

CITY OF BLOOMINGTON



PLAN COMMISSION

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

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

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: October & November 2017

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- Introduction of Clarion Associates (UDO update process)
- Conflict of Interest Questionnaire

PETITIONS CONTINUED TO: March 5, 2018

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

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

PETITION CONTINUED TO: April 9, 2018

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

***Note: Per PC Rules, a vote is needed to continue.**

CONSENT AGENDA:

SP-01-18 Cityside 123 LLC
215 S. Walnut St.
Site plan approval for a 3-story, mixed-use building in the Commercial Downtown (CD) zoning district.
Case Manager: Jackie Scanlan

PETITIONS:

ZO-46-17 City of Bloomington
Amendments to the Unified Development Ordinance concerning fence standards for corner lots and through lots.
Case Manager: Amelia Lewis

****Next Meeting March 5, 2018**

Last Updated: 2/2/2018

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

SP-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****Next Meeting March 5, 2018****Last Updated: 2/2/2018**

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

CITY OF BLOOMINGTON CONFLICT OF INTEREST QUESTIONNAIRE

Under Indiana Code 35-44.1-1-4, a public servant who knowingly or intentionally has a pecuniary interest in or derives a profit from a contract or purchase connected with an action by the governmental entity served by the public servant commits conflict of interest, a Level 6 Felony. A public servant has a pecuniary interest in a contract or purchase if the contract or purchase will result or is intended to result in an ascertainable increase in the income or net worth of the public servant or a dependent of the public servant who is under the direct or indirect administrative control of the public servant; or receives a contract or purchase order that is reviewed, approved, or directly or indirectly administered by the public servant. “Dependent” means any of the following: a spouse; a child, stepchild, or adoptee who is unemancipated and less than eighteen (18) years of age; and any individual more than one-half (1/2) of whose support is provided during a year by the public servant.

The City’s personnel policy states that “The City strives to avoid situations that have the potential for impropriety or the appearance of impropriety even where not expressly prohibited by state law.”

Therefore, the City of Bloomington requests commissioners, board members and committee members to disclose certain interests as follows to ensure compliance with applicable State and local law.

1. Business Affiliations

Please list, and briefly explain, all affiliations which you, any member of your immediate family or any dependent (as defined above) has as a director, officer, partner, member, employee, consultant, agent or advisor of any entity or organization which transacts business with the City of Bloomington.

2. Outside Interests

Please identify all material financial interest or investment which you, any member of your immediate family or any dependent has in any entity which transacts business with the City of Bloomington. Exclude any equity or stock ownership by way of mutual fund, index fund, retirement account, pension account or similar brokerage based financial account.

3. Outside or Community Activities

Please list all affiliations you, any member of your immediate family or any dependent has as a volunteer in any capacity with any entity or organization which transacts business with the City of Bloomington. Please describe the individual's role by title or duties.

4. Other

Please list any other activities in which you, any member of your immediate family or any dependent (as defined above) are engaged that might be regarded as constituting a potential conflict of interest.

I agree to promptly report any material situation or transaction that may arise during the forthcoming calendar year that to my belief or knowledge constitutes a potential conflict of interest consistent with the above questions.

Signature

Date

Print Name

E-mail address

Title or Position with Governmental Entity

Please complete and return to Barbara E. McKinney, Assistant City Attorney, within two weeks. Email mckinneb@bloomington.in.gov, fax 812-349-3441. Thank you.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 215 S. Walnut Street**

**CASE #: SP-01-18
DATE: February 5, 2018**

PETITIONER: Lewis Development Company
601 N. College Suite 1A, Bloomington

CONSULTANTS: Studio 3 Design Inc.
8604 Allisonville Road, Indianapolis

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

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

BACKGROUND:

Area: 0.14 acres
Current Zoning: CD – Downtown Core Overlay
GPP Designation: Downtown
Existing Land Use: Vacant
Proposed Land Use: Commercial / Dwelling, Multi-Family
Surrounding Uses: North – Business/Professional Office
 West – Parking Garage
 East – Commercial /Dwelling, Multi-Family
 South – Commercial

REPORT: The property is located on the east side of Walnut Street between 3rd and 4th Streets and is zoned Commercial Downtown (CD), in the Downtown Core Overlay. The property is 47 feet wide by 132 feet deep, with alleys to the north and east. Surrounding land uses include an office building to the north, Firestone Tire to the south, a public parking garage to the west, and a mixed-use building under construction to the east. The Downtown Transit Center and First United Methodist Church are also in the immediate area. The property is currently vacant, and was most recently used as a surface parking lot. The adjacent property to the north contains a contributing surveyed historic structure.

The petitioner proposes to develop this property by building a new 3-story building on the lot, containing roughly 1,523 square feet on the first floor for commercial space. The first floor also contains 2 one-bed apartments accessible from the courtyard in the center of the lot, as well as utility room space. The second and third floors each contain 6 studio apartments, for a total of 14 units with 14 bedrooms in the building.

The adjacent alleys will remain open. No parking is required or provided on-site. The Bloomington Transit Center is less than a block away.

This petition is the first to be reviewed under the amended downtown overlay standards and meets all of the new requirements.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.03.090. This aspect is as follows:

The Plan Commission shall review:

- Any proposal adjacent to a residentially zoned district or a residential use.

SITE PLAN ISSUES:

Residential Density: The new maximum residential density in the Downtown Core Overlay is 30 units per acre. The petition site is .14 acres. The petitioner is proposing a density of 20.71 units per acre, meeting the density requirements.

Non-Residential Uses on the First Floor: The petitioner has allotted at least 50% to non-residential uses on the ground floor. The proposal meets the requirement.

Height: The new maximum height in the DCO is 40 feet. The maximum height of the building is 38 feet 6 inches. The proposal meets the height requirement.

Parking and Surrounding Roads: The DCO does not require parking spaces for residential developments south of 4th Street, and does not require parking for non-residential uses. The petitioner is proposing no on-site parking. The proposal meets parking requirements.

Access: The commercial space derives pedestrian access directly off of Walnut Street, and the residential units derive access from stairwells in the courtyard.

Bicycle Parking/Alternative Transportation: 8 bicycle parking spaces are required. Four bicycle parking spaces are shown in the right-of-way on the plan. Four additional required spaces are shown in the courtyard.

Architecture/Materials: The primary building materials include brick, corrugated metal siding, glass, and metal panels. Secondary materials are wood and cementitious siding. The building design meets window void-to-solid ratios. Some of the windows require sills and lintels that are not shown.

The proposal meets the material and window requirements.

Streetscape: Street trees and pedestrian-scaled lighting are required along Walnut Street. The petition meets these requirements.

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

Building Façade Modulation: BMC 20.03.130(c)(1)(A) requires a maximum façade width interval 65 feet and a minimum façade width interval of 25 feet for a façade module that faces a street. The petition meets this requirement.

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 high-roofed two-story building to the north is listed as contributing in the City of Bloomington Survey of Historic Sites and Structures. The proposal meets the step down 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;

Findings:

- The site is in the Downtown area of the Growth Policies Plan (GPP).
- A mix of office, commercial, civic, high-density residential and cultural uses are recommended for the downtown. (GPP, 28)
- According to the Downtown Vision and Infill Strategy Plan (DVISP): “Diverse housing options in downtown should be available in a range of product types ...” (p. 5-7)
- Multiple housing product types should be promoted in the downtown area, including high amenity and mid-range market rate units, affordable units, artist “loft” housing, and senior housing. (DVISP, 5-7)
- Projects that combine housing product types are recommended. (DVISP, 5-7)
- In particular, there is a need for housing development that is not directly oriented toward the student market. (DVISP 5-9)

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

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

Findings:

- The project does serve to protect and enhance the central business district by adding infill commercial and residential space on an existing vacant site.
- The project does provide high density development of mixed uses with storefront retail, and residential dwelling uses.
- It is unclear whether or not the project promotes a diversity of residential housing for all income groups and ages because future renters are unknown. The project provides 14 one-bed or studio apartments, increasing the inventory for small units downtown.
- The project does incorporate some pedestrian-oriented design through first-floor window design and massing and does accommodate alternative means of transportation by providing ample bicycle parking.
- The project does intensify the use of vacant and under-utilized properties, by developing the vacant lot.

- The project does provide commercial on the ground floor with residential above.

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

Findings:

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

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

Findings:

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

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

Per 20.03.100, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.120, 20.03.130, and 20.09.120.

- The petition meets all of the standards of 20.03.120, 20.03.130, and 20.09.120

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

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

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

- 2.) The Petitioner should tweak the Landscape Plan to use more beneficial species.

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

CONCLUSION: This petition meets all DCO Development Standards. It also includes various positive aspects related to larger City goals including compatible infill on a vacant lot, compact urban form, the addition of housing stock, additional commercial space in the downtown, and innovative design.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the site plan based on the written findings of fact.

MEMORANDUM

Date: February 5, 2018

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP-01-18: Cityside 123 LLC
215 S. Walnut St.

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to reduce the environmental footprint of this proposed plan. This request is for a Site Plan approval of a small in-fill type, mixed-use building. The Petitioner is not asking for any variances or waivers, therefore this case appears to be “by right”. Nevertheless, the EC will provide recommendations to improve the environment integrity of the site, as it always does.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) ENVIRONMENT-ENHANCING BUILDING PRACTICES

The Petitioner’s Statement lists some “Environmental Considerations”; however, the EC believes the list misrepresents what is considered “green building”, and what is simply commonplace. For example, the Standard 90.1, which the building is being design to meet, is basic Indiana building code that outlines minimum allowable practices a builder must follow. Also, formed concrete, concrete blocks, and brick are not environmentally sustainable products and should not be listed as such.

The EC does however, applaud the Petitioner for committing to providing recycling, extra bicycle parking, and raised gardening beds with rain barrels at this site.

The EC recommends that the developer design the building with as many best practices for energy savings and resource conservation as possible for the sake of the environment and because tenants expect it in a 21st-century structure. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

a. Reduce the Heat Island Effect The roof material, albeit white, should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials

Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). This can be achieved by choosing a membrane that is not only white, but also embedded with reflective material.

b. Solar energy generation Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting pollutants. This building is ideal for photovoltaic (PV) solar panels because it has a flat roof. Solar power is now competitive with coal, especially considering the full-cost accounting price.

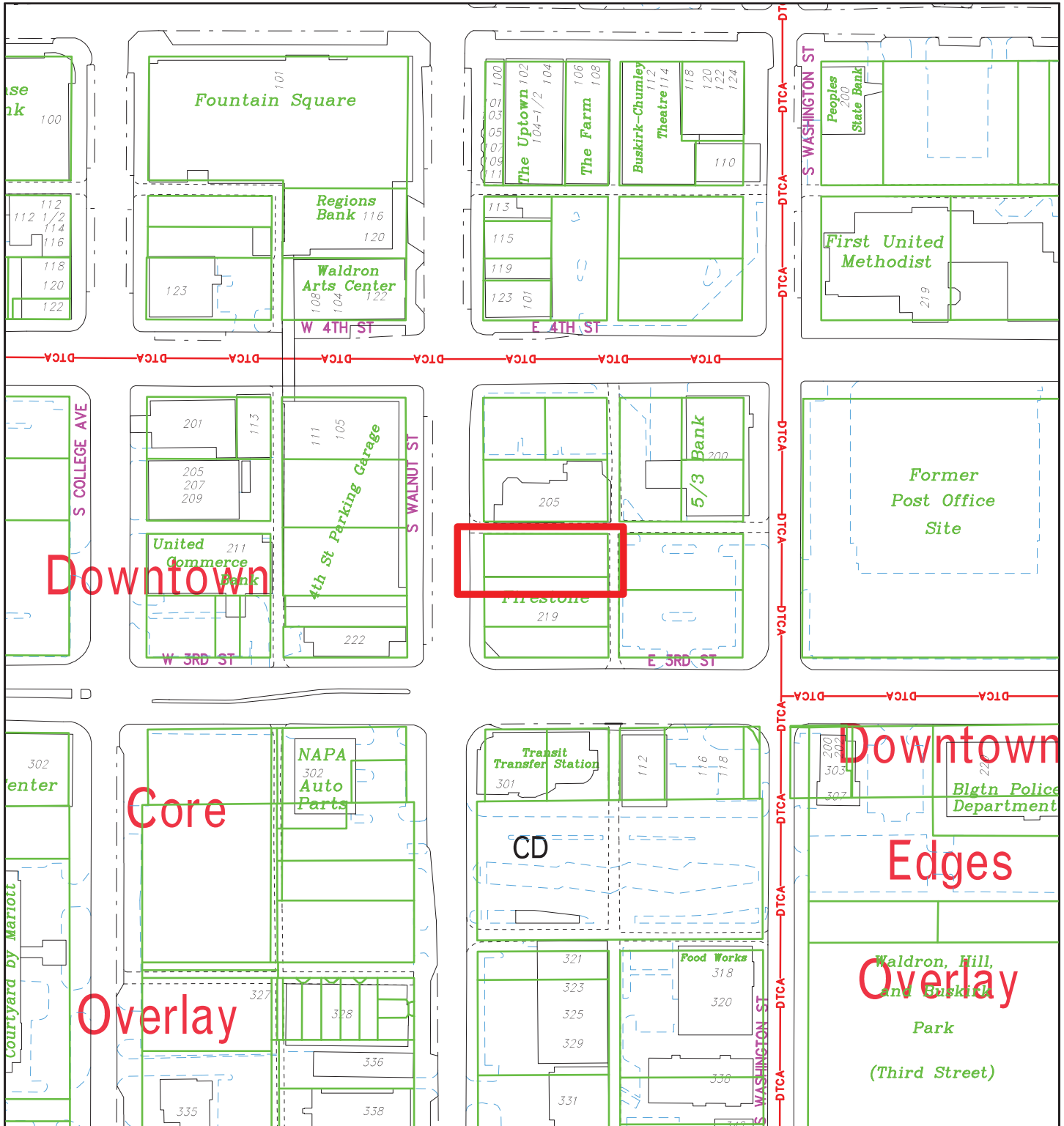
2.) LANDSCAPING

The Landscape Plan shows using some native species. The EC recommends the site be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Native plants do not require chemical fertilizers or pesticides and are water efficient once established.

Additionally, the plants within the courtyard will have to be rearranged, and probably some removed because of utility lines. The Landscape Plan shows shrubs directly over city utilities, which is not allowed by the Bloomington Utilities Department.

EC RECOMENDATIONS

- 1.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.
- 2.) The Petitioner should tweak the Landscape Plan to use more beneficial species.



Downtown

Core

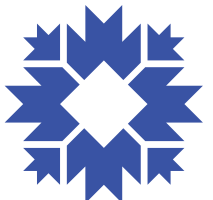
Overlay

Downtown

Edges

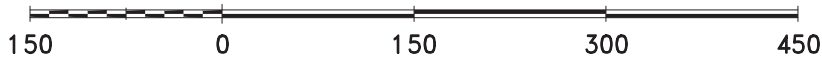
Waldron, Hill, and Buskirk Park (Third Street)

City of Bloomington Planning & Transportation



Scale: 1" = 150'

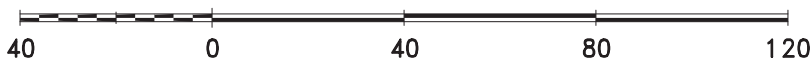
By: scanlanj
22 Dec 17



For reference only; map information NOT warranted.



