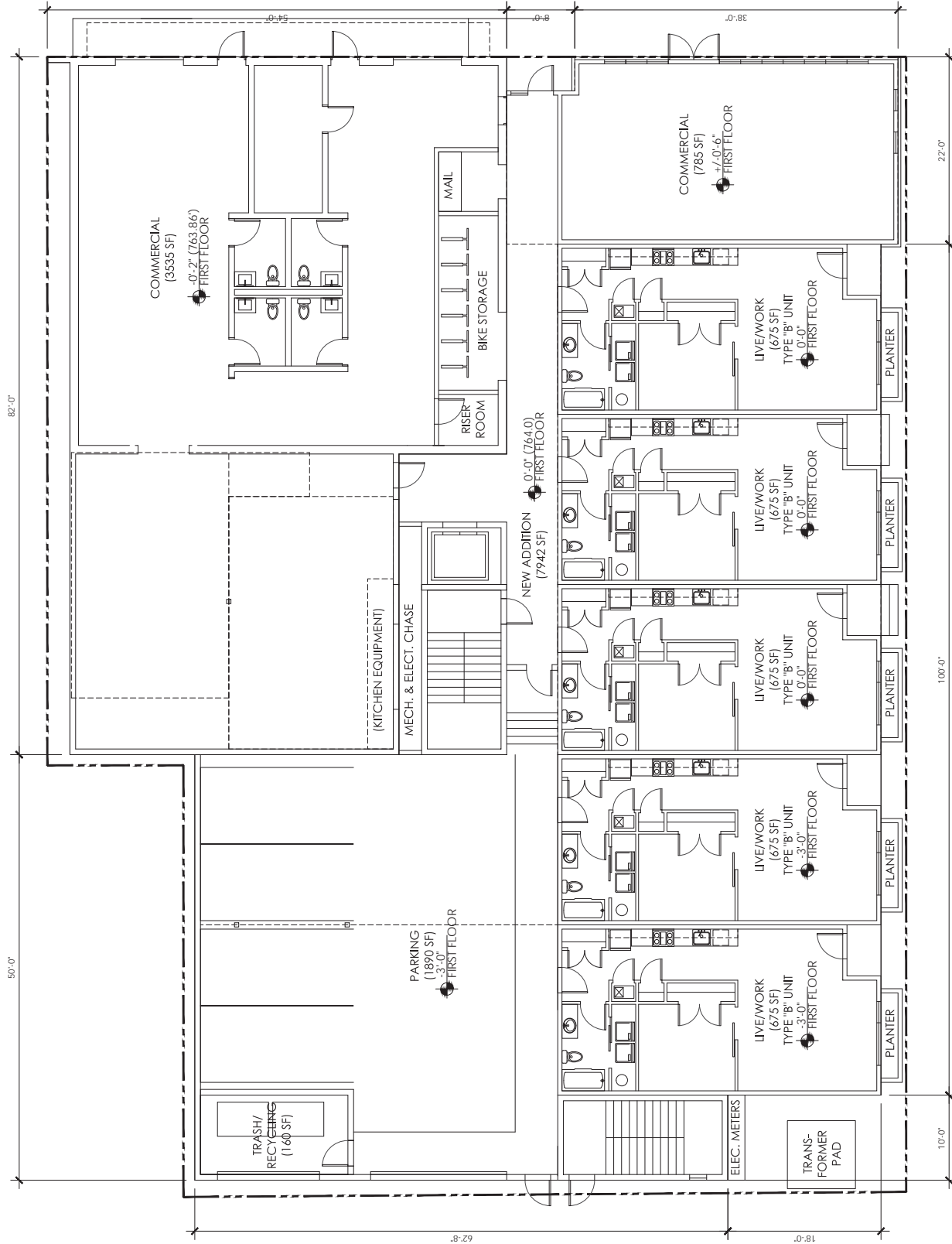
HHI Yellowcab, LLC is willing to designate the 5 live/work apartment units (almost 15% of the 31 total proposed rental units) on the first floor of the proposed development at 217 W. 6th St. as unique affordable housing to those who qualify for the City of Bloomington's workforce housing standards (60% - 120% adjusted median income) for an initial period of 25 years, followed by another period of 25 years, in which a tax abatement will be granted for the cost of necessary upgrades to those units (estimated to be \$44,000.00/unit). HHI Yellowcab, LLC will provide an affidavit stating this commitment has been met yearly on or before January 1 each year until the end of the term agreement.

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.

Thank you for your consideration of this proposal and we look forward to a resolution.

