CITY OF BLOOMINGTON

PLAN COMMISSION

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

CITY OF BLOOMINGTON
PLAN COMMISSION
December 11 @ 5:30 p.m. ❖**City Council Chambers – 401 N. Morton**

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO: January 8, 2018

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

SP-34-17 **TMC Bloomington LLC**
121 E. Kirkwood St.
Site plan approval for a 5-story, mixed-use building with 22 condominium units.
Case Manager: James Roach

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

CONSENT AGENDA:

SP-38-17 **David & Diana Holdman**
608 N. College Ave.
Site plan approval for an addition to an existing office building.
Case Manager: Amelia Lewis

UV-40-17 **Quishman Properties**
1021 S. Walnut St.
Use variance to allow ground floor residential units to the Commercial General zoning district
Case Manager: Eric Greulich

PETITIONS:

SP-39-17 **Omega Properties**
223 N. Morton/301 W. Seventh St.
Site plan for one 4-story mixed use building.
Case Manager: Jackie Scanlan

ZO-42-17 **City of Bloomington**
UDO amendments to the Commercial Downtown (CD) overlays (SCO, STPU, UVO, DCO, DEO) concerning maximum heights, maximum densities, modulation, and review considerations.
Case Manager: James Roach

*****Next Meeting January 8, 2018*** **Last Updated: 12/7/2017**

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BLOOMINGTON PLAN COMMISSION **CASE #: SP-38-17**
STAFF REPORT **DATE: December 11, 2017**
Location: 608 N. College Ave.

PETITIONER: David and Diane Holdman
608 N. College Ave., Bloomington

CONSULTANT: Tabor Bruce Architecture
213 S. Rogers Street; Bloomington

REQUEST: The petitioner is requesting site plan approval to allow an addition to an existing office building.

Area:	**0.17 Acres**
Zoning:	**CD/DGC**
GPP Designation:	**Downtown**
Existing Land Use:	**Office**
Proposed Land Use:	**Office**
Surrounding Uses:	**East, North**: Multifamily **West, South**: Mixed use, Commercial

REPORT: The subject property is located on the east side of N. College Ave., one lot north of the intersection of College Ave. and W. 10th Street. The property is zoned Commercial Downtown (CD), and is part of the Downtown Gateway Overlay (DGO). The surrounding properties are all zoned CD as well, and are also in the DGO. Surrounding land uses are both multi-family and mixed use. The property is surrounded to the north and east by alleys.

The property has been developed with a two-story residential style structure and is currently used as an office. The petitioner is proposing to construct an addition to the southeast corner of the structure in order to expand the business.

This structure was building circa 1910 and is listed as a contributing structure in the Illinois Central Railroad and North College Historic District. The Historic Preservation Commission (HPC) reviewed this project as part of a demolition delay request at their meeting held on October 12, 2017 and chose not to designate the structure.

This petition was heard and approved by the Plan Commission in 2014. The petitioners did not proceed with building and the site plan approval expired. This site plan is the same as the one approved in 2014.

Plan Commission Site Plan Review: Two aspects of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.300:

- The project is adjacent to residential uses.
- The first floor void to solid percentage 20.03.340(b)(2)(A)

SITE PLAN REVIEW

Height and Stepback: The existing structure is one story. The proposed addition will be two stories in the rear (west) end of the building. The height of the proposed building addition is 38'5". The maximum height for the DCO district is 40'. The DGO also requires that buildings and building addition stepback portions of the building over 35 feet in height from the street facade. This entire addition is setback from the front of the building by 30+ feet.

Void-to-Solid Percentage: The DGO requires that the first floor maintain a minimum 40% void-to-solid ratio on facades facing a street. The proposed addition reduces the first floor void to 24% from 32%, but is in keeping with the residential style of the building. The proposed addition does not meet the standards of the DGO, however the overlay assumes that the development style is commercial in nature with the traditional glass storefront.

The addition is setback 40+ feet from the right-of-way and is designed with a residential style doorway. Furthermore, the addition has limited visibility due to fencing and large evergreens.

Architecture: The proposed addition is clad in cementitious siding. This is permitted primary exterior finish material in the DGO. It includes a pitched roof with more than the minimum 8/12 pitch.

Streetscape: The N. College Ave. frontage already contains street trees in a tree plot and a sidewalk. A street light is not required at this location.

Parking: The existing parking lot for the property is located immediately adjacent to the north-south alley and contains 7 spaces. In order to meet ADA guidelines, one van accessible parking space is required. This will be located at the north end of the lot, with an accessible route down the alley to the accessible rear entrance to the building. This is a condition of approval.

Bicycle Parking: The UDO requires the installation of four class II bicycle parking spaces, which are shown on the front porch, within fifty feet of the main entrance.

Landscaping: The petitioner has developed a landscaping plan that include preservation of existing trees and shrubs in addition to increase shrub plantings near the parking lot and along the foundation of the building.

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;

Proposed 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)
- "New construction in the downtown should conform to historic patterns of building mass, scale, and placement within a given site" (GPP, 29)

(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.

Proposed Findings:

- The project does promote a mix of uses in the downtown including professional office.
- The proposed addition is historically sensitive and protects and enhances the central business district, which contains many unique and historic structures.

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

Proposed Findings:

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

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

Proposed 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 DGO district and guidance for the Plan Commission in 20.03.290. The following items address those intent and guidance statements

Proposed Findings:

- The project is compatible in mass and scale with historic structures in the Downtown Edges Overlay Area as the proposed addition has similar building materials and design to the existing historic building.
- The project is redevelopment of an existing site heights that are higher in comparison to other Character Areas within the Downtown.

The Plan Commission may approve any project that does not comply with all the standards of *Section 20.03.330: Downtown Gateway Overlay (DGO*); *Development Standards* and *Section 20.03.340: Downtown Gateway Overlay (DGO); Architectural Standards* if the Commission finds that the project:

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

Proposed Findings:

- The proposal complies with all review standards of Section 20.09.120

Satisfies the design guidelines set forth in Section 20.03.350: Downtown Gateway Overlay (DGO); Design Guidelines.

Proposed Findings:

- The proposal satisfies guidelines regarding the architectural character, mass, scale and form, exterior building materials, entries.

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

Proposed Findings:

- The proposed addition is context sensitive in design, matching the existing building style and materials and allows for the continued preservation of the historic structure.

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.

Proposed Findings:

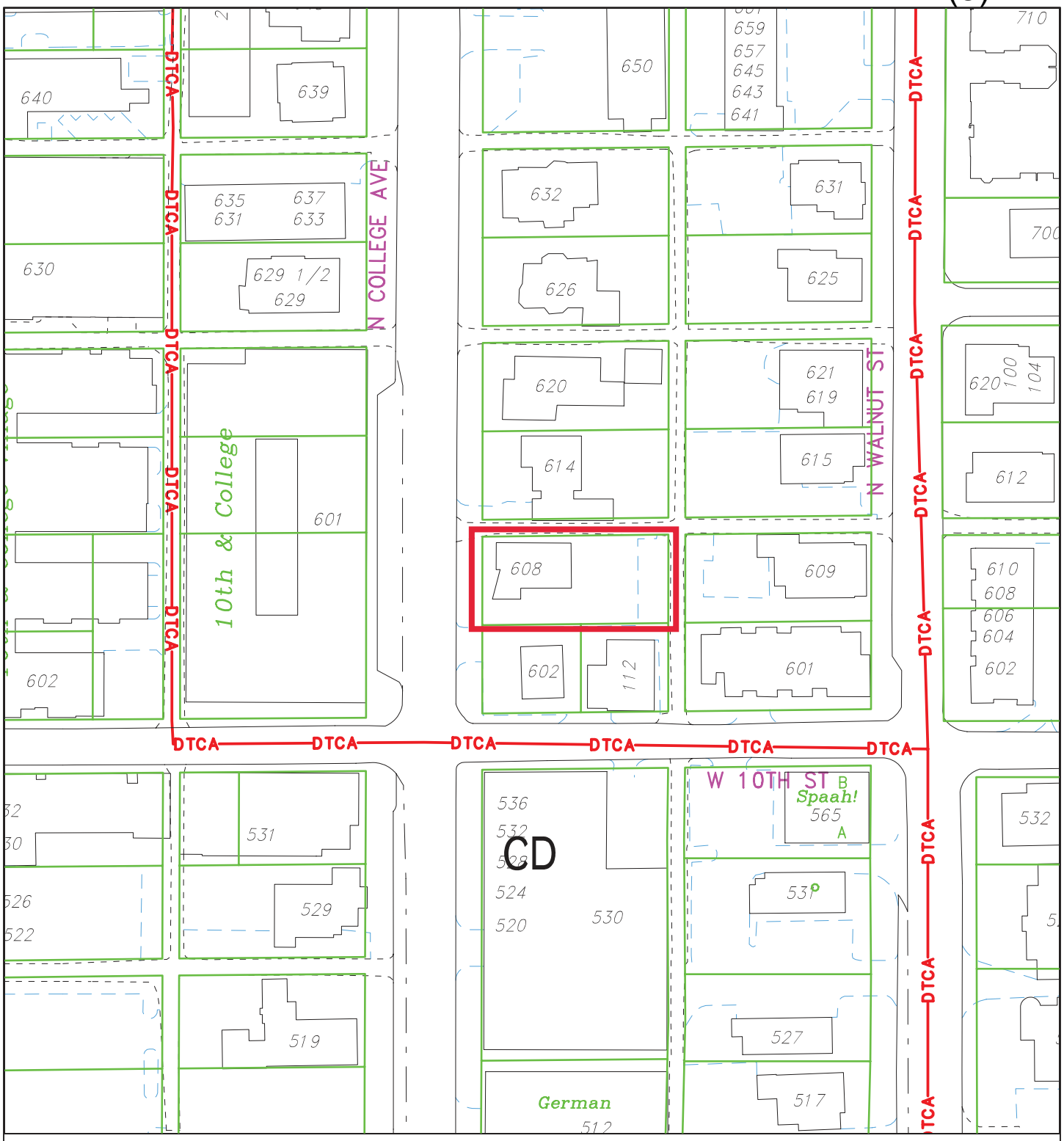
- The proposal is under the maximum impervious surface coverage and adds landscaping features where possible.

CONCLUSION: The proposed addition incorporates historically sensitive design while creating additional space for an existing business in the Downtown. With the exception of void to solid requirements, the proposed site plans meets the standards for minimum site compliance.

RECOMMENDATION: Based on the written findings above, the Department recommends approval of SP-38-17 with the following condition.

1. The ADA van accessible parking space will have an accessible route down the alley to the accessible rear entrance to the building.

2. A revised landscaping plan meeting UDO standards shall be approved by staff prior to the issuance of a building permit.



By: lewisa
4 Dec 17

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Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

By: lewisa
4 Dec 17

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City of Bloomington
Planning & Transportation

Scale: 1" = 30'

For reference only; map information NOT warranted.

(10)

PROPOSED SOUTH ELEVATION

HOLDMAN		1/4" = 1'-0"
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PROPOSED WEST ELEVATION

HOLDMAN		1/4" = 1'-0"
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PROPOSED EAST ELEVATION

HOLDMAN		1/4" = 1'-0"
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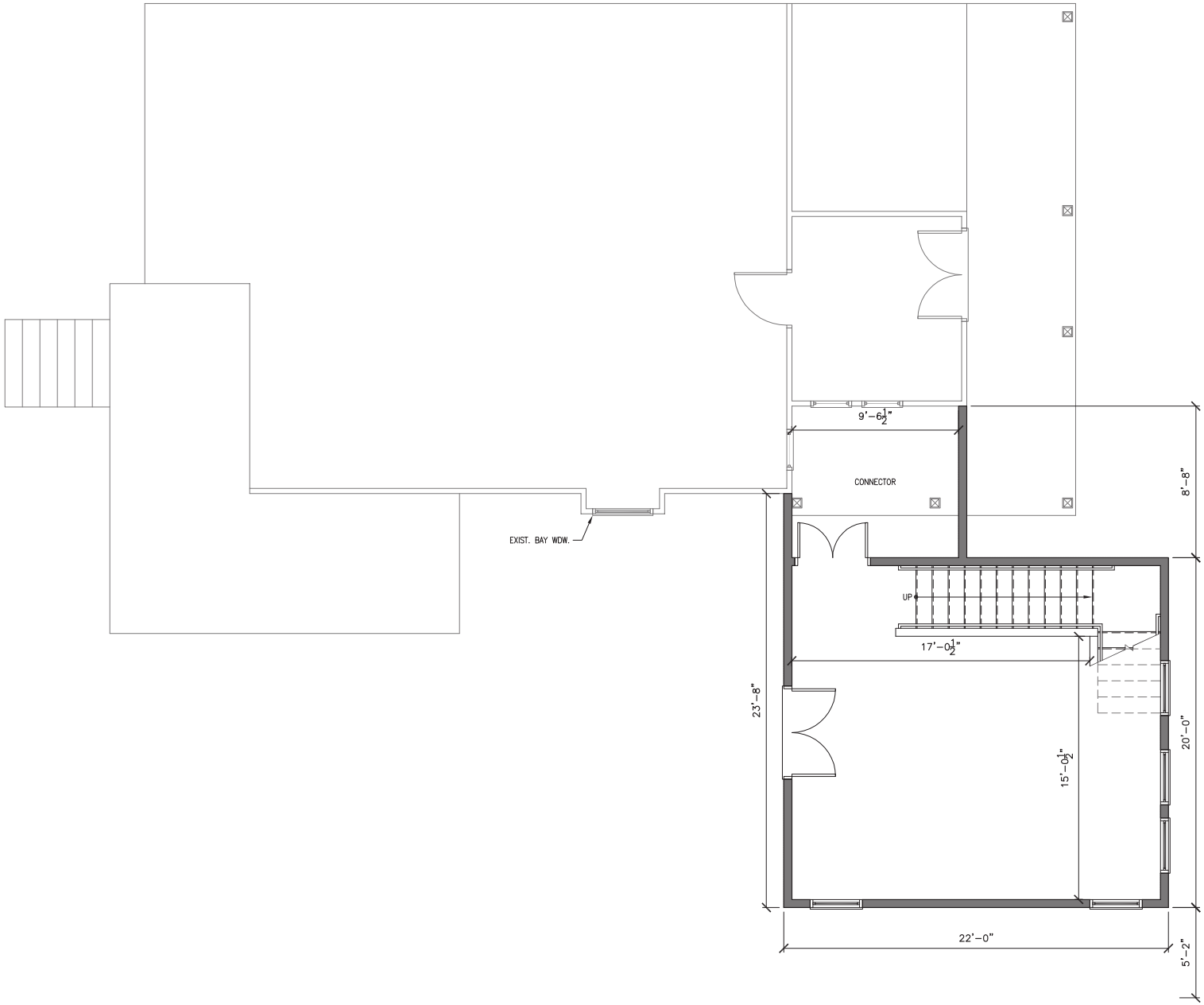

MAIN LEVEL FLOOR PLAN

HOLDMAN		1/4" = 1'-0"
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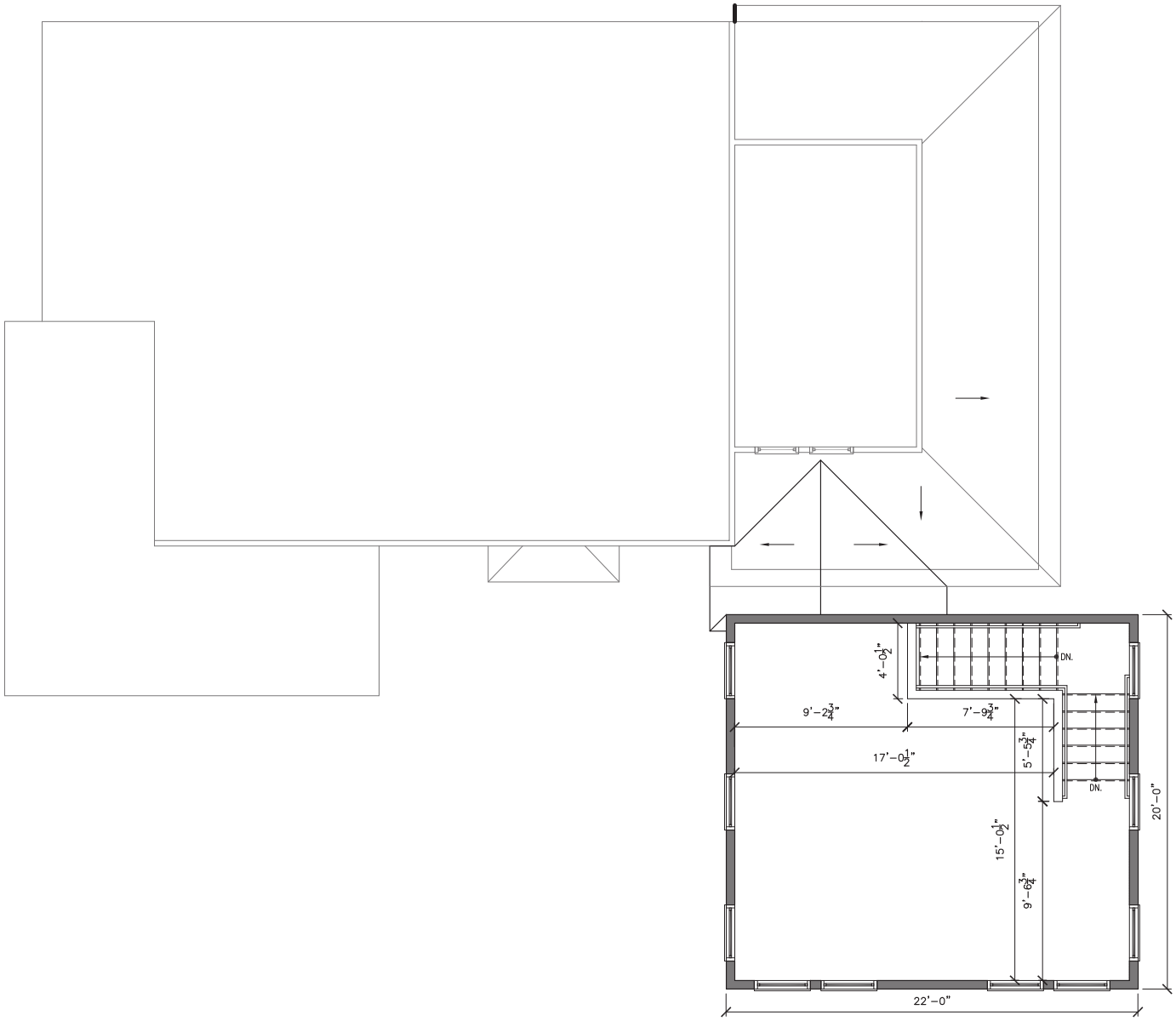

UPPER LEVEL FLOOR PLAN

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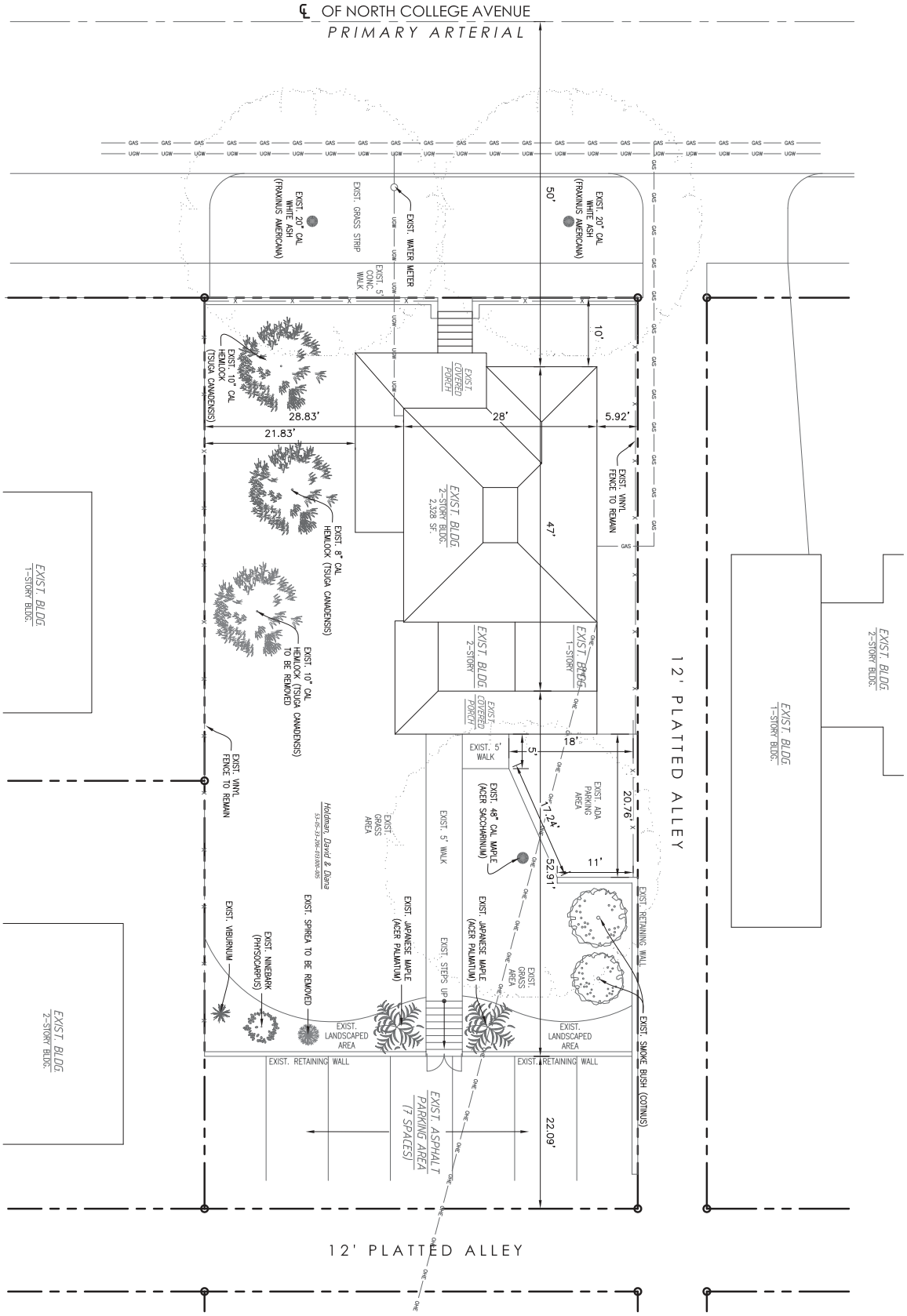