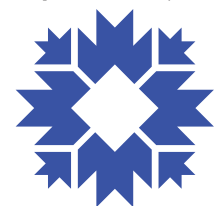
By: scanlanj
22 Dec 17



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 40'



SP-01-18 Petitioner's Statement

December 23rd, 2017
Revised 01-19-2018

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

Attn: Ms. Jackie Scanlan

RE: 215 S. Walnut

PETITIONERS STATEMENT

Dear Jackie;

Studio 3 Design is pleased to submit the attached apartment development, "215 S. Walnut for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

The following petition is based on the newly amended UDO.

<u>Apartment Types</u>	<u>Count</u>	<u>Beds</u>
Studio Apartment	12 Units	12 Beds
1 Bedroom Flat	<u>2 Units</u>	<u>2 Beds</u>
	14 Units	14 Beds

Property density:

Site: 47' x 132' = **.145 acres**
 30 DUE's/acre = **4.35 DUE's allowed**

Studio	.20 DUE x 12 = 2.4 DUE's
1 bed	.25 DUE x 2 = .5 DUE's

2.90 DUE's provided (4.35 allowed)

Project Location

The project is located on the East side of Walnut Street near the intersection of Walnut and 3rd St. The site is bounded by an alley to the North, and alley to the east, a one story automotive shop to the South and Walnut Street to the west.

Project Concept

The building has been developed as a small urban infill project with retail along Walnut Street, an interior courtyard (gated) for use by residents and all small units 12 studios and 2 one bedroom units. The architecture is designed to be sensitive to the historic building to the north of the alley but still introduce a modern flair in the use of materials and detailing. The 3 story scale of the building is broken down both in modulation on the street front as well as within the south facing courtyard where materials and wall plains step away from the typical rectangular box so often dropped into the downtown setting.

Parking Counts

Required parking for non-residential	0 spaces
Required parking for residential	0 spaces (South of 4 th street) .
Parking provided	0 spaces

Setbacks

The Walnut Street elevation is setback on the northern end to align with the porch of the historic building to the North. The main entrance to the retail is set back approx. **8'-8"** from the front wall of the building. The front wall angles from the property line as it moves to the South and a gated entrance for residents into the central courtyard. The building sets along the north alley property line and 5' off the South property line. The east face of the building sets approx. 22' back from the alley to allow for an existing Duke utility easement and grouping of transformers. The building is offset in the rear to accommodate transformer clearances.

Streetscape

A simple rhythm of (2) grated trees and a single pole mounted street lamp are set in a hard-scape concrete sidewalk to enhance the curb appeal and charm of the development. Where possible, additional landscaping and bike racks have been provided.

Site Accessibility

The retail and pedestrian courtyard entrance are accessed off of Walnut Street. A secondary access point to the residential courtyard is available from the alley. There are no vehicles on site so the development is 100% pedestrian oriented.

Building Façade modules

The building provides (1) module along Walnut Street that conforms to the new UDO. The main façade and commercial entrance aligns with the historic building entrance porch to the north. This façade does not exceed 65' in length. The façade module then steps forward 8'-8" to the next module along the street. This module exceeds the min. 25' required. The overall site is only 47' in width so the provided modules create a dynamic street frontage in a small area.

Building Height

The overall building height is under the 40' maximum building height required under the amended UDO.

Building Materials

The building façade primary materials area a mix of modular brick, corrugated metal siding, glass and metal panel. The secondary material used within insets will be a mix of wood and Cementous siding. Primary materials carry on all 4 sides of the building. Within the courtyard – secondary material use has been limited to under 20% of the building elevation with the central building mass and side walls being predominantly brick.

Void to Solid Percentages

The UDO asks for a building in this overlay district to have a **60%** void to solid ratio on the ground floor primary street elevation and **20%** void to solid ratio on the upper floors facing a public street. The West façade (Walnut St.) contains **65%** on ground level and **45%** percentage on each upper floor.

Building Step Back

Not applicable – our building does not exceed 3 levels or 40’ – no step back required.

Historic Alignment and Stepdwn:

To the North of our property (across the alley) is a historic designated structure. Our building respects this structure thru multiple approaches. First, our northern façade module sets back to be in alignment with the historic structures front porch feature. This recessed module also serves as our building main entrance. Second, our floor to floor heights are similar with the historic structure. Next, our building height is close to that of the historic structures high pitched roof and well under the 14’ maximum height variation allowed under the UDO. Finally, building materials and window proportions on the N.W. portion of the building pick up on the historic structures proportions.

Bike Storage/ Parking

An effort has been made to make the facility “bike friendly” through the incorporation of bike parking focused around Walnut Street entry point and the resident entry with-in the secured courtyard. A minimum of (4) Class 2 spaces are required for both the residential and non-residential portions of the building. (2) Class 2 bicycle spaces are provided along Walnut Street in proximity of the building entrance. Another (4) Class 2 bicycle spaces are provided in the secured courtyard which is the primary resident entrance point on site.

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today’s built environment. The building will be designed to meet the requirements of the IECC and ASHRAE Standard 90.1, as well as several state-specific codes as required by the federal government. As such, we are reviewing the incorporation of the following into the project:

- “Green friendly” building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Examples of these materials include cementitious siding/panels, brick, CMU blocks, and cast concrete.
- High efficiency appliances and building systems.
- Energy efficient windows with low-E glazing

- White reflective roofing membrane for energy conservation and reduced heat island effect.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Energy efficient lighting fixtures (LED)
- Extra bike parking
- Recycling (Trash totes used on site)

Courtyard:

Special attention will be paid to the development of the courtyard as not only an urban retreat for residents but as a “green environment”. Courtyard pavement will be concrete, however, extra landscaping will be provided to allow for the filtration of water into the earth in lieu of the current asphalt parking lot that exist. Native plantings and ground cover will be used in the soft-landscaped zones, rain barrels will be used to collect water from downspouts for use in raised community garden zones, and the potential for a green living wall will be explored on the south facing interior courtyard wall. The intent is to create a natural retreat for our residents within the heart of the urban downtown.

Encroachments:

The project will require the following encroachments with the city:

- (2) Street trees and (1) pole mounted street light along Morton Street.
- Grease intercept
- Bike parking rack

Trash Removal


Trash removal has been provided off of the East alley. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days. Trash will be collected in totes for this scale of property.

Anticipated Waivers

We feel that the project is in alignment with all existing and amended requirements of the UDO and as such will not require any waivers.

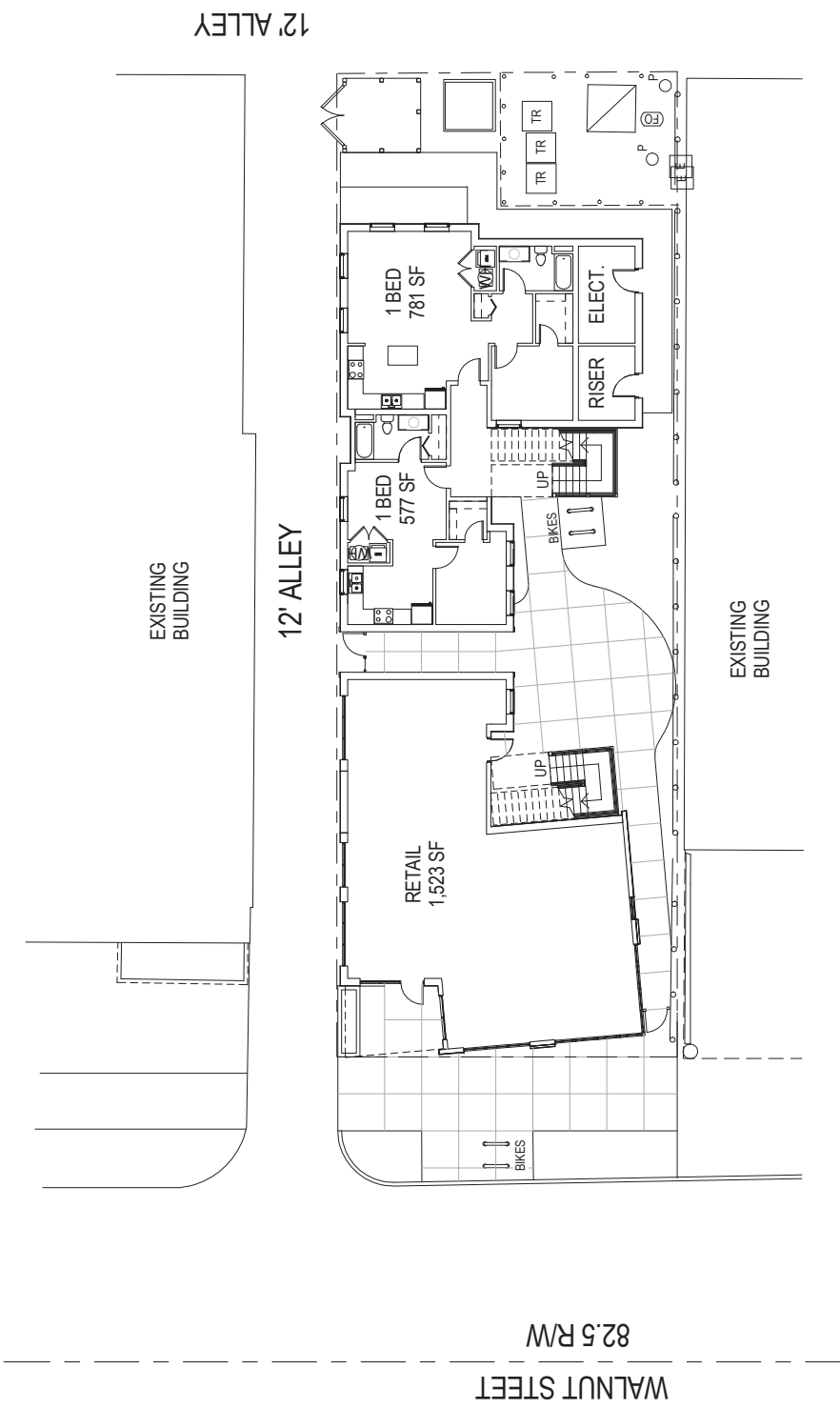
Respectfully submitted,

STUDIO 3 DESIGN, INC



Tim Cover
Architect

SP-01-18 Petitioner's Site Plan

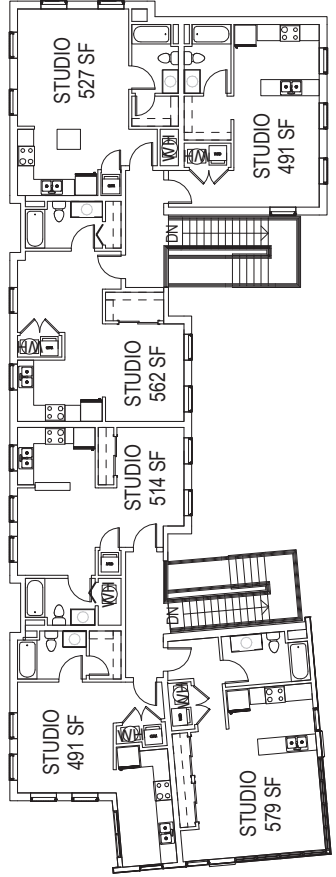


GROSS AREA

RETAIL =	1,523 SF
COMMON =	436 SF
APART. =	1,365 SF
TOTAL =	3,324 SF

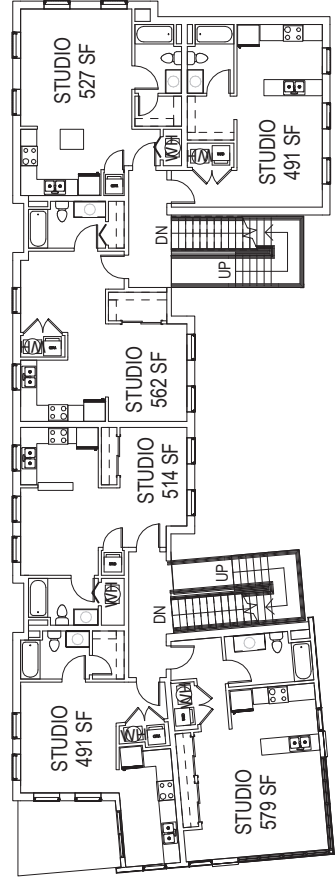
LEVEL 1 FLOOR PLAN
 1/16" = 1'-0"

SP-01-18 Petitioner's Site Plan



COMMON = 165 SF
 APART. = 3,159 SF
 TOTAL = 3,324 SF

LEVEL 3 FLOOR PLAN
 1/16" = 1'-0"



COMMON = 165 SF
 APART. = 3,159 SF
 TOTAL = 3,324 SF

LEVEL 2 FLOOR PLAN
 1/16" = 1'-0"

SP-01-18 Petitioner's Renderings

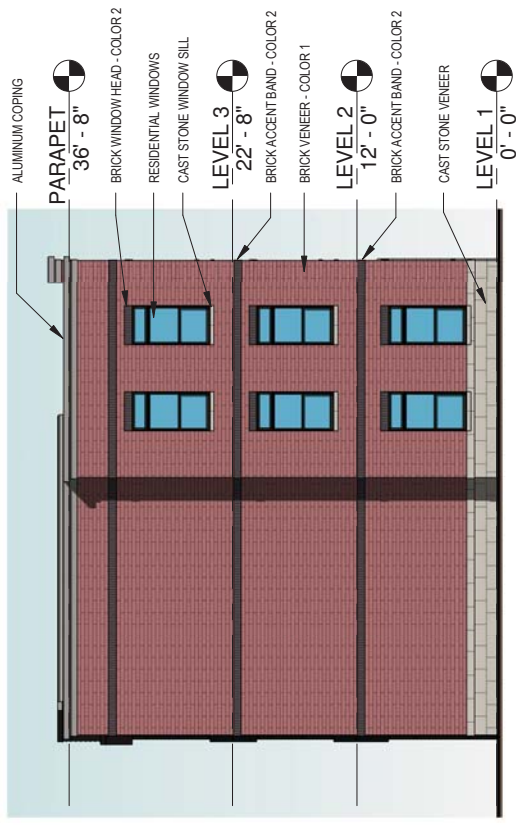


NORTH ELEVATION
 3/32" = 1'-0"

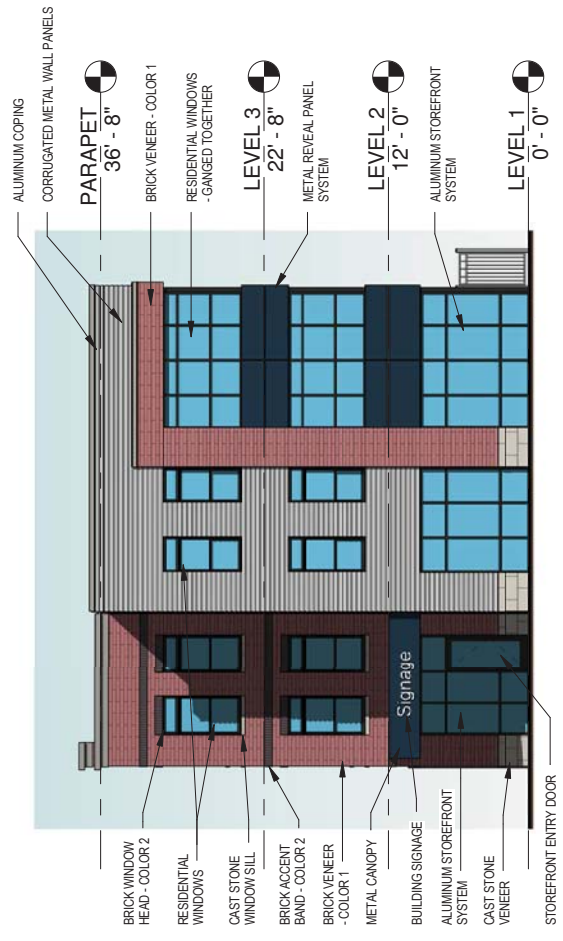


SOUTH ELEVATION
 3/32" = 1'-0"