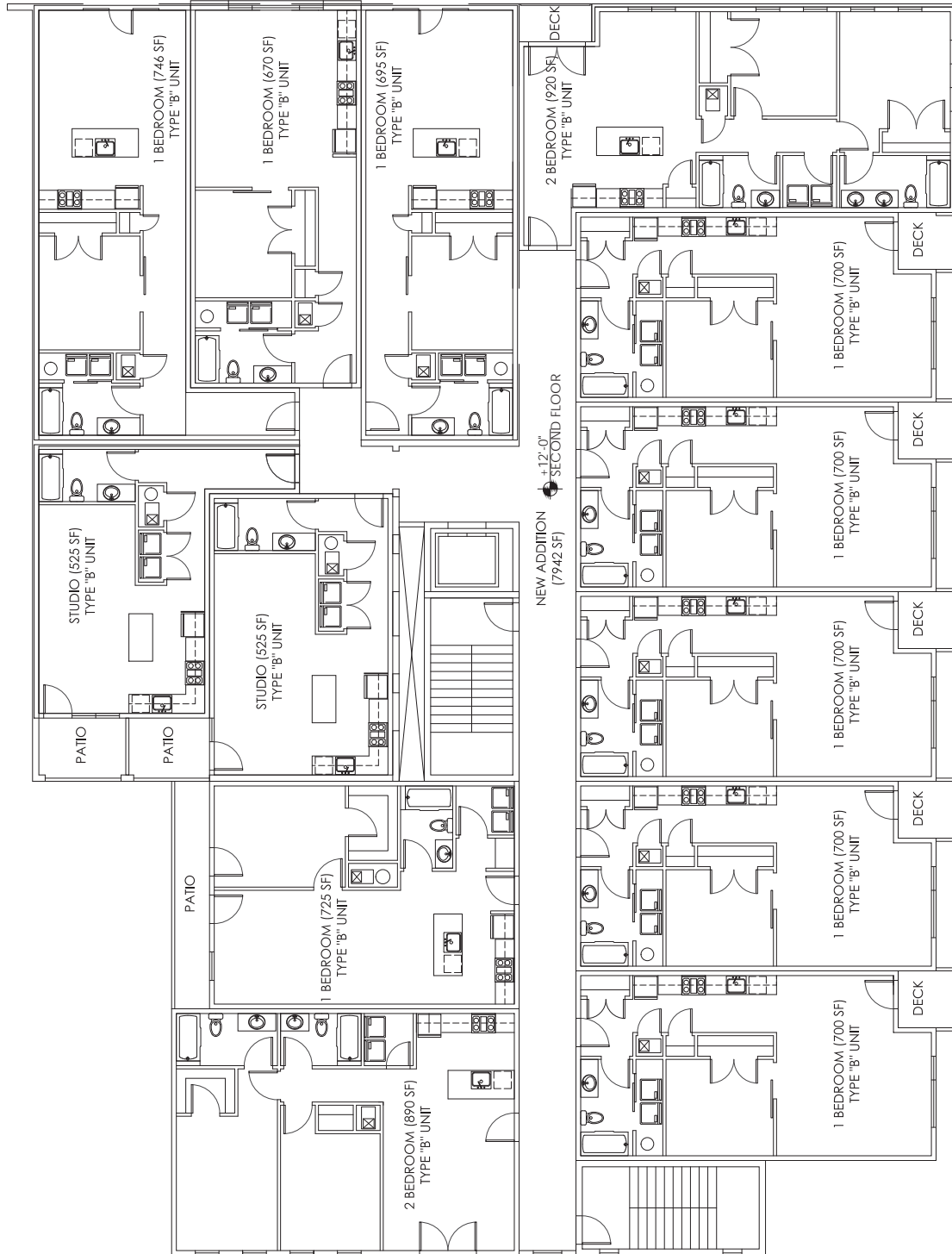
David Howard, owner
HHI Yellowcab, LLC

SP-28-17 Petitioner's Site Plan



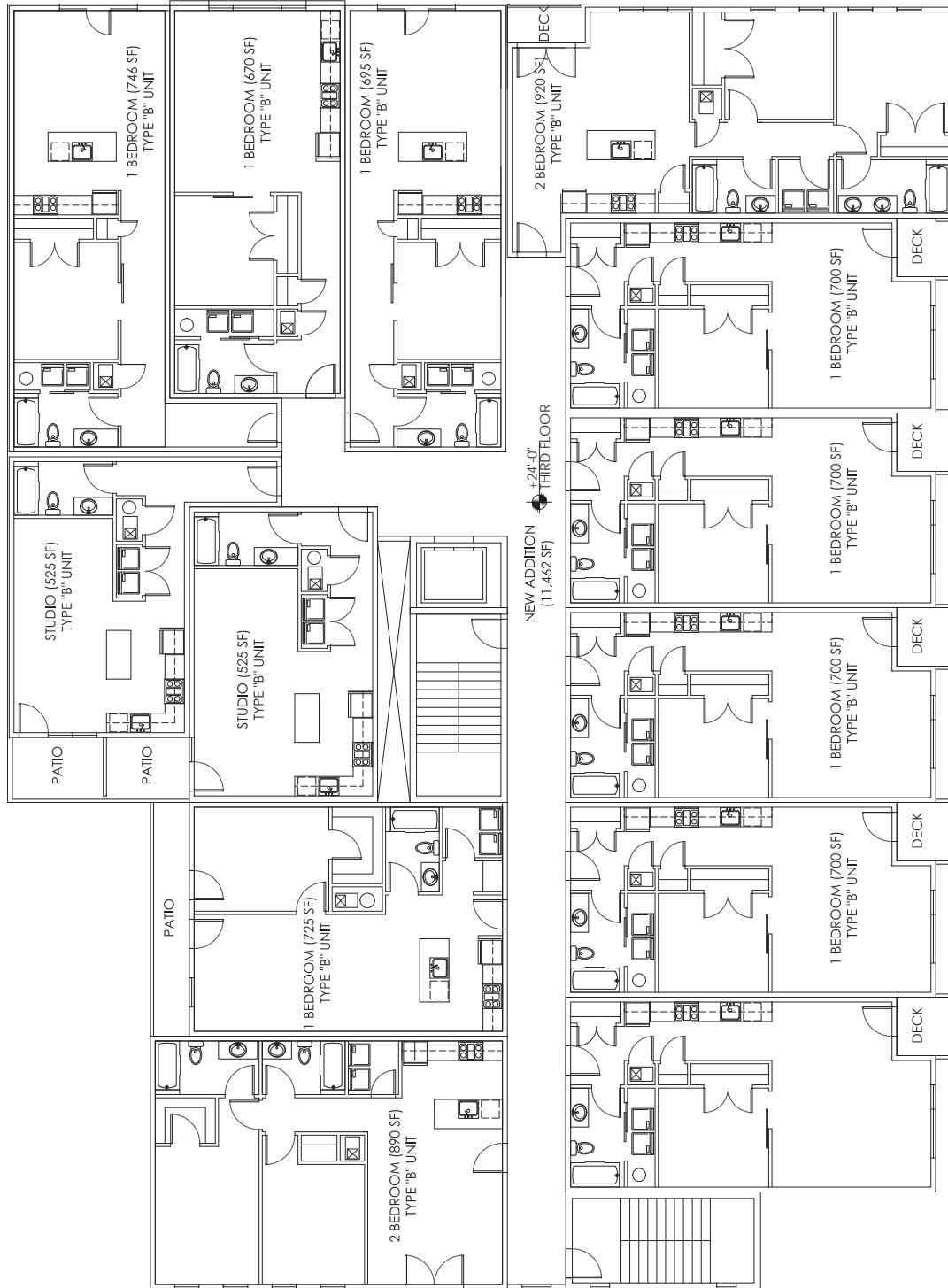
01 FIRST FLOOR PLAN
A2.1 SCALE: 3/16" = 1'-0"

SP-28-17 Petitioner's Site Plan



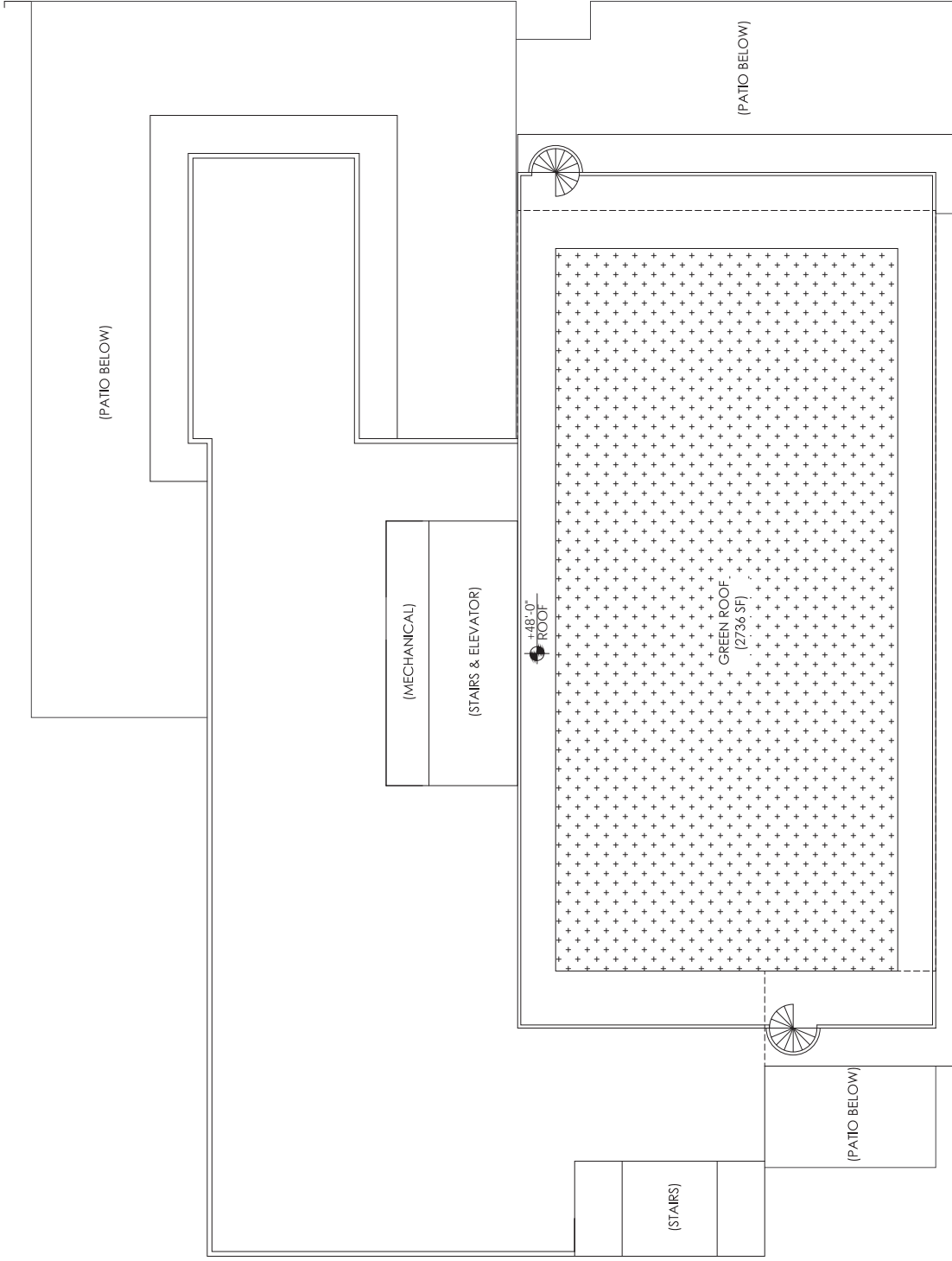
01 SECOND FLOOR PLAN
A2.2 SCALE: 3/16" = 1'-0"

SP-28-17 Petitioner's Site
Plan SP-28-17 Petitioner's Site Plan



01 THIRD FLOOR PLAN
A2.3 SCALE: 3/16" = 1'-0"

SP-28-17 Petitioner's Site Plan



01 ROOF PLAN
A2.5 SCALE: 3/16" = 1'-0"

SP-28-17 Petitioner's Renderings



02 NORTH ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



01 SOUTH ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

SP-28-17 Petitioner's Renderings



02 EAST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"



01 WEST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"



**SP-28-17 Petitioner's
Renderings**





SP-28-17 Petitioner's Renderings



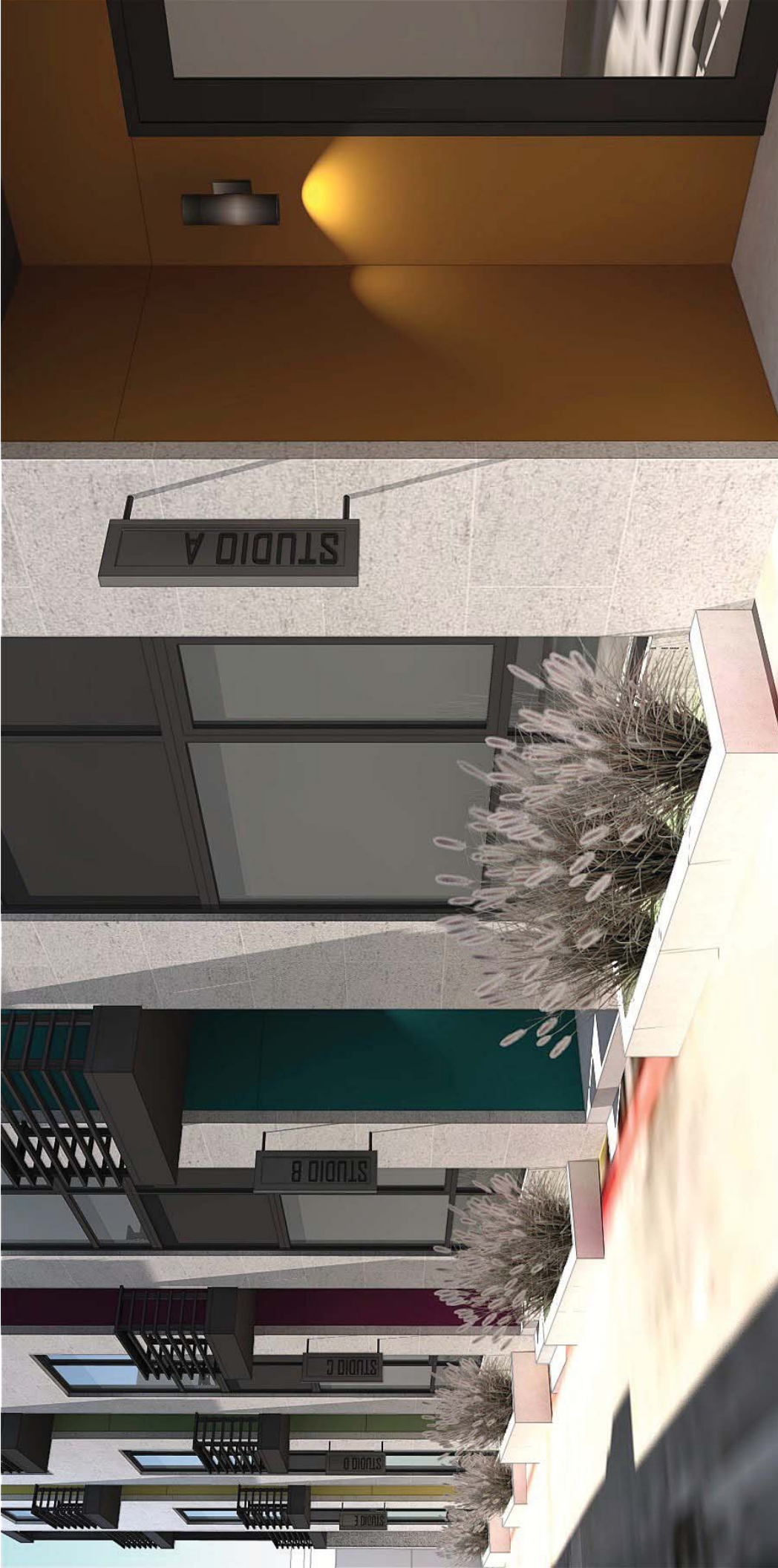




SP-28-17 Petitioner's Renderings







SP-28-17 Petitioner's Renderings: View from Kirkwood Avenue



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1105 & 1107 W. 3rd Street**

**CASE #: SP/UV-30-17
DATE: October 2, 2017**

PETITIONER: Milestone Ventures, Chuck Heintzelman
8152 Costilla Drive, Indianapolis