HOLDMAN

CONCEPT

EXISTING SITE PLAN

1" = 10'-0"

07.25.14

SCALE: 1" = 10'

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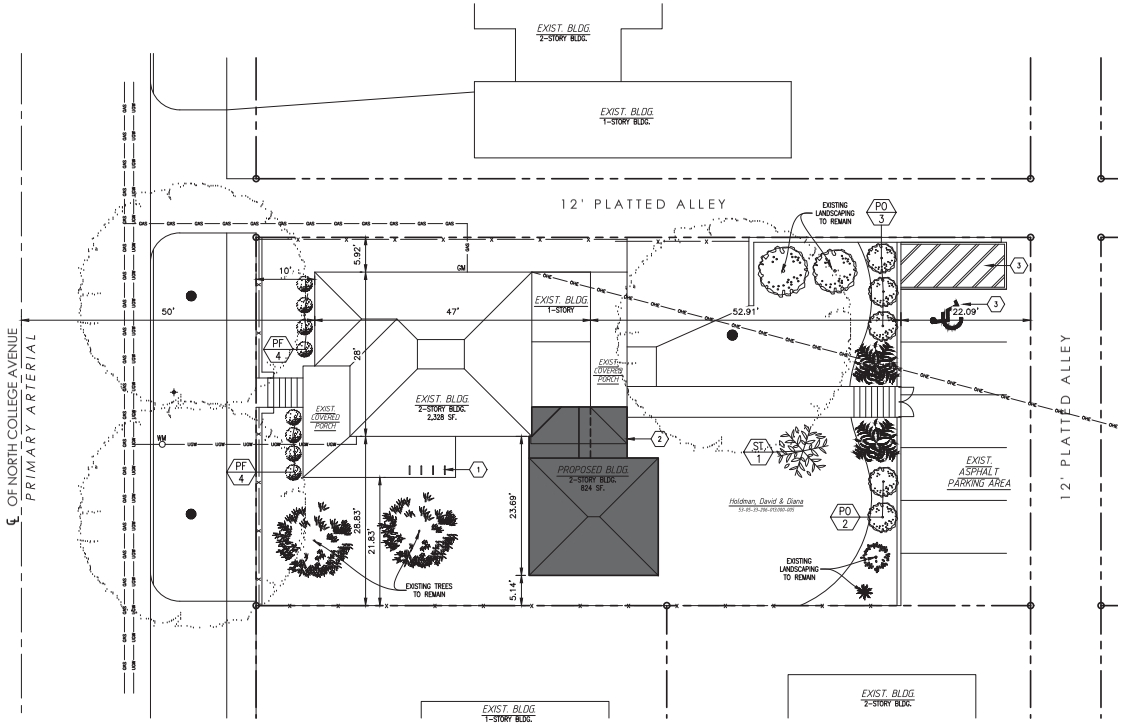
LANDSCAPING SCHEDULE

MARK	QTY.	TYPE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PF	8	DOS	POTENTILLA FRUTICOSA	CINQUEFOIL	5 GAL.	SEE PLAN
PO	5	DOS	PHYSOCARPUS OPULIFOLIUS DART'S GOLD	DARTS GOLD NINE BARK (YELLOW LEAF)	5 GAL.	SEE PLAN
ST	1	–	CORNU FLORIDA	FLOWERING DOGWOOD	B + B	SEE PLAN



1 PROPOSED SITE PLAN

1" = 10'

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THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR STAMPED SURVEY. THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

UTILITY NOTES

1. MS. ; IF SHOWN ON THE PLANS, MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER CONNECTION WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO THE UNIFORM PLUMBING CODE.
2. SEE DRAWINGS & SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
3. ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH THE CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT BYRON REINHOLD AT (812) 349-3627 FOR MORE INFORMATION.
4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAN HOLE, THE MAN HOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MAN HOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
5. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE ALL CLEAN-OUTS. THE SHALL BE IN GRASSY AREAS OR IN PAVEMENT & SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 8-1974-A. IN GRASSY AREAS. THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE ON THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. THE TOP OF THE CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATER WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE " STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19"
6. WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C-900 TO SDR-35 ADAPTER WYES.
7. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
8. A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST, AND WILL REMAIN AS PART OF THE SYSTEM ONCE ALL IS COMPLETE. THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
9. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (812) 349-3633 TO SCHEDULE A MEETING.
10. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WILL PERFORM WORK ON A WEEKEND, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR SHALL PAY THE INSPECTORS OVERTIME. FOR CBU WORK HOURS & HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (812) 349-3660.

SITE PLAN KEYNOTES:

1. NEW CITY APPROVED MTL. BIKE RACKS ON EXIST. PORCH.
2. NEW SINGLE STORY BLDG. CONNECTOR.
3. NEW PAINTED ADA PVMT. SIGNAGE & UNLOADING ZONE PER CODE.

SITE LAYOUT NOTES:

- ALL DIMENSIONS SHOWN ARE MIN.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (U.N.O.)
- DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DAYLIGHT IF ALLOWED.

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE IN THEIR BID PROPOSAL COSTS FOR CUTTING & PATCHING AS REQ'D. TO COMPLETELY INSTALL THE NEW WORK INDICATED.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT &/OR TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
- COORDINATE STORAGE & STAGING AREAS W/ OWNER.
- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REQ'D. FOR SITE SPECIFIC ISSUES.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.

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REVISIONS

A NEW RENOVATION & ADDITION FOR:

DAVID HOLDMAN

608 COLLEGE AVENUE

BLOOMINGTON, INDIANA 47404

DONALD DOUGLAS BRUCE
REGISTERED
NO. AR19900009
STATE OF INDIANA
ARCHITECT

PROJECT NO.	XX12
DATE	04/11/14
DRAWN BY	T. POTTS
CHECKED BY	D. BRUCE
SHEET NAME	PROPOSED SITE PLAN
SHEET NO.	AS101

(21)

EXISTING WEST ELEVATION PHOTOS

HOLDMAN		1/4" = 1'-0"
CONCEPT	©2014 TABOR BRUCE ARCHITECTURE & DESIGN	04.30.14

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(22)

EXISTING SOUTHEAST ELEVATION PHOTO

HOLDMAN		1/4" = 1'-0"
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BLOOMINGTON PLAN COMMISSION **CASE #: SP-39-17**
STAFF REPORT **DATE: December 11, 2017**
Location: 223 N. Morton Street

PETITIONER: Omega Properties
115 E 6th Street, Bloomington

CONSULTANTS: Marc Cornett, MCA
101 E. Kirkwood Avenue, Bloomington

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

BACKGROUND:

Area:	.1433 acres
Current Zoning:	CD – Downtown Core Overlay
GPP Designation:	Downtown
Existing Land Use:	Commercial
Proposed Land Use:	Commercial / Dwelling, Multi-Family
Surrounding Uses:	North – Commercial / Restaurant (vacant)
	West – Commercial (Antique Mall)
	East – Commercial / Dwelling, Multi-Family
	South – Commercial

REPORT: The property is located on the southwest corner of the intersection of N. Morton Street and W. 7th Street and is zoned Commercial Downtown (CD), in the Downtown Core Overlay (DCO). There is a platted alley on the south side of the property. Surrounding land uses include commercial, mixed-use, and government offices and operations. The property currently contains a two-story office building and surface parking lot. The adjacent properties to the west and the south are surveyed historic structures listed, respectively, as notable and contributing.

The petitioner proposes to develop this property with one four-story building with a footprint of approximately 4,096 square feet. The northern three-quarters of the first floor, or 3,072 square feet, is proposed as commercial space. The rest of the building contains apartments, with 2 one-bedroom first floor units. The upper floor apartments are 8 four-bedroom units.

A very similar proposal was seen by the Plan Commission in July and August 2016, and that proposal was unanimously approved at the August meeting. However, the site plan expired before permits were issued. The previous proposal was reviewed by the Bloomington Historic Preservation Commission at its regular meeting on June 23, 2016. The project was reviewed as a courtesy review because it is adjacent to two structures on the historic survey, and there is one proposed deviation associated with the historic properties. The BHPC had favorable comments for the proposal and found no objection to the height-step down or materials proposed deviations.

The current proposal differs from the previous proposal in a few ways. The make-up of the units has changed from 4 four-beds, 4 three-beds, and 4 one-beds with 2,048

square feet of commercial space to 8 four-beds and 2 two-beds with 3,072 square feet of commercial space. The petitioner has committed that the 2 one-bedroom units as workforce housing units, and has committed to 2 workforce units at another location, as well as committing a contribution to the City's affordable housing fund. The petitioner is also proposing to utilize a solar array on the roof of the building to provide power for common lighting areas. Both the green and diverse housing elements were not included in the previous petition.

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

- The petitioner does not meet multiple standards in BMC 20.03.120 and 20.03.130.
- The proposal is adjacent to a residential use.

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Downtown Core Overlay is 60 units per acre. The petition site is roughly 0.14 acres. Based on the acreage, the maximum Dwelling Unit Equivalents for the property is 8.4 DUEs. The proposal is for a total of 12.50 DUEs for the property. The petitioner is requesting 2 one-bedroom units on the first floor (to be committed as workforce housing) and 8 four-bedroom units above. The previous proposal contained 4 one-beds, 4, three-beds, and 4 four-beds. The current proposal has 2 more beds that the previous iteration.

Build-to-Line: The UDO requires buildings in the DCO to be built at the front property line. The UDO also requires buildings adjacent to properties on the historic survey to align their façades instead of following the zero build-to line. In this proposal, along the Morton Street side, the building would be just over 1 foot from the property line and align with the front of the Antique Mall. Along 7th Street, the building modulates. The northern half of the building sets back approximately 5 feet from the property line. Along the southern half, the building sets back approximately 2 feet from the property line. The setback serves three functions: first, to align with the historic building to the south; second, for the commercial area, it provides space for outdoor seating; and third, the added space allows for stoops for the separate apartment entrances.

Parking: The UDO requires 17 parking spaces for the residential units; no parking is required for the commercial uses. The petitioner is proposing no on-site parking. By removing the existing curb cut that provides access to existing surface parking on the site, several on-street parking spaces can be added on Morton Street, the amount depending upon the number of islands included and the angle of the parking spaces. There are three existing parking garages within a 7-minute walk of the property. The downtown is well-served by transit; the 2 Route and the 6 Route are both very close. The 6 Route goes to campus. The Department suggests that the petitioner secure several off-site parking spaces, and has listed that as a condition of approval, which was also included in the previous petition.

Access: There is no vehicular access to the property. Petitioners must work with the adjacent property owner to the south to provide access for garbage collection either

through the platted alley or through an easement.

Bicycle Parking: The development requires 4 bicycle parking spaces for the commercial uses and 6 for the residential uses. Covered bicycle parking will be provided in an island in the street parking area. 2 of the required bicycle parking spaces must be Class I facilities. This has been added as a condition of approval.

Architecture/Materials: The building is clad with brick, except on the west façade. The proposal is to either use different colors of brick to add variation or to paint the brick. The west façade requires a materials waiver. The proposal is to use brick on this side for the 16 feet on the north end, then to switch to fiber cement for the remainder of the building wall. The west side of the building faces the Antique Mall and does not front on a public street.

Street Trees: Street trees are required along Morton and 7th Streets. The current proposal meets the requirements for the number and spacing of street trees. There is a stormwater box culvert that runs under the sidewalk along Morton Street; this culvert is in the normal “tree plot” location and eliminates the option of placing trees between the street and the sidewalk. In this case, the street trees will be places in landscaped islands within the street parking zone. The islands will be approximately the same size as an on-street parking space, and they will be oriented at the same angle as the on-street parking.

Lighting: Streetlights are required along Morton Street and 7th Street. The streetlights are not shown on the plan and would be difficult to include within the public right-of-way due to lack of space. The sidewalk must be six feet wide, and the street trees are added in islands. If the Department, in conjunction with Public Works, determines that street lights are not feasible, building-mounted lights will be required. This has been added as a condition of approval.

Impervious Surface Coverage: The Downtown Core Overlay allows for 100% impervious surface coverage.

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along 7th and Morton. The plan will include those sidewalks and widen them in certain areas. No additional Bloomington Transit facilities are required or planned with the development. The Bloomington Transit 2 Route travels along Morton Street in front of this property, and the 6 Route, which travels to the IU campus, is one block away.

Building Façade Modulation: BMC 20.03.130(c)(1)(B) requires that the building façade module be offset by a minimum depth (projecting or recessing) of 3 percent of the total façade length, and the offset shall extend the length of its module. The design meets modulation requirements.

Building Height Step Down: BMC 20.03.130(c)(2) requires that 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 two-story building to the south is listed as contributing in the survey, and the three-story building to the west is listed as notable. The proposal meets the step down requirement for the building to the west (The Antique

Mall), but not the building to the south. However, to the south, there is a platted alley, a surface parking lot, and a newer addition on the historic building's northwest side, which provide visual and actual separation between the historic structure and the proposed building.

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 35 feet in height. The petition does not meet this standard, but does meet the Downtown Vision and Infill Strategy Plan guideline of 2 to 4 stories.

Void-to-Solid Percentage: The DCO sets a minimum first floor void-to-solid requirement of 60%, consisting of transparent glass or façade openings, for facades facing a street. The proposal meets this requirement.

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;

Proposed 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 petition gets rid of an existing surface parking area in the core of downtown.
- 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) The site plan intensifies the use of the currently under-utilized property.
- 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 4 total workforce housing units and made a contribution to the City housing fund.

- Projects that combine housing product types are recommended. (DVISP, 5-7) The site plan includes two 1-bedroom units and eight 4-bedroom units. The design of the units is such that they could be converted to condominiums in the future.
- In particular, there is a need for housing development that is not directly oriented toward the student market. (DVISP 5-9) Two workforce housing units are included on-site, and a commitment has been made for two off-site units, as well as a donation to the affordable housing fund.

(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.

Proposed Findings:

- The project does serve to protect and enhance the central business district by offering useable commercial space, as well as increased density in a walkable area.
- 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 incorporates pedestrian-oriented design through first-floor window design, outdoor seating space, 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.
- The project does provide commercial on the ground floor with residential uses above, as well as workforce housing units on the first floor.
- The proposal does further the GPP goal of sustainable development design through the incorporation of mixed use, renewable energy, and densification toward a reduced resource consumption.

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

Proposed Findings:

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

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

Proposed 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 DCO district and guidance for the Plan Commission in 20.03.010. The following items address those intent and guidance statements.

Proposed Findings:

- The DVISP envisions 2 to 4 story buildings in this area, to remain compatible with historic buildings in the area. The proposal is for a 4 story building.
- The project design exhibits traditional historic modulation and design by incorporating color modulation and separate entrances for vertical residential units.
- The project does promote a higher density that surrounding character areas within the downtown, and redevelopment of an under-utilized site.

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

Proposed Findings:

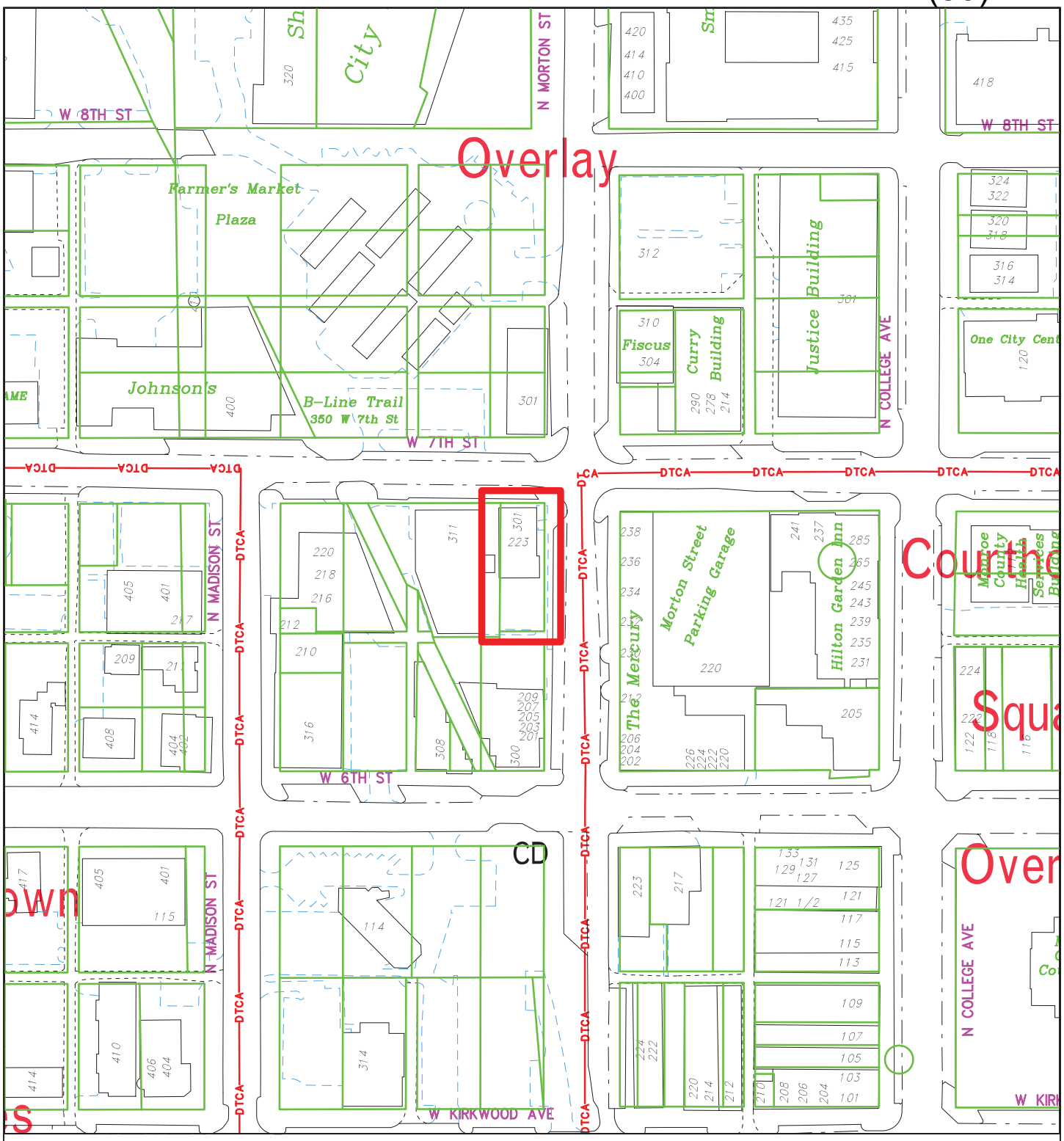
- The petition deviates from architectural standards of the DCO overlay, but the overall project contributes to the diversification of housing and green, innovative design in the overlay by including visual modulation, extra outdoor space for commercial to activate the sidewalk, and solar panels, while respecting and repeating historic materials, scale, and design.