SP-01-18 Petitioner's Renderings



EAST ELEVATION
 3/32" = 1'-0"



WEST ELEVATION
 3/32" = 1'-0"

SP-01-18 Petitioner's Renderings



NORTHWEST CORNER VIEW

SP-01-18 Petitioner's Renderings



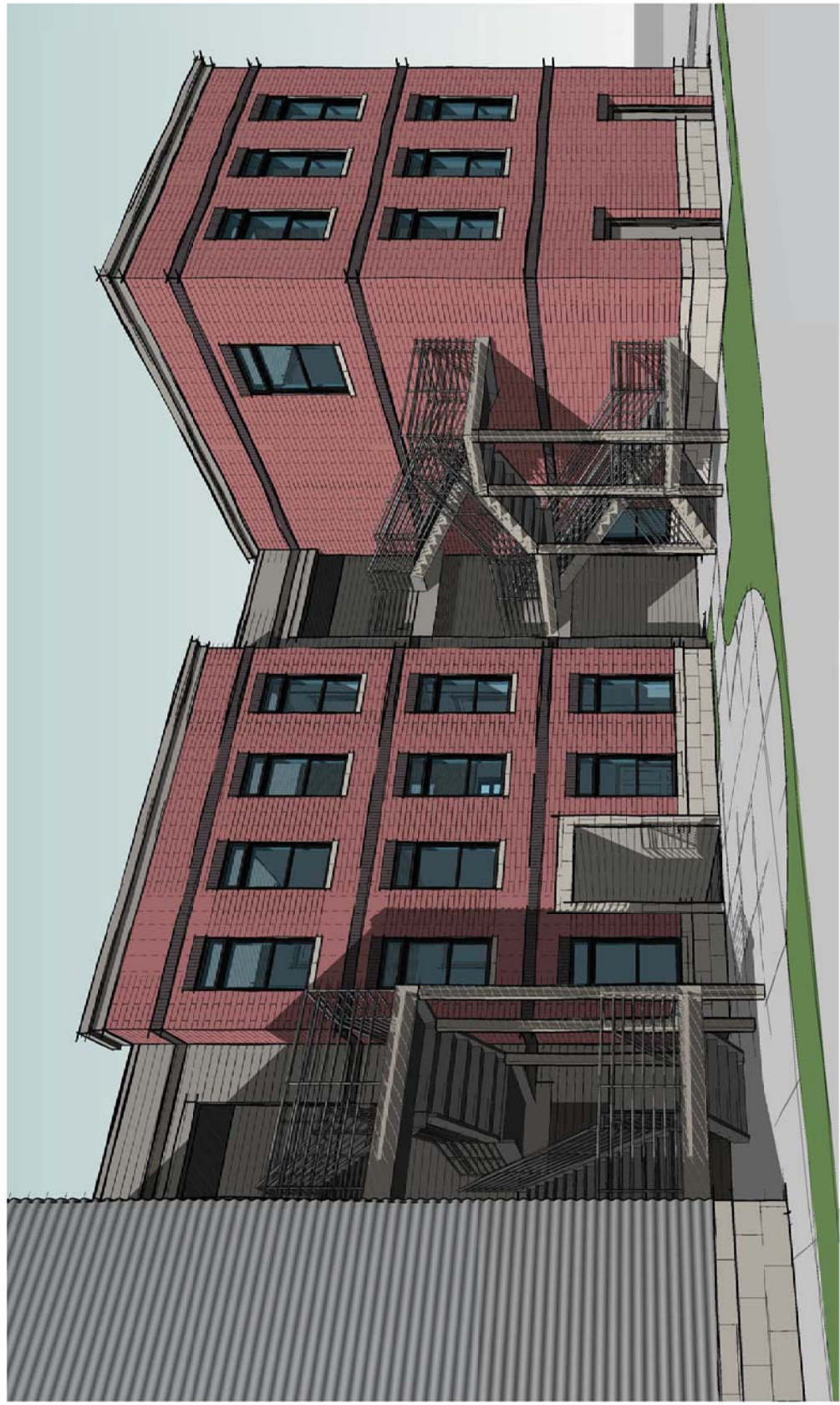
SW PERSPECTIVE VIEW

SP-01-18 Petitioner's Renderings

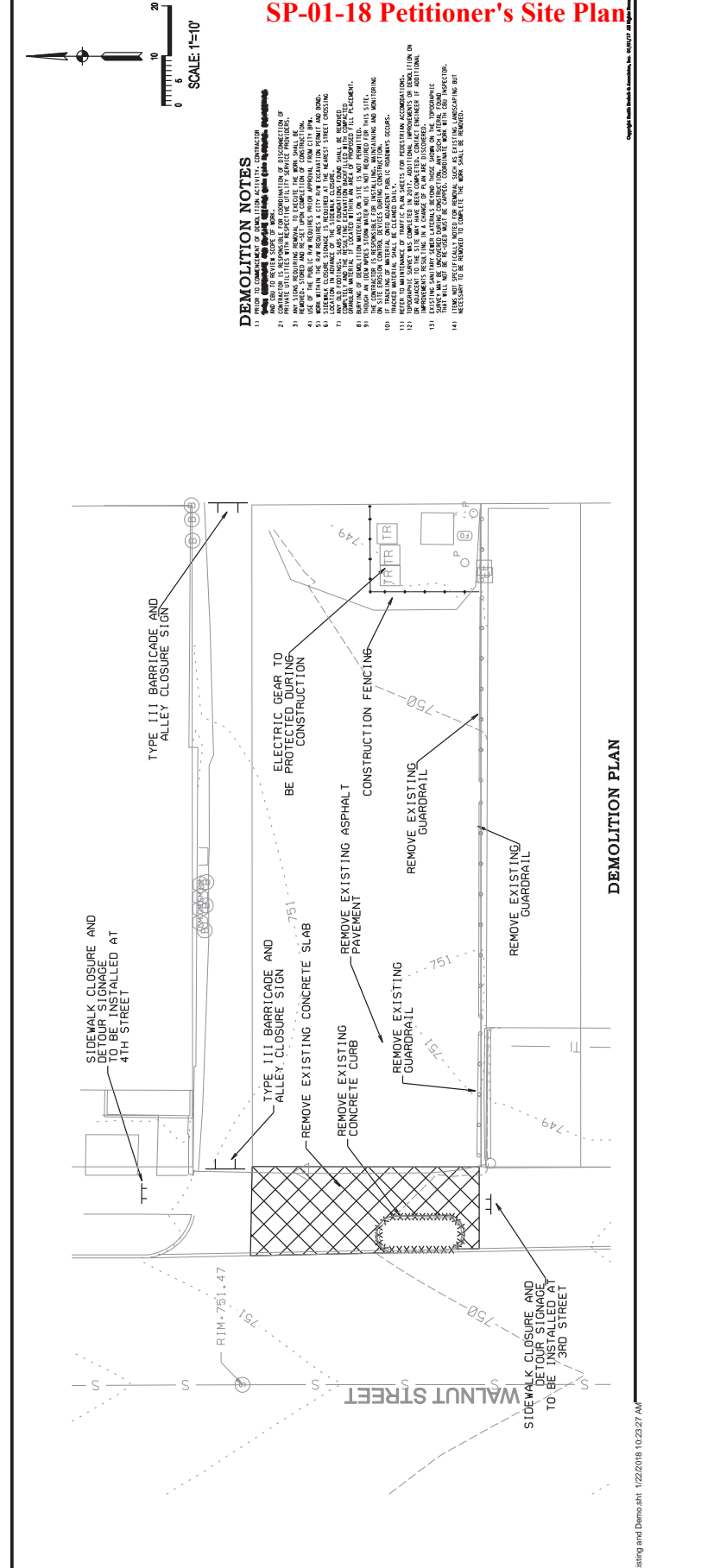
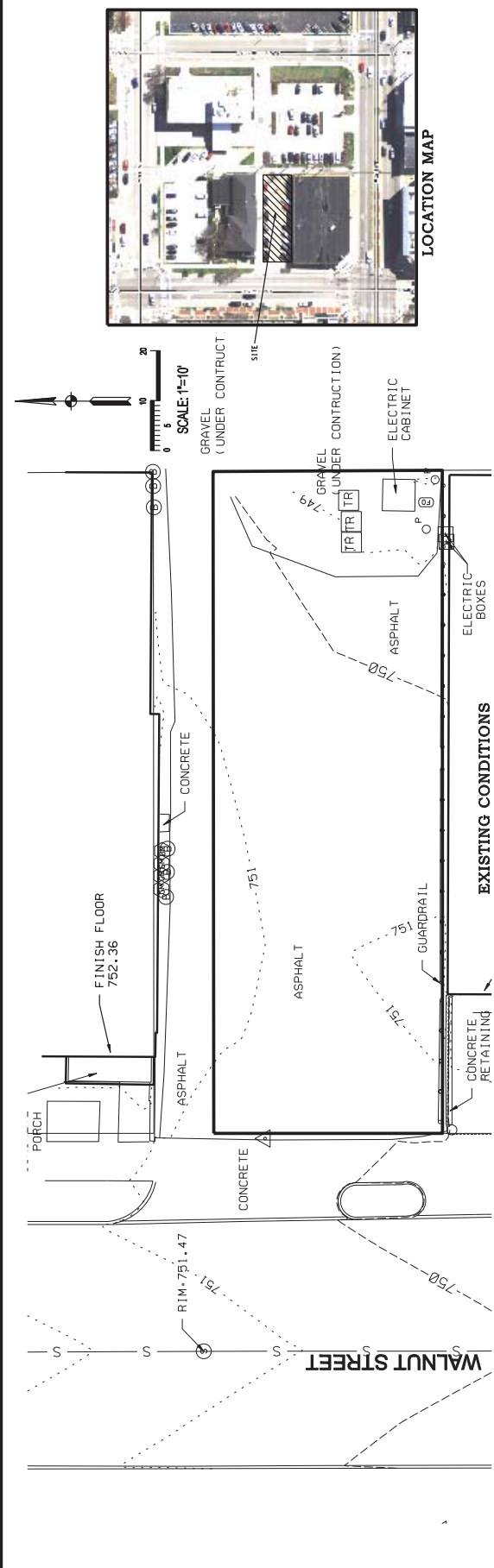


COURTYARD VIEW 1

SP-01-18 Petitioner's Renderings



COURTYARD VIEW 2



SP-01-18 Petitioner's Site Plan

DEMOLITION NOTES

- 1) PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES, CONTRACTOR SHALL NOTIFY THE CITY OF THE DEMOLITION WORK.
- 2) ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DEMOLITION ORDINANCE.
- 3) PRIVATE OR LIMITED TO THE RESPECTIVE CITY SERVICE PROVIDER'S PROPERTY SHALL BE PROTECTED AND NOT TO BE DAMAGED BY THE DEMOLITION WORK.
- 4) ALL DEMOLITION MATERIALS SHALL BE STORED IN ACCORDANCE WITH THE CITY OF RALEIGH DEMOLITION ORDINANCE.
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- 14) ALL DEMOLITION MATERIALS SHALL BE STORED IN ACCORDANCE WITH THE CITY OF RALEIGH DEMOLITION ORDINANCE.



 Smith Reynolds & Associates, Inc.

 453 E. Claxton Boulevard

 Raleigh, NC 27603-6185

 Fax: (919) 948-9113

 Web: http://www.srh.com

CONTRACT NO.	11
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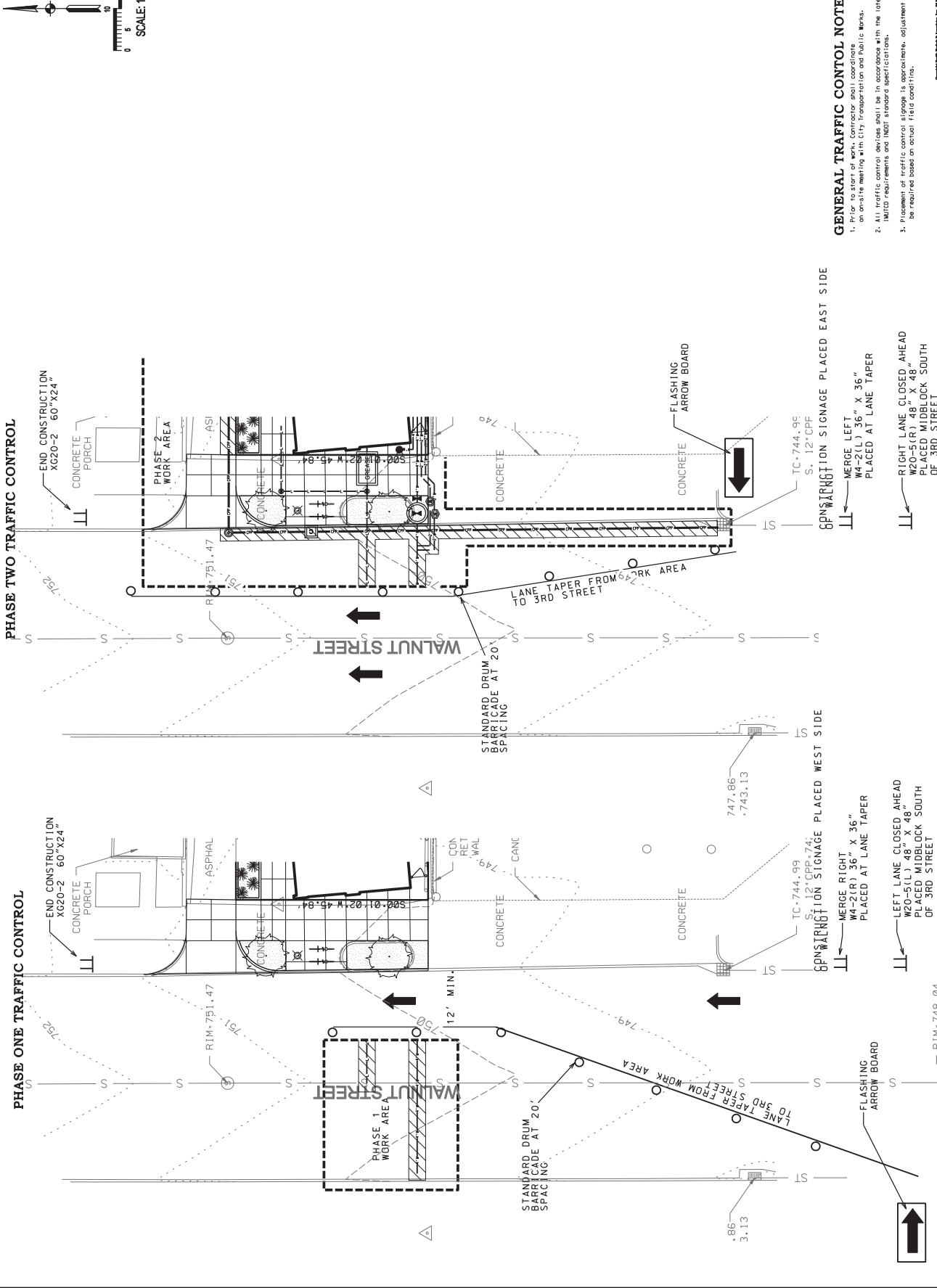
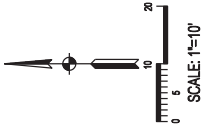
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NO.	REVISIONS	BY	DATE