CONSULTANTS: Bynum Fanyo and Associates, Inc.
528 N. Walnut Street, Bloomington

REQUEST: The petitioner is requesting site plan approval for one three-story multifamily building and the reuse of one historic church building. The petitioner is requesting a use variance approval to allow a first floor residential use within a Commercial General (CG) zoning district. The use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

BACKGROUND:

Area: 1.25 acres
Current Zoning: CG
GPP Designation: Employment Center
Existing Land Use: Vacant
Proposed Land Use: Dwelling, Multi-Family
Surrounding Uses: North – Cemetery
 West – Commercial / Office
 East – Dwelling, Single-Family
 South – Fitness Center/Gym

REPORT: The property is located at the southwest corner of 3rd and Walker Streets and is zoned Commercial General (CG). Surrounding land uses include an office building with parking lot to the west, a cemetery to the north, a single-family neighborhood to the east, and a CrossFit gym to the south. The property currently contains an historic church and one vacant single-family house. The church is located in the Greater Prospect Hill Local Historic District, which extends into the neighborhood to the east.

The petitioner proposes to develop this property by demolishing the existing house, rehabilitating the existing church building, and building a new three-story apartment building. The new building is proposed to run north/south on the west side of the property. A parking lot and a detention area are also proposed for the site. The proposed new building would contain 6 microunits (studios), 24 one-bedroom units, 7 two-bedroom units, and 1 three-bedroom unit. The church building would contain community space, a fitness room, a leasing office and 2 microunits. The proposal contains a total of 40 units and 49 bedrooms. The development would be reserved for residents making at or below 60% of area median income. 8 of the proposed units would be for persons with disabilities and 8 units of permanent supportive housing for persons experiencing homelessness.

The proposal also contains a 41 space parking lot. 9 on-street parking spaces and sidewalks on both 3rd and Walker Streets are also proposed with the development.

The Unified Development Ordinance does not allow residential uses on the first floor in the CG district. The petitioners must receive a use variance from the Board of Zoning Appeals (BZA) for the first floor residential use. The use variance request requires Plan Commission review of compliance with the Growth Policies Plan. The petitioner must also receive a development standards variance for less parking spaces that required by the UDO.

The Bloomington Historic Preservation did a courtesy review on the project because of the new building's adjacency to the historic district. The comments focused on improving the new building through more inspiration from the church; more limestone; more visual modulation on the east façade; and more horizontal articulation. Some additions and adjustments have been made to the site plan since that review.

The petitioner met with the adjoining neighborhood association to receive feedback on the project and design. Feedback was incorporated into changes to the design.

Plan Commission Site Plan Review: The Plan Commission shall review this petitioner per 20.09.12o(e)(1)(A)(vi):

- Subject to the discretion of the Planning and Transportation Director, any Site Plans containing more intense land uses adjacent to existing, less intense land uses.

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Commercial General zoning district is 15 units per acre. The petition site is 1.25 acres. The petitioner is proposing a density of 13.22 units per acre, meeting the density requirements.

Non-Residential Uses on the First Floor: Ground floor residential uses in multifamily buildings are not permitted in the CG zoning district. Both proposed buildings contain ground-floor residential units. A use variance petition has been filed with the Board of Zoning Appeals.

Parking and Landscaping: The UDO requires one parking space per bedroom in the CG district. The petitioner is proposing 41 parking spaces for 49 bedrooms. In similar developments, the petitioner has found that one parking space per unit is appropriate. The project will also be adding 9 on-street parking spaces in the right-of-way. A development standards variance petition has been filed with the Board of Zoning Appeals.

The UDO requires two landscape islands of at least 324 square feet each. In order to accommodate that requirement, three additional parking spaces need to be removed. The issue of additional islands versus parking spaces will be discussed at the Board of Zoning Appeals hearing.

The petitioner is required to meet all landscaping requirements.

Height: The maximum height in the CG zoning district is 50 feet. The proposed maximum height is 49 feet.

Access: Two existing vehicular accesses will be maintained, one on 3rd Street and one on Walker Street.

Bicycle Parking: The development requires nine bicycle parking spaces. One half of the spaces are required as covered Class II spaces and one quarter are required as Class I spaces in the new building. This is listed as a condition of approval for clarity.

Architecture/Materials: Because this portion of 3rd Street is a neighborhood street, there are no architectural standards in the CG zoning district. The proposal includes stone veneer as the primary finish material with brick and fiber cement veneers are secondary materials. The petitioner has worked with staff and Schmidt and Associates to improve the aesthetics of the new building. No exterior changes to the church have been proposed or planned at this time. The church is in a local historic district and any alterations to its exterior require a Certificate of Appropriateness from the Bloomington Historic Preservation Commission.

Impervious Surface Coverage: The CG Zoning district permits 60% impervious surface coverage. The proposal includes 60% impervious surface coverage.

Pedestrian Facilities/Alternative Transportation: 5 foot sidewalks are proposed for both 3rd and Walker Streets.

No additional Bloomington Transit facilities are required with the development. The nearest bus routes run along Kirkwood Avenue/Adams, and there is a stop roughly a quarter mile from the petition site.

USE VARIANCE: The Unified Development Ordinance does not allow residential units on the ground floor in multi-family buildings in the CG district. This provision was written before the State Code requirement for accessible units. The petitioner must receive a use variance from the Board of Zoning Appeals (BZA) for the ground floor units in the proposal. Ground floor units are prohibited on the first floor in the CG district by the UDO to ensure that significant amounts of commercial property along major roadways are not consumed by solely residential uses. The Department believes that because of how this portion of 3rd Street is restricted by the roadway design in the area, its road classification, the cemetery location, and the immediate adjacency to a single-family neighborhood, first floor residential is appropriate in this transitional area. The Plan Commission must make a decision about whether or not the proposal substantially interferes with the Growth Policies Plan.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property as Employment Center. The property is at the northeast corner of a large area zoned CG. Because this property is on the edge of the Employment Center area, contains a locally historically designated building and is immediately adjacent to a single family residential neighborhood, the Department finds that the characteristics of this site are appropriate for a multi-family use to aid in transition between the single family neighborhood to the east and the future employment to the west.

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 plan commission only upon making written findings that the site plan:

(i) Is consistent with the growth policies plan;

Findings:

- The site is in the Employment Center area of the Growth Policies Plan (GPP).
- Employment Centers should be located in close proximity or contain commercial and housing opportunities to minimize the traffic generated by their employee base. (GPP, 37)
- Utilize targeted tax abatements and grant programs in specific neighborhoods to provide incentives for increased owner occupancy and affordable housing construction. (GPP, Core Residential which is immediately adjacent, 30)

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

The UDO includes an intent for the CG district and guidance for the Plan Commission in 20.02.290. The following items address those intent and guidance statements.

Findings:

- The project does not provide an area within the city where medium scale commercial services can be located without creating detrimental impacts to surrounding uses. However, the project does provide a community service by providing low income housing and housing for the developmentally disabled without creating detrimental impacts to surrounding uses.
- The project does promote a medium-scaled residential dwelling unit project.
- The site plan incorporates only residential and residential-supporting services, however does incorporate onsite and on-street parking to ease both the use and parking transitions between the office uses to the west and the single-family neighborhood to the east.
- Two street cuts are proposed and sidewalks will be added to both frontages.
- The proposed site plan provides the required open space, as well as increased density which leads to a reduced resource consumption. The residential units are designed to the Silver LEED standard, as well.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Findings:

- The project does not meet the parking space requirement. A development standards variance petition has been filed with the Board of Zoning Appeals.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

- The project meets all applicable provisions of the UDO, excepting those discussed in the report above.

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

1.) The Petitioner shall work with staff to revise the Landscape Plan.

Staff Response: An approved Landscape Plan is required before release of a Grading permit.

2.) The Petitioner shall include environmentally protective building and site practices in the overall Site Plan.

Staff Response: The Department encourages the petitioner to pursue green building practices. It is not required per UDO standards at this time.

3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up.

Staff Response: The Department encourages the petitioner to pursue recycling options. It is not required per UDO standards at this time.

CONCLUSION: This petition meets many of the UDO requirements for the CG zoning district, including density and height. It also includes various positive aspects related to larger City goals including preservation and reuse of an existing historic structure and the addition of housing stock to serve multiple vulnerable populations in the community. Each of the units will be designed to Silver LEED standards, and the petitioner has worked with staff, Schmidt and Associates, and community members to improve the aesthetics of the building where the UDO does not mandate any architectural standards.

RECOMMENDATION: The Department recommends that the Plan Commission forwards a positive recommendation to the Board of Zoning Appeals for the use variance request and approval of the site plan request, SP/UV-30-17, subject to the following conditions:

1. Approval of the site plan is subject to use and development standards variance approval by the Board of Zoning Appeals.
2. Petitioner shall work with staff to finalize an approved Landscaping Plan before a Grading Permit will be issued.
3. Required bicycle parking shall be shown on the Site Plan.