CONCLUSION: The petition meets most of the UDO requirements for the Downtown Core Overlay zoning district. The petition deviates from architectural standards of the DCO overlay, but follows the guidance of the DVISP on scale and density of development. The overall project contributes to various City goals such as the diversification of housing and green, innovative design through inclusion of workforce units both on-site and off-site, as well as an emphasis on visual modulation, extra outdoor space for the commercial space to activate the sidewalk, and the use of solar panels. The proposal respects the historic fabric of the overlay through repeating historic materials, scale, and design. The scale of the building on such a small lot is appropriate for the area.

RECOMMENDATION: The Department recommends that the Plan Commission adopt the proposed findings and approve SP-39-17 with the following conditions:

1. The petitioner will secure 5 parking spaces off-site to make available to tenants. The agreement must be a recorded zoning commitment and must be in place prior to issue a Certificate of Occupancy.
2. The islands within the right-of-way will align with the on-street parking spaces.
3. Petitioner will work with staff to include lighting on the building in place of street lights.
4. The petitioner must secure encroachment agreements for the covered bicycle parking, the grease interceptor, canopy, and any other items propose to encroach into the right-of-way prior to the release of a Certificate of Zoning Compliance.

5. The petitioner shall record the submitted commitment related to workforce housing as a Zoning Commitment at the Monroe County Recorder's Office prior to the issuance of a building permit.



City of Bloomington
Planning & Transportation

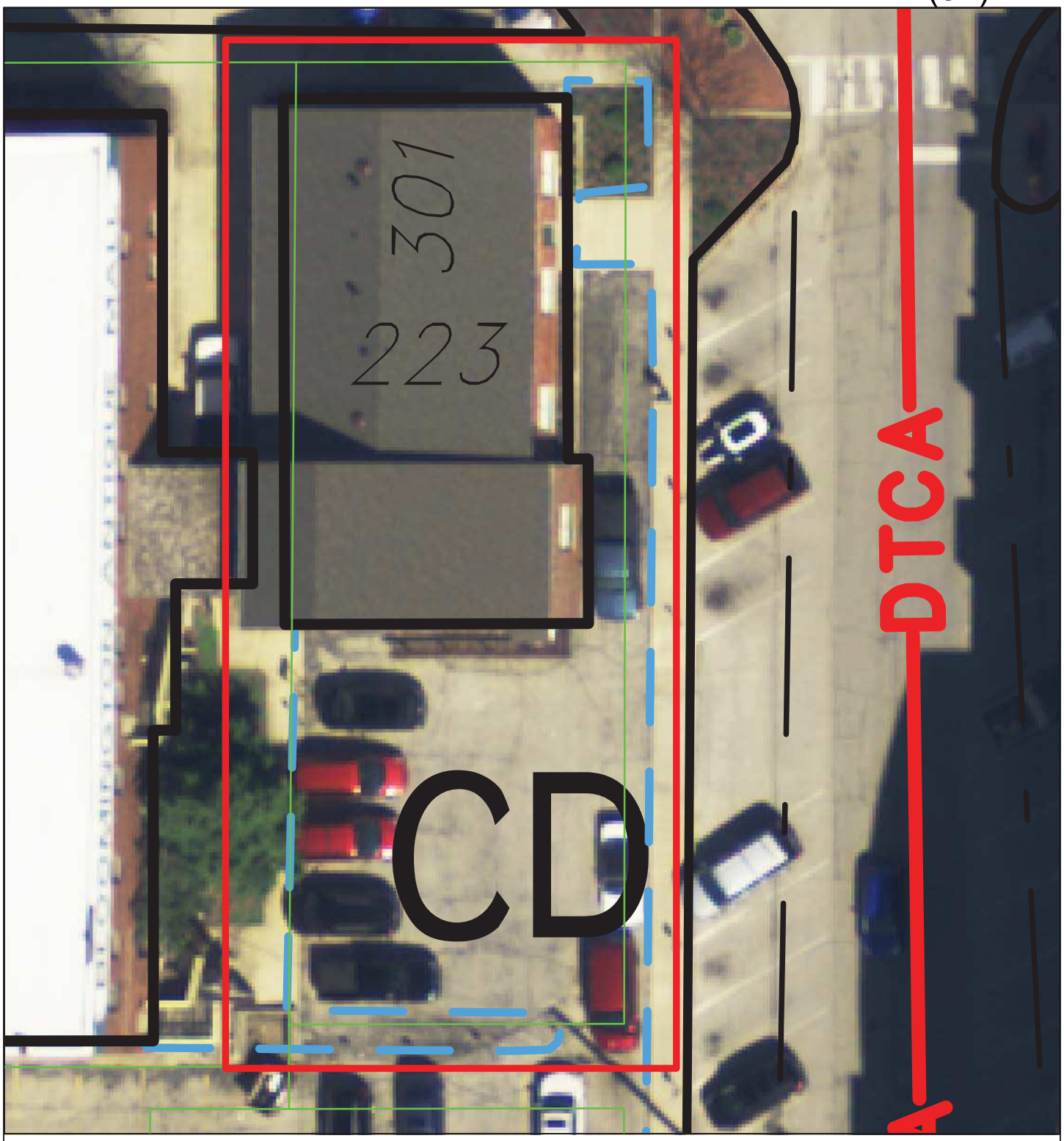
By: scanlanj
13 Nov 17

150 0 150 300 450

N

Scale: 1" = 150'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: scanlanj
13 Nov 17

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N

Scale: 1" = 20'

For reference only; map information NOT warranted.

M C A architects + urbanists

Development data

Revised 11-20-2017

Mr. James Roach
City of Bloomington, Planning Department
401 N. Morton Street
Bloomington, IN 47402

Re: Omega Properties, Mixed-use Development, 223 N. Morton Street (SW corner of Seventh and Morton). It is the current site of the existing Kelley and Belcher Law Offices building.

Mr. James Roach,

On behalf of our client, Omega Properties, we are requesting five (5) waivers of standards from the Planning Commission.
We are in the Bloomington UDO Zoning and Overlay Districts of: CD-Commercial Downtown Zoning, DCO-Downtown Core Overlay

Existing Site and Building Description:
The property is located at 223 N. Morton St. The existing site is approximately (47.2') feet x (132') feet , which is approximately (6,230 sf) square feet and it has an existing two-and-a-half story building that has a (40') foot x (70') foot footprint. The balance of the site is paved as a parking lot (south half). There is an existing curb cut off of N. Morton St. into the parking lot.

Proposed Project Scope:
The owners' propose to demolish the existing building and build a new four-story mixed use building that covers most of the site. The new building will contain residential apartments, both flats and townhouses, ground floor non-residential uses, common areas for utilities, etc. The building will contain a total of up to (10) apartments, with (2) one-bedroom apartment flats units and (8) four-bedroom apartment townhouse units for a total of (34) bedrooms. The ground floor non-residential use will consist of one or more tenant spaces with approximately 3,456 SF on 75% of the ground-floor of Morton St. and Seventh St.

The five waivers requested are as follows:

1. Waiver of Density Standards: We are requesting a total density of 12.50 DUE. The site size of 0.1433 acres allows for 8.60 DUE (0.1433 acres x 60 units per acre) The buildings in the area are denser than our solution and they have created an environment of expensive land costs. The density is a product of this environment combined with a townhouse format to create a flexible solution that allows for apartments and a potential future use as condominiums.

2. Waiver from Parking Standards: We are requesting a solution that provides no on-site parking. The on-site parking required per UDO standards for a (34) bedroom development is 16.20 spaces total. The site is a partial lot, urban downtown site that is very shallow at (47.20') feet. These conditions are not conducive to on-site parking. A typical, 90 degree angle, double loaded parking layout needs (60') feet of depth. This hardship combined with access to two public parking garages within two-and-a-half blocks (the Regester Garage is across the street) allows for an off-site parking solution.

3. Waiver from Setback Standards: The UDO requires a build-to line of (0') feet along the front-yards of both Seventh and Morton. We are requesting a solution that has two, different, front-yard setbacks along Morton St. and a setback along Seventh St. The setbacks along Morton St. would be (5.70') feet on the north half and (1.70') feet on the south half and the setback along Seventh St. would be (1.20') feet. The setbacks proposed will create a specific, best site solution to ensure the success of the retail component of the project. A wide sidewalk is vital to successful retail and our downtown has numerous examples of less than ideal solutions.

4. Waiver of Primary Exterior Finish Materials: We are requesting the use of Cementitious Siding as a primary exterior finish material on the rear, non-public ROW (west) elevation only. We would use brick for the first 16 ft. of the rear elevation on the north end closest to Seventh St. See attached building elevations. This allows for the best use of primary materials on the Public Façade Elevations. This is a typical urban building solution. See attached examples of existing downtown Bloomington buildings.

5. Waiver of Building Height Step-down: We are requesting to exceed the building height step-down standards of one-story or fourteen (14') feet above the adjacent property to the south, located at 300 W. Sixth St. (the old Hays Grocery Building) which is two stories and approximately thirty-two (32') feet in height (addition in rear). We are proposing a four story façade that is approximately forty-seven (47') feet in height at the south end. We are over (61') feet away from the façade of the building and we are visually separated by a double loaded parking lot and an alley ROW.

M C A 101 E Kirkwood Ave Bloomington IN 47408 (812) 325-5964 marccornett@yahoo.com

11-3-2017
Omega Properties, 223 N. Morton St.
Page 2

Supporting Data:
The site is a partial lot and is shallow at approximately forty-seven (47') feet. This shallow depth makes an on-site, double loaded parking solution impractical. As a practical layout, the ground floor retail/commercial would work well as a single tenant.
The exterior materials waiver will allow for the owner to focus the details on the Seventh and Morton Sts. façades. This is a typical urban architectural solution as the rear elevation is adjacent to a neighboring building in a typical, historic, downtown setting. See attached examples of existing downtown Bloomington buildings.
The Historic Preservation Commission had no issue with the Height Step-down Waiver #5 at their June 23, 2016 meeting.

Proposed Location on Property:
The proposed building will be constructed on the East property line (Build-to-line, per the UDO requirements) along N. Morton St. On the west property line the building will set back approximately 5 feet to allow for windows in the façade per the 2014 Indiana Building Code (IBC).

Proposed Green Features:
The proposed building will utilize the following green features; a super-insulated, spray-foam insulated conditioned attic/roof, 6 inch exterior walls with additional wall insulation, a reflective (white) membrane roof, skylights above all stairwells for natural daylighting of the interior of each unit, low-e window and door glazing, low VOC paint finishes, engineered wood floors in apartments (except bathrooms and utility closets), LED lighting in common areas, shade tolerant/drought resistant, native landscaping on the east (south half of facade) and west sides of the building, two bike racks, with one covered, on N. Morton St. for customers and tenants, extensive outdoor covered dining/retail space along both Morton and Seventh Sts.

Proposed General Design Principles/Exterior Building Materials:
Main façades- The two front elevations, on Morton and Seventh will consist of a combination of materials - brick masonry, stone masonry, metal trim and accents, aluminum storefront, metal balcony railings and metal parapet caps. We are proposing to achieve the variety of façade colorations by using a variety of brick colors. The overall effect that we are designing for is to create a variety of building elevations on Morton St. The result will create a façade composition similar to the Courthouse Square. See attached renderings.

Proposed Secondary Façades:
The side elevation (south) will be brick masonry, stone masonry trim and metal trim and parapet caps. The rear elevation (west) will be cement composite lap siding and trim, metal trim and parapet caps (materials waiver required).

Proposed Building Height:
The building will be approximately (44'-48') foot in height. The maximum height of (48') feet is (14') feet and one story taller than the immediately adjacent historic building to the west at 311 W. Seventh (the Antique Mall) and is (15') feet and two stories taller than the immediately adjacent historic building to the south at 300 W. Sixth (the old 'Hays Market' building) .

Proposed R.O.W. Design and Landscaping:
Improvements include: Provide (1-2) additional on-street parking spaces on Morton St. by removing the existing curb cut. We will significantly widen the appearance of the existing pedestrian sidewalks with the addition of on-site hardscaping for outdoor seating opportunities. We will preserve the existing street trees, add (2) additional street trees, add (4) landscape trees and add landscape areas to the south, east and west.

We are submitting as part of this proposal a site and utilities plan, grading plan, landscape plan, ground floor plan, building elevation, a site survey, images of existing painted brick buildings and materials changes on non-ROW elevations.

We have re-submitted a utilities plans package to the CBU Utilities Department.
We have also attached a UDO review sheet.
Thank you for your consideration in this request.

Sincerely,

Marc Cornett, Architect - Petitioners Representative

M C A architects + urbanists

UDO Zoning Review

Revised 11-20-2017
CD Zoning
DCO-Downtown Core Overlay

OMEGA Properties
Site Location: 223 N. Morton St.
Kelley and Belcher Atty Site

UDO Standards:	Project Data:
Density: Residential: 60 units per acre maximum (estimated without survey)	* **DENSITY WAIVER REQUIRED** Site size: 46.80'/47.60'x132.00' deep (6,243.60 SF/0.1433 acres) 60 u/a x 0.1433 acres = 8.60 DUE, residential units allowable max.
DUE-Dwelling Unit Equivalency: Efficiency unit: 0.20 units (550 sf or less) One bedroom unit: 0.25 units (700 sf or less) Two bedroom unit: 0.66 units (950 sf or less) Three bedroom unit: 1.00 units Four bedroom unit: 1.50 units	Proposed residential unit type mix: 2-One BR units: 0.50 DUE (proposed Workforce Housing) 8-Four BR units: 12.00 DUE 12.50 DUE total (density waiver req'd.)
Maximum Impervious Surface Coverage: 100% max. (1.00)	Site: 6,243.60 SF x 1.00 = 100% impervious surface allowed
Height Standards: Minimum Structure: 35' Maximum Structure: 50'	48' actual
Parking Standards: Residential parking standards: First 10 BR: None reqd. BR 11-20: 0.50 per BR 910 x 0.50) All BR over 20: 0.80 per BR (14 x 0.80) Non-residential parking standards: No parking required	* **PARKING STANDARDS WAIVER REQUIRED** 32 BR total 0.00 spaces 5.00 spaces 11.20 spaces = 16.20 total residential parking spaces req'd. 0 spaces provided (parking waiver req'd.) 0
Setbacks Standards: Build-to line: 0 ft. Max. front setback: NA, corner lot has two frontages Min. side setback: 0 ft. Min. rear setback: 0 ft.	* **SETBACK STANDARDS WAIVER REQUIRED** Morton St. ROW: 82.5' 7th St. ROW: 82.5'
Ground Floor Non-residential Uses: Morton St. between 6th and 10th, and 6th St. 50% of ground floor must be non-res.	Total ground floor SF: 4,096 SF x 50% = 2,048 SF req'd. 3,072 SF Proposed Non-residential (75%)
Site Plan: Building frontage A minimum of 70% of the street building façade shall be constructed at the build-to line. Roofs: Flat roofs with parapets are required Walls, void to solid: First floor: void, 70% min. Upper floors: void, 20% min. and 70% max. Buildings adjacent to Historic Structures shall match the building setbacks.	East PL, = 2'-1" (South half of building) = 5'-4" (North half of building) North PL, = 1'-4" (avg.) (Setback Standards Waiver required)
Building Materials South, East and North Elevations are proposed facades of Brick, Limestone and Steel Canopies which meets Building Materials standards.	* **Building Materials Waiver required** West Elevation: Secondary façade, proposed, first 16' at the North end to be brick veneer and the balance proposed to be cement composite trim and lap siding.

Development data

Revised 11-20-2017

223 N Morton St. OMEGA Properties
PROJECT SYNOPSIS

DESIGN

A. Design Process
1. The site plan is based on historic, time-proven urban design principles. The historic Courthouse Square and surrounding downtown area is based on the prototypical 66' x 132' lot or property size. These common property dimensions are the basis for the scale of the downtown and the scale of this Proposal.
2. The proposed building type is a Rowhouse format that allows for individual residential stoops and entries to occur on the public sidewalk. It is a very different building type than the typical common entry, double-loaded corridor student oriented building type.
3. This proposed building type can be converted to individual Rowhouse Condos with Live-work ground floor uses in the future.

B. The building type is mixed-use with row-houses above retail.
1. The mixed-use building type fits into the historic context of the downtown with primarily retail on the ground floor with residential or other uses above.

C. Sidewalk Café/Restaurant seating with canopy covered protection.
D. Primary Façade: Multi-colored brick façade to emulate the Courthouse Square Urban Design Principles.

GREEN FEATURES

A. Building Envelope and Operation:
1. Solar Photovoltaic (PV):
a. (rooftop systems) For all common building lighting - canopies, stoops and public, pedestrian scaled lighting.
2. Roof Construction:
a. TPO (white) membrane roof with high reflectivity coefficient and UV protection
3. Building Insulation:
a. Roof/Conditioned Attic will be spray-foamed insulated.

B. Commercial Tenant(s):
1. Covered Outdoor Sidewalk Café Space

C. Residential Apartments:
1. HVAC systems:
a. Inverter Heat Pump systems are rated at SEER 18, HSPF 12 efficiencies, (typical code compliant systems are SEER 14/HSPF 8.5)
b. Zone Controls for efficient rowhouse heating and cooling.
2. LED and CFL Lighting throughout.

DIVERSIFICATION

A. Mixed-use Residential and Retail Building:
B. Individual entries:
1. Allows for individual stoops and doorways on the sidewalk as opposed to a common entry/common corridor.

C. Mix of unit types:
1. One bedroom units.
a. The one-bedroom flats are located on the ground floor and have individual entries connecting directly to the public sidewalk.
2. Four bedroom townhouses

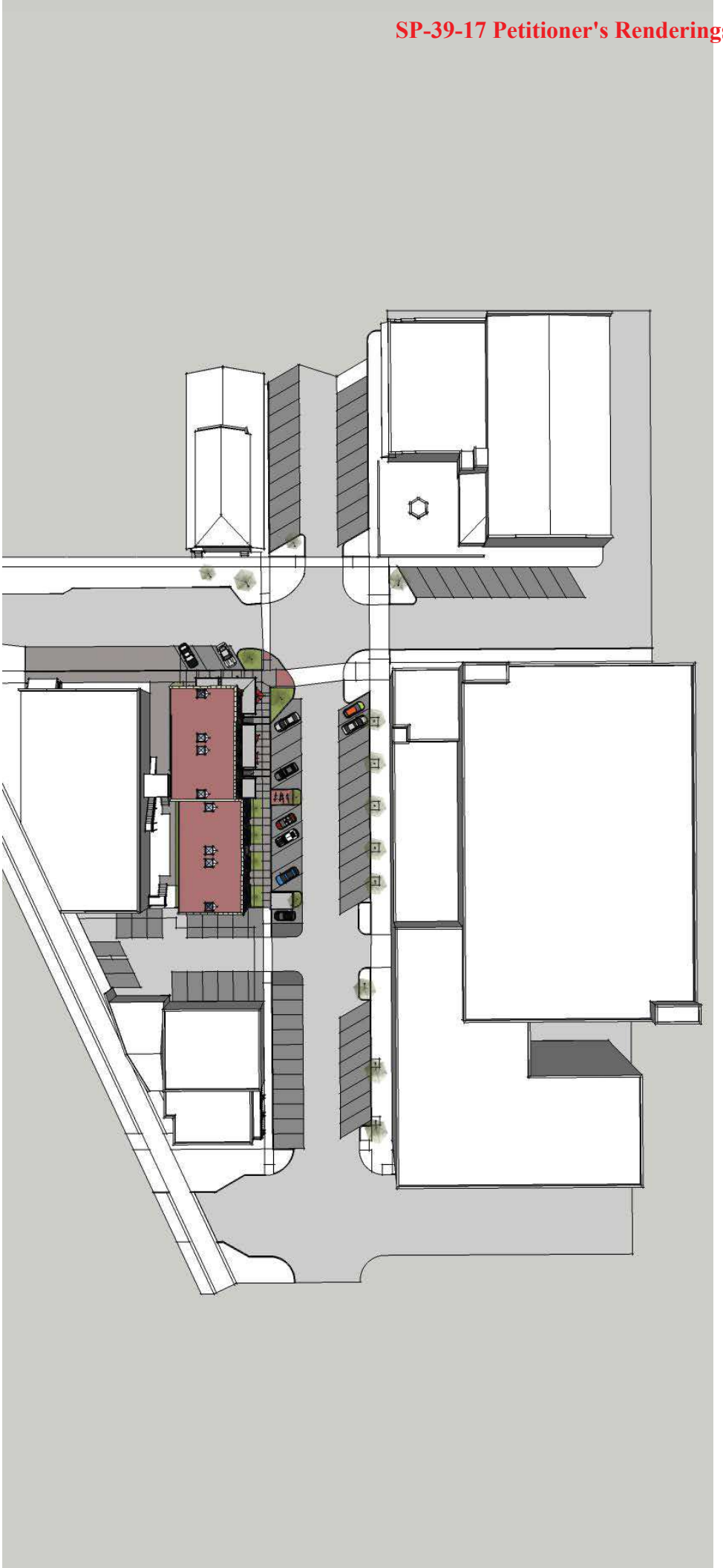
D. Workforce housing:
1. Provide (2) one-bedroom units for Workforce Housing.