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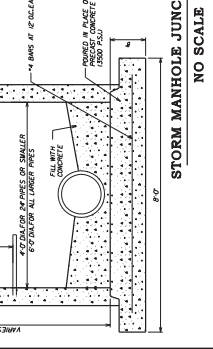
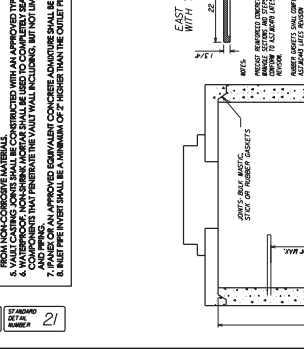
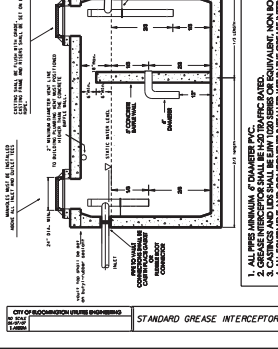
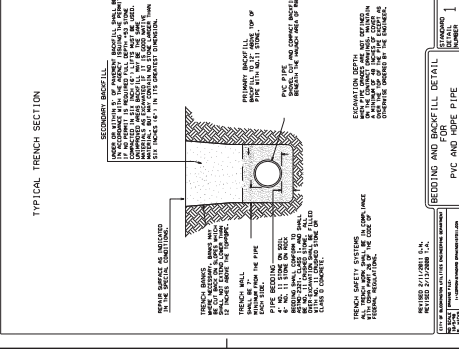
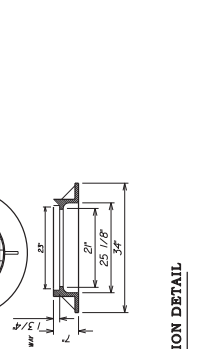
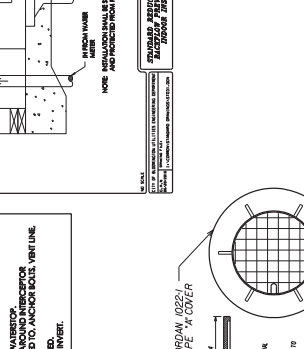
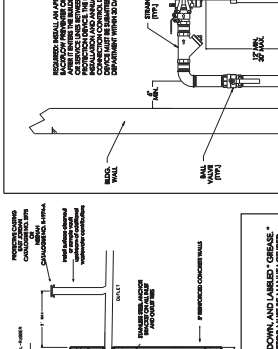
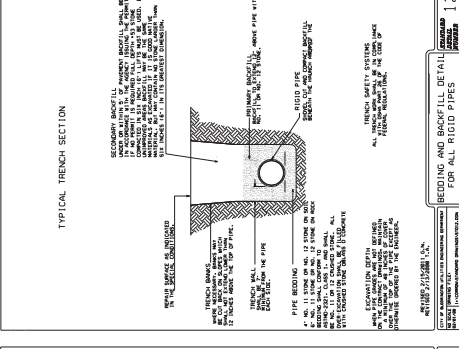
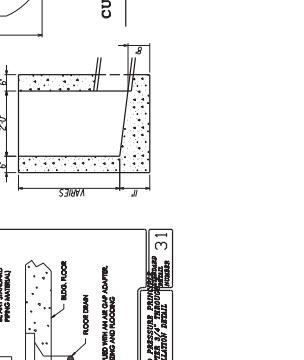
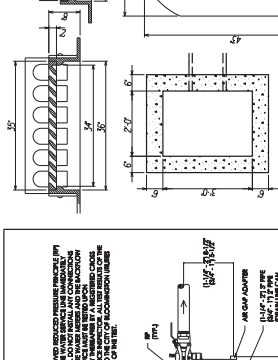
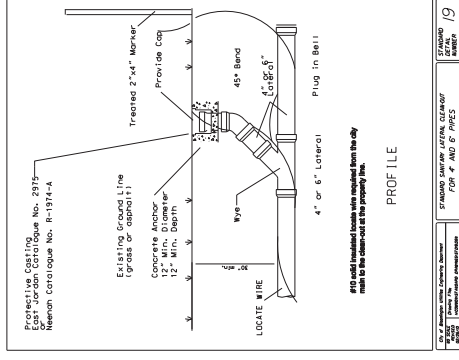
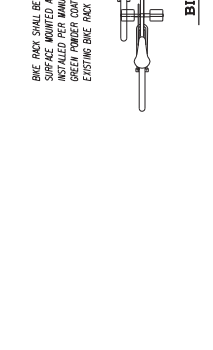
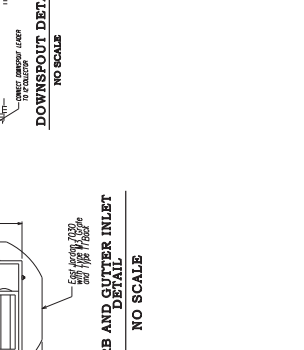
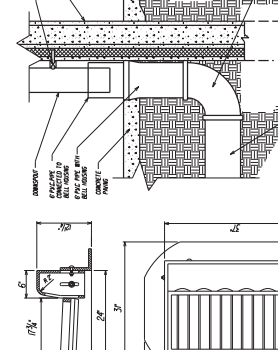
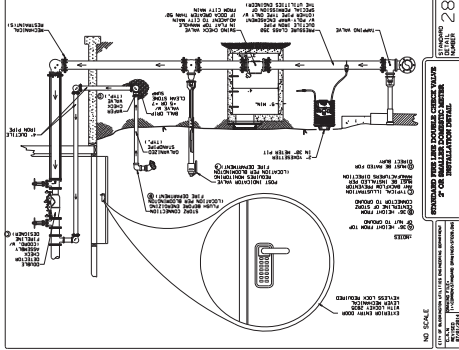
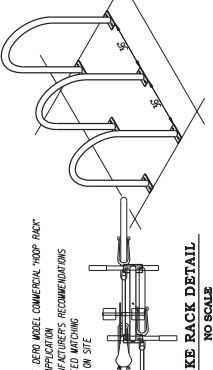
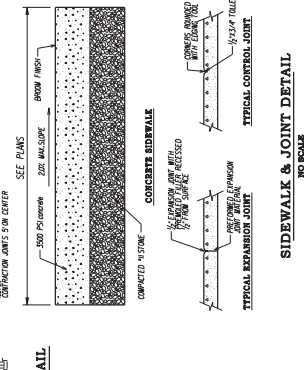
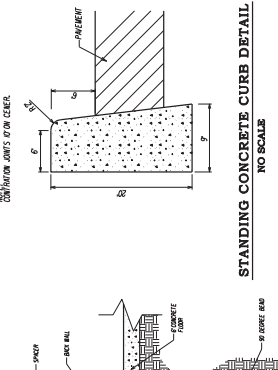
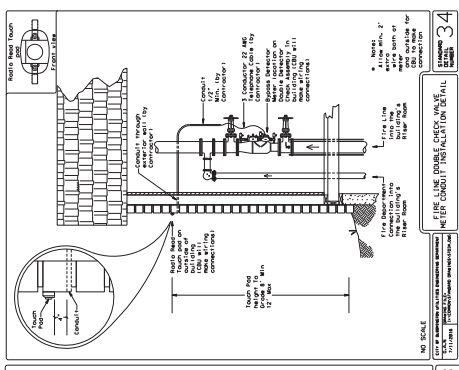
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 TRAFFIC CONTROL PLAN

SP-01-18 Petitioner's Site Plan



- GENERAL TRAFFIC CONTROL NOTES**
1. All traffic control devices shall be in accordance with the latest MUTCD requirements and their storage specifications.
 2. All traffic control devices shall be in accordance with the latest MUTCD requirements and their storage specifications.
 3. Placement of traffic control signage is approximate, adjustment will be required based on actual field conditions.

SP-01-18 Petitioner's Site Plan



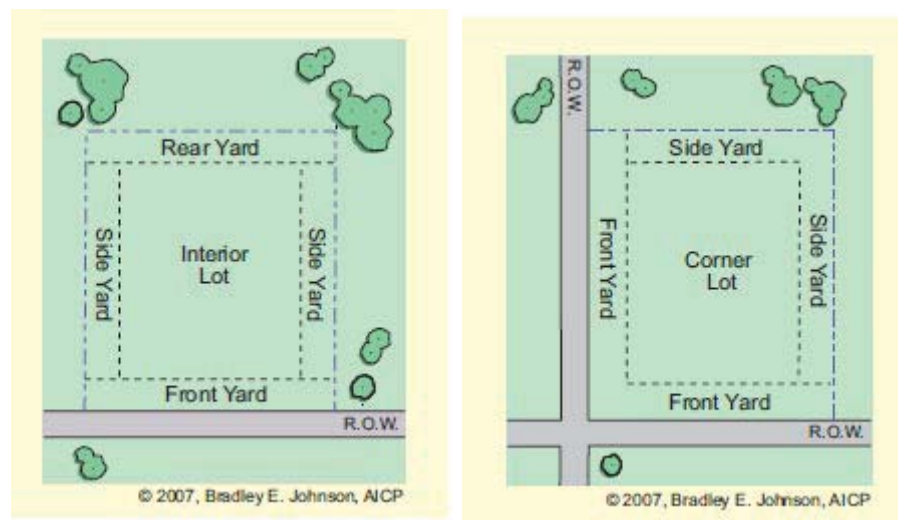
ZO-46-17 MEMO:

To: Plan Commission
From: Amelia Lewis, Zoning and Long Range Planner
Date: February 5, 2018
Re: Amendments to the Unified Development Ordinance concerning fence standards for corner lots and through lots (2nd hearing)

The Planning and Transportation Department proposes to amend 20.05.046, FW-01 Fence and Wall Standards in the Unified Development Ordinance (UDO). Currently, fences forward of the front wall of the building are not permitted to exceed 4 feet in height.

As written, the UDO counts any street-facing property line as a front yard. Lots with two or more street frontages are considered to have two front yards. Property owners with corner lots are prohibited from building fencing exceeding 4 feet in height along any of the street-facing frontages.

This regulation was added to the UDO in 2006. It was primarily written to prevent tall privacy fences from being placed adjacent to sidewalks negatively impacting the pedestrian experience. It was also intended to prohibit tall fences from blocking views to front doors and enhancing the public realm along street-facing frontages.



This is a common variance request as well as a common enforcement issue that the Department faces. Since 2007, there have been 15 approved variances for fences in front yards, 4 that were denied and 3 that were withdrawn. Since 2016 there have been 5 UReport complaints about properties with fences not meeting compliance standards.

The proposed amendment would clarify front yards on corner lots between the primary front, where people typically enter a building, and the secondary front, the non-addressed side which functions as a side yard, but is still along a public street.

The existing regulations for the primary front yard would remain the same in order to keep the pedestrian realm along streets open.

Changes to Corner Lots

On the secondary front, the non-addressed portion of the lot, fences up to eight (8) feet in height would be permitted up to the building setback line or the build-to-line, whichever applies. This would ensure the fences maintain a distance from the sidewalk and adjacent street while still providing the ability to place a fence in a functioning side yard.

Alternative options were considered such as a flat setback distance from a property line or opacity standards for fences over 4 feet. The Department chose the building setback line or the build-to-line as the secondary front yard setback line for fences as the UDO permits a building at this spot on the lot, and a fence would not be more intrusive than a wall at this location. This change will not solve all problems or prevent all variance requests, but will allow for some additional options for property owners.

Changes to Through Lots

Following discussion at the January 8th Plan Commission meeting further revisions to the through lot fence standards have been included. When comparing different examples of through lots within the city, the most desirable location for taller fences was determined by the surroundings, primarily the adjacent roadway.

For the secondary front on through lots, the setback of fences up to eight (8) feet in height will be determined by the classification of the adjacent road. When the frontage is adjacent to a neighborhood street or secondary collector street, fences taller than four (4) feet in height shall meet the building setback. When the frontage is adjacent to a primary collector street or arterial street, fences exceeding four (4) feet shall be located at least ten (10) feet from the property line.

Proposed Amendment:

20.11.020 Defined Words

Lot, Interior: Any lot, the side property line of which abuts the rear property line of one (1) or more lots, and which is not separated by ~~an alley or any other public way~~ a public street.

Secondary Front Building Wall: The non-addressed side of the building elevation which fronts a public street where access to a structure is available, but is not the primary entrance to the structure.

~~20.05.046 FW-01 [Fence and Wall Standards, General]~~

~~(d) Maximum Height:~~

- ~~(a) Behind the front building wall of the primary structure, fences and walls shall not exceed a combined height of eight (8) feet.~~
- ~~(b) Forward of the front building wall of the primary structure, fences and walls shall not exceed four (4) feet in height.~~

- ~~(e) Where no primary structure exists on the parcel, fences and walls shall not exceed four (4) feet in height.~~

20.05.046 FW-01 [Fence and Wall Standards, General]

(d) Maximum Height:

(1) Interior Lots

(A) Behind the front building wall of the primary structure, fences and walls shall not exceed a combined height of eight (8) feet.

(B) Forward of the front building wall of the primary structure, fences and walls shall not exceed four (4) feet in height.

(2) Corner Lots: On corner lots where the structure has two front building walls, one frontage shall be the considered a secondary front building wall.

(A) Fences and walls along the front setback of the front building wall shall abide by 20.05.046(d)(1).

(B) Fences and walls along the lot frontage of the secondary front building wall, shall not exceed four (4) feet forward of the build to line or the building setback line, whichever applies.

(C) Behind the build to line or front building setback line, on the secondary front building wall, fences and walls shall not exceed eight (8) feet in height.

(D) Any determinations as to the secondary front building wall shall be decided by the Planning and Transportation Director.

(3) Through Lots: On through lots where the structure has two front building walls, one frontage shall be the considered a secondary front building wall.