MEMORANDUM

Date: September 20, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Pride Thompson, Senior Environmental Planner

Subject: SP/UV-30-17: Life Designs, Milestone Ventures
1105 & 1107 W. 3rd 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.

This 1.25 acre site is zoned Commercial General (CG). The request is for a Site Plan, and variances for both first floor residential use and minimum parking spaces. The proposed market for this project is affordable housing for residents at or below 60% of area median income; 8 units for persons with disabilities; and 8 units of permanent supportive housing for the homeless.

The site design shows an existing church to be remodeled into a community room, fitness room, leasing office, and 2 micro apartments. Also shown is a new 3-story apartment building, with the parking lot between the buildings.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

The Landscape Plan submitted requires some revisions. The EC recommends that the Petitioner work with the Senior Environmental Planner to find appropriate plant species, and to print the date of preparation on the plan. The Landscape Plan should be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater.

2.) GREEN BUILDING AND SITE DESIGN

This Petitioner has not committed to green site and building practices thus far. The EC recommends that the Petitioner revise the plan to include environmentally protective practices, which include green building and site design features, Low Impact Development, and pollinator habitat connectivity.

The EC recommends that the developer design the building with as many best practices for

energy savings and resource conservation as possible. Some examples of best practices that can easily go beyond the building and energy codes include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats; sustainable floor coverings; and recycled products such as carpet and counter tops.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and are consistent with the spirit of the Growth Policy Plan (GPP) and the Unified Development Ordinance (UDO).

Additionally, the Commercial General District requires that the Plan Commission and the Board of Zoning Appeals provide guidance to the Petitioner regarding sustainable development design features. This includes, but is not limited to, conservation of open spaces, pervious surfaces, and reductions in energy and resource consumption.

3.) RECYCLING SPACE

The EC recommends that space be allocated for recyclable-materials collection, which will reduce the building's carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and is expected in a 21st-century structure.

EC RECOMMENDATIONS

- 1.) The Petitioner shall work with staff to revise the Landscape Plan.
- 2.) The Petitioner shall include environmentally protective building and site practices in the overall Site Plan.
- 3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up.



SCHMIDT
ASSOCIATES

September 26, 2017

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

Re: 2017-040.000 Life Designs
Bloomington City Architect - 2017-040.000

Dear Terri:

Schmidt Associates has reviewed the revised Plan Commission Submittal dated 9/20/2017 for the Life Designs Apartments located near the intersection of West 3rd Street and South Walker Street.

In our meeting on September 19, the Staff noted that the project developer is now planning on designing the facility to meet LEED Silver requirements, but without recycling. To meet LEED Silver requirements, everyday recycling of resident's waste, would have to be provided. This is considered a prerequisite requirement for all LEED Levels and it is not negotiable. Recycling of construction waste is not a prerequisite and is considered optional.

The Project Design Team appears to have made the following additional design changes in response to earlier feedback. The creation of architectural development standards for this area would be useful in the future.

- The north vestibule has been enlarged in plan and enhanced with a pair of doors in a new storefront system. This, in addition to more windows in general, is beneficial to the north elevation.
- The staff noted that the Project Design Team indicated to them that only the first-floor units are intended to be accessible. There currently is no elevator shown on the drawings. The first-floor plans also do not show accessible turning radiuses in the living units, however they are shown on the second and third floor plans.
- The building, primarily the east and west elevations, has been enhanced with limestone veneer below the third-floor line belt course. In addition, the vertical ribbons are not called out to be pilasters and remain in brick as originally proposed.
- The identity of the entry on the east elevation has been improved with the enlargement of the storefront system to cover the first two floors.
- Whether the entry on the east elevation is accessible is still difficult to ascertain, given that the site plan in that area reads differently from the floor plans and elevations.

415 Massachusetts Avenue
Indianapolis, IN 46204
317.263.6226
317.263.6224 (fax)
www.schmidt-arch.com

Principals

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Ron Fisher, AIA, LEED AP
Sarah Hempstead, AIA, LEED AP
Desma Belsaas, AIA, LEED AP
Tom Neff, AIA, RID, LEED AP
Kevin Shelley, AIA, LEED AP
Brett Quandt, CDA
Anna Marie Burrell, AIA, RID
Lisa Gomperts, FAIA, LEED AP
Kyle Miller, PE, LEED AP

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Ryan Benson, AIA
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Jim Heinzelman
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Jeff Burnett, PE
Asia Coffee, IIDA, RID
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Eddie Layton, AIA, LEED AP
Robin Leising, CSI, CCA
Tom Ning, RA
Jeff Reed, PE
Susan Sigman, SHRM-SCP, SPHR
Chuck Thompson, CSI, CCS
James Walde, PE



Letter to Terri Porter
Bloomington City Architect
September 26, 2017
Page 2

Based on discussions with the Staff at the September 19, 2017 meeting, it is our understanding that this project will likely be recommended to the Plan Commission for approval at the Plan Commission Meeting on October 2, 2017.

Sincerely,

SCHMIDT ASSOCIATES, INC.

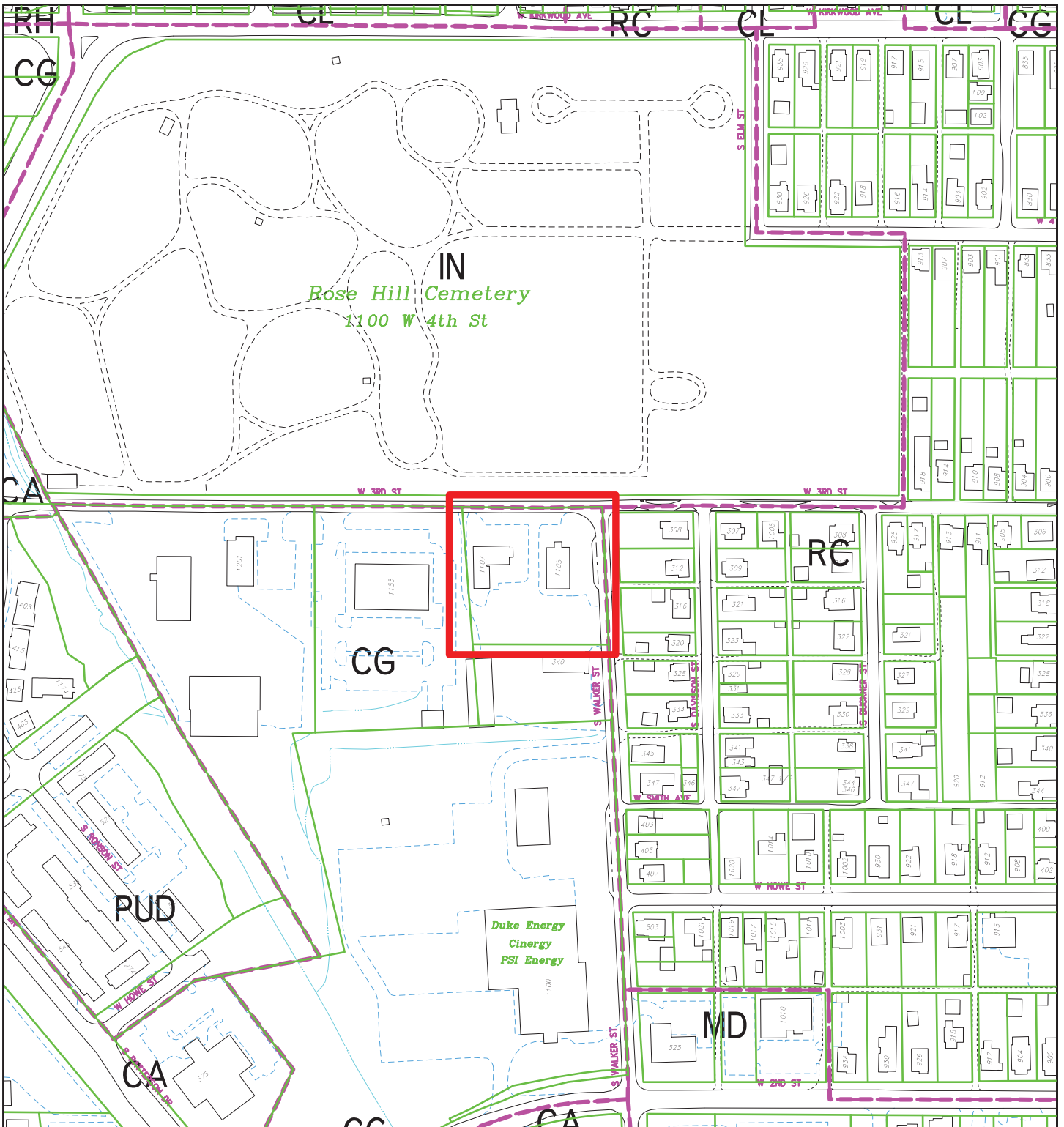
Architecture • Engineering • Interior Design • Landscape Architecture

Sarah K. Hempstead, AIA, LEED AP
CEO / Principal
shempstead@schmidt-arch.com

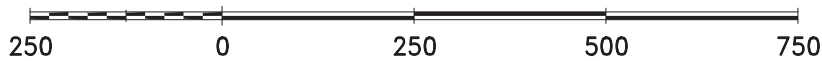
Steven K. Alspaugh, AIA, LEED, AP BD + C
Design Architect/Associate
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SKH/SKA:lab

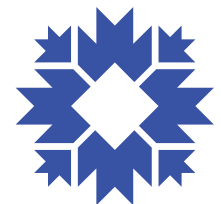
Copy: James Roach, The City of Bloomington