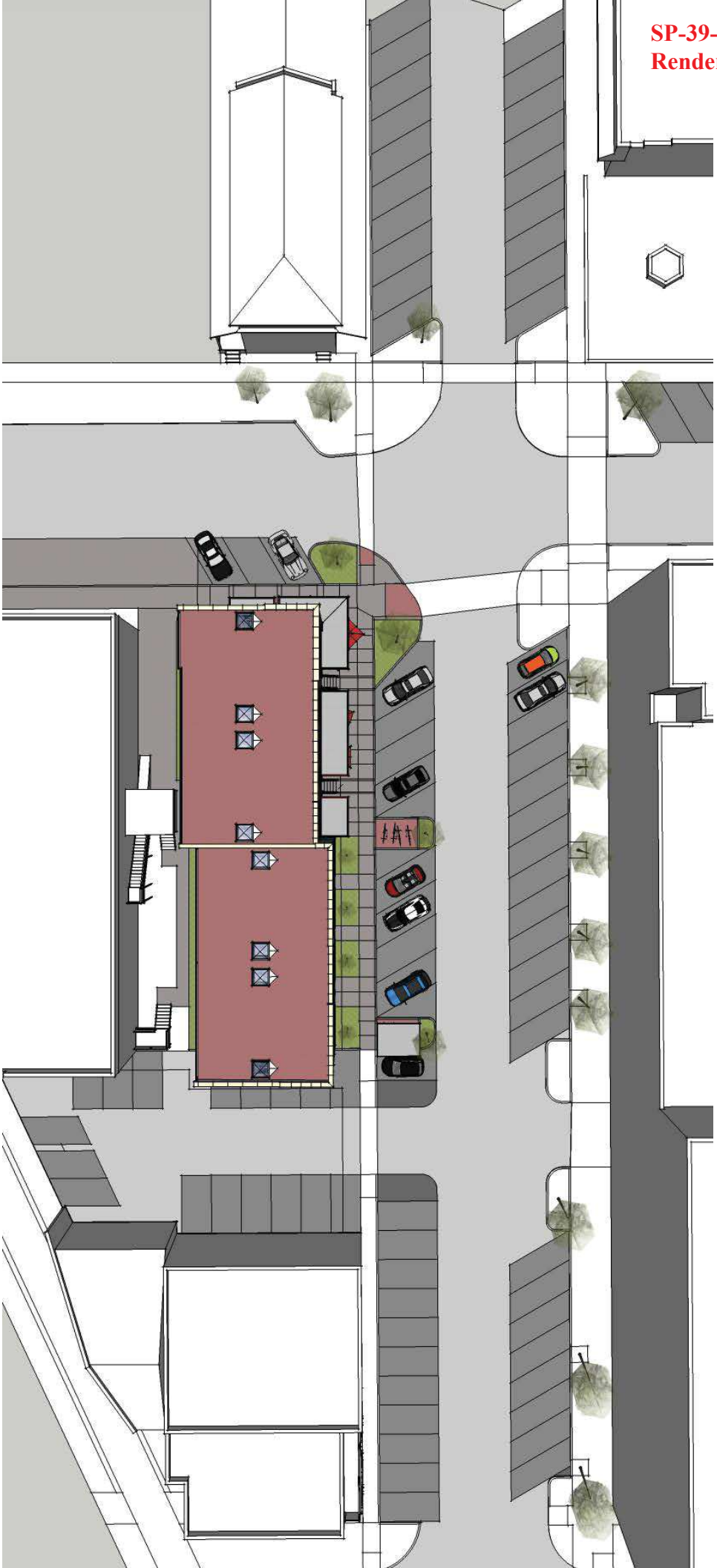
E. Covered Bike Parking:
1. Provide a covered bike parking island in the on-street parking bay.

OMEGA PROPERTIES - 223 North Morton St.

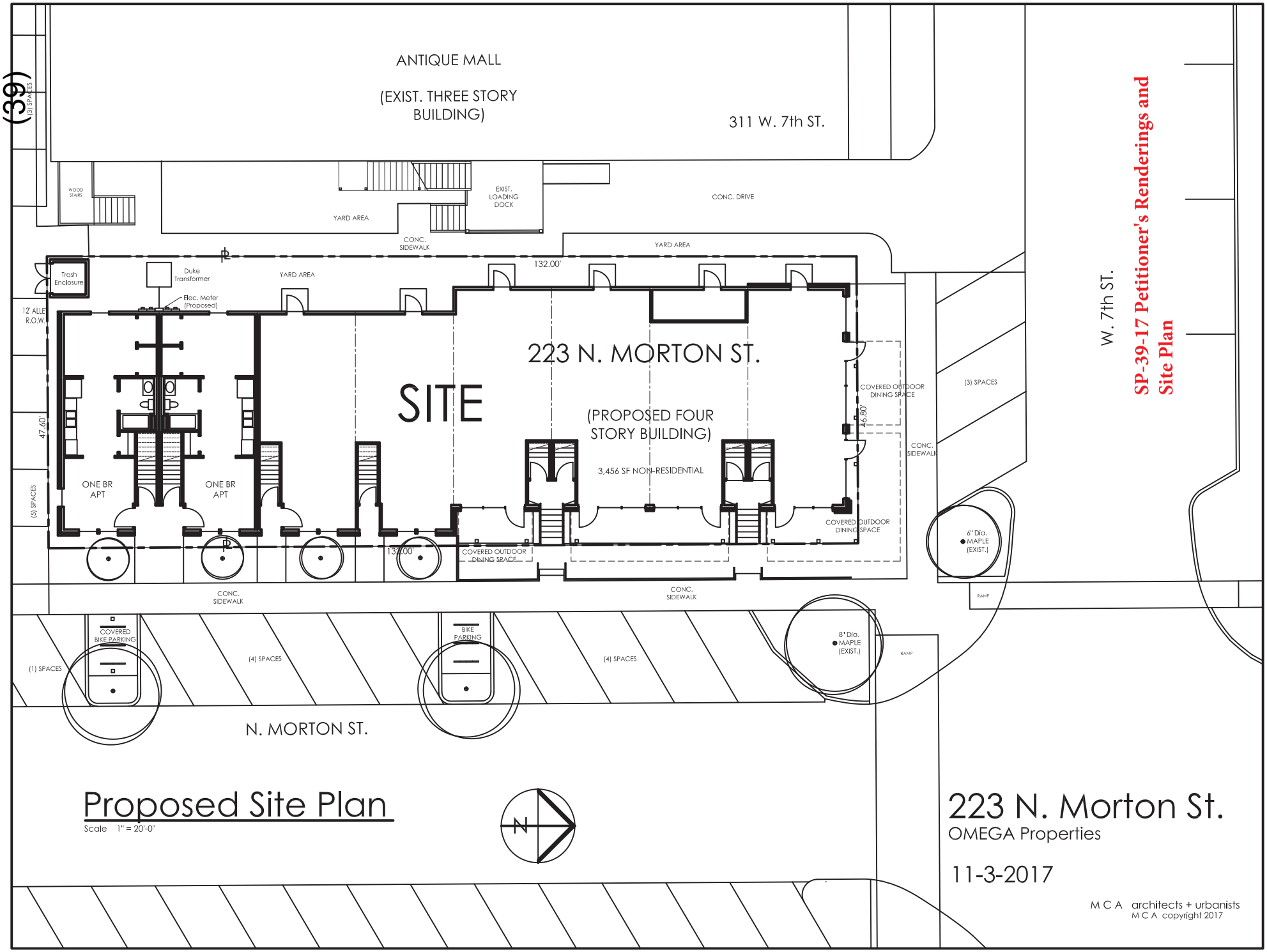
Developer: Big 'O' Properties, LLC

Architect: M C A architects + urbanists





SP-39-17 Petitioner's Renderings and Site Plan



Proposed Site Plan

Scale 1" = 20'-0"

223 N. Morton St.

OMEGA Properties

11-3-2017

M C A architects + urbanists

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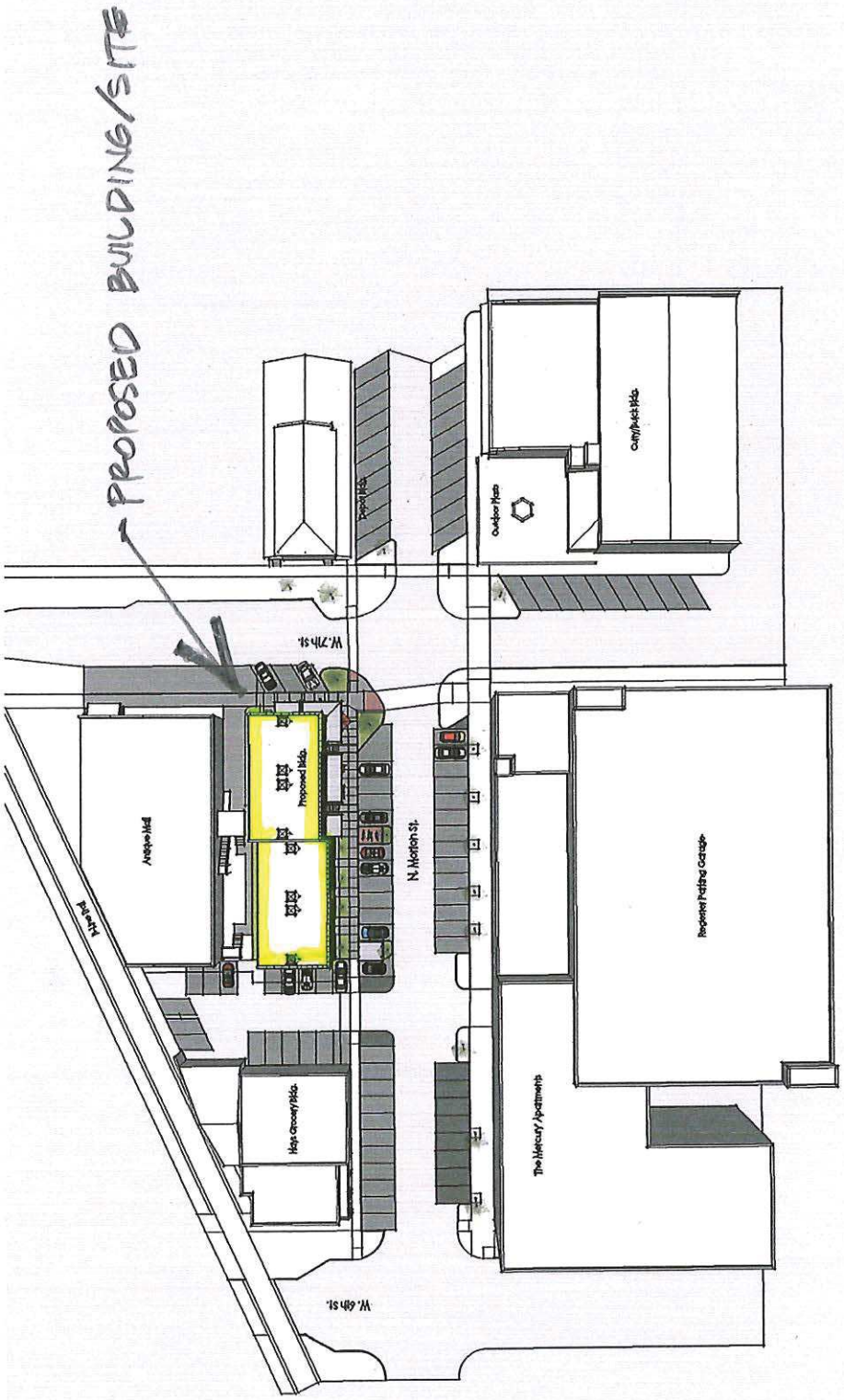

S. AERIEL SITE VIEW

SP-39-17 Petitioner's Rendering and Site Plan (4 of 9)

East Elevation

Scale 1/16" = 1'-0"

223 N. Morton St.

11-3-2017

OMEGA Properties

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Antique Mall - 311 W. 7th St.

North Elevation

Scale 1/16" = 1'-0"

223 N. Morton St. 11-3-2017

OMEGA Properties

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West Elevation

Scale 1/16" = 1'-0"

223 N. Morton St.

11-3-2017

OMEGA Properties

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Antique Mall - 311 W. 7th St.

South Elevation

Scale 1/16" = 1'-0"

223 N. Morton St.

11-3-2017

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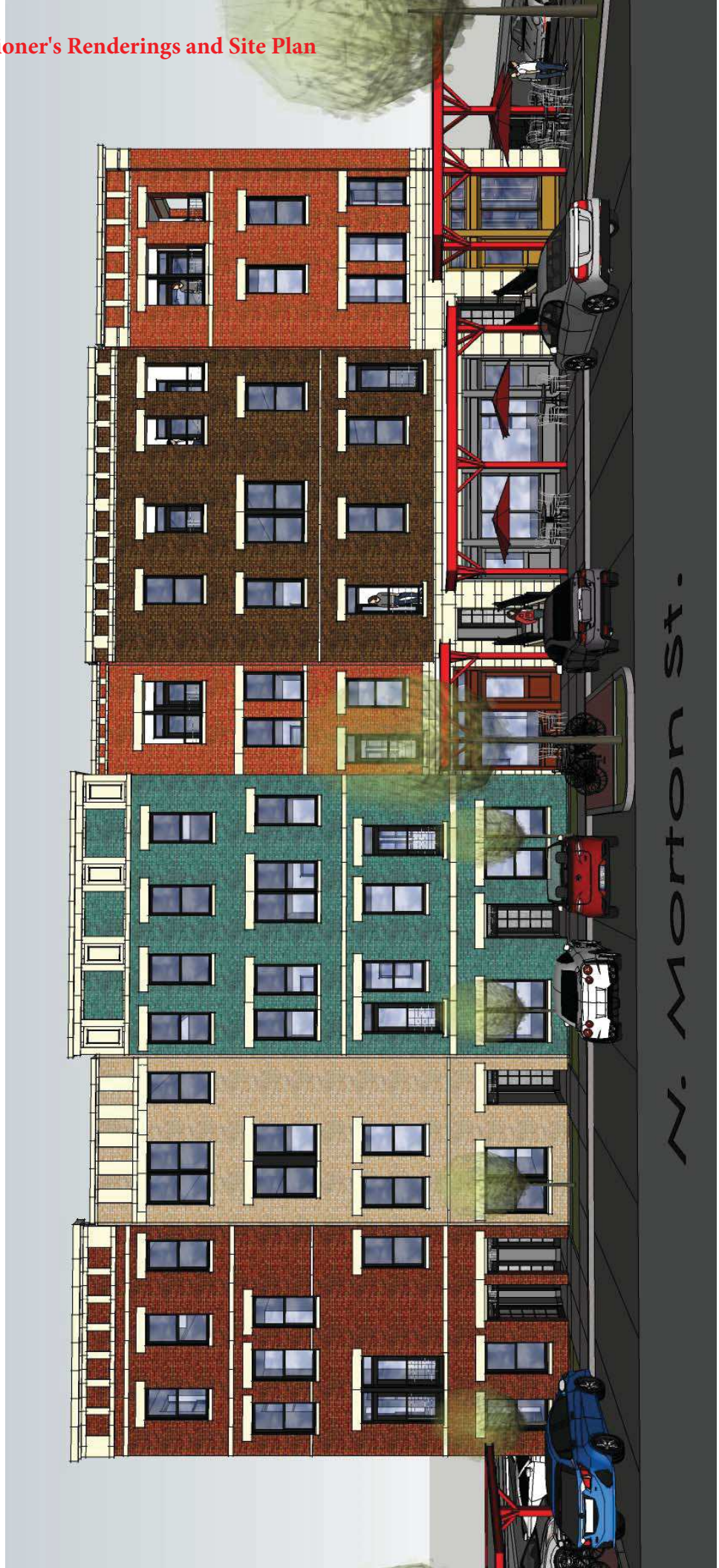
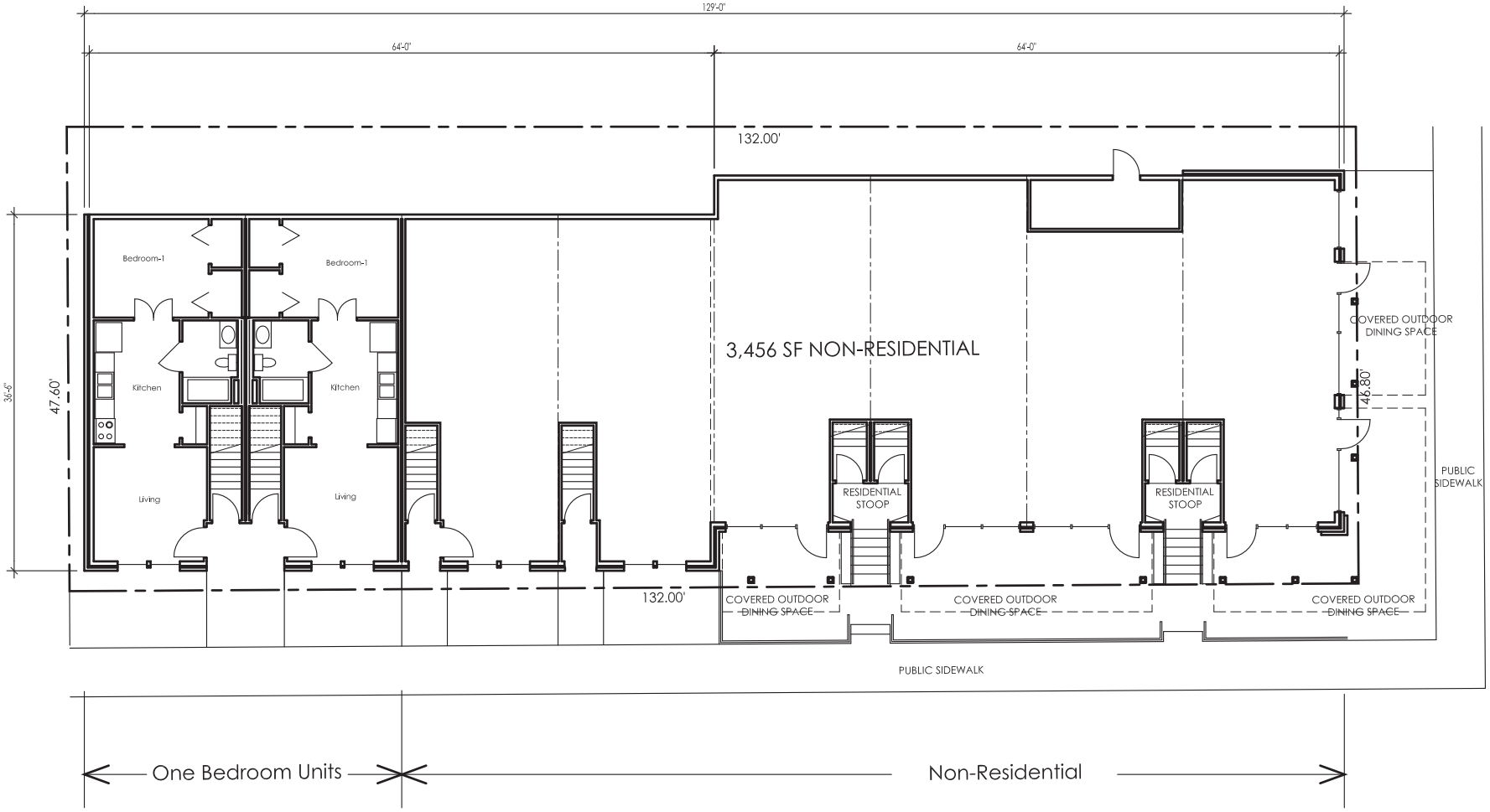

N. Morton St.

W. 7th St.



Ground Floor Plan

Scale 1/16" = 1'-0"