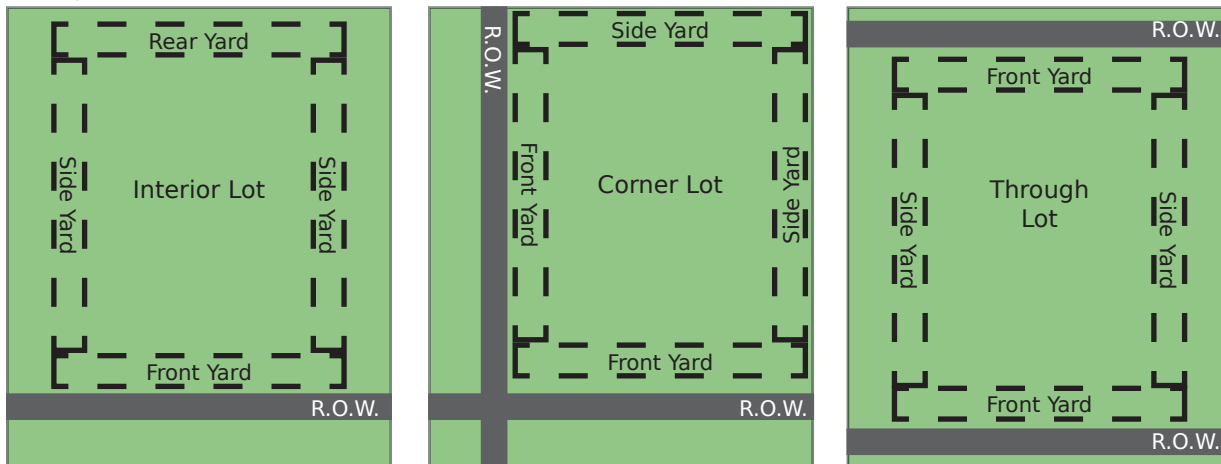
(A) Fences and walls along the front setback of the front building wall shall abide by 20.05.046(d)(1).

(B) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a neighborhood street or secondary collector street, shall meet the building setback.

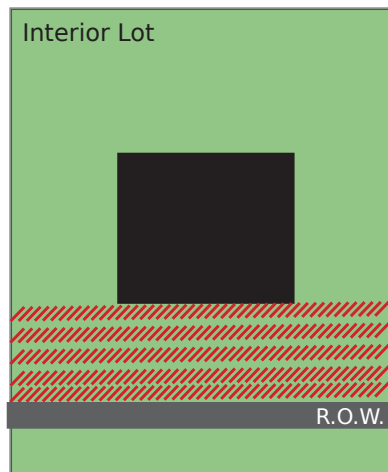
(C) Fences and walls greater than four (4) feet in height, along the lot frontage of the secondary front building wall, when adjacent to a primary collector street or arterial street, shall be set back at least ten (10) feet from the property line.

(4) Where no primary structure exists on the parcel, fences and walls shall not exceed four (4) feet in height.

Lot Type and Yard Classification



Interior Lots

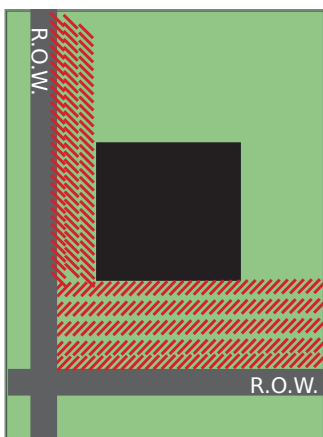


The regulations for interior lots will remain the same. The proposed amendment would make a distinction on corner lots and through lots between the primary front, where people typically enter their house, and the secondary front, the non-addressed side which functions as a side yard, but is still along a public street. The existing regulations for the primary front yard would remain the same.

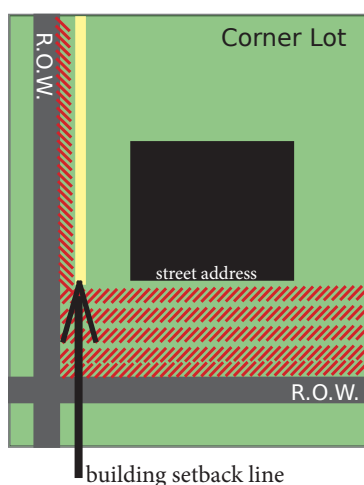
Fences in the red area can not exceed 4 feet in height.

Corner Lots

Existing Regulations



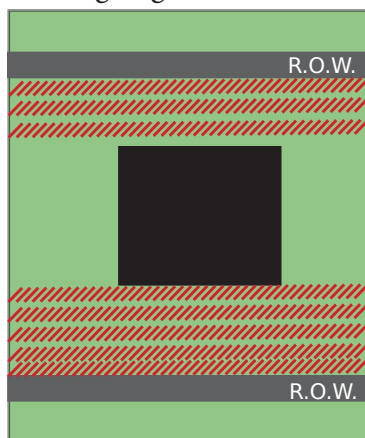
Proposed Regulations



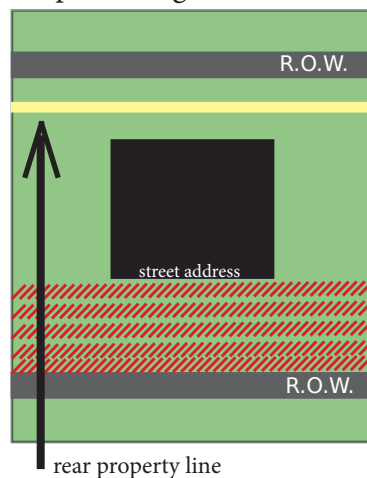
For corner lots, on the secondary front, the non-addressed portion of the lot, fences up to eight (8) feet in height would be allowed up to the building setback line or the build-to-line, whichever applies. This would ensure the fences maintain a distance from the sidewalk and adjacent street while still providing the ability to place a fence in a functioning side yard. Fences in the red area can not exceed 4 feet in height.

Through Lots

Existing Regulations



Proposed Regulations



For the secondary front on through lots, the setback of fences up to eight (8) feet in height will be determined by the classification of the adjacent road. When the frontage is adjacent to a neighborhood street or secondary collector street, fences taller than four (4) feet in height shall meet the building setback. When the frontage is adjacent to a primary collector street or arterial street, fences exceeding four (4) feet shall be located at least ten (10) feet from the property line. Fences in the red area can not exceed 4 feet in height.

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

CASE #: SP-34-17
DATE: February 5, 2018

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

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

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

BACKGROUND:

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

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

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

Background: This petition has not yet been reviewed by the Plan Commission. The Planning and Transportation Department did issue a staff report for the November meeting with a negative recommendation. That recommendation was based on a previous version of the petition which included 5 stories and 22 units which was approximately 67 feet tall. The negative Department recommendation was based on the finding that the previous version did not relate in style, height, massing or volume to its neighbors and enough detail had not been provided on the green features of the project.

Since November, the petitioner has made many changes to the project, including:

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

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

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

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

SITE PLAN ISSUES:

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

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

likely scenario, however the exact bedroom mix may change depending on the desire of future unit owners.

Dwelling Unit Equivalent Breakdown (as drawn)

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

The proposal does not meet UDO requirements related to density.

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

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

Height: The maximum height in the CSO was 40 feet at the time the petition was filed. This petition is not subject to the new maximum height of 30 feet. The UDO defines building height as “the vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, mechanical equipment or utility service structures shall not be included in the measurement of vertical dimension.” The building measures 56 feet tall per the UDO definition. The tallest part of the building is from the south east corner of the lot along Kirkwood to the top of the limestone parapet wall. From the southeast corner of the lot to the top of the roof, the building is approximately 50’ tall. This petition exceeds the maximum permitted height of the CSO by 16 feet. The petitioner has attempted to reduce the perceived height of the building by recessing stepping back the fifth floor by about 10 feet.

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

Parking: The DCO requires no parking spaces for residential or non-residential uses.

The petitioner is proposing 19 garage parking spaces. This equates to approximately 1.2 parking space per condominium. The parking is screened from view from the street by the commercial space and the lobby. Access is from the east-west alley at the northeast corner of the site. The proposal meets parking requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 1 recommendation concerning this development.

- 1.) The Petitioner should reduce the amount of pavement between the building and Kirkwood Ave. by installing additional landscaping, thus improving the walkability and reducing the site’s total environmental footprint.

Response: The petitioner has attempted to replicate and fill in the pre-established Kirkwood streetscape design thought brick pavers, planters and street tree grates. The CSO does not require any pervious surfaces and encourages urban style development.

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

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

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

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

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

CONCLUSION: This petitioner has made great strides in order to bring this project closer to the CSO standards. With the removal of the 4th floor they have reduced both height and density. The petition still exceeds the maximum permitted density, but only by 1.2 DUEs. The massing and design are now much more in line with nearby buildings. The petitioner has also added elements to the building to help better blend the modern design with the nearby historic structure. While the project does add an in-demand and rarely built housing type downtown (owner occupied condominiums) and has incorporated several green development features, it is still 16 feet taller than the maximum permitted building height in the CSO, based on the old standards. The Department is still evaluating the deviations from the CSO standards for this petition and will be seeking Plan Commission feedback on the project at the February meeting before issuing a recommendation for the March meeting.

RECOMMENDATION: The Department recommends that the Plan Commission forward the petition to a second hearing.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

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

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environment-enriching attributes of this proposed plan. The request is for a Site Plan approval of a 4-story mixed use building in the Commercial Downtown District and the University Village Overlay.

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

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) WALKABILITY

The 2002 Growth Policies Plan, Part 2, The Geography of the Policies, Site Design, page 29, calls for the downtown to continue to be developed at a human scale, with amenities such as street trees, and for downtown greenspace to be improved.

In the front of the proposed building, the pavement will extend from about 20 to 30 feet to the street. This will be a very wide swath of sidewalk. The EC believes that landscape material should be installed as a replacement for some of this concrete along Kirkwood Ave. to enhance its walkability and the aesthetic appeal of the downtown area. The extent of how inviting this site is to pedestrians is important environmentally, as well as how it contributes to quality of life by promoting walking instead of driving, thus reducing CO₂ emissions; increasing plant diversity, which will attract birds and butterflies downtown; and reducing the urban heat island effect to provide multiple environmental benefits.



City of Bloomington
Bloomington Environmental Commission

EC RECOMENDATIONS

1.) The Petitioner should reduce the amount of pavement between the building and Kirkwood Ave. by installing additional landscaping, thus improving the walkability and reducing the site's total environmental footprint.



SCHMIDT
ASSOCIATES

January 24, 2018

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

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

Dear Terri,

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

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

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

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

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

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

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

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

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Tom Ning, RA
Jeff Reed, PE
Susan Sigman, SHRM-SCP, SPHR
Chuck Thompson, CSI, CCS
James Walde, PE



Letter to Terri Porter
 Bloomington City Architect
 January 24, 2018
 Page 2

MASSING AND LAYOUT

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

MATERIALS

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



Letter to Terri Porter
 Bloomington City Architect
 January 24, 2018
 Page 3

MATERIALS (cont)

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

INNOVATION AND SUSTAINABILITY

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

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

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



Letter to Terri Porter
 Bloomington City Architect
 January 24, 2018
 Page 4

SITE

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

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

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

Sincerely,

SCHMIDT ASSOCIATES, INC.

Architecture • Engineering • Interior Design • Landscape Architecture

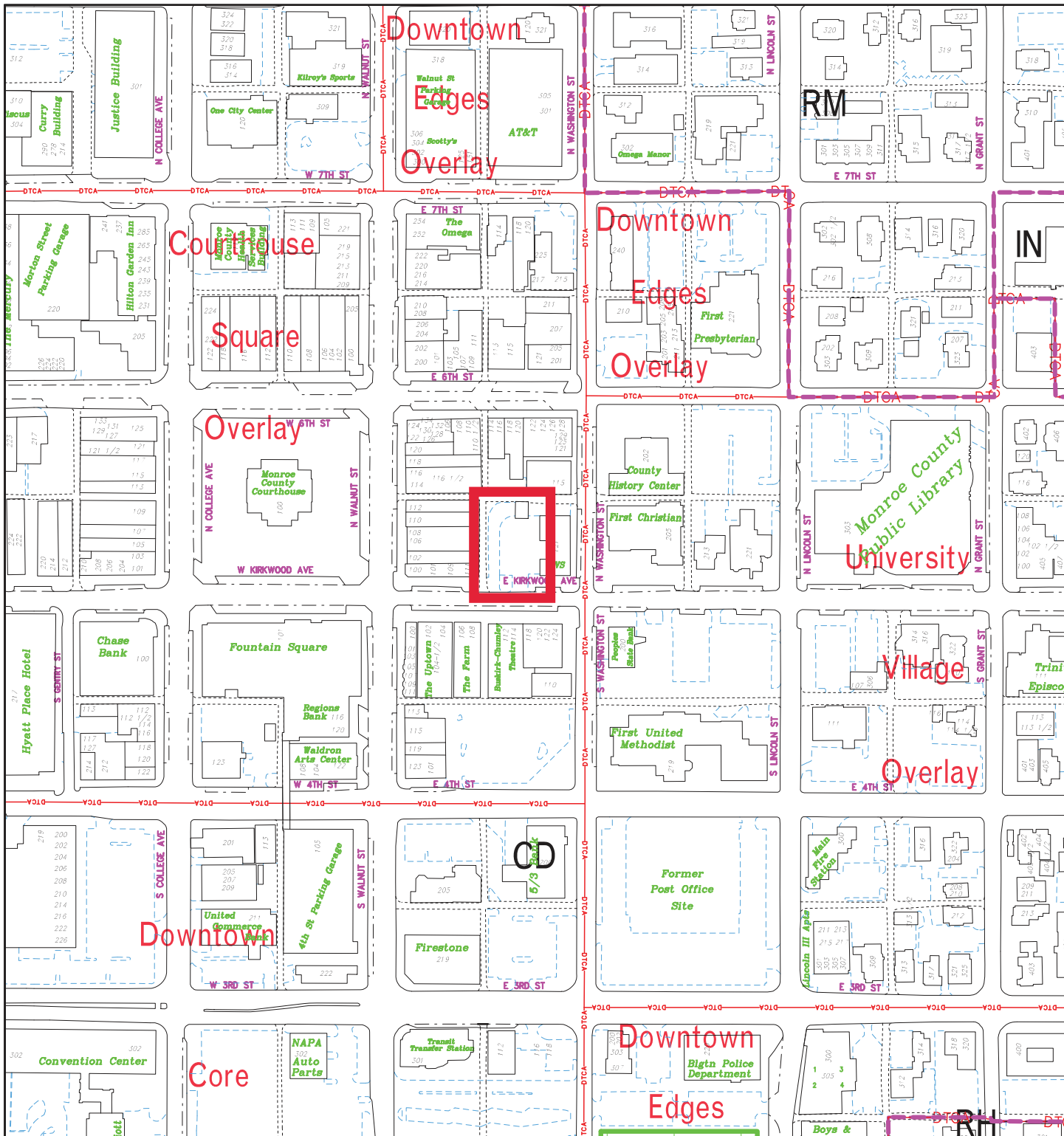
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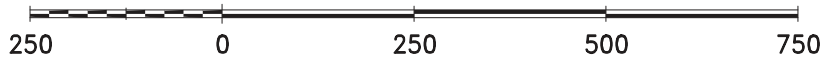
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Copy: James Roach, The City of Bloomington
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By: roachja
28 Sep 17