By: scanlanj
17 Aug 17

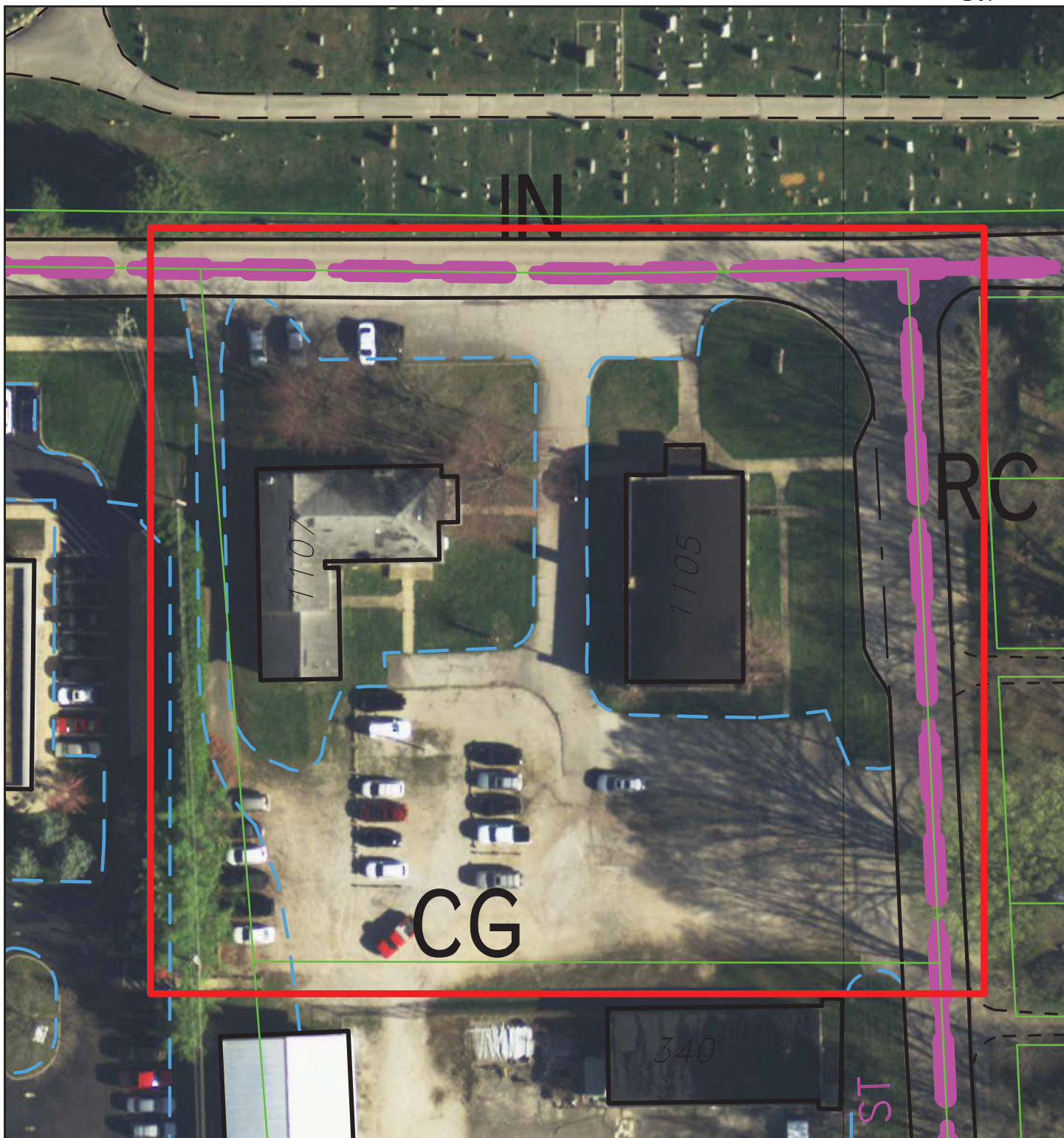


City of Bloomington
Planning & Transportation

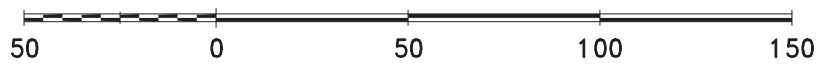


Scale: 1" = 250'

For reference only; map information NOT warranted.



By: scanlanj
17 Aug 17



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 50'



BYNUM FANYO & ASSOCIATES, INC.

SP/UV-30-17 Petitioner's Statement

September 18, 2017

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

Re: Milestone Ventures, Inc BFA Project #401741

Dear Plan Commission and BZA Members:

Our client, Milestone Ventures, Inc. working with Life Designs Bloomington, respectfully request site plan approval and variance request for first floor residential uses and minimum parking spaces. The property consists of 1.25 acres at the southwest corner of W. 3rd Street and S. Walker Street. The site is zoned CG and requires no residential uses on the first floor and we are proposing no commercial uses. Since this property is located next to a core neighborhood it is required to have one parking space per bed. We will have a total of 40 units and 49 beds. We are proposing 41 onsite parking spaces and 9 on street parking spaces for a total of 50 parking spaces. The parking variance is due to some of this counted parking is on street and not within the site. However, we have 40 units and 41 on site parking spaces. The unit mix consist of 8 studio units under 550 sf, 24 one-bedroom units under 700 sf, 7 two-bedroom units under 950 sf and 1 three-bedroom unit. The DUE density comes to 13.22 units, well under the 18.77 units allowed.

The proposed use for the site is affordable housing for residents at or below 60% of area median income. The project will also provide 8 units for persons with disabilities and 8 units of permanent supportive housing for the homeless. The program is similar to the Life Design project located on S. Henderson Street. Their experience at this location is that the tenants typically use public or alternative means of transportation and need very little parking. It is for this reason we believe one space per bed is not necessary for this project but one per unit is.

SP/UV-30-17 Petitioner's Statement

The site design consists of renovating the existing church to accommodate two micro apartments, a community room, fitness room and leasing office. A new three-story building will be constructed on the west side of the property and a parking lot between the two structures. Water service will be brought in from W. 3rd Street and sanitary sewer will be connected to a main in S. Walker Street. Storm water will sheet flow from north to south where a water quality and detention pond will filter the storm water and reduce the runoff to predevelopment rates.

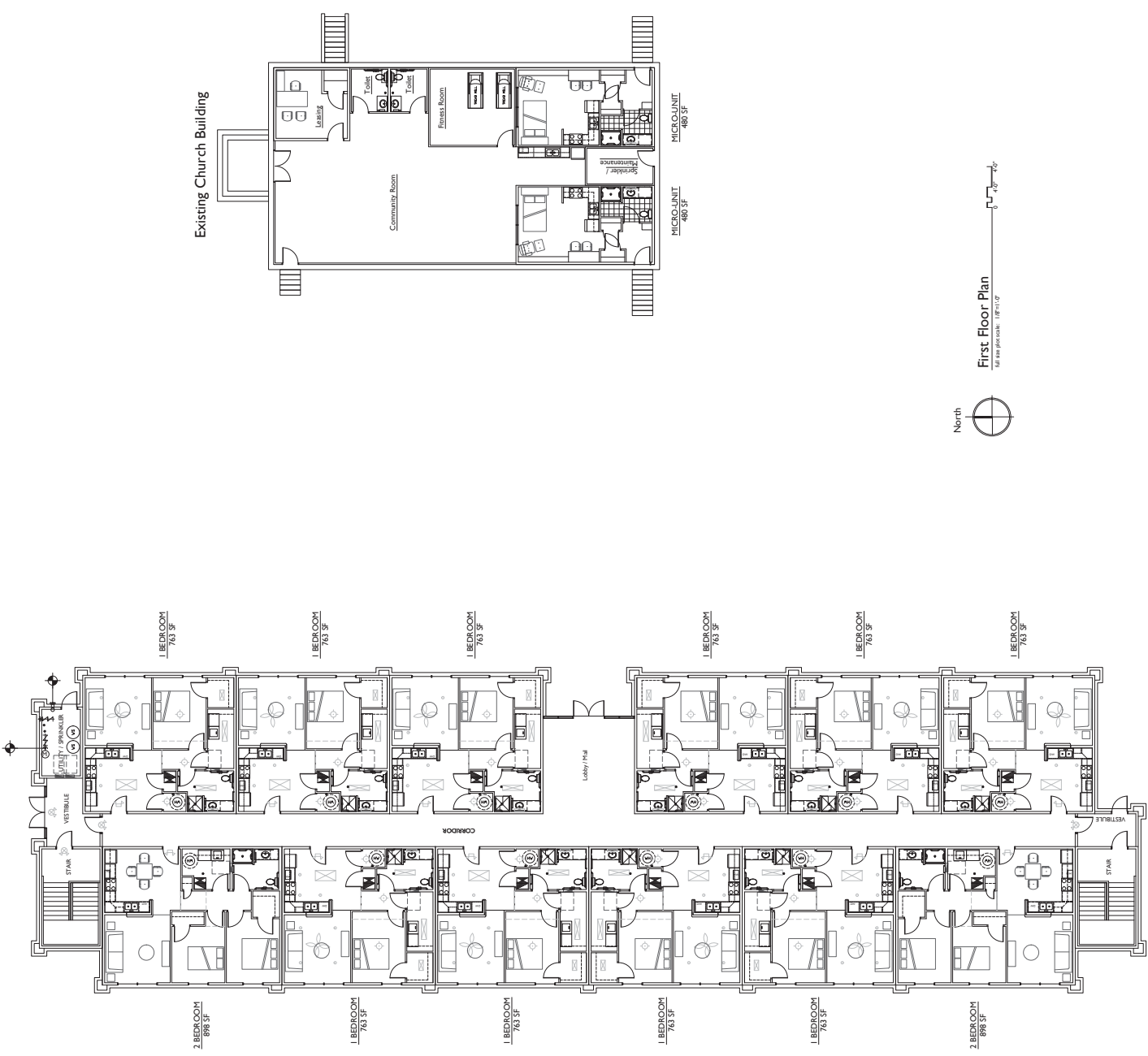
After you have had a chance to review our petition please feel free to contact us with any questions or clarifications you have.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