223 N. Morton St. 11-27-2017

OMEGA Properties M C A architects + urbanists

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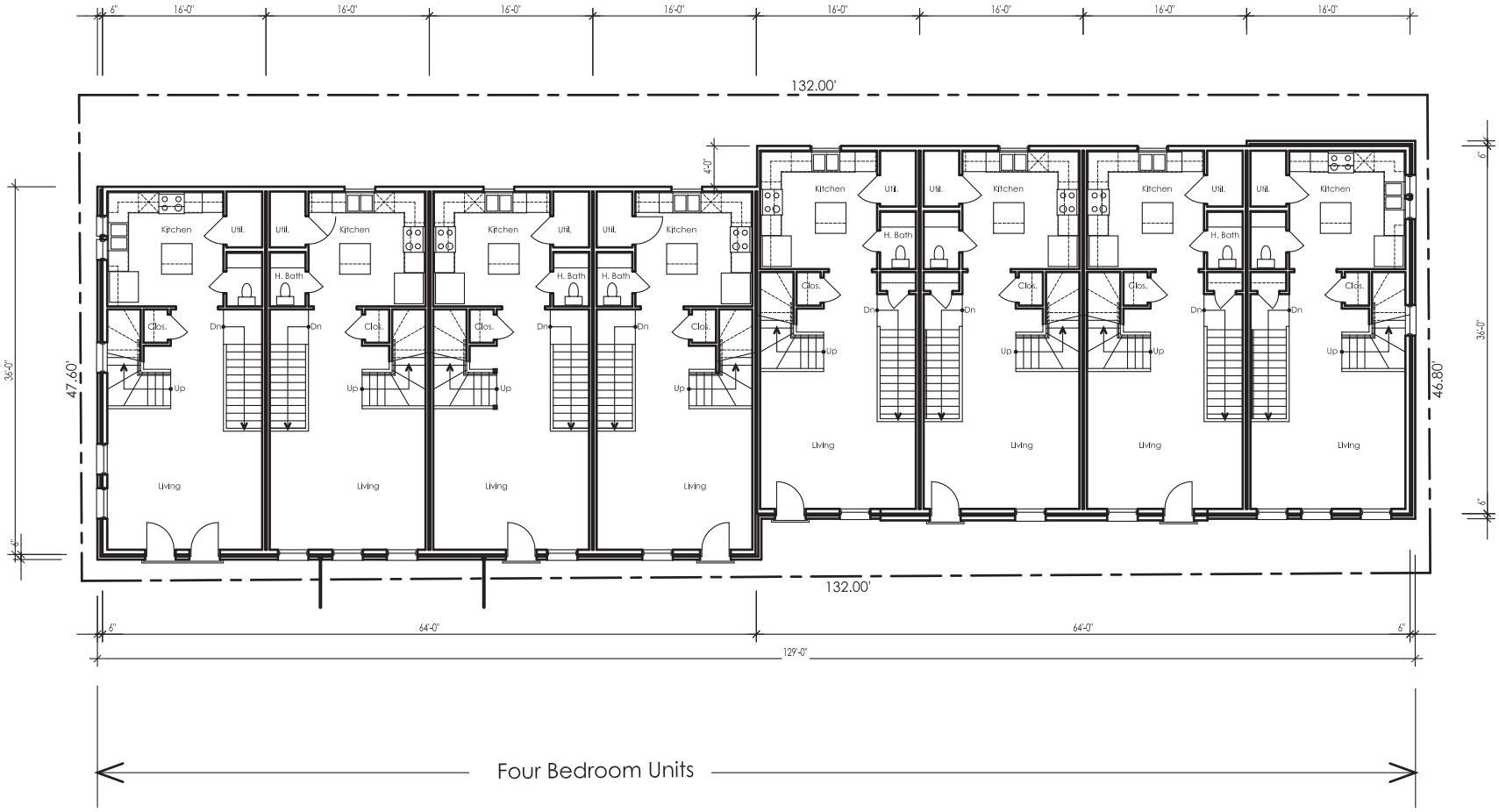


Second Floor Plan

Scale 1/16" = 1'-0"

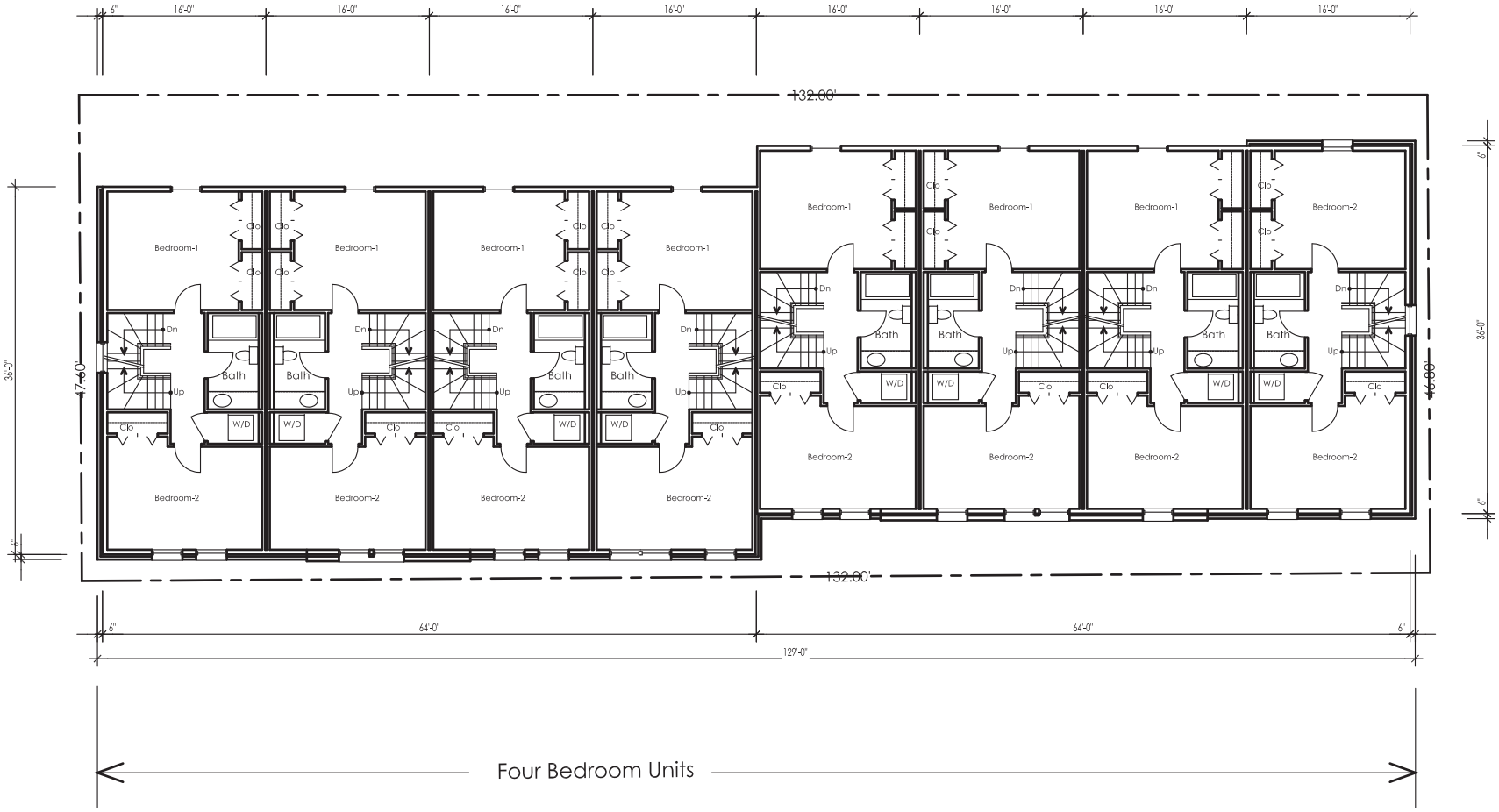
223 N. Morton St.

11-27-2017

OMEGA Properties

M C A architects + urbanists

M C A copyright 2017



Third Floor Plan

Scale 1/16" = 1'-0"

223 N. Morton St.

11-27-2017

OMEGA Properties

M C A architects + urbanists

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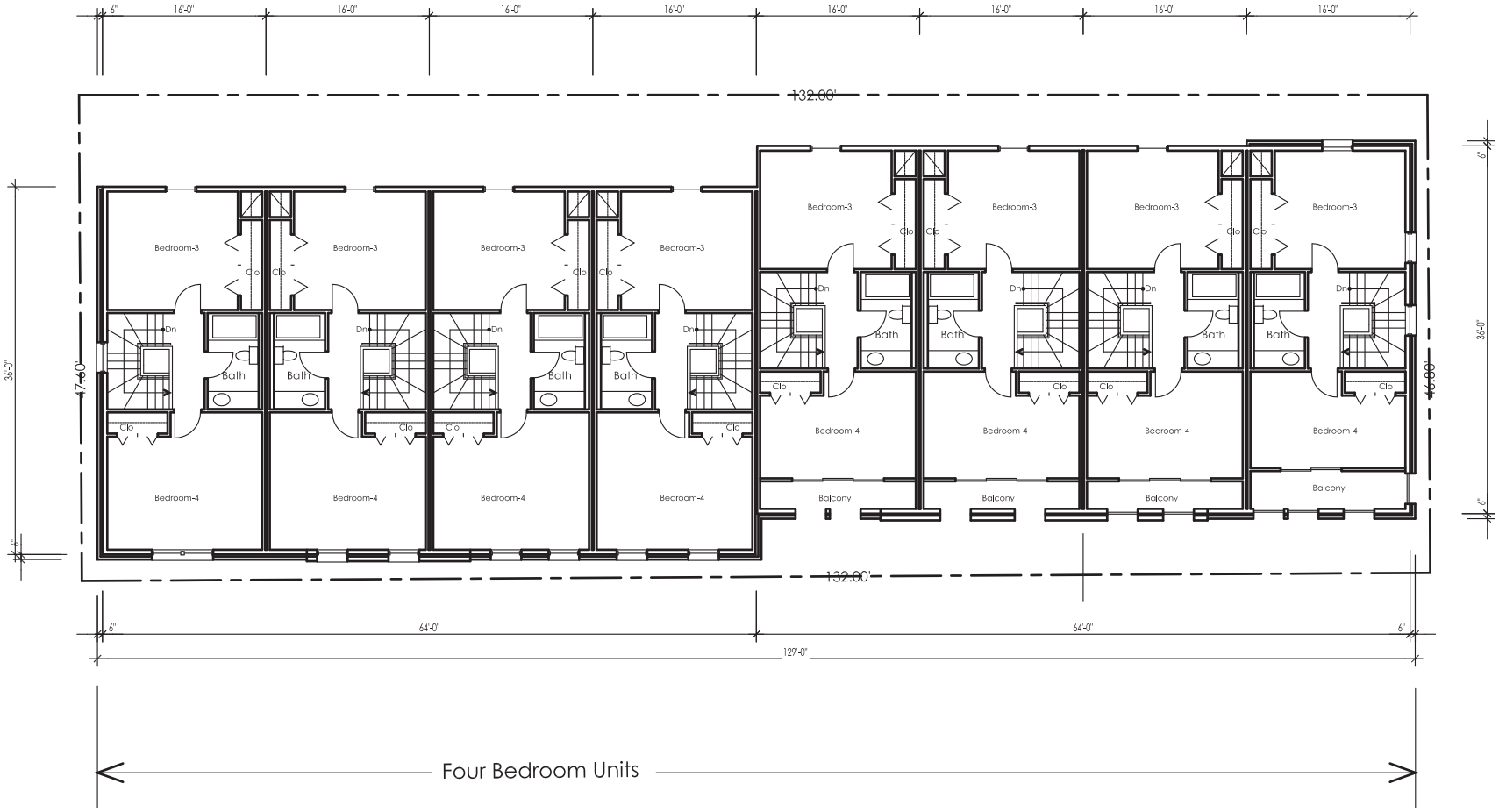

Fourth Floor Plan

Scale 1/16" = 1'-0"

223 N. Morton St.

11-27-2017

OMEGA Properties

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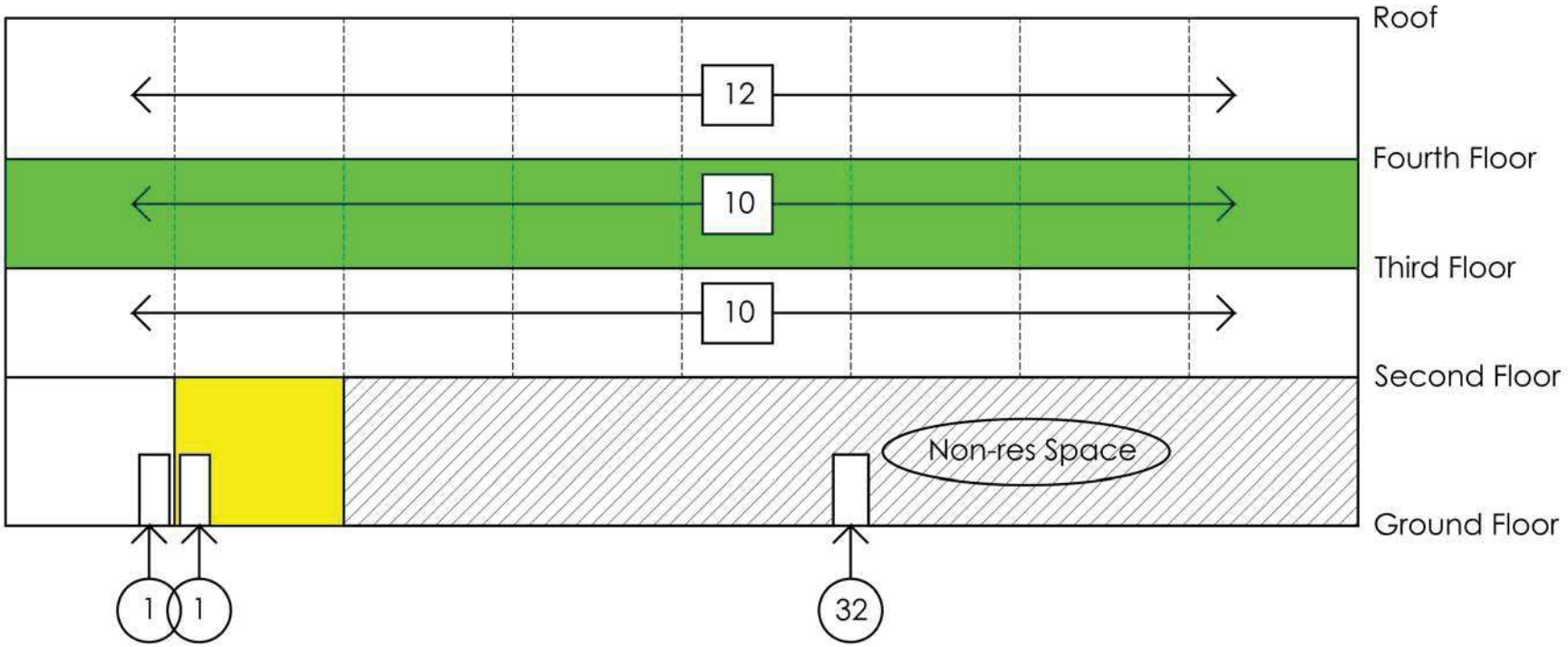
Common Corridor Design Solution demands
Level/Continuous Floor Plate Elevations



Residential Density Diagram

Scale 1/16" = 1'-0"

(Typical Common Corridor Layout)

Unit Mix and Data

(2) One BR Flats (Wk.force)	= 2 BR
(8) Four BR TH	= 32 BR
(10) units / (34) BR Total	

Optional Building Type:

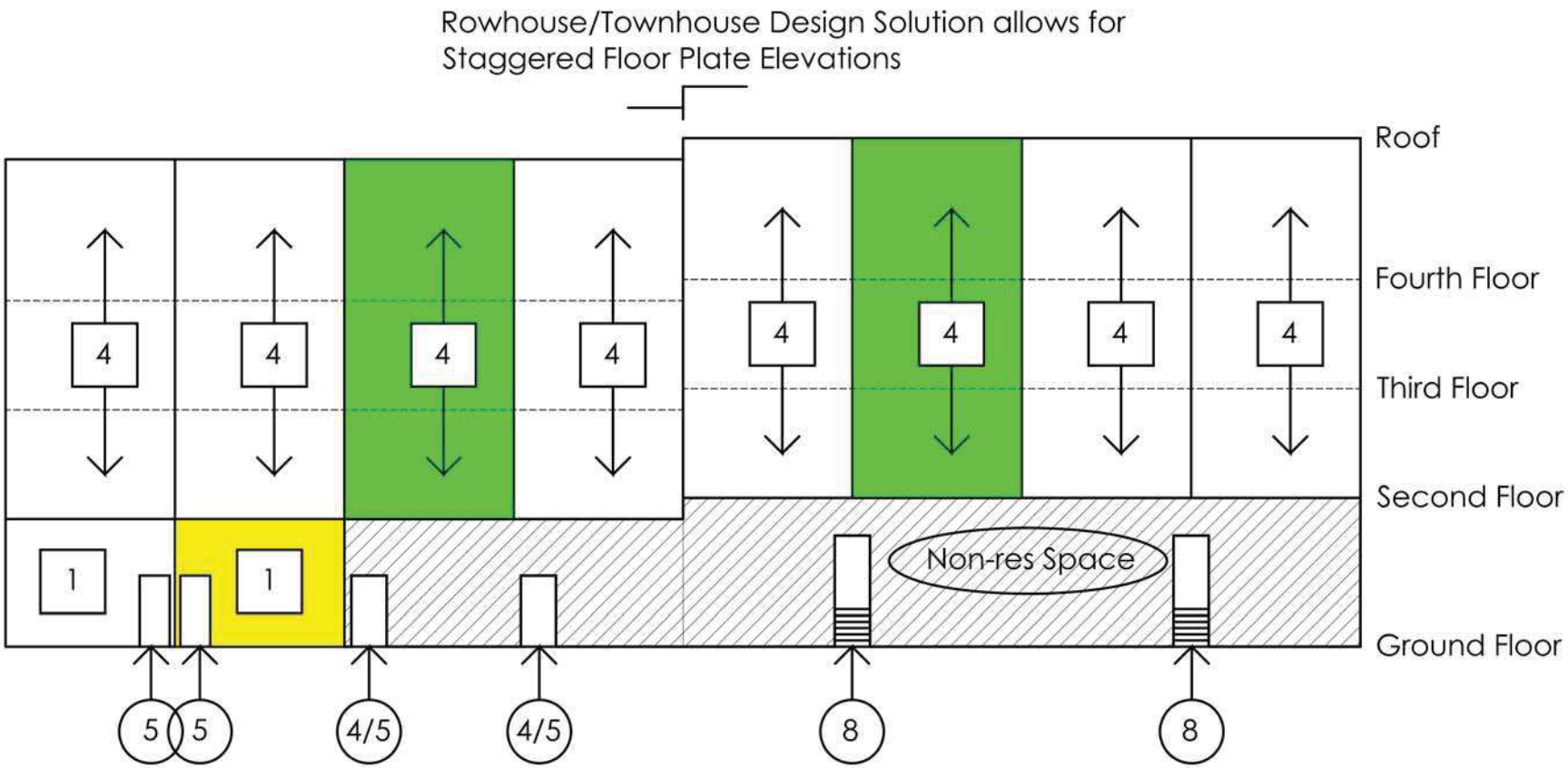
Four Story Mixed-use w/ Apartments (Flats on Common Corridors)
Non-residential Space - 3,456 SF

X Number of Bedrooms Per Floor

X Number of Residential Tenants per Entry

223 N. Morton St. 11-27-2017

OMEGA Properties M C A architects + urbanists



Residential Density Diagram

Scale 1/16" = 1'-0"

Unit Mix and Data

(2) One BR Flats (Wk.force)	= 2 BR
(8) Four BR TH	= 32 BR
(10) units / (34) BR Total	

Proposed Building Type:

Four Story Mixed-use w/ Residential Rowhouse Building
Non-residential Space - 3,456 SF (75%) of Ground Floor

X Number of Bedrooms in Unit

X Number of Residential Tenants per Entry

223 N. Morton St. 11-27-2017

OMEGA Properties M C A architects + urbanists

Diagram - Historic Courthouse Square - Urban Design Pattern (Half Block)

Diagram - 223 N Morton St. Proposal - OMEGA Properties - Urban Design Pattern (Half Block)

Site - 223 N. Morton St.