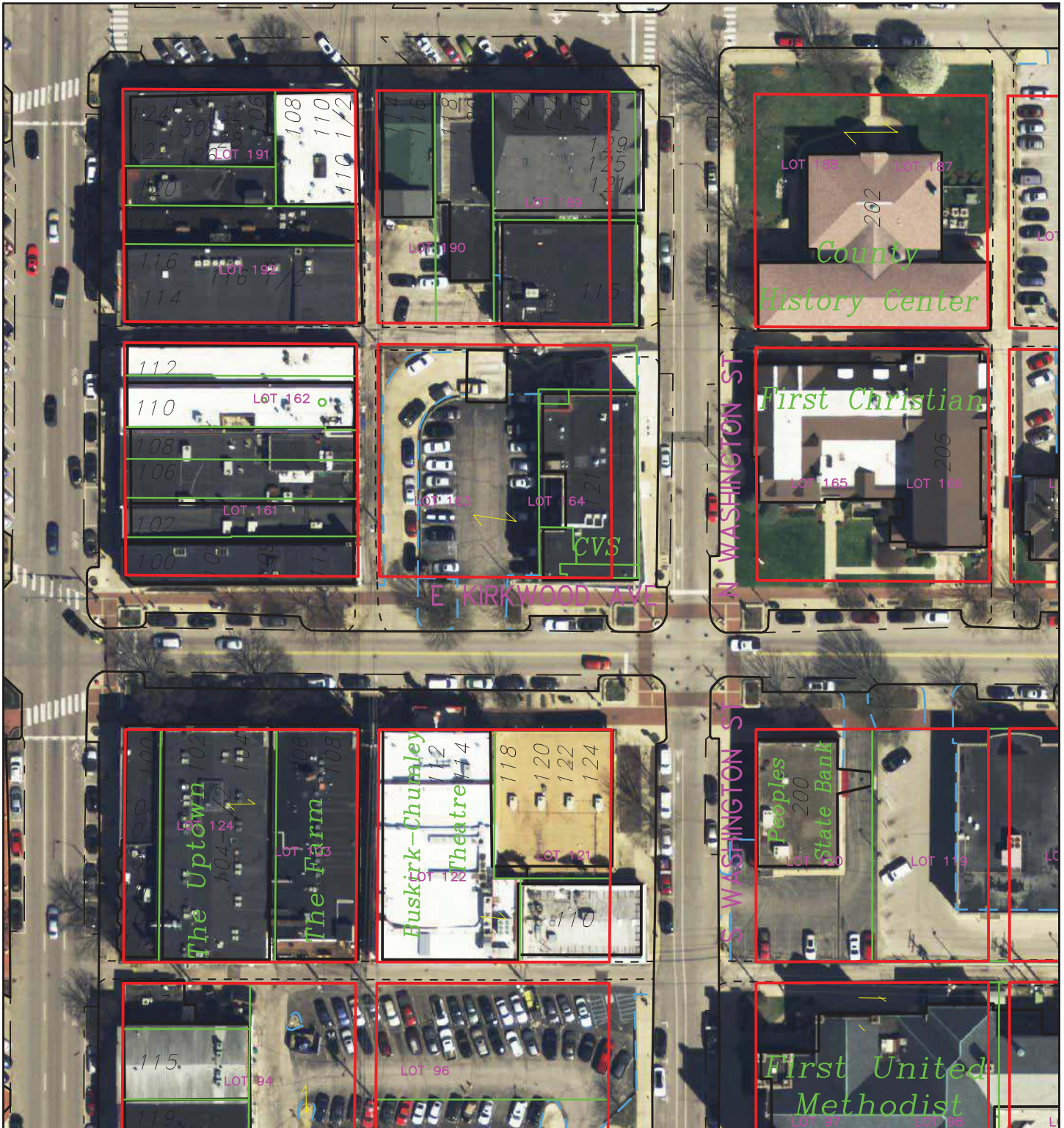


For reference only; map information NOT warranted.

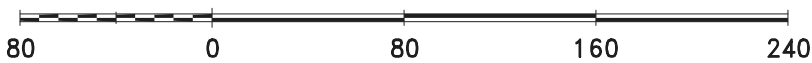
City of Bloomington
Planning & Transportation

N

Scale: 1" = 250'



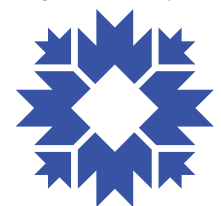
By: roachja
28 Sep 17



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 80'



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

PETITIONER'S AMENDED STATEMENT

January 22, 2018

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

Re: Plan Approval at 121 E. Kirkwood Avenue

Dear Commission Members:

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

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

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

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

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

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

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

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

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

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

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

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

Creating projects that combine these residential types is particularly encouraged.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Void-to-Solid Percentage: See architects comments.

Respectfully submitted by: Randy Lloyd



121 Kirkwood
Condominiums & Retail
 January 22, 2018

RE: Green Building Initiatives

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

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

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

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



121 Kirkwood

Condominiums & Retail

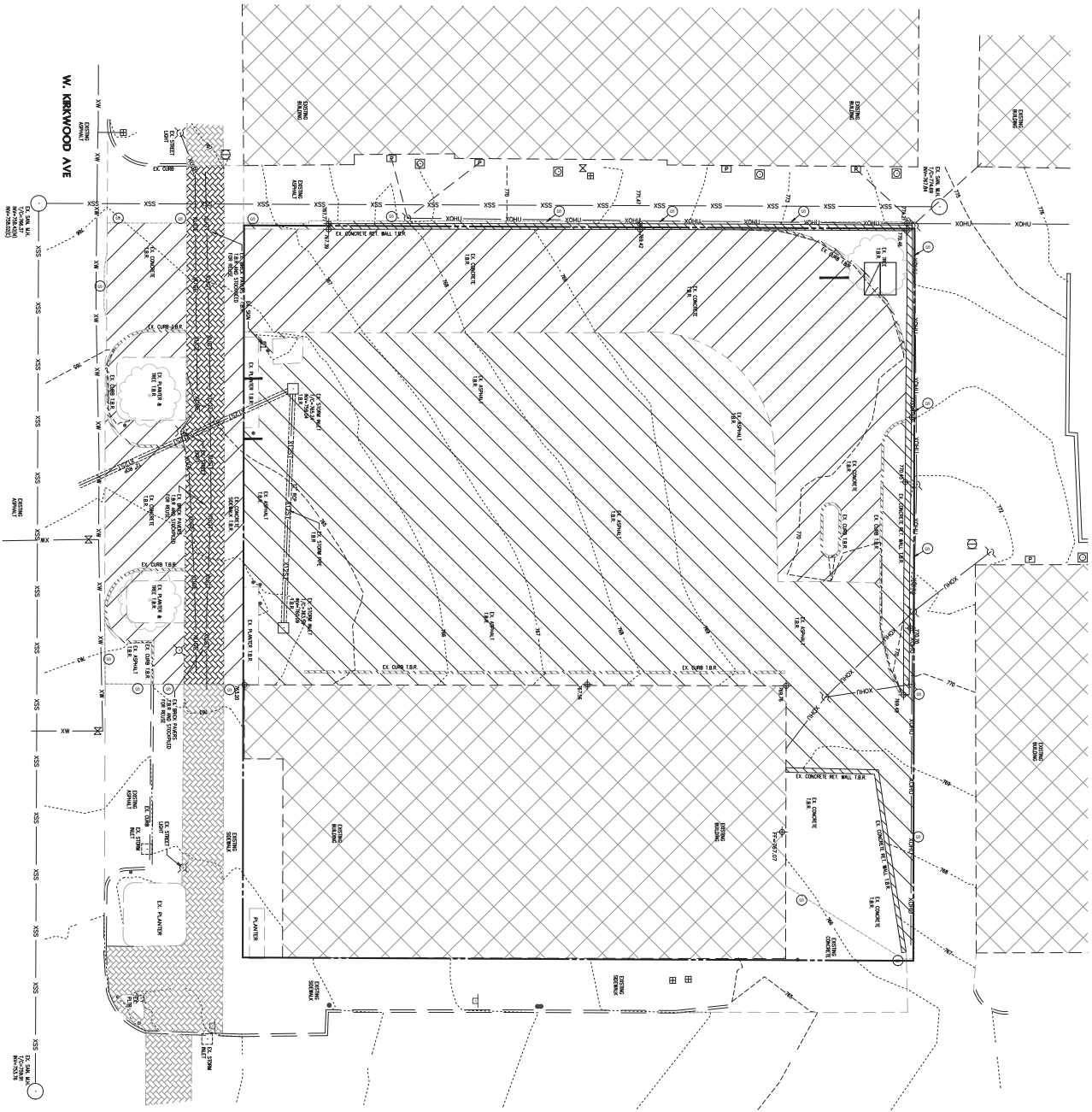
October 10, 2017

RE: Green Building Initiatives

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

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

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



EXISTING LEGEND

- PROPERTY LINE
- FENCE
- WATER LINE PIPE
- CONDUIT & ELEVATION
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- OVERHEAD TELEPHONE LINES
- UNDERGROUND TELEPHONE LINES
- GAS LINE PIPE

DEMOLITION LEGEND

- TO BE REMOVED
- TO REMAIN UNOCCUPIED
- SMALL REMAIN

PROVISIONS:



SCALE: 1"=20'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 339-2290 (Fax)

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

CERTIFIED BY:

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

TITLE: DEMOLITION PLAN

DESIGNED BY: JBT
DRAWN BY: JBT
CHECKED BY: JBT
SHEET NO: C201
PROJECT NO: 481713

EXISTING LEGEND

- PROPERTY LINE
- FENCE
- WATER LINE PIPE
- CANTOR & ELEVATION
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- OVERHEAD TELEPHONE LINES
- UNDERGROUND TELEPHONE LINES
- GAS LINE PIPE

SITE LEGEND

- BRUMBOIS FRAGMENT
- BRICK SEWER (RECYCLED FROM SEWERAL EXCAVATION)
- NEW PARKING MARK
- REINFORCED CONCRETE FINING
- CONCRETE JOINT
- CONCRETE SEWERLAK
- W/OLD EXISTING CURB, SEWERLAK, PARAPET ELEVATIONS
- 4" X 7" PLANK CONSTRUCTION OF RECYCLED LININGS CURB FROM CONCRETE TO COMPLETE EXISTING CURB AND SMALL MATCH EXISTING STILE
- STANDARD ISAD PAVEMENT PADS
- SEWERLAK ADA ACCESSIBLE RAMP
- RECYCLED CONCRETE CURB AND PAVEMENT WALL WITH STEEL PIPE GUARDRAIL
- 6"-IN. WIDE CONCRETE CURB
- 24"-IN. WIDE WHITE PAVED PAVEMENT MARKING

UTILITY LEGEND

- 4" IP WATERLINE (PRIVATELY OWNED)
- IP WATERLINE TO BE SIDE BY SIDE SUPPRESSION BLOWDOWN UTILITIES
- 3" PS WATERLINE TO BE SIDE BY SIDE SUPPRESSION CHANGED (PRIVATELY OWNED)
- CONCRETE WATER SERVICE LINE TO BE SIZED BY OWNER SUPPRESSION UTILITIES (PRIVATELY OWNED)
- WATER LINE GATE VALVE
- PIPE EQUIPMENT "TIGHT" CONNECTION
- 6"-IN. WIDE CONCRETE CURB
- 4"-IN. WIDE SOLID WHITE PAVED PAVEMENT MARKING

GRADING LEGEND

- XXX — ELEVATION CONTOUR
- SPOT GRADE ELEVATION
- TOP OF CURB ELEVATION OVER PAVEMENT ELEVATION
- FINISH FLOOR ELEVATION
- FINISH WALK ELEVATION
- FINISH TOP OF CASTING

designed by: JLB
 drawn by: JLB
 checked by: JLB
 sheet no. 0202
 Project no.: 401713

certified by:

121 E. KIRKWOOD CONDOMINIUMS & RETAIL

121 E. KIRKWOOD AVE
 BLOOMINGTON, INDIANA 47408

Bloomington, Indiana (612) 309-2960 (fax)

ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING

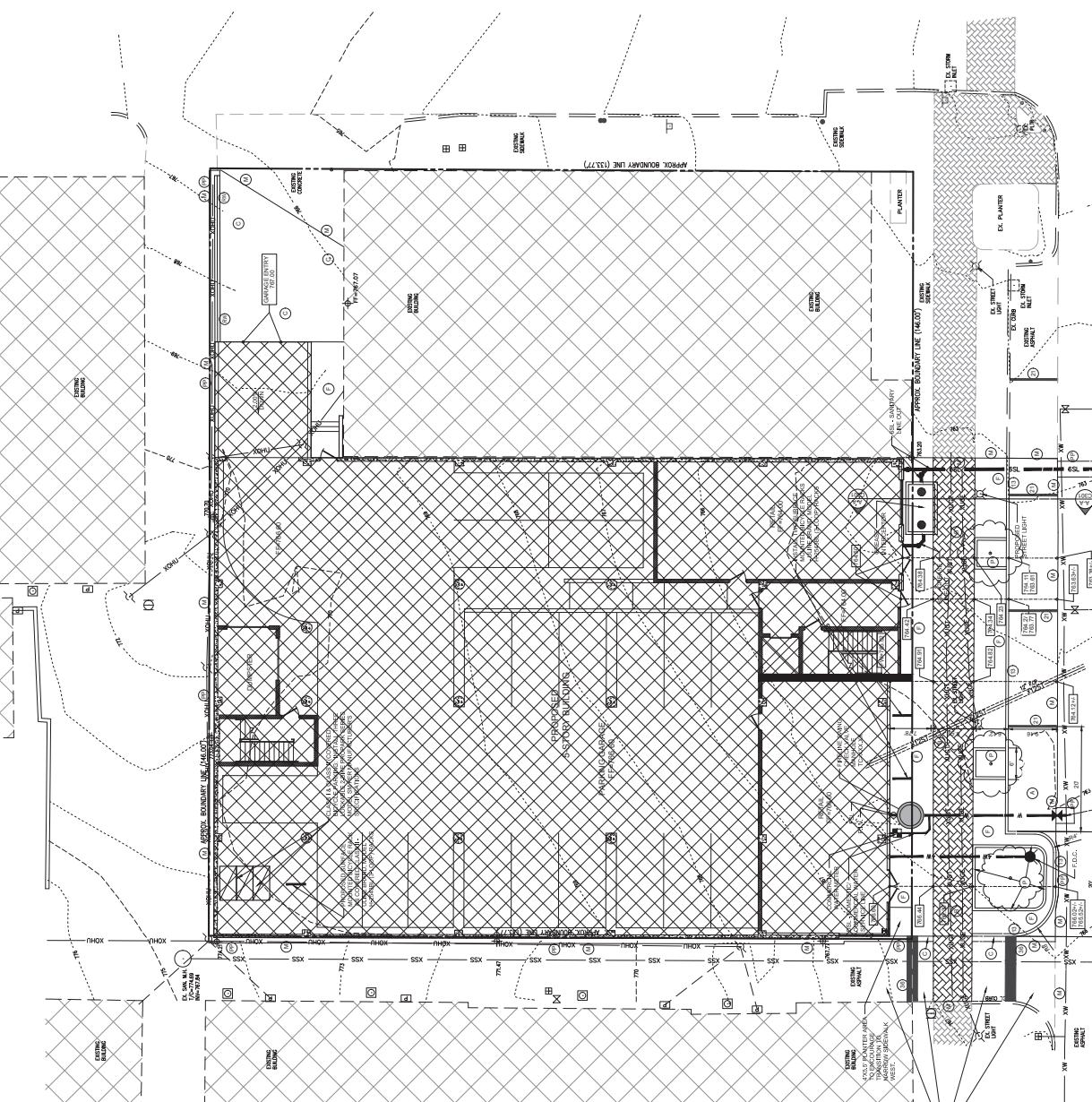
BYNUM FAVAD & ASSOCIATES, INC.