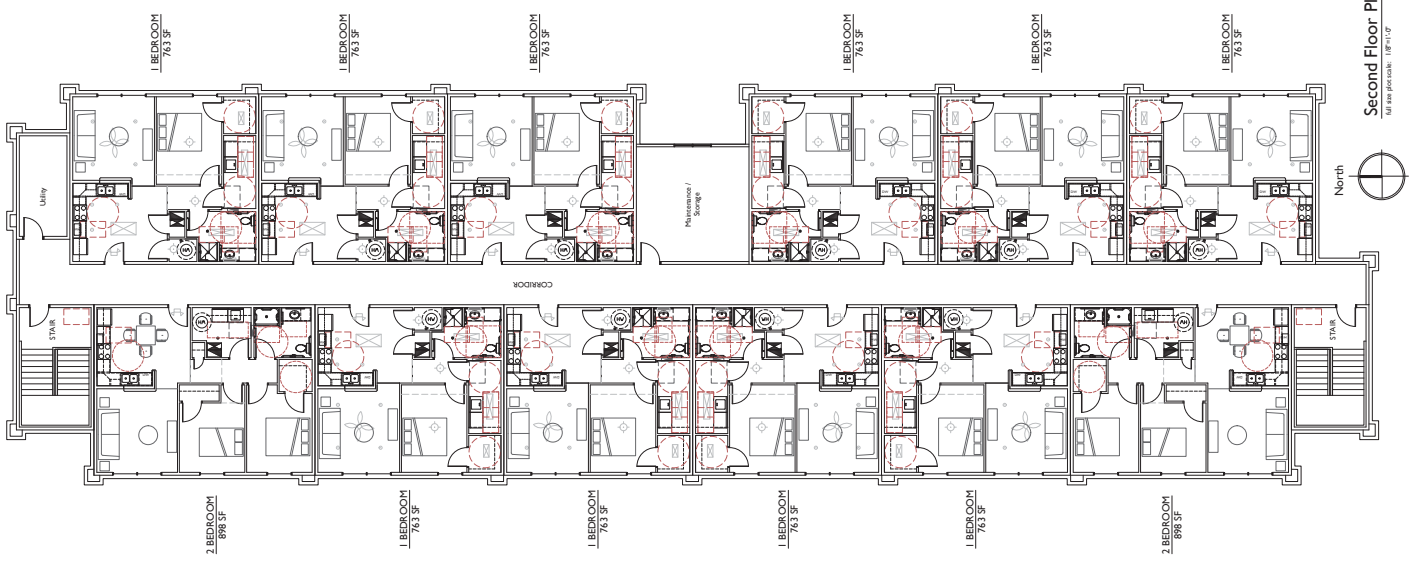
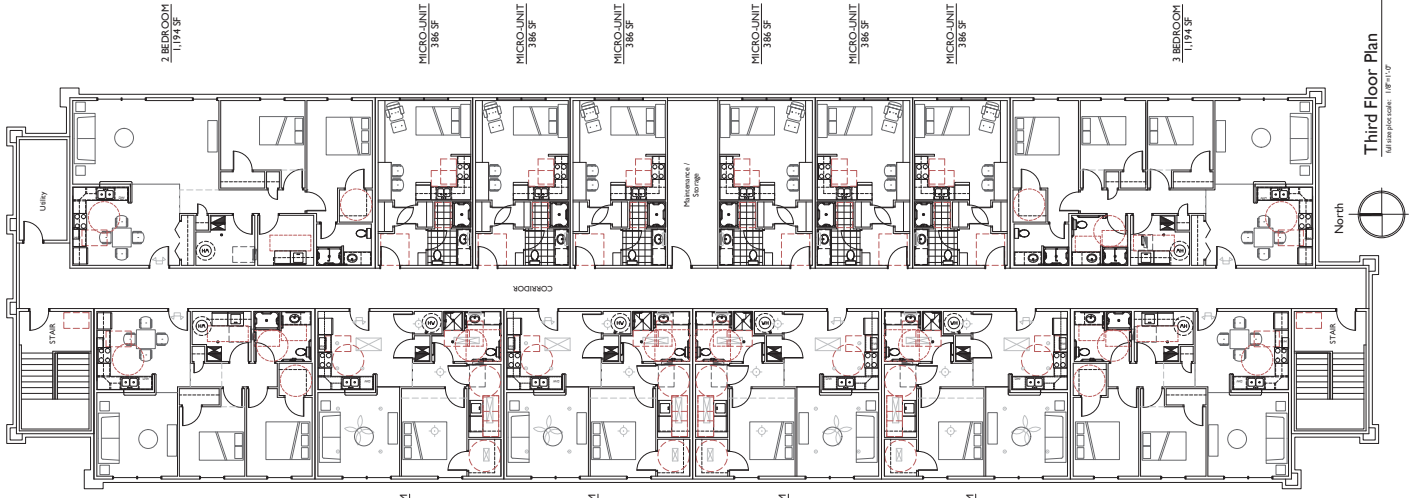
Bynum Fanyo and Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
Office 812 332 8030

SP/UV-30-17 Petitioner's Site Plan



North
 First Floor Plan
 Full size plot scale: 1/8"=1'-0"

SP/UV-30-17 Petitioner's Site Plan





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

To: Joe Hoffman, President, City of Bloomington Plan Commission

From: Stacy Jane Rhoads, Office of the Common Council

cc: Mayor Hamilton; Deputy Mayor Renneisen; Terri Porter, Director of Planning and Transportation Department; James Roach, Development Services Manager; Anahit Behjou, Assistant City Attorney; Dan Sherman, Council Administrator/Attorney; Council Members; and, City Clerk

Re: Return of ZO-09-17 (Ordinance 17-29) to the Plan Commission, Accompanied by a *Statement of Reasons*

Date: 12 September 2017

ZO-09-17 was certified to the City Clerk on 16 June 2017. This certification indicated that ZO-09-17 received a favorable recommendation from the Plan Commission on 12 June 2017 by a vote of 6-2-0. ZO-09-17 proposed amendments to the City's Unified Development Ordinance (UDO) specific to Accessory Dwelling Units (ADUs). These amendments came forward to the Common Council in the form of Ordinance 17-29.

Pursuant to Indiana Code § 36-7-4-607(e)(4), if the legislative body rejects or amends the Plan Commission's proposal, the legislative body shall return the proposal to the Plan Commission for its consideration, accompanied by a written statement of the reasons for the rejection or amendment of the original proposal. On 06 September 2017, the Council adopted an amendment to Ordinance 17-29, and passed the measure as amended. For that reason, please consider this packet of material as satisfaction of the requirements of Indiana Code § 36-7-4-607(e)(4).

This packet of material includes the following:

- A summary of the amendment, inclusive of the reason for the change.
- Ordinance 17-29 – signed by the Council President, as attested by the City Clerk
- Certificate of Action
- Am 02

Amendment Statement of Reason

Am 02 This amendment was sponsored by Councilmembers Piedmont-Smith and Sturbaum. The amendment made a number of changes to Ord 17-29 in the interest of protecting single family zoning districts in which Accessory Dwelling Units (ADUs) may be located and in the interest of mitigating potential adverse effects of ADUs on neighborhoods. First, the amendment shifted the allowance for ADUs from a “by-right” allowance capped at 30 ADUs, to a conditional use without a cap. The amendment also shifted the allowable number of bedrooms in an ADU from two to one and changed the definition of family to be inclusive of both the primary dwelling unit and the ADU, where an ADU is present. Additionally, the amendment made changes to rear setback requirements to require at least 10’, except where an ADU is situated on a lot that abuts an alley. The amendment retained the general requirement that ADUs should be located on a lot that is at least 300 feet from another ADU, but provided that ADUs may be located closer where the Board of Zoning Appeals or Hearing Officer finds that such proximity does not result in an undue concentration of ADUs leading to adverse impacts on a block or neighborhood. Furthermore, the amendment required the owner of property upon which an ADU is located to file an annual affidavit with the Planning and Transportation Department pledging agreement with the ADU requirements. Lastly, the amendment deleted a no-longer relevant “Whereas” clause referring to an ADU cap and adds two new clauses: one requesting that the HAND department reach out to neighborhoods with covenants limiting or restricting ADUs to encourage removal of such restriction and another clause calling for an annual report to the Council from the Planning and Transportation Department. Such report shall include the number and location of ADUs approved and shall include an assessment of the impact of ADUs on neighborhoods.

Please consult your counsel about the requirements of Indiana Code § 36-7-4-607(e)(4), which gives the Plan Commission forty-five (45) days in which to consider the rejection or amendment and report to the legislative body.

ORDINANCE 17-29
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE -

**Re: Adding Section 20.05.0333 (CU-14 [Conditional Use- Accessory Dwelling Units]),
Amending Section 20.02.030 (Residential Estate [RE]; Conditional Uses), Section 20.020.070
(Residential Core [RC]; Conditional Uses), Section 20.02.110 (Residential Single-family [RS];
Conditional Uses) and Amending Section 20.11.020 (“Defined Words”)**

- WHEREAS, Accessory Dwelling Units (“ADUs”) are not allowed within the boundaries of the City of Bloomington (“City”); and
- WHEREAS, there is a housing need for the City's workforce, seniors, families with changing needs, and others for whom ADUs could present an affordable housing option; and
- WHEREAS, the City wishes to promote and encourage a variety of housing options for all its residents; and
- WHEREAS, adding an ADU standard will add sustainable and affordable housing options to the City’s housing options; and
- WHEREAS, Title 20 of the Bloomington Municipal Code should be revised to ensure compatibility of ADUs with residential neighborhoods; and
- WHEREAS, the Council requests that the Housing and Neighborhood Development Department contact neighborhoods with covenants limiting or restricting ADUs to encourage those neighborhoods to revise their covenants to remove such prohibitions or restrictions; and
- WHEREAS, the Council requests that the Planning and Transportation Department report annually to the Council on the number and location of ADUs approved subsequent to the effective date of this ordinance. The report shall include an assessment of the impact of ADUs on neighborhoods; and
- WHEREAS, On June 12, 2017, the Plan Commission considered ZO-09-17, and made a positive recommendation in favor of the amendments to the UDO, as described herein;

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

SECTION 1. Section 20.02.030, entitled “Residential Estate (RE); Conditional Uses,” shall be amended by adding the term “Accessory Dwelling Units *.”

SECTION 2. Section 20.02.070, entitled “Residential Core (RC); Conditional Uses,” shall be amended by adding the term “Accessory Dwelling Units *.”