OMEGA Properties Buildings (existing)

N

Urban Planning - Scale and Context Diagram

Scale 1" = 300'-0"

223 N. Morton St. 11-3-2017

OMEGA Properties

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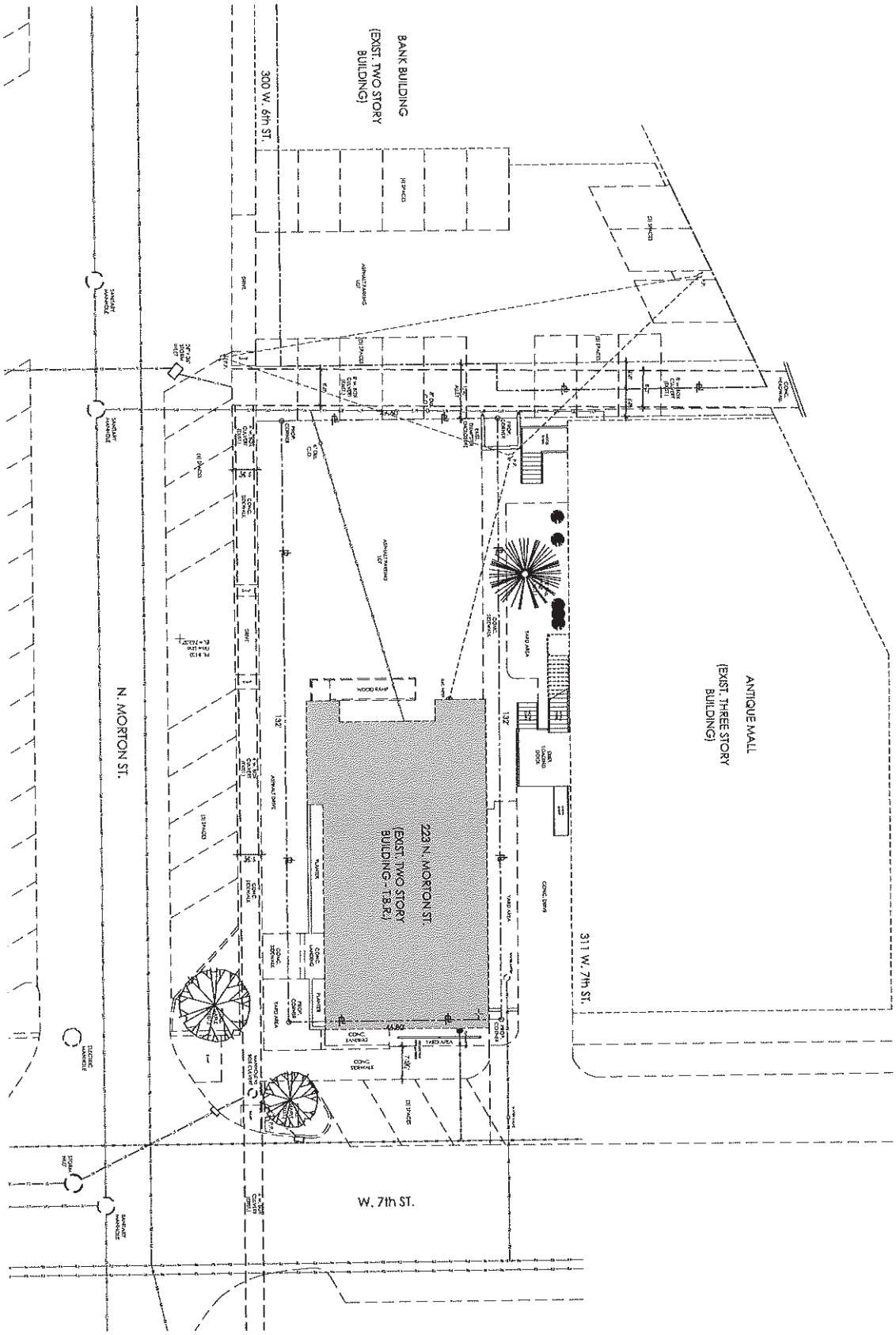
SP-39-17 Petitioner's Renderings and Site Plan

Overall View
OMEGA Properties - Washington Rowhouses, (8) Four Bedroom Townhomes

View of individual Rowhouse Entries on the sidewalk
OMEGA Properties - Washington Rowhouses, (8) Four Bedroom Townhomes

SP-39-17 Petitioner's Renderings and Site Plan



C.101

EXISTING SITE SURVEY

PROJECT NO.: 201-41
DATE: 5.5.14
DRAWN BY:
CHECKED BY: MMC

PROPOSED
BIG 'O' PROPERTIES, L.L.C.
OMEGA PROPERTIES MORTON STREET
223 NORTH MORTON STREET
BLOOMINGTON INDIANA

REVISIONS

CERTIFIED

mca MARC CORNETT ARCHITECTS
101 EAST KINWOOD AVE.
BLOOMINGTON, INDIANA 47408
P 812.325.5984 EMAIL: marccornett@yahoo.com

BLOOMINGTON PLAN COMMISSION **CASE #: UV-40-17**
STAFF REPORT **DATE: December 11, 2017**
Location: 1021 S. Walnut Street

PETITIONER: **Quishman Properties**
1021 S. Walnut Street

REQUEST: The petitioner is requesting a use variance to allow ground floor dwelling units in the Commercial General zoning district. This use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

Overall Area:	0.180
Current Zoning:	Commercial General
GPP Designation:	Community Activity Center
Existing Land Use:	Office/Apartments/Recording Studio
Proposed Land Use:	Office/Apartments/Recording Studio
Surrounding Uses:	North – Office and Residences
	West – Commercial Retail
	East – Single family Residences
	South – Commercial Retail

REPORT: The property is located at 1021 S. Walnut Street and is zoned Commercial General (CG). The properties to the east are zoned Residential Core (RC), to the west are Commercial Arterial (CA), and to the north and south are zoned Commercial General (CG).

The property has been developed with a two-story building with a recording studio and office space on the ground floor with one apartment on the second floor. The petitioner is requesting to allow 2 existing rooms on the ground floor to be used as sleeping rooms for users of the studio. There will be one minor addition to the building to create a separate external staircase to the upstairs. The addition will meet all setback requirements and no Plan Commission site plan review is needed for the addition. There is an existing sidewalk along the front of the property. A parking area for vehicles is located on the south side of the property immediately adjacent to the alley and is paved. No site improvements are therefore required with this petition.

SITE PLAN ISSUES:

Parking: There is a parking area to the south of the building for 8 vehicles and is paved. The building does not exceed the maximum number of parking spaces allowed. There is not a bike rack on the property and one is required adequate for parking 4 bicycles.

Landscaping: There is already landscaping around the existing parking area and site that meets the UDO requirements.

GROWTH POLICIES PLAN: The GPP designates this property as Community Activity Center (CAC). The CAC designation "is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development." The small size of the property does not provide an opportunity to develop the site by itself as envisioned by a typical CAC but the properties along this corridor function as a CAC. Some of the relevant policies for this area state that:

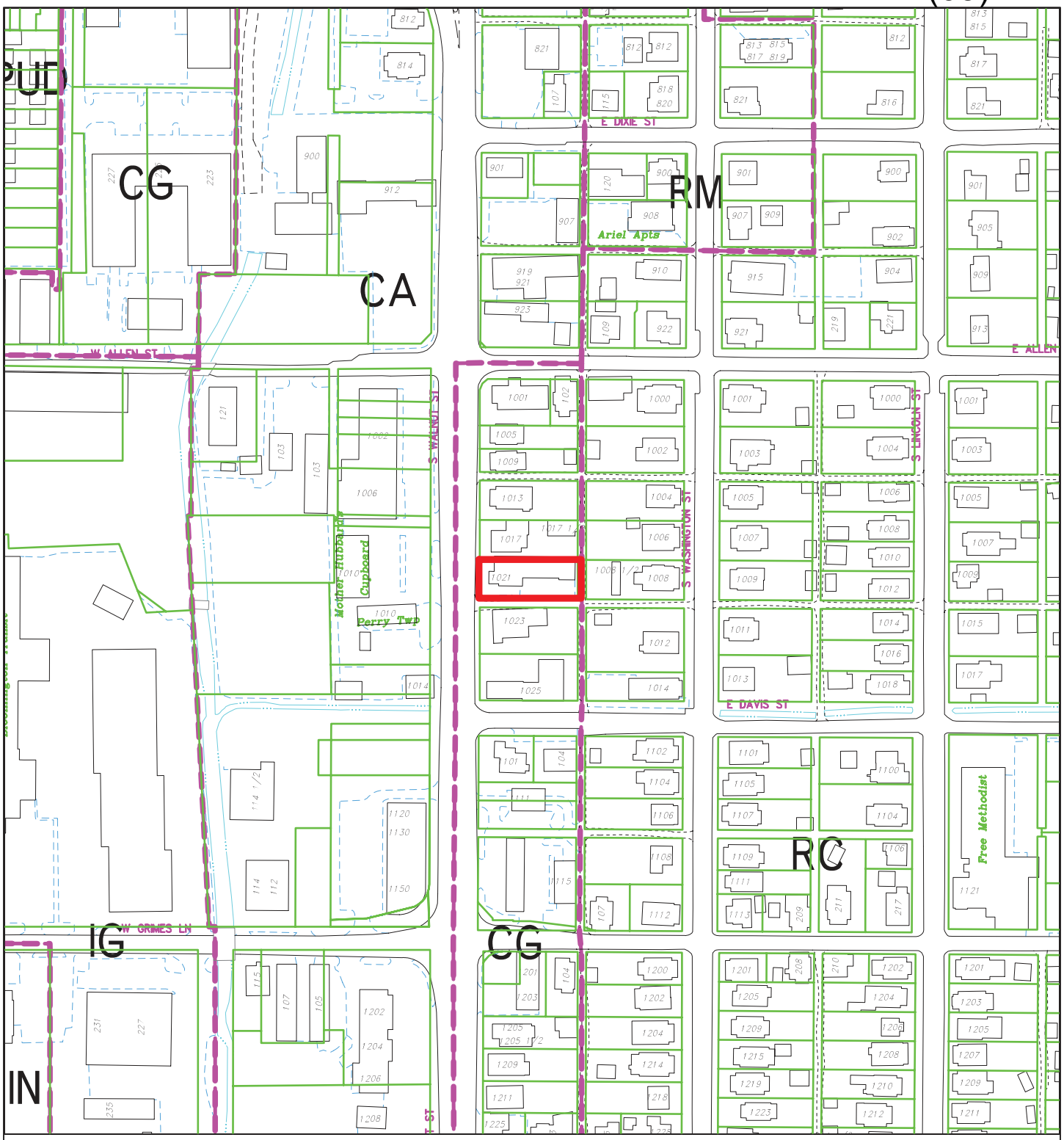
- *Residential units may also be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor.*
- *Buildings should be developed with minimal street setbacks to increase pedestrian and transit accessibility.*
- *Street cuts should be limited as much as possible to reduce interruptions of the streetscape.*
- *Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers.*

In addition to the policies of the CAC, the GPP's guiding principles have several policy recommendations that relate to this petition. The "Sustain Economic and Cultural Vibrancy" guiding principle states:

- *…the redevelopment of under-utilized parcels should not be neglected in favor of open land outside of the City.*
- *Within Bloomington, there are significant numbers of properties within downtown, along arterial roadways, and even in core neighborhoods that could be better utilized through redevelopment strategies.*

CONCLUSION: The Department finds that this is an appropriate use of an already developed site. The use of a portion of the ground floor space for 2 accessory sleeping rooms for the permitted recording studio use does not interfere with the goals and policies of the Growth Policies Plan. The presence of several commercial uses immediately surrounding this property provides commercial services in this area.

RECOMMENDATION: The Department recommends that the Plan Commission forward petition #UV-40-17 to the Board of Zoning Appeals with a positive recommendation.



UV-40-17 Quishman Properties

1021 S Walnut Street

Plan Commission

Site location, Zoning, Parcels

By: greulice

8 Dec 17

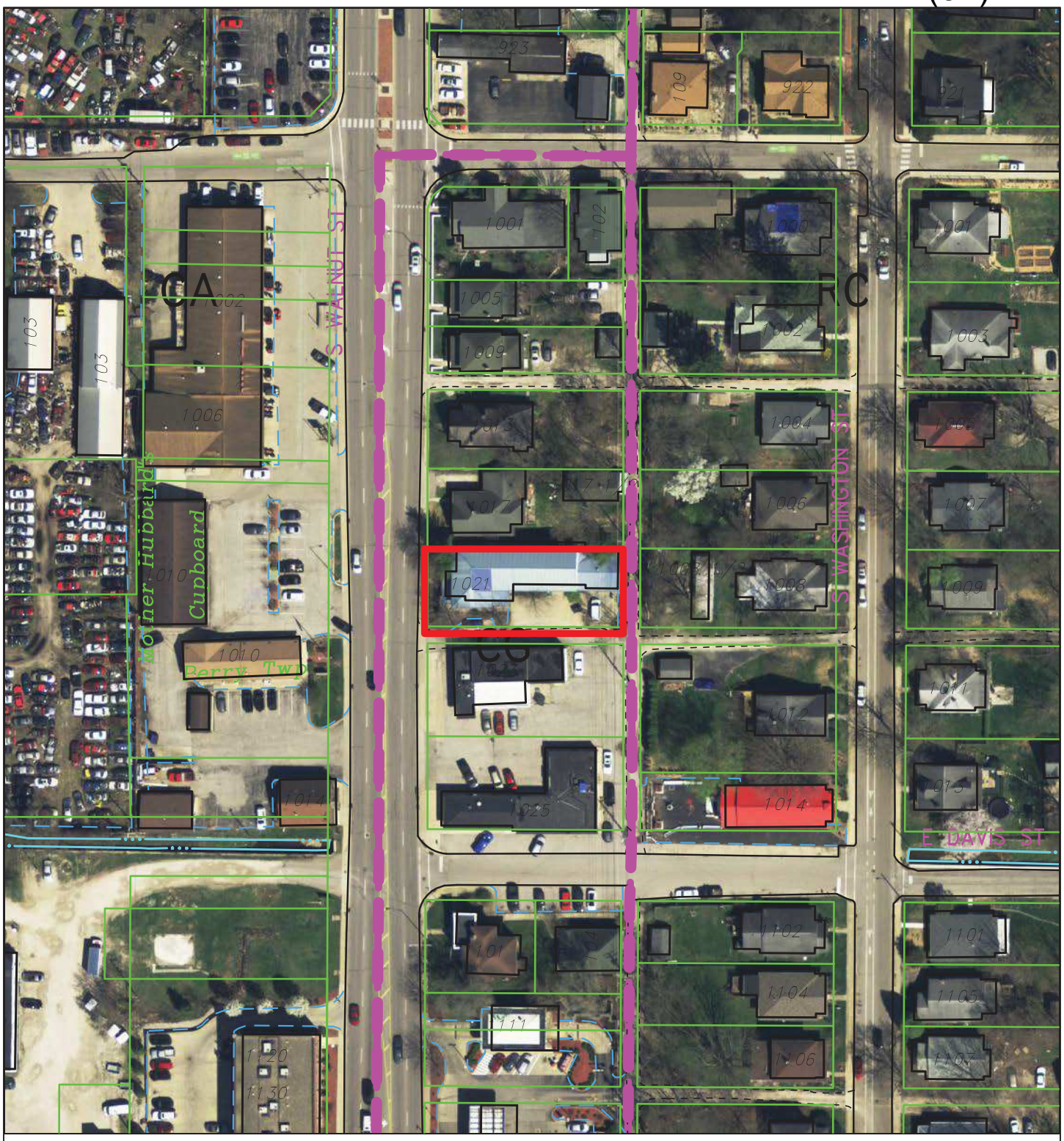
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



UV-40-17 Quishman Properties

1021 S Walnut Street

Plan Commission

2016 Aerial Photograph

By: greulice

8 Dec 17

100 0 100 200 300

N

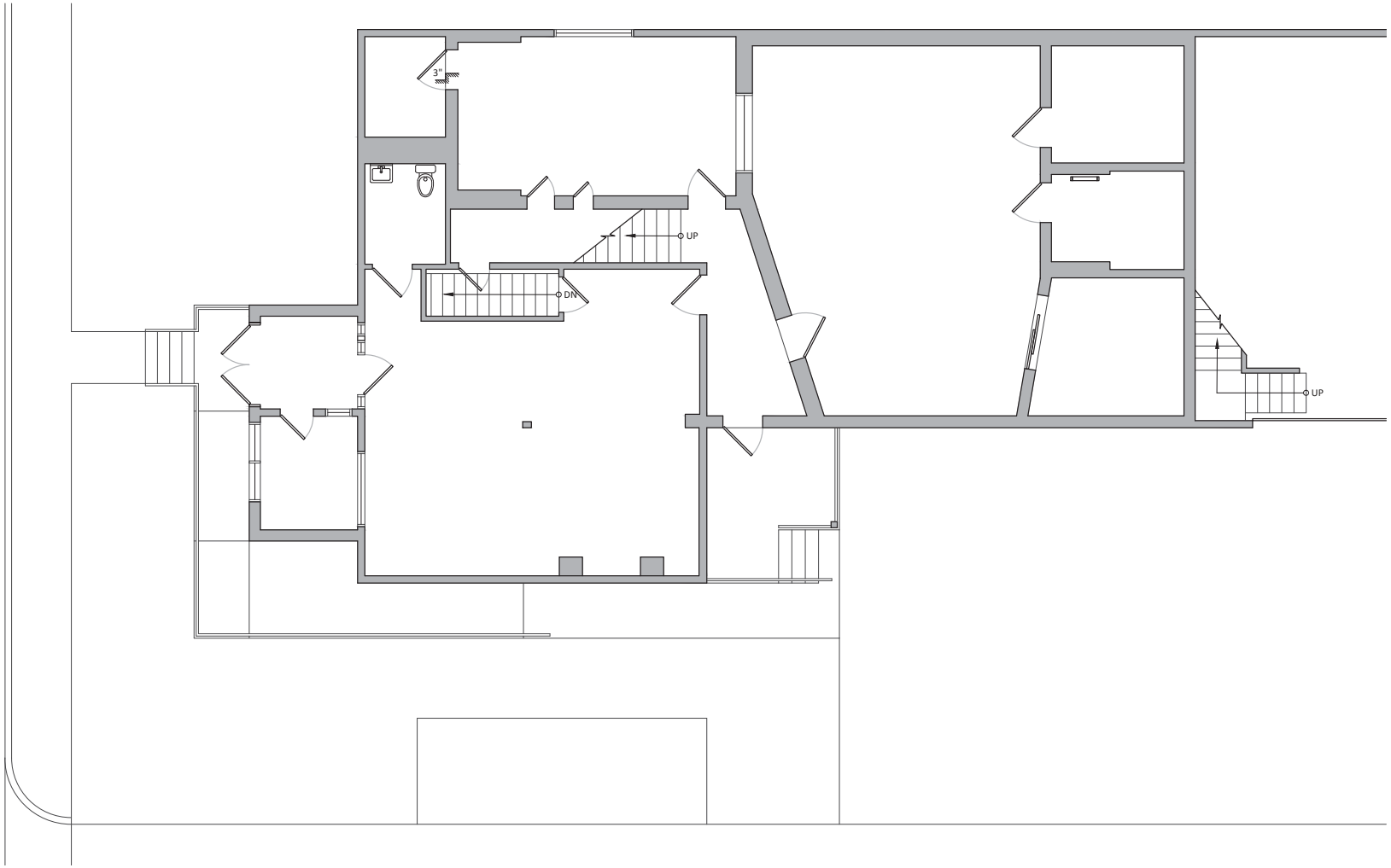
City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

Petitioner's Statement for
Sleeping Units on Ground Level of Russian Recording
(1021 S. Walnut St)

I am requesting a use variance to build two sleeping units on the ground floor of my recording studio, Russian Recording, located at 1021 S. Walnut St. The purpose of the sleeping units is to provide accommodations for out-of-town bands recording at the studio. About 70% of our client base comes from out of town, so this would provide our clients with a place to stay during their recording session, which will help increase revenue, and provide a more appealing experience for potential clientele.



springpoint ARCHITECTS:
213 SOUTH ROGERS, SUITE 5
BLOOMINGTON, INDIANA 47404
812.339.2350
www.springpointarchitects.com

revisions

project title

RUSSIAN RECORDING APTS
1021 SOUTH WALNUT

BLOOMINGTON, INDIANA

project information

PROJECT NO: 17-28
ISSUE DATE: 8.10.17
REVISION DATE:

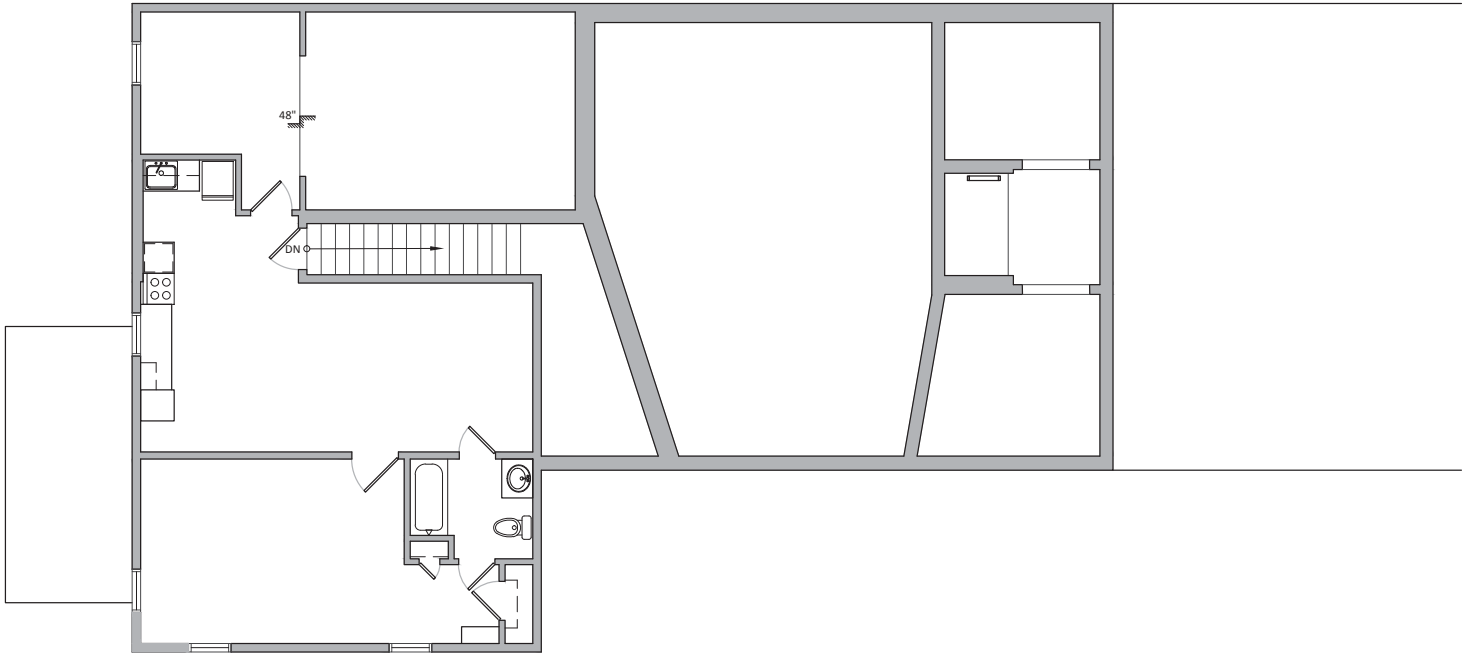
DRAWN BY:
CHECKED BY:

sheet title

EXISTING
MAIN FLOOR PLAN

sheet number

EX-1



springpoint ARCHITECTS:
213 SOUTH ROGERS, SUITE 5
BLOOMINGTON, INDIANA 47404
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revisions

project title

RUSSIAN RECORDING APTS
1021 SOUTH WALNUT

BLOOMINGTON, INDIANA

project information

PROJECT NO: 17-28
ISSUE DATE: 8.10.17
REVISION DATE:

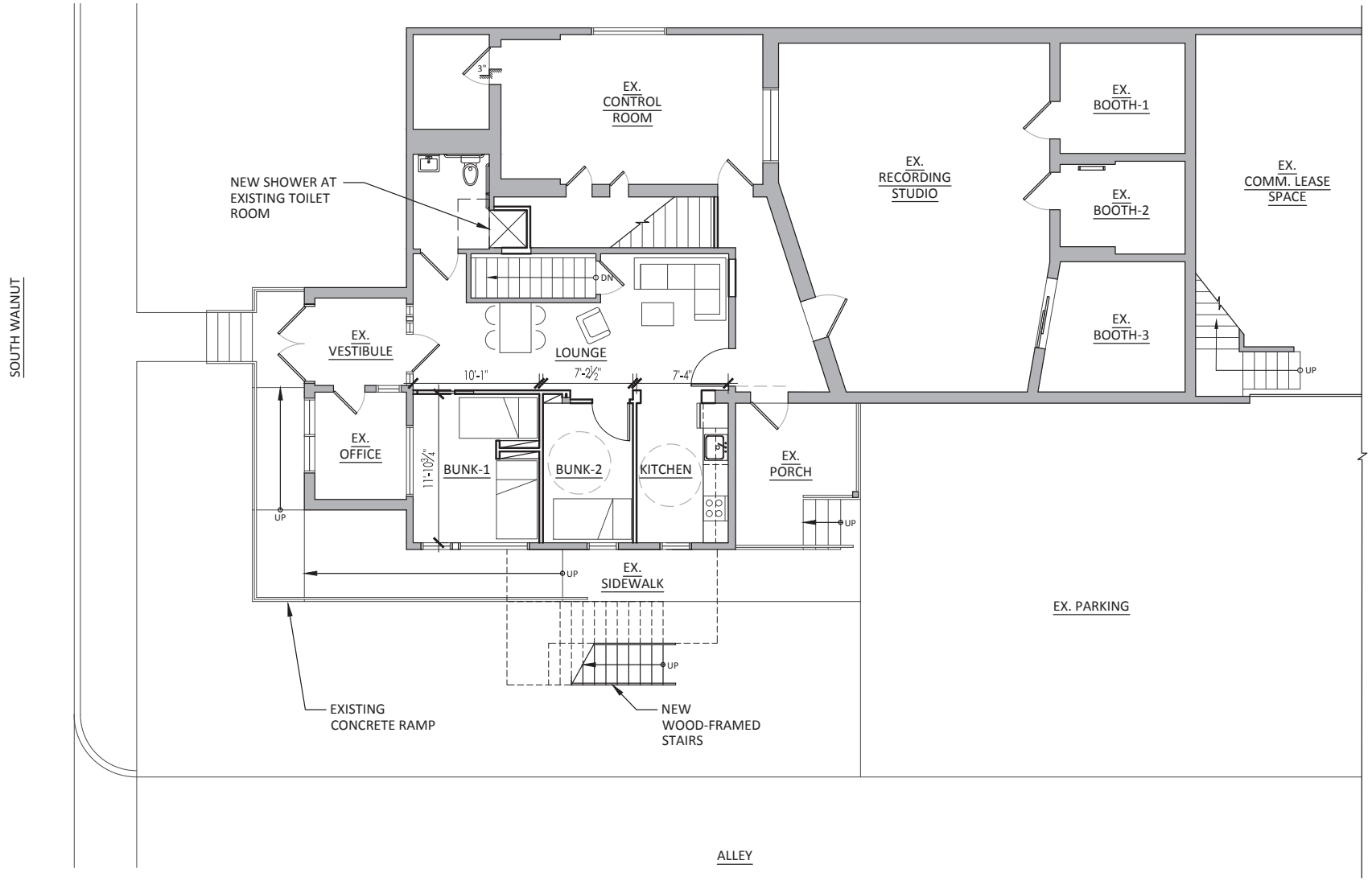
DRAWN BY:
CHECKED BY:

sheet title

EXISTING
UPPER FLOOR PLAN

sheet number

EX-2



UPPER FLOOR

A FLOOR PLAN

SCALE: 1/8" = 1'-0"

springpoint ARCHITECTS:
213 SOUTH ROGERS, SUITE 5
BLOOMINGTON, INDIANA 47404
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revisions

project title

RUSSIAN RECORDING APTS
1021 SOUTH WALNUT

BLOOMINGTON, INDIANA

project information

PROJECT NO:
ISSUE DATE: 17-28
REVISION DATE: 8.10.17

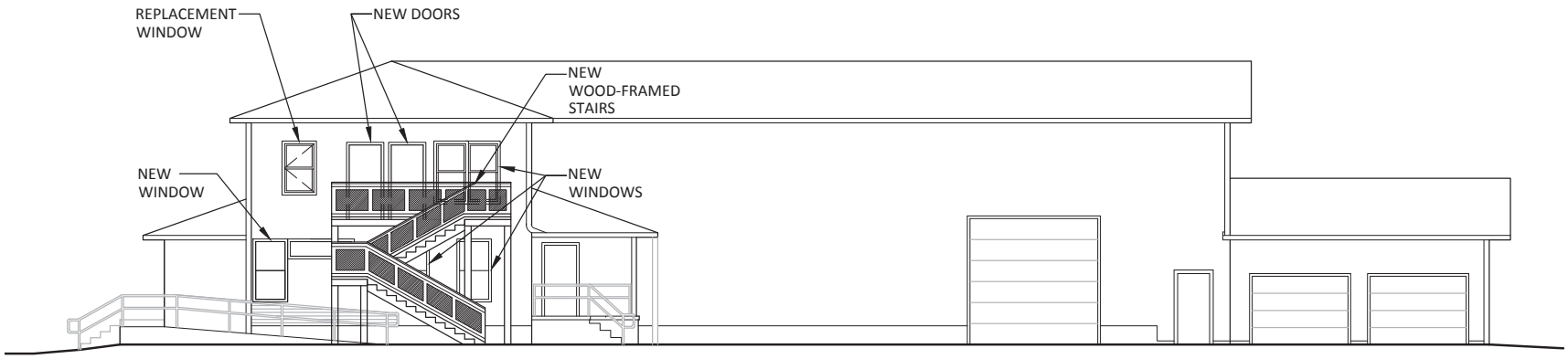
DRAWN BY:
CHECKED BY:

sheet title

MAIN LEVEL FLOOR PLAN

sheet number

A1



B SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

A WEST ELEVATION

SCALE: 3/32" = 1'-0"

springpoint ARCHITECTS:
213 SOUTH ROGERS, SUITE 5
BLOOMINGTON, INDIANA 47404
812.338.2580
www.springpointarchitects.com

revisions

project title

RUSSIAN RECORDING APTS
1021 SOUTH WALNUT

BLOOMINGTON, INDIANA

project information

PROJECT NO:
ISSUE DATE: 17-28
REVISION DATE: 8.10.17

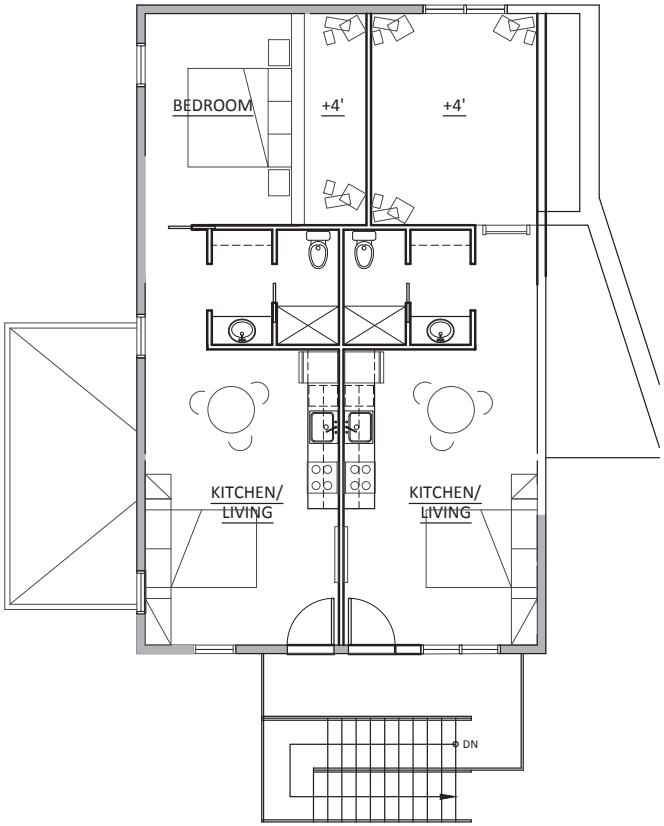
DRAWN BY:
CHECKED BY:

sheet title

WEST AND SOUTH ELEVATIONS

sheet number

A3



A UPPER FLOOR
OPTION C
SCALE: 1/8" = 1'-0"

springpoint ARCHITECTS:

revisions

project title
RUSSIAN RECORDING APTS
1021 SOUTH WALNUT
BLOOMINGTON, INDIANA

project information
PROJECT NO: 17-47
ISSUE DATE: 10.19.17
REVISION DATE:

DRAWN BY:
CHECKED BY:

sheet title
UPPER LEVEL
FLOOR PLAN

sheet number
SK-2

ZO-42-17 MEMO:

To: **City of Bloomington Plan Commission**

From: **Terri Porter, Director**

Date: **November 29, 2017**

Re: **Unified Development Ordinance (UDO) amendments to the Commercial Downtown (CD) overlays (CSO, STPO, UVO, DGO, DCO, DEO) concerning maximum heights, maximum densities, modulation requirements, and review considerations.**

This proposal is intended as an interim temporary change until comprehensive new regulations for the downtown can be written and adopted as part of the overall UDO update expected in 2018. The Planning and Transportation Department recommends the following changes to the Unified Development Ordinance (UDO). These changes are intended to reduce the size and impacts of by-right development within the six downtown overlays: Courthouse Square Overlay (CSO), Downtown Core Overlay (DCO), University Village Overlay (UVO), Downtown Edges Overlay (DEO), Downtown Gateway Overlay (DGO), and Showers Technology Park Overlay (STPO). These interim changes include:

1. Reduce the maximum permitted height in all overlays
2. Reduce the maximum permitted density in all overlays except the Showers Technology Park Overlay
3. Change modulation requirements to better define the massing of long buildings
4. Change review consideration for the Plan Commission to add language about housing issues for projects that don't meet overlay standards

Height Changes:

The maximum permitted height in all overlays is proposed to be reduced by 10 feet. The Downtown Core Overlay will remain as the tallest permitted district, however, it will be reduced from a maximum of 50 feet to a maximum of 40 feet. This height reduction will likely still permit a 3 story building, but not likely a 4 story building. Height and density reductions reflect intention to assure that proposed buildings help move toward the new UDO and draft Comp Plan during transition.

Overlay	Existing Height	Proposed Height
CSO	40 feet	30 feet
DCO	50 feet	40 feet
UVO	40 feet	30 feet
UVO (restaurant row)	35 feet	25 feet
DEO	35 feet	25 feet
DGO	40 feet	30 feet
STPO	45 feet	35 feet

In order to accomplish the reduction in the maximum height, the minimum heights in the DEO and the Restaurant Row portion of the UVO will need to be decreased from 25 feet to 20 feet.

Density Changes:

The maximum residential density of each overlay is proposed to be reduced. The largest reduction is proposed for the Downtown Core Overlay which will decrease from 60 units per acre to 30 units per acre. Despite this reduction, the DCO will remain the densest overlay, with twice the permitted density of other commercial districts, Commercial Arterial (CA), Commercial General (CG), Commercial Limited (CL) and the Residential High-Density (RH) district. One overlay (DEO) is proposed to be reduced to 15 units per acre, which would be the same as those previously mentioned districts (CA, CG, CL, RH).

Overlay	Existing Density	Proposed Density
CSO	33 u/a	20 u/a
DCO	60 u/a	30 u/a
UVO	33 u/a	20 u/a
DEO	20 u/a	15 u/a
DGO	33 u/a	20 u/a
STPO	15 u/a	15 u/a (no change)

Modulation Changes:

The current modulation requirements specify a maximum façade module width but not a minimum. This is a flaw in our UDO as petitioners have at times used this to their advantage and created 10 foot wide insets in buildings in order to meet the letter of the law. This approach has led to very long buildings with little real modulation or break up

of the massing of the building. This proposal corrects this flaw by creating a minimum façade module width.

Overlay	Existing Maximum Width	Proposed Minimum Width
CSO	50 feet	20 feet
DCO	65 feet	25 feet
UVO	50 feet	20 feet
DEO	45 feet	20 feet
DGO	65 feet	25 feet
STPO	100 feet	25 feet

In addition, a minimum façade modulation depth of five (5) feet will be added and the façade depth requirement would increase from 3% of the length of the building along the street to 5%. Finally, the overlays will specifically state that the modules must extend the full height of the building. These changes will create more noticeable modulation of buildings.

Review Consideration Changes:

This proposal includes reworking of the review consideration in the overlays for projects that don't meet the overlay standards. The UDO currently contains review considerations about green buildings and innovative and unique designs. This proposal adds language about housing diversity and simplifies the language of the other considerations.

- Existing environmental statement: "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."
- Existing design statement: "The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area."
- **New review consideration:** "The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features, that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge." *(this statement would replace the existing UDO language listed above)*

Rationale for Proposed Ordinance

While the *2002 Growth Policies Plan* encouraged increasing densities near downtown and supported densities of 100 units per acre in the downtown (Compact Urban Form Policy 2: Increase residential Densities in the Urbanized Area) and also increased heights (page 29), it did so with the caveat that increased densities should be linked to design controls and compatibility (Conserve Community Character Policy 2: Improve Downtown Vitality), human scale development, and conformance with historic patterns of building mass and scale (page 29). The *2005 Downtown Vision and Infill Strategy Plan* made many recommendations for downtown development style and intensity, including:

- "In demographic terms, the downtown is in need of balance. While housing has been built for students, relatively little housing has been targeted to the potentially large market of the future for empty nester and senior households that also enjoy the lifestyle available by living downtown. In other markets, "empty-nesters" provide strong support for urban housing close to amenities. Where such products are available, the urban market captures between 4% and 8% of the demographic. Based on trends in Bloomington and Monroe County, a combination of growth and existing pent-up demand for quality housing could produce demand for approximately 700 units of non-student housing in the downtown in the short-term (five years). In long range planning (beyond five years to the 2040 horizon of the projections from StatsIndiana), the downtown goal for vitality should be to accommodate somewhere in the range of 2,000 new non-student housing units for empty nesters, seniors and small households in the 25 to 44 year age range, while continuing to retain existing units for students and current residents. The goal is thus to add to the mix to provide balance, to reinforce a mix of housing for all income groups and ages, not to remove housing opportunities." (page 1-10)
- **Design guideline 3.7** A larger building should be divided into "modules" that are similar in scale to buildings seen historically.
    - If a larger building is divided into "modules," they should be expressed three-dimensionally throughout the entire building.
    - A typical building module in Bloomington is 65 feet wide. This should be reflected in the facade design of larger buildings.
- **Design Guideline 3.9** Maintain the perceived building scale of two to four stories in height.

The policies of the GPP, Downtown Plan and subsequent UDO were successful in spurring downtown development. Approximately 1000 new downtown housing units have been built since 2007, and more are under construction or recently approved. However, the majority of these developments have been tailored to Indiana University undergraduate housing. Current community sentiment is that the standards put in place with the UDO in 2007 are not enough to ensure appropriately sized, scaled, and compatible buildings. Specifically, the not yet adopted 2017 Comprehensive Plan

encourages the City to “develop measures that limit the pace and extent of student housing in Downtown to steer market forces towards more non-student and affordable housing opportunities.” The Department views this proposed interim ordinance as an initial step toward that goal. In addition the 2017 Plan makes several other statements concerning these issues.

> “Density is of principle importance to Downtown Bloomington’s sense of place. As density continues to increase, however, a balance needs to be struck between student-centric development and mixed-use Downtown amenities that support the entire community.” (page 52)
>
> “Almost all of (downtown’s) residential growth has been targeted to Indiana University’s off-campus student housing demand, a result that has triggered concerns that Downtown’s socioeconomic makeup has become too homogenous. This high rate of student demand has driven up rental prices per square foot, and it appears to have priced many non-student households out of the Downtown market. The inadvertent centralization of student housing around Downtown could weaken the community’s strong and inclusive atmosphere to all age groups.” (page 52)
>
> “Attitudes of complacency and standardization can begin to erode Downtown’s success and should be avoided.” (page 53)
>
> “(UDO) regulations have helped to shape many of the newer developments in Downtown. However, details on building height, mass, design, and uses are coming under scrutiny as Downtown continues to grow and evolve. Avoiding standardized templates or boilerplate proposals for new building projects recognizes the need for alternative compliance with the UDO and much clearer policy guidance for each character area. Form-based codes and/or fine-tuning of design guidelines, building height, massing, and other site details, such as the ability for student-oriented housing to be adaptively reused for other market segments, are in order as Bloomington moves forward. The community also cannot lose sight of the need to better define its expectations for the Downtown public realm. After all, an active and lively public realm is what makes downtowns so unique. Guiding new developments in these areas will help Downtown maintain and strengthen its economic vitality and visual attractiveness as a great place to be.” (Page 53)

- **Goal 4.1** Ensure that the Downtown retains its historic character and main street feel, encouraging redevelopment that complements and does not detract from its character.
    - **Policy 4.1.2:** Recognize the significance of both traditional and innovative, high-quality architecture in supporting community character and urban design.

- **Goal 4.4** Encourage a range of diverse housing types downtown, with an emphasis on affordable and workforce housing.
    - **Policy 4.4.3:** Work with developers early in the development process to encourage building and marketing housing to appeal to non-student residents such as young professionals, families, and the elderly.
    - **Policy 4.4.4:** Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.
- **Program:** Develop strategies to stabilize and diversify the downtown residential population by identifying and encouraging missing housing forms in the downtown area (such as row houses, condominiums, and live/work space).

Conclusion:
Projects that meet the proposed amendments will be considered by-right. The Plan Commission may approve projects outside by-right standards of the overlays through already established mechanisms in the UDO. This proposal should be considered a temporary change in order to ensure that downtown multifamily housing development is consistent with the direction of the soon-to-be adopted Comprehensive Plan and UDO update. The update of the UDO, as has been the case with writing the new Comprehensive Plan, will be a public and transparent process and public input will guide the future criteria of the Downtown Overlay areas.