(612) 332-8630

528 North Walnut Street

SCALE: 1"=10'

revisions:

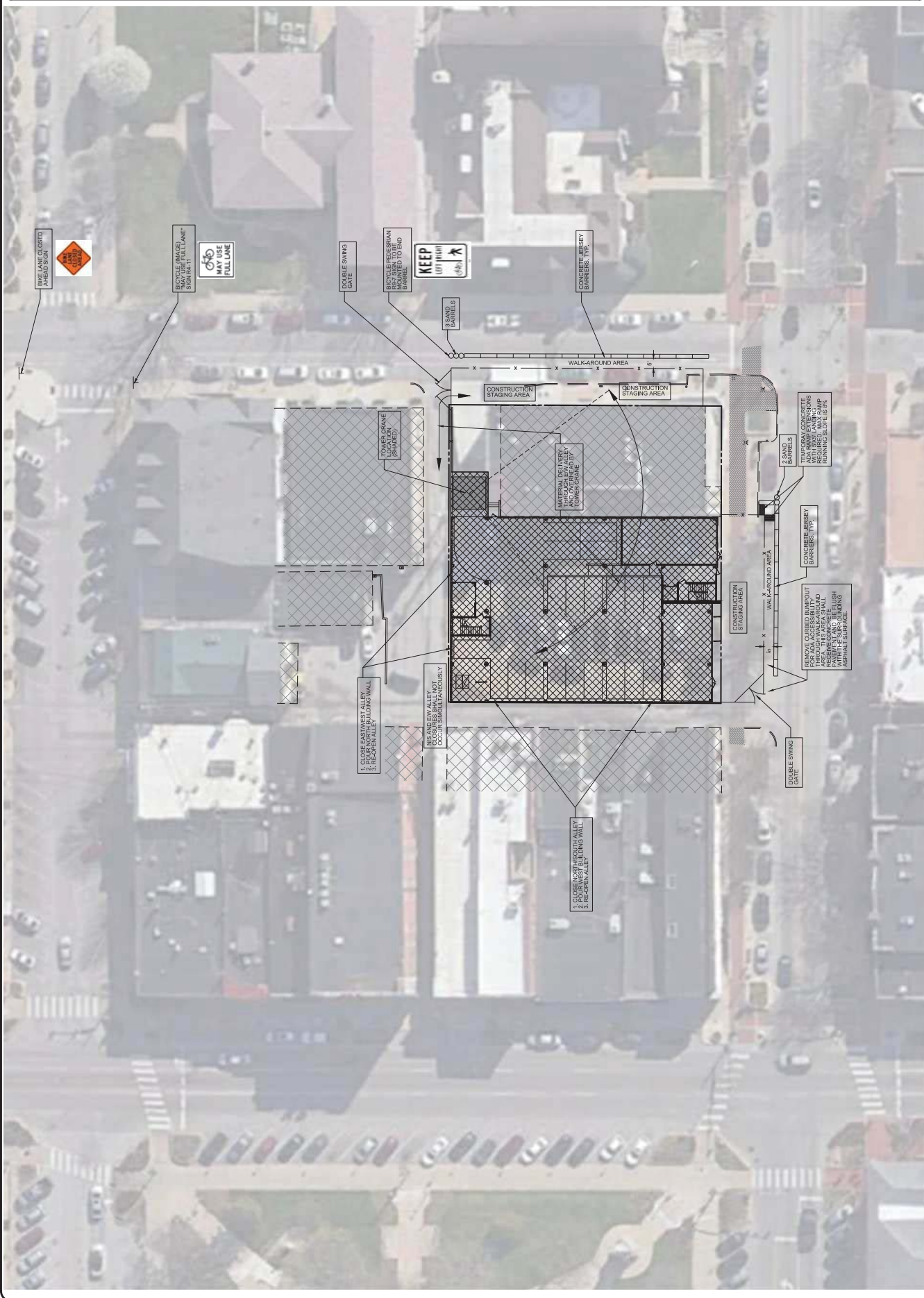


BOUNDARY NOTE

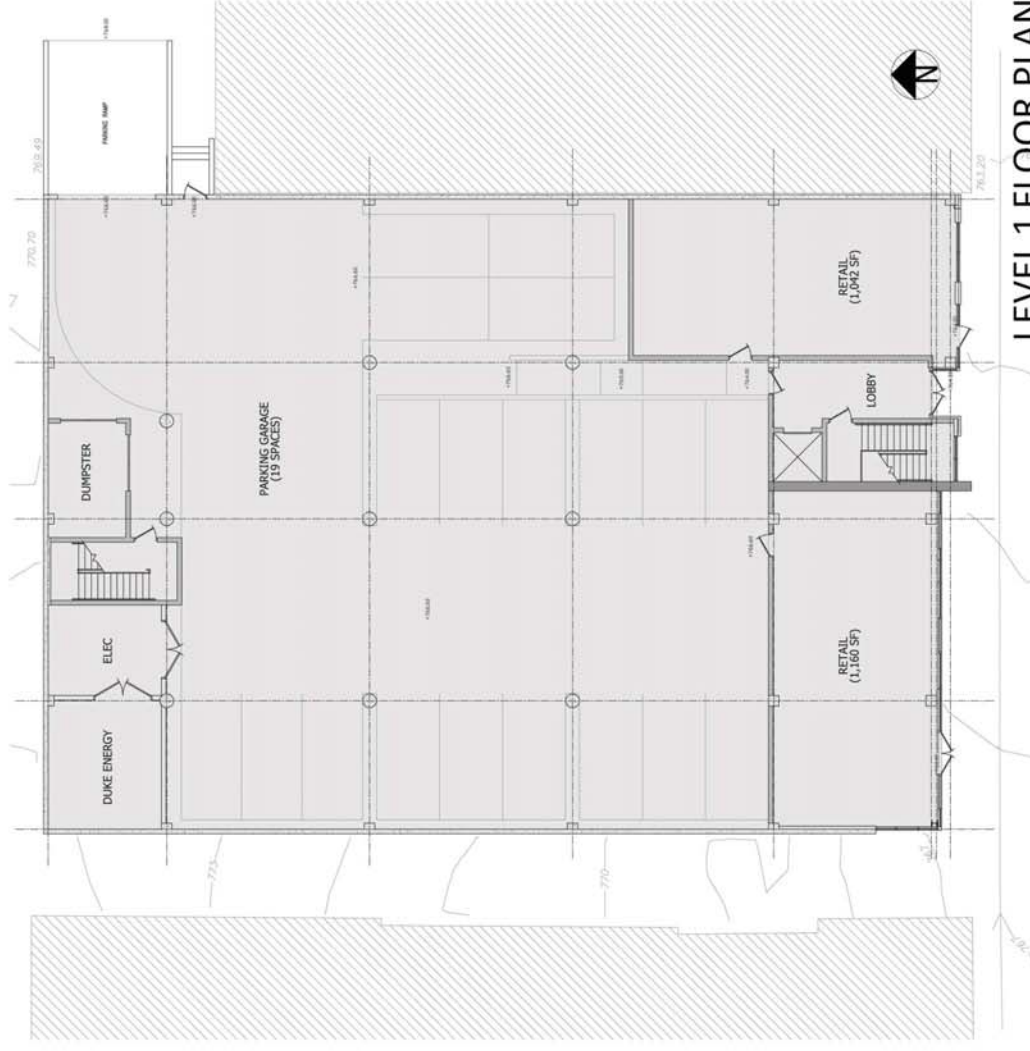
PROPERTY LINES ARE SHOWN FOR GRAPHIC PURPOSES ONLY. ONE BOUNDARY MONUMENT WAS FOUND IN THE FIELD. THE SURVEY PROVIDED SURVEY DOES NOT SHOW ANY GEOMETRIC INFORMATION TO RECREATE THE LINES. ONLY PROPERTY LINE LENGTHS WERE PROVIDED.