SECTION 3. Section 20.02.110, entitled “Residential Single-family (RS); Conditional Uses,” shall be amended by adding the term “Accessory Dwelling Units*.”

SECTION 4. A new section, Section 20.05.0333, entitled “CU-14 (Conditional Use - Accessory Dwelling Units),” shall be created, added to the Table of Contents, and shall read as follows:

20.05.0333 CU-14 (Conditional Use – Accessory Dwelling Units)

Purpose: This Accessory Dwelling Unit (“ADU”) section is adopted to permit the creation of legal ADUs that are compatible with residential neighborhoods while also adding housing options for the City's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option.

This conditional use section applies to the following zoning districts:



- (a) **Applicability:** This section applies to the construction, remodeling and continuing use of an ADU as part of a single family dwelling use.
- (b) **Maximum Number:** Not more than one (1) ADU may be located on one (1) lot.
- (c) **Number of Residents:** No more than one family, as defined in 20.11.020, shall reside on a lot. Provided, however, units lawfully in existence prior to the enactment of this ordinance where the number of residents located on one (1) lot lawfully exceed that provided by the definition of family in 20.11.020 shall be grandfathered.
- (d) **Existing Planned Unit Developments:** For any Planned Unit Development that permits detached single family dwellings, and which was approved before the effective date of this section, ADUs shall be considered a conditional use subject to the requirements of this section.
- (e) **Minimum Lot Size:** ADUs shall not be established on a lot that is less than the minimum lot size of the zoning district.
- (f) **Proximity:** An ADU shall be located on a lot that is at least three hundred (300) feet from another ADU approved under this chapter. Distance shall be measured lot line to lot line. Provided, however, the Board of Zoning Appeals or Hearing Officer may approve an ADU located on a lot that is closer than three hundred (300) feet from another ADU where such proximity does not result in an undue concentration of ADUs leading to adverse impacts on a block or neighborhood.
- (g) **Site Plan:** A single family dwelling unit that includes an ADU shall be treated as a single-family dwelling unit in entirety for purposes of site plan review.
- (h) **Utilities:** All ADUs must be connected to the public water main and sanitary sewer, when adjacent to property, per City of Bloomington Utilities' Rules & Regulations or Construction Specifications. Where water or sanitary sewer mains are not adjacent to property and the primary dwelling on the lot utilizes a septic system, the ADU may utilize the septic system per Monroe County Health Department Standards.
- (i) **Design Standards:**
 - (1) **Detached ADU:** Detached ADUs shall meet the architectural and foundation requirements for a single family dwelling within the applicable zoning district as found in 20.05.016.
 - (2) **Maximum square footage of habitable space:**
 - (A) **Attached ADU:** Six hundred (600) square feet or no more than 35% of structure, whichever is less;
 - (B) **Detached ADU:** Four hundred forty (440) square feet.
 - (3) **Maximum bedrooms:** In no case shall an ADU include more than one (1) room that may be used as a bedroom.
 - (4) **Minimum Setbacks:**
 - (A) **Attached ADUs:** Per requirements for the primary structures of Chapter 20.02: Zoning Districts.
 - (B) **Detached ADUs:**
 - (i) **Front Setbacks:** Can be as close to the street as the primary dwelling.
 - (ii) **Side Setbacks:** Shall comply with the requirements for accessory structures of Chapter 20.02.
 - (iii) **Rear Setbacks:** The rear setbacks for ADUs shall be at least ten (10) feet from any property line. However, where an ADU is located on a lot that abuts an alley, the rear setback may be no less than five (5) feet.
 - (iv) **Existing single-story detached accessory structures** petitioned to be converted to ADUs shall be exempt from these setback requirements pursuant to Chapter 20.08.060.
 - (5) **Maximum Height:**
 - (A) **Attached ADUs:** Per requirements for the primary structures of Chapter 20.02: Zoning Districts.
 - (B) **Detached ADUs:** Twenty-five (25) feet
 - (6) **If located within a historic district,** any exterior changes or new construction must be in compliance with the district's guidelines and any required Certificate of Appropriateness must be obtained pursuant to Section 8.08.020, prior to review by the Board of Zoning Appeals or Hearing Officer.

- (j) Owner Occupancy: ADUs shall only be permitted on a property where either the primary dwelling unit or the ADU is owner occupied. For the purposes of this section, the owner is defined as the individual, family, or group who holds the property tax homestead deduction for the property in accordance with Indiana state law.
- (1) The owner of each property on which an ADU is located shall sign an affidavit pledging agreement with the terms of this Section. The affidavit shall specify which dwelling unit (either the primary dwelling unit or the ADU) the owner will occupy. If at any time the owner moves from one dwelling unit to the other, the owner shall file an updated affidavit. Otherwise, all affidavits shall be filed annually with the Planning and Transportation Department.
 - (2) Any primary dwelling or ADU used as a rental unit shall register with the Department of Housing & Neighborhood Development (HAND) and receive appropriate certification prior to occupancy.
- (k) Enforcement: Violations of the terms of this section shall result in revocation of the conditional use approval for the ADU as well as fines per Section 20.10.040.
- (l) Commitments: Before obtaining a conditional use approval for an ADU, an applicant shall record a commitment, consistent with the standards of Section 20.09.110, stating the following:
- (1) The ADU shall not be sold separately from the primary unit.
 - (2) The conditional use approval shall be in effect only so long as the primary dwelling unit, or the ADU, is occupied by the owner(s) of record as their primary residence. If at any time the conditional use approval is revoked or is no longer in effect, the ADU must be removed from the property. This can include, but is not limited to removal of any second kitchen on the lot, including all kitchen appliances and cabinets

SECTION 5. Section 20.11.020, entitled "Defined Words," shall be amended by deleting the term "Dwelling, Accessory Unit" and replacing it with the following:

Dwelling, Accessory Unit. "Accessory dwelling unit" means a residential dwelling unit but not a mobile home, camper, or recreational vehicle, located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. Accessory dwelling units shall only be established in accordance with the standards set forth in the Unified Development Ordinance.

SECTION 6. Section 20.11.020, entitled "Defined Words," shall be amended by deleting the term "Dwelling, Multifamily" and replacing it with the following:

Dwelling, Multifamily. "Multifamily dwelling" means any building, group of buildings or portion thereof containing two or more individual dwelling units where each unit is provided with an individual entrance to the outdoors or to a common hallway and in which the number of families in residence does not exceed the number of dwelling units provided. Multifamily dwelling units shall not include "Dwelling, Single-family Attached" or "Dwelling, Accessory Unit" as separately defined in this chapter.

SECTION 7. Section 20.11.020, entitled "Defined Words," shall be amended by deleting the term "Dwelling, Single-family Attached" and replacing it with the following:

Dwelling, Single-family Attached. "Single-family attached dwelling" means a dwelling type consisting of two dwelling units attached side by side under one roof, that are located on separate lots, and that share a common wall, with each unit designed for and occupied by a single family, as defined in this chapter. A Single-family attached dwelling may also include a "Dwelling, Accessory Unit."

SECTION 8. Section 20.11.020, entitled "Defined Words," shall be amended by deleting the term "Family" and replacing it with the following:

Family. "Family" means an individual or a group of people all of whom are related to each other by blood, marriage, or legal adoption, and any other dependent children of the household. In the RE, RS, and RC zoning districts, and in single-family residential portions of planned unit developments, "family" also includes a group of no more than three adults, and their dependent children, living together as a single housekeeping unit in a dwelling unit or a combination of a single family dwelling unit and accessory dwelling unit. In all other districts, "family" also includes a group of no more than five adults and their dependent children, living together as a single housekeeping unit in a dwelling unit.

SECTION 9. Section 20.11.020, entitled "Defined Words," shall be amended by deleting the term "Dwelling, Single-family Detached" and replacing it with the following:

Dwelling, Single-family Detached. "Single-family detached dwelling" means a single building per lot containing a single residential dwelling unit, including a "Dwelling, Manufactured Home," designed for and occupied by one family which is completely separate from any other building. The term "single-family detached dwelling" does not include a "Dwelling, Mobile Home." A single-family detached dwelling may also include an "Accessory Dwelling Unit."

SECTION 10. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances 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 11. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor, and after any required waiting and/or notice periods under Indiana law.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 6th day of September, 2017.


SUSAN SANDBERG, President
Bloomington Common Council

ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2017.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2017.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Title 20 (the Unified Development Ordinance) of the Bloomington Municipal Code in two key ways. First, it adds a new section, Section 20.05.110, to provide for Accessory Dwelling Unit (“ADU”) Standards. This addition will permit a limited number of ADUs within single-family zoning districts. The goal of limiting the number of ADUs is to allow the City to have a better understanding of the impact of ADUs on a neighborhood and to determine any unintended consequences. Second, the ordinance amends Section 20.11.020 to modify terms related to the new section on ADUs.

Note: The Common Council amended this ordinance by way of Amendment 02. Amendment 02 made a number of changes to Ord 17-29 in the interest of providing further protections for single-family zoning districts in which Accessory Dwelling Units (ADUs) may be located. First, the amendment shifted the allowance for ADUs from a “by-right” allowance capped at 30 ADUs, to a conditional use without a cap. The amendment shifted the allowable number of bedrooms in an ADU from two to one and the number of unrelated people constituting a family as the sum of persons living in the primary dwelling and the ADU. Additionally, the amendment made changes to rear setback requirements. The amendment retained the general requirement that ADUs should be located on a lot that is at least 300 feet from another ADU, but provided that ADUs may be located closer where the BZA or Hearing Officer finds that such proximity does not result in an undue concentration of ADUs leading to adverse impacts on a block or neighborhood. Furthermore, the amendment required the owner of property upon which an ADU is located to file an annual affidavit with the Planning and Transportation Department pledging agreement with the ADU requirements. Lastly, the amendment deleted a no-longer relevant “Whereas” clause referring to an ADU cap and adds two new clauses: one requesting that the HAND department reach out to neighborhoods with covenants limiting or restricting ADUs to encourage removal of such restrictions and a clause requesting that the Planning and Transportation Department report back to the Council annually on the number and location of ADUs approved and an assessment of the impact of ADUs on neighborhoods.