National Examples from Similar Communities

Included in this Memorandum is a “research issue debrief” which was requested by the Planning and Transportation Department from Clarion Associates. The Department is finalizing a contract with Clarion Associates to update the UDO. These examples from other university communities informs this Memorandum on how student housing impacts have been addressed in other parts of the country.

CLARION

Research Issue Debrief

Task: Over the past few years, several of our clients have had challenges with student housing being constructed at a scale that changes the character and feel of their downtowns. In response, some cities have considered moratoria on new downtown multi-family residential developments. This Debrief reviews some of the approaches that medium-sized cities have used to address this issue.

Solutions in Other Communities::

- University of Connecticut in Mansfield, Connecticut: Mansfield instated a nine month moratorium on multi-family development while making updates to their multi-family housing regulations to align with town's plan of conservation and development. http://dailycampus.com/stories/2016/9/9/apartment-development-moratorium-could-be-turning-point-for-off-campus-housing
- Michigan State University in East Lansing Michigan: First placed a moratorium on multi-family developments over 4 units. Then passed an ordinance that limits multi-family units to 4 bedrooms. http://statenews.com/article/2016/02/ordinance-may-limit-student-options
- University of New Hampshire in Durham, New Hampshire: Durham Planning Board is weighing a proposal that would prohibit multi-unit residential housing for non-related individuals in the central business district. The board proposal would continue to allow downtown multi-unit housing for households. http://www.nhbr.com/February-3-2017/Durham-weighs-limits-on-downtown-student-housing/
- Texas State University in San Marcos, Texas: Council considered a moratorium on new multi-family development, but instead is looking at ways to incentivize developers to redevelop older multi-family buildings in poor condition. They are considering forgiving property taxes on redevelopments. http://smmercury.com/2012/02/23/council-declines-apartment-moratorium-in-favor-of-redevelopment/
- **Clarion Example:** University of Missouri in Columbia, MO: Ordinance states,
  "If more than over fifty (50) percent of the dwelling units in the structure have four (4) or more bedrooms, the following additional standards shall apply:
  (i) In the R-MF and M-N, and M-DT districts, no principal structure may contain more than two hundred (200) bedrooms in any one structure;

(ii) Each principal structure must include at least one (1) operable entry/exit door for each one hundred (100) linear feet of each street frontage, or part thereof;"

- **Clarion Example:** University of South Carolina in Columbia, SC: In another Clarion example (yet to be adopted), Columbia South Carolina specifies some student housing types as private dormitories. A private dorm is:
  "A building not owned or operated by a college or university that contains bedrooms for students attending a college or university. Each bedroom shall have an individual private bathroom with a bath or shower. Bedrooms may be arranged around a common area with a kitchen which is shared by students renting the bedrooms, or along a hall which provides access to a common kitchen space. Bedrooms shall be rented to the student on an annual basis or for an academic semester or summer term. Accessory uses may include fitness facilities, pools, parking areas, and similar facilities."
  The regulations for private dormitory uses include:
  (a) Not be located within 600 feet of:
  (a) A RSF-1, RSF-2, RSF-3, RD, RD-MV, MU-L, RM-M, or MUM district; or
  (b) A Planned Development district where the majority of the dwelling units are detached single- or two-family dwellings.
  (b) Have a maximum density of 150 bedrooms per acre; however the Board of Zoning Appeals may grant a Special Exception Permit in accordance with Sec. Sec. 17-2.5(e), Special Exception Permit, to exceed this density. The Board of Zoning Appeals shall not grant such a Special Exception Permit if the application does not include an operation and management plan that describes, at a minimum, the following:
  (a) Uses and activities that will occur in conjunction with the dormitory use;
  (b) Hours and operation of non-residential services;
  (c) Security plan including provisions for common and parking areas;
  (d) Noise control;
  (e) Provisions for transportation including location for loading/unloading of shuttles or buses, if applicable;
  (f) Location of entrances and exits;

(g) Location and management of parking for residents and visitors;

(h) Location of amenities and their relationship and compatibility with adjacent uses.

(c) There shall not be more than one person occupying a bedroom;

(d) A minimum of 0.25 parking spaces per bedroom shall be provided. A minimum of 75 percent of required bicycle parking in all districts shall be located in an enclosed and secured area.

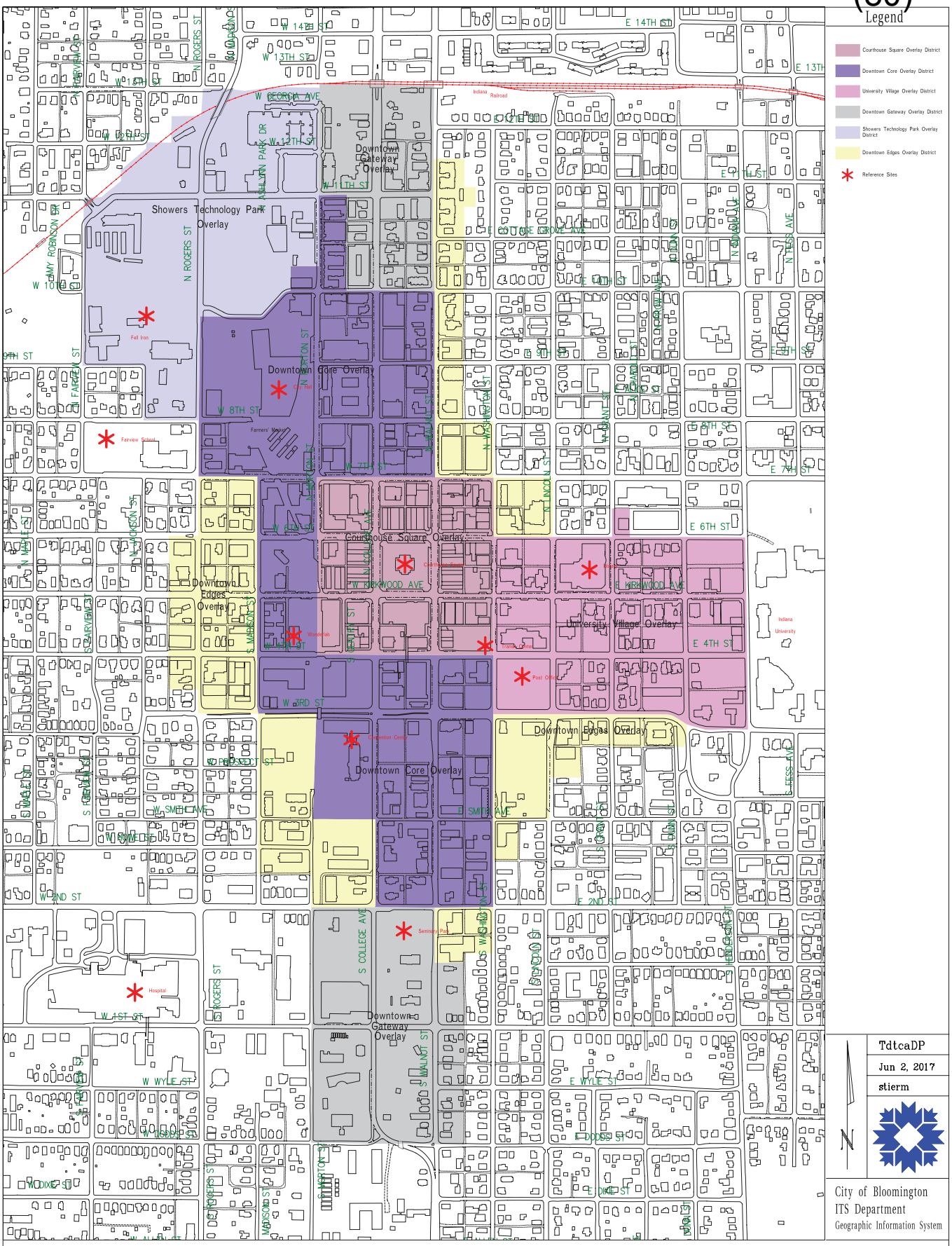
(e) Sidewalks that are a minimum of five feet in width shall be provided along all streets;

(f) An on-site manager shall be on the premises 24 hours a day,
seven days a week.

(g) Comply with any designated historic or design overlay district design guidelines.

(h) A private dormitory within the AC-D or MC district shall not
have more than 60 percent of the total number of dwelling units designed for occupancy by more than three unrelated adults.

Conclusions: Moratoria seem to be a common method for addressing student housing in the form of multi-family development. It appears some communities are trying non-moratoria solutions, such as San Marcos incentivizing redevelopment and Durham's proposed limit on housing for unrelated individuals.



City of Bloomington, Indiana
Geographic Information System

This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The topographic and planimetric information is based on aerial photography flown in March 1991 and March 1992. Updates from aerial orthophotography took place in April 1995, April 2005, March 2006, and April 2010. Information is updated by GIS technicians from development drawings, plats, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted.

The Corporation boundary reflects annexations effective January 1, 2017.

Information and Technology Services Department
3 January 2017

UDO Downtown Overlay Districts

Effective February 12, 2007

ORDINANCE 17-45
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE
Re: Amending Chapter 20.03 "Overlay Districts" To Provide Clear Guidance on Downtown Overlay Development and Architectural Standards

WHEREAS, on December 20, 2006, the Common Council passed Ordinance 06-24, which created the Unified Development Ordinance, Title 20 of the Bloomington Municipal Code ("UDO"); and

WHEREAS, the UDO regulates development and architectural standards within the City of Bloomington; and

WHEREAS, the UDO contains a number of overlay districts ("Overlay Districts") that prescribe additional development and architectural standards for the Commercial Downtown (CD) district: the Courthouse Square Overlay (CSO), the Downtown Core Overlay (DCO), the University Village Overlay (UVO), the Downtown Edges Overlay (DEO), the Downtown Gateway Overlay (DGO), and the Showers Technology Park Overlay (STPO); and

WHEREAS, an expressed intent of each of these downtown Overlay Districts is to "ensure that new development is compatible in mass and scale with historic structures in the [Overlay District] character area;" and

WHEREAS, the City of Bloomington wishes to amend the UDO to provide clearer guidance on the review, development, and architectural standards that align with this expressed intent; and

WHEREAS**,** on December 11, 2017, the Plan Commission considered ZO-42-17, and made a positive recommendation in favor of the amendments to the UDO described herein;

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

SECTION 1. Section 20.03.030 - Courthouse Square overlay (CSO) — Review standards shall be deleted and replaced with the following:

20.03.030 Courthouse square overlay (CSO)—Review standards.
Staff Review:
Staff shall approve any project that:

- Complies with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:
The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.070, Courthouse square overlay (CSO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 2. Subsections 20.03.050 (a) and 20.03.050 (b) of Courthouse square overlay (CSO)—Development standards, shall be deleted and replaced with the following:

(a) Density and Intensity Standards.
(1) Maximum residential density: twenty units per acre.
(A) Dwelling unit equivalents:
Five-bedroom unit = two units;
Four-bedroom unit = one and one-half units;
Three-bedroom unit = one unit;
Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;
One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;
Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.
(2) Maximum impervious surface coverage: one hundred percent.

(b) Height Standards.
(1) Minimum structure height: twenty-five feet.
(2) Maximum structure height: thirty feet.

SECTION 3. Subpart (c)(1) of Section 20.03.060 - Courthouse square overlay (CSO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form:

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.
   (A) Building facades with street frontage shall utilize a maximum facade width interval of fifty feet and a minimum façade width interval of twenty feet for a facade module.
   (B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 4. 20.03.100 - Downtown core overlay (DCO)—Review standards shall be deleted and replaced with the following:

20.03.100 Downtown core overlay (DCO)—Review standards.
Staff Review:
Staff shall approve any project that:

- Complies with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:
The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may 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
- Satisfies the design guidelines set forth in Section 20.03.140, Downtown core overlay—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 5. Subsections 20.03.120(a) and 20.03.120(b) - Downtown core overlay (DCO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.
(1) Maximum residential density: thirty units per acre.
(A) Dwelling unit equivalents:
Five-bedroom unit = two units;
Four-bedroom unit = one and one-half units;
Three-bedroom unit = one unit;
Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;
One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;
Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.
(2) Maximum impervious surface coverage: one hundred percent.

(b) Height Standards.
(1) Minimum structure height: thirty-five feet
(2) Maximum structure height: forty feet

SECTION 6. Subpart (c)(1) of Section 20.03.130 - Downtown core overlay (DCO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.
(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.
(A) Building facades with street frontage shall utilize a maximum facade width interval of sixty-five feet and a minimum façade width interval of twenty-five feet for a facade module.
(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 7. 20.03.170 - University village overlay (UVO)—Review standards shall be deleted and replaced with the following:

20.03.170 University village overlay (UVO)—Review standards.
Staff Review:
Staff shall approve any project that:

- Complies with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:
The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.210, University village overlay (UVO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 8. Subsections 20.03.190(a) and 20.03.190(b) - University village overlay (UVO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.
(1) Maximum residential density: twenty units per acre.
(A) Dwelling Unit equivalents:
Five-bedroom unit = two units;
Four-bedroom unit = one and one-half units;
Three-bedroom unit = one unit;
Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;
One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;
Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.
(2) Maximum impervious surface coverage:
(A) General: eighty-five percent;
(B) Kirkwood Corridor: one hundred percent.

(b) Height Standards.
(1) General:
(A) Minimum structure height: twenty-five feet.
(B) Maximum structure height: thirty feet.
(2) Restaurant row:
(A) Minimum structure height: twenty feet.
(B) Maximum structure height: twenty-five feet.

SECTION 9. Subpart (c)(1) of Section 20.03.200 - University village overlay (UVO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.
(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of fifty feet and a minimum façade width interval of twenty feet for a facade module.
(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 10. 20.03.240 - Downtown edges overlay (DEO)—Review standards shall be deleted and replaced with the following:

20.03.240 Downtown edges overlay (DEO)—Review standards.
Staff Review:
Staff shall approve any project that:

- Complies with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:
The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.280, Downtown edges overlay (DEO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 11. Subsections 20.03.260(a) and 20.03.260(b) - Downtown edges overlay (DEO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.
(1) Maximum residential density: fifteen units per acre.
(A) Dwelling unit equivalents:
Five-bedroom unit = two units;
Four-bedroom unit = one and one-half units;
Three-bedroom unit = one unit;
Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;
One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;
Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.
(2) Maximum impervious surface coverage: seventy percent.

(b) Height Standards.
(1) Minimum structure height: twenty feet.
(2) Maximum structure height: twenty-five feet.

SECTION 12. Subpart (c)(1) of Section 20.03.270 - Downtown edges overlay (DEO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.
(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.
(A) Building facades along each street shall utilize a maximum facade width interval of forty-five feet and a minimum façade width interval of twenty feet for a facade module.
(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 13. 20.03.310 - Downtown gateway overlay (DGO) — Review Standards shall be deleted and replaced with the following:

20.03.310 Downtown gateway overlay (DGO)—Review standards.

Staff Review:
Staff shall approve any project that:
- Complies with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:
The plan commission shall approve any project that:
- Complies with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards; and complies with all review standards of Section 20.09.120, Downtown gateway overlay (DGO)—Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards if the commission finds that the project:
- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.350, Downtown gateway overlay (DGO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 14. Subsections 20.03.330(a) and 20.03.330(b) - Downtown gateway overlay (DGO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.
(1) Maximum residential density: twenty units per acre.
(A) Dwelling unit equivalents:
Five-bedroom unit = two units;
Four-bedroom unit = one and one-half units;
Three-bedroom unit = one unit;
Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;
One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;
Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.
(2) Maximum impervious surface coverage: seventy-five percent.

(b) Height Standards.
(1) Minimum structure height: twenty-five feet.
(2) Maximum structure height: thirty feet.

SECTION 15. Subpart (c)(1) of Section 20.03.340 - Downtown gateway overlay (DGO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.
(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.
(A) Building facades with street frontage shall utilize a maximum facade width interval of sixty-five feet and a minimum façade width interval of twenty-five feet for a facade module.
(B) Building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 16. 20.03.380 - Showers Technology Park overlay (STPO)—Review standards shall be deleted and replaced with the following:

20.03.380 Showers Technology Park overlay (STPO)—Review standards.
Staff Review:
Staff shall approve any project that:

- Complies with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:
The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.420, Showers Technology Park overlay (STPO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 17. Subsection 20.03.400(b) - Showers Technology Park overlay (STPO)— Development standards, Height standards shall be deleted and replaced with the following:

(b) Height Standards.
(1) Minimum structure height: twenty-five feet.
(2) Maximum structure height: thirty-five feet.

SECTION 18. Subpart (c)(1) of Section 20.03.410 - Showers Technology Park overlay (STPO)— Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.
(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.
(A) Building facades along each street and the B-line trail shall utilize a maximum facade width interval of one hundred feet and a minimum façade width interval of twenty-five feet for a facade module.
(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 19. 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 20. 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 _____ day of _____, 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 or "UDO") of the Bloomington Municipal Code. The proposed amendments decrease the densities and heights of, and set forth additional guidelines for, new construction in the downtown overlay districts. The policies of the 2002 Growth Policies Plan, the 2005 Downtown Vision and Infill Strategy Plan and the subsequent UDO were successful in spurring downtown development, and approximately 1,000 new downtown housing units have been built since 2007, with more under construction or recently approved. However, current community sentiment, as it will be embodied in the revised Comprehensive Plan presently under review, is that the existing UDO standards are not sufficient to preserve the integrity, uniqueness, and diversity of the overlay neighborhoods. The intent of these proposed amendments is to ensure that new development in the Overlay Districts is appropriately sized, scaled, and compatible with existing buildings so as to preserve and enhance the distinct character of the Overlay Districts until a broader revision of the UDO can be undertaken after adoption of the new Comprehensive Plan.

The ordinance amends Section 20.03.030 - Courthouse Square overlay (CSO) — Review standards, Sections 20.03.050 - Courthouse square overlay (CSO)—Development Standards, 20.03.060 - Courthouse square overlay (CSO)—Architectural standards, 20.03.100 - Downtown core overlay (DCO)—Review standards, 20.03.120 - Downtown core overlay (DCO)—Development standards, 20.03.130 - Downtown core overlay (DCO)—Architectural standards, 20.03.170 - University village overlay (UVO)—Review standards, 20.03.190 - University village overlay (UVO)—Development standards, 20.03.200 - University village overlay (UVO)—Architectural standards, 20.03.240 - Downtown edges overlay (DEO)—Review standards, 20.03.260 - Downtown edges overlay (DEO)—Development standards, 20.03.270 - Downtown edges overlay (DEO)—Architectural standards, 20.03.310 - Downtown gateway overlay (DGO) — Review Standards, 20.03.330 - Downtown gateway overlay (DGO)—Development standards, 20.03.340 - Downtown gateway overlay (DGO)—Architectural standards, 20.03.380 - Showers Technology Park overlay (STPO)—Review standards, 20.03.400 - Showers technology park overlay (STPO)—Development standards, and 20.03.410 - Showers technology park overlay (STPO)—Architectural standards.

(89)

James Roach <roachja@bloomington.in.gov>

Fwd: [Planning] City development

Elizabeth Carter <cartere@bloomington.in.gov> Mon, Dec 4, 2017 at 8:18 AM
To: James Roach <roachja@bloomington.in.gov>
Cc: Carmen Lillard <lillardc@bloomington.in.gov>

Good Morning James,

Please see below email that came into the Planning account regarding the proposed UDO changes.

Thank you.
---------- Forwarded message ----------
From: **Ryne Shadday** <ryne.shadday@gmail.com>
Date: Fri, Dec 1, 2017 at 5:18 PM
Subject: [Planning] City development
To: planning@bloomington.in.gov

Dear planning staff,

I'm writing in concern with the direction policy is going in regards to downtown development. My concern is that you are acting on behalf of a very vocal minority of people who do not want to see our city grow, in both a business sense and a residential sense. There's a feeling, that I understand as a downtown resident, that our city is growing too quickly. That's not a bad thing. Of course there need to be controls on development. However, controlling density is not how to accomplish this. Our development standards are some of the most strict in the state, and it has caused businesses to leave our community for those whose attitude towards growth, is not detrimental to a businesses success.

I talk daily with numerous people who want to see this city grow, thrive, and become a place for all to live. In order for housing prices to fall elsewhere through the city, having more residents live and work downtown is imperative. Cities like Kokomo and Terre Haute are starting to thrive due to their progressive policies regarding the development of their downtown. Having a community like ours, where people enjoy our amenities, is an asset. If we have regressive development standards, we're just another ho-hum city in the state of Indiana - stuck in the 70's-90's. Please do not let this email fall on deaf ears, as we are really shooting ourselves in the foot with a millennial generation who want to live and work in an urban, dense environment.

Best regards,

Ryne Shadday

--

Liz Carter

Administrative Assistant

Planning and Transportation Dept.
City of Bloomington, IN
cartere@bloomington.in.gov
812-349-3423
bloomington.in.gov