Note further: In accordance with IC § 36-7-4-607(e), this ordinance as amended by the Council was returned to the Plan Commission with a Statement of Reasons for the amendments.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 17-29 is a true and complete copy of Plan Commission Case Number ZO-09-17 which was given a recommendation of approval by a vote of 6 Ayes, 2 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 12, 2017.

Date: June 16, 2017

Terri Porter
Terri Porter, Secretary
Plan Commission

Received by the Common Council Office this 16th day of June, 2017.

NB
Nicole Bolden, 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.)

*** Amendment Form ***

Ordinance # 17-29

Amendment # 02

Submitted By: Councilmembers Piedmont-Smith and Sturbaum

Date: 06 September 2017

Proposed Amendment:

1. A “Whereas” clause shall be added, to be located third from the last clause, and shall read as follows:

WHEREAS, the Council requests that the Housing and Neighborhood Development Department contact neighborhoods with covenants limiting or restricting ADUs to encourage those neighborhoods to revise their covenants to remove such prohibitions or restrictions.

2. The penultimate “Whereas” clause shall be deleted and replaced with the following:

WHEREAS, the Council requests that the Planning and Transportation Department report annually to the Council on the number and location of ADUs approved subsequent to the effective date of this ordinance. The report shall include an assessment of the impact of ADUs on neighborhoods.

3. A new Section 1 of Ord 17-29 shall be added and shall read as follows:

Section 20.02.030, entitled “Residential Estate (RE); Conditional Uses,” shall be amended by adding the term “Accessory Dwelling Units *.”

4. A new Section 2 of Ord 17-29 shall be added and shall read as follows:

Section 20.02.070, entitled “Residential Core (RC); Conditional Uses,” shall be amended by adding the term “Accessory Dwelling Units *.”

5. A new Section 3 of Ord 17-29 shall be added and shall read as follows:

Section 20.02.110, entitled “Residential Single-family (RS); Conditional Uses,” shall be amended by adding the term “Accessory Dwelling Units*.”

6. The existing Section 1 of Ord 17-29 shall be deleted in its entirety and replaced with a new Section, entitled Section 4, which shall read as follows:

A new section, Section 20.05.0333, entitled “CU-14 (Conditional Use - Accessory Dwelling Units),” shall be created, added to the Table of Contents, and shall read as follows:

20.05.0333 CU-14 (Conditional Use – Accessory Dwelling Units)

Purpose: This Accessory Dwelling Unit (“ADU”) section is adopted to permit the creation of legal ADUs that are compatible with residential neighborhoods while also adding housing options for the City's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option.

This conditional use section applies to the following zoning districts:



- (a) Applicability: This section applies to the construction, remodeling and continuing use of an ADU as part of a single family dwelling use.
- (b) Maximum Number: Not more than one (1) ADU may be located on one (1) lot.
- (c) Number of Residents: No more than one family, as defined in 20.11.020, shall reside on a lot. Provided, however, units lawfully in existence prior to the enactment of this ordinance where the number of residents located on one (1) lot lawfully exceed that provided by the definition of family in 20.11.020 shall be grandfathered.
- (d) Existing Planned Unit Developments: For any Planned Unit Development that permits detached single family dwellings, and which was approved before the effective date of this section, ADUs shall be considered a conditional use subject to the requirements of this section.
- (e) Minimum Lot Size: ADUs shall not be established on a lot that is less than the minimum lot size of the zoning district.
- (f) Proximity: An ADU shall be located on a lot that is at least three hundred (300) feet from another ADU approved under this chapter. Distance shall be measured lot line to lot line. Provided, however, the Board of Zoning Appeals or Hearing Officer may approve an ADU located on a lot that is closer than three hundred (300) feet from another ADU where such proximity does not result in an undue concentration of ADUs leading to adverse impacts on a block or neighborhood.
- (g) Site Plan: A single family dwelling unit that includes an ADU shall be treated as a single-family dwelling unit in entirety for purposes of site plan review.
- (h) Utilities: All ADUs must be connected to the public water main and sanitary sewer, when adjacent to property, per City of Bloomington Utilities’ Rules & Regulations or Construction Specifications. Where water or sanitary sewer mains are not adjacent to

property and the primary dwelling on the lot utilizes a septic system, the ADU may utilize the septic system per Monroe County Health Department Standards.

- (i) Design Standards:
 - (1) Detached ADU: Detached ADUs shall meet the architectural and foundation requirements for a single family dwelling within the applicable zoning district as found in 20.05.016.
 - (2) Maximum square footage of habitable space:
 - (A) Attached ADU: Six hundred (600) square feet or no more than 35% of structure, whichever is less;
 - (B) Detached ADU: Four hundred forty (440) square feet.
 - (3) Maximum bedrooms: In no case shall an ADU include more than one (1) room that may be used as a bedroom.
 - (4) Minimum Setbacks:
 - (A) Attached ADUs: Per requirements for the primary structures of Chapter 20.02: Zoning Districts.
 - (B) Detached ADUs:
 - (i) Front Setbacks: Can be as close to the street as the primary dwelling.
 - (ii) Side Setbacks: Shall comply with the requirements for accessory structures of Chapter 20.02.
 - (iii) Rear Setbacks: The rear setbacks for ADUs shall be at least ten (10) feet from any property line. However, where an ADU is located on a lot that abuts an alley, the rear setback may be no less than five (5) feet.
 - (iv) Existing single-story detached accessory structures petitioned to be converted to ADUs shall be exempt from these setback requirements pursuant to Chapter 20.08.060.
 - (5) Maximum Height:
 - (A) Attached ADUs: Per requirements for the primary structures of Chapter 20.02: Zoning Districts.
 - (B) Detached ADUs: Twenty-five (25) feet
 - (6) If located within a historic district, any exterior changes or new construction must be in compliance with the district's guidelines and any required Certificate of Appropriateness must be obtained pursuant to Section 8.08.020, prior to review by the Board of Zoning Appeals or Hearing Officer.
- (j) Owner Occupancy: ADUs shall only be permitted on a property where either the primary dwelling unit or the ADU is owner occupied. For the purposes of this section, the owner is defined as the individual, family, or group who holds the property tax homestead deduction for the property in accordance with Indiana state law.
 - (1) The owner of each property on which an ADU is located shall sign an affidavit pledging agreement with the terms of this Section. The affidavit shall specify which dwelling unit (either the primary dwelling unit or the ADU) the owner will

occupy. If at any time the owner moves from one dwelling unit to the other, the owner shall file an updated affidavit. Otherwise, all affidavits shall be filed annually with the Planning and Transportation Department.

- (2) Any primary dwelling or ADU used as a rental unit shall register with the Department of Housing & Neighborhood Development (HAND) and receive appropriate certification prior to occupancy.
- (k) Enforcement: Violations of the terms of this section shall result in revocation of the conditional use approval for the ADU as well as fines per Section 20.10.040.
- (l) Commitments: Before obtaining a conditional use approval for an ADU, an applicant shall record a commitment, consistent with the standards of Section 20.09.110, stating the following:
 - (1) The ADU shall not be sold separately from the primary unit.
 - (2) The conditional use approval shall be in effect only so long as the primary dwelling unit, or the ADU, is occupied by the owner(s) of record as their primary residence. If at any time the conditional use approval is revoked or is no longer in effect, the ADU must be removed from the property. This can include, but is not limited to removal of any second kitchen on the lot, including all kitchen appliances and cabinets

7. Section 5 shall be revised by removing the sentence referring to “Accessory Dwelling Units” in the proposed definition of “Family,” and revising the text to make clear that “Family” is defined by the total number of people living in both a primary dwelling and an ADU, where an ADU exists:

Family. "Family" means an individual or a group of people all of whom are related to each other by blood, marriage, or legal adoption, and any other dependent children of the household. In the RE, RS, and RC zoning districts, and in single-family residential portions of planned unit developments, "family" also includes a group of no more than three adults, and their dependent children, living together as a single housekeeping unit in a dwelling unit or a combination of a single family dwelling unit and accessory dwelling unit. In all other districts, "family" also includes a group of no more than five adults and their dependent children, living together as a single housekeeping unit in a dwelling unit.

8. All subsequent sections of Ord 17-29 shall be re-numbered.

Synopsis

This amendment makes a number of changes to Ord 17-29 in the interest of providing further protections for single-family zoning districts in which Accessory Dwelling Units (ADUs) may be located. First, the amendment shifts the allowance for ADUs from a “by-right” allowance capped at 30 ADUs, to a conditional use without a cap, where approval is granted by the Board of Zoning Appeals (BZA) or the Hearing Officer. The amendment shifts the allowable number of bedrooms from two to one and shifts the number of unrelated people constituting a family and allowed to live on a lot with an ADU from five to back to the currently-allowable limit of three. Additionally, the amendment provides that the rear setbacks for ADUs shall be at least ten feet from any property line, rather than five feet; however, where an ADU is located on a lot that abuts an alley, the rear setback may be no less than five feet. The amendment retains the general requirement that ADUs should be located on a lot that is at least 300 feet from another ADU, but provides that ADUs may be located closer where the BZA or Hearing Officer finds that such proximity does not result in an undue concentration of ADUs leading to adverse impacts on a block or neighborhood. Furthermore, the amendment requires the owner of property upon which an ADU is located to file an annual affidavit with the Planning and Transportation Department pledging agreement with the ADU requirements. Lastly, the amendment deletes a no-longer relevant “Whereas” clause referring to an ADU cap and adds two new clauses: one requesting that the HAND department reach out to neighborhoods with covenants limiting or restricting ADUs to encourage removal of such restrictions and a clause requesting that the Planning and Transportation Department report back to the Council annually on the number and location of ADUs approved and an assessment of the impact of ADUs on neighborhoods.

06/21/17 Committee Action: *none*
06/28/17 Regular Session Action: *none*
09/06/17 Regular Session Action: Adopted, 5-3-0
 (September 6, 2017)