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

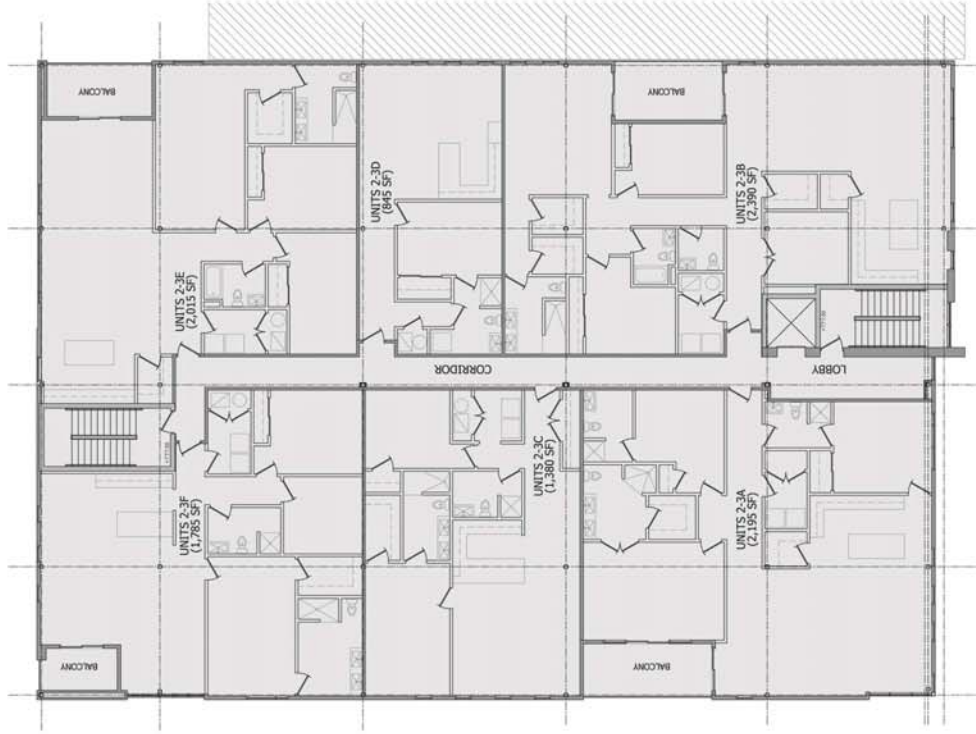


January 22, 2018

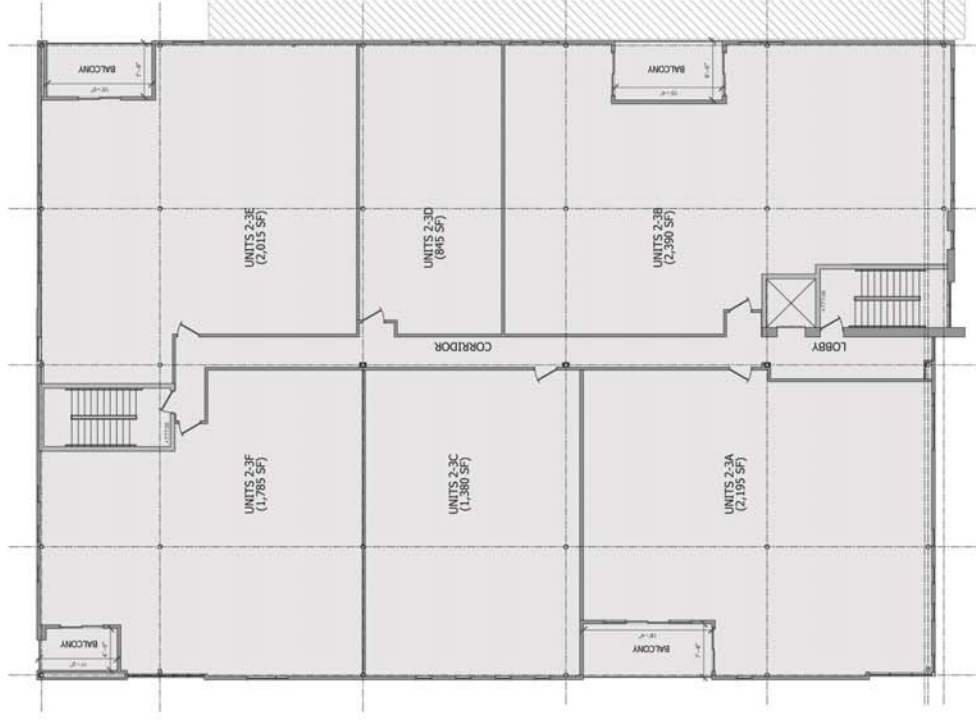


LEVEL 1 FLOOR PLAN

January 22, 2018

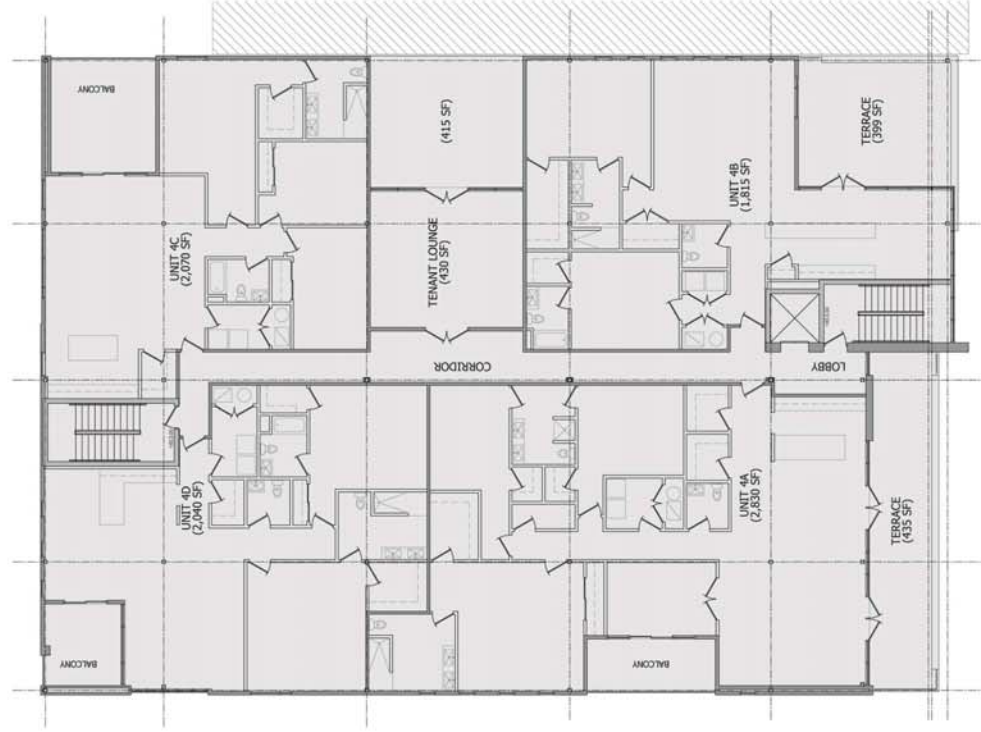


LEVELS 2-3 FLOOR PLAN
PROPOSED BUILD-OUT

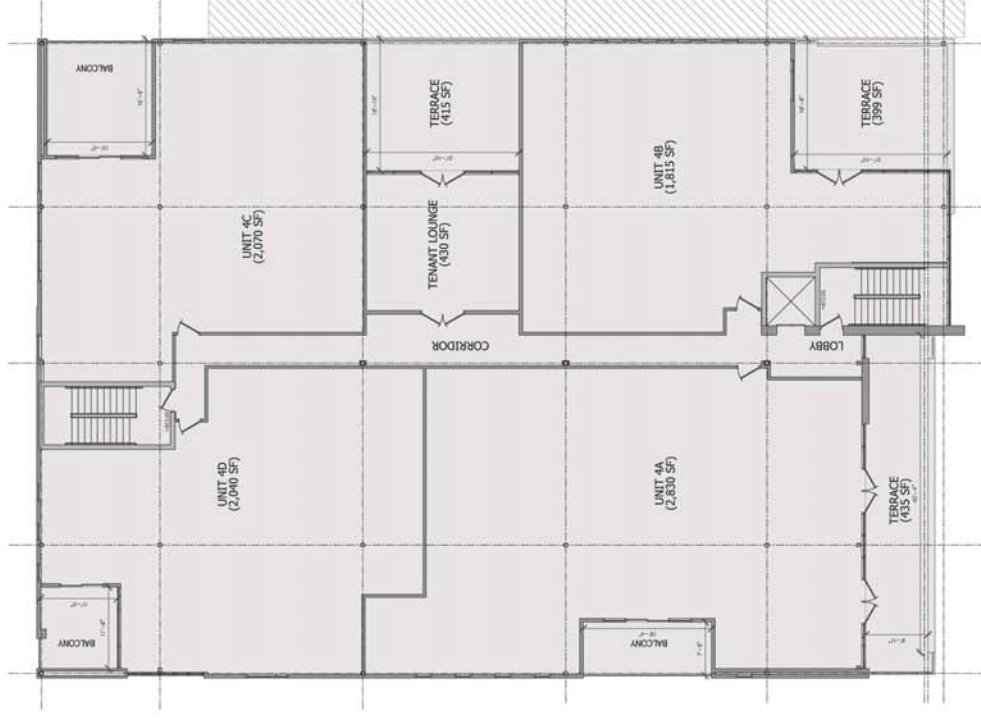


LEVELS 2-3 FLOOR PLAN

January 22, 2018



LEVEL 4 FLOOR PLAN
PROPOSED BUILD-OUT



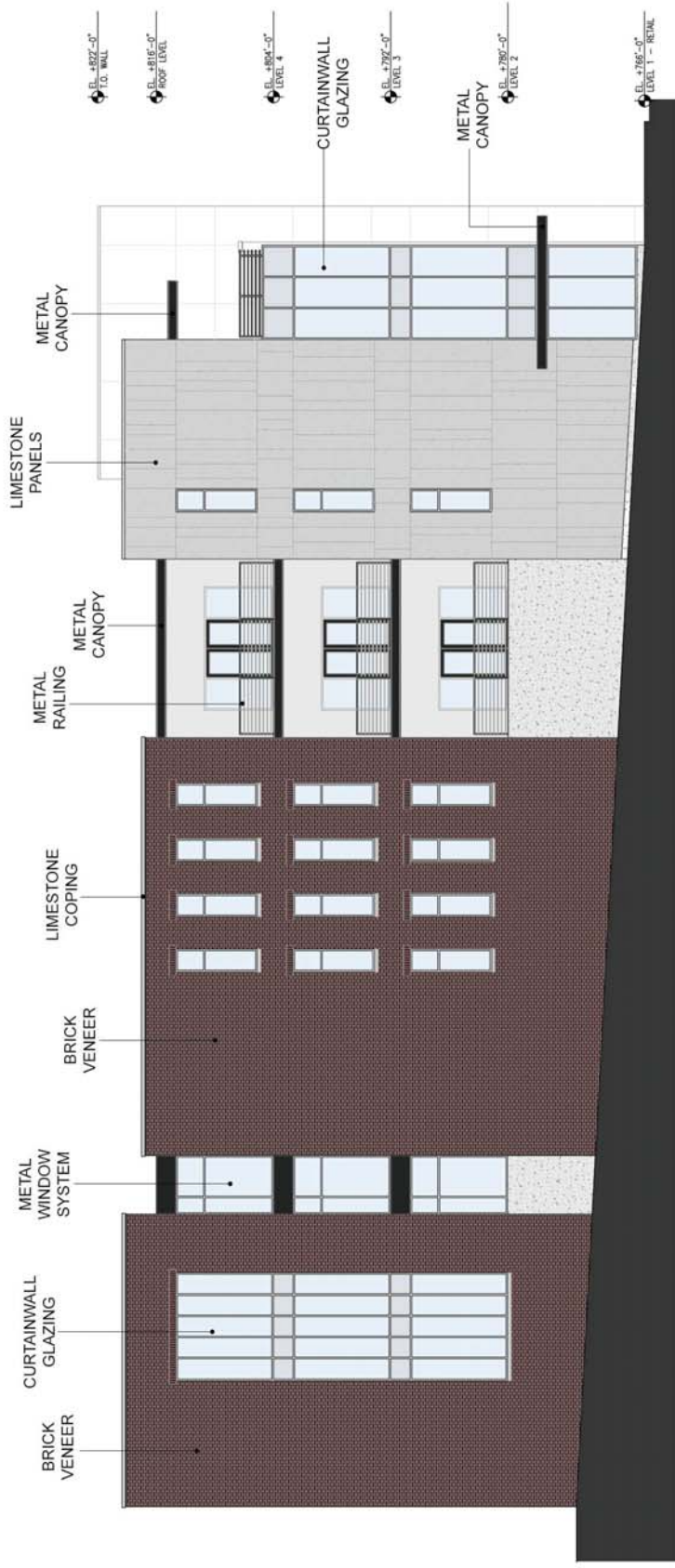
LEVEL 4 FLOOR PLAN

January 22, 2018



SOUTH ELEVATION (KIRKWOOD)

January 22, 2018



WEST ELEVATION (ALLEY)

January 22, 2018



EAST ELEVATION (WASHINGTON)

January 22, 2018



NORTH ELEVATION (ALLEY)



January 22, 2018



VIEW LOOKING NORTHEAST FROM KIRKWOOD

STRAUSER
DESIGN + BUILD, LLC

T.M.
CROWLEY
& ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

January 22, 2018



VIEW LOOKING NORTHWEST FROM KIRKWOOD/WASHINGTON INTERSECTION

STRAUSER
DESIGN + BUILD, LLC

T.M.
CROWLEY
& ASSOCIATES

121 KIRKWOOD

CONDOMINIUMS & RETAIL

January 22, 2018



VIEW LOOKING NORTHEAST FROM KIRKWOOD/WALNUT INTERSECTION

STRAUSER
DESIGN + BUILD, LLC

T.M.
CROWLEY
& ASSOCIATES

121 KIRKWOOD
CONDOMINIUMS & RETAIL

January 22, 2018



VIEW LOOKING SOUTHWEST ALONG WASHINGTON STREET

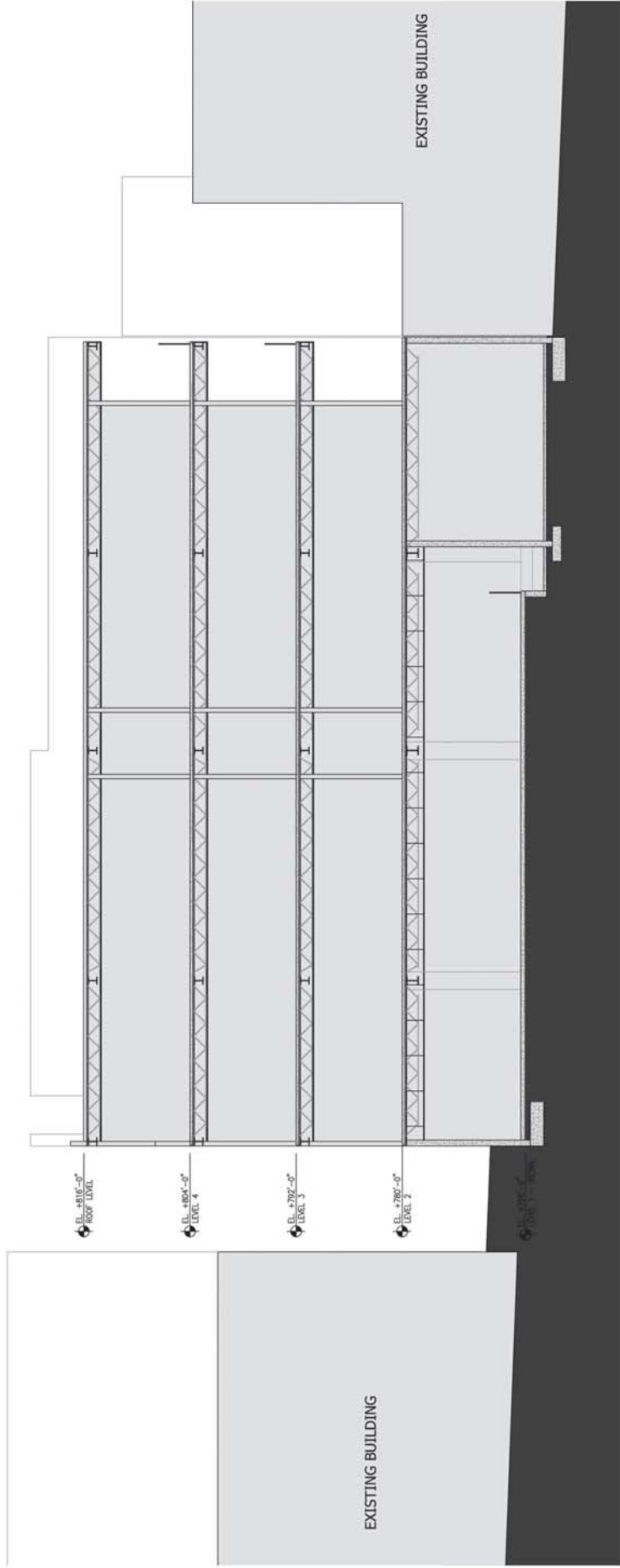
T.M.
CROWLEY
& ASSOCIATES

STRAUSER
DESIGN + BUILD, LLC

121 KIRKWOOD

CONDOMINIUMS & RETAIL

January 22, 2018

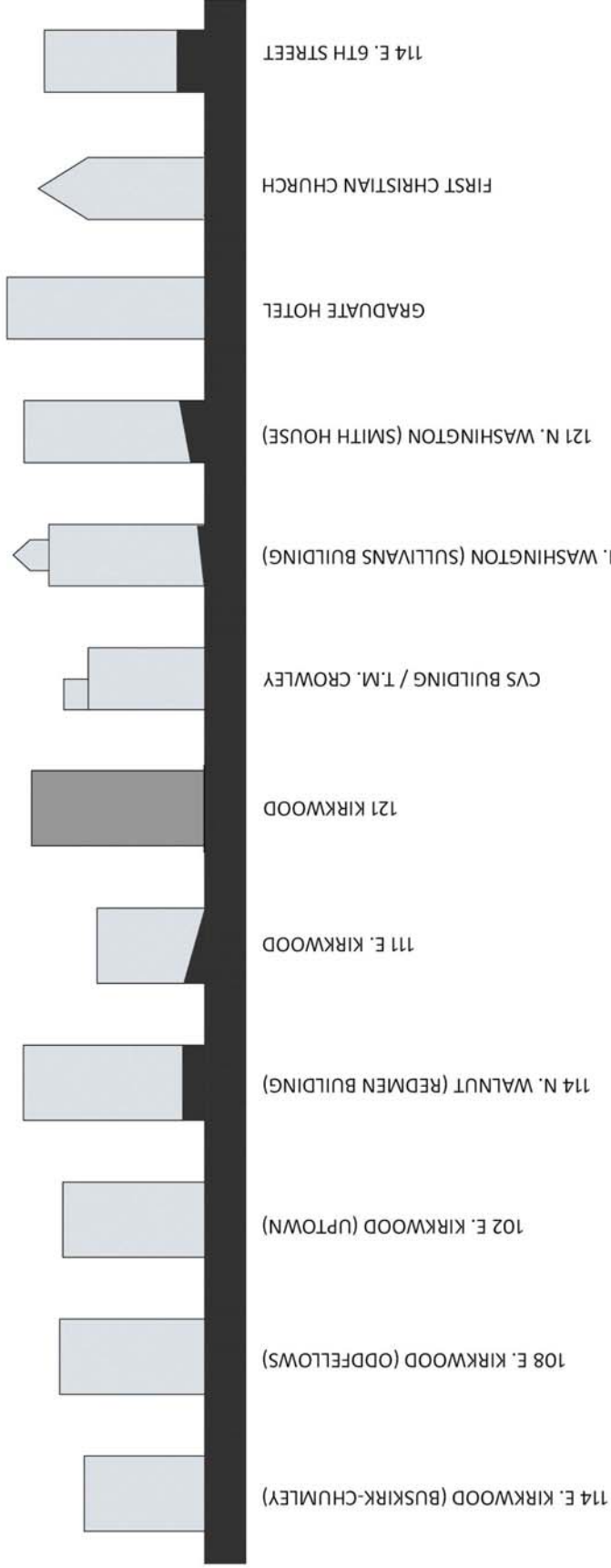


BUILDING SECTION - EAST/WEST

T.M.
CROWLEY
& ASSOCIATES

STRAUSER
DESIGN + BUILD, LLC

January 15, 2018



BUILDING HEIGHT DIAGRAM





INDIANA LANDMARKS

1201 Central Avenue, Indianapolis, IN 46202
317 639 4534 / 800 450 4534 / www.indianalandmarks.org

November 13, 2017

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

Re.: TMC Bloomington project proposal for 121 E. Kirkwood Ave.

Dear Ms. Porter:

Indiana Landmarks would like to endorse the recommendation of Bloomington planning staff to deny TMC Bloomington LLC's development proposal for 121 E. Kirkwood Avenue. In accord with the assessment of planning staff, we find that a five-story mixed-use condominium building would be inappropriate to its context in terms of size, scale, and density.

From the perspective of historic preservation, it is important to consider that the proposed development site is directly adjacent to both the Bloomington Courthouse Square Local Historic District and the National Register of Historic Places (NRHP) Bloomington Courthouse Square Historic District. The district encompasses a highly-intact collection of noteworthy civic and commercial buildings – most of which are two or three stories tall. Bloomington's downtown core is a particularly outstanding example of an urban center that emerged amid the development of Southern Indiana's limestone quarrying industry beginning in the late 1820s and continuing through the early 20th century. In the NRHP nomination for the district, the courthouse square is described as "the historic and architectural center of Bloomington and Monroe County." Consequently, the character of the square and its immediate surroundings should both be guarded with great care.

A 67-foot-tall contemporary building with facades that do not complement the design of nearby historic buildings would have a detrimental effect on the overall appearance and feeling of the neighboring local and national historic district. Although the 70-foot-tall Graduate Hotel was constructed with a height-limit variance from the City, we believe that its location at the southwest corner of Kirkwood and Lincoln should preclude it from serving as a precedent for the case at hand, as the Graduate Hotel is farther removed from the heart of the Courthouse Square Historic District. As an immediate neighbor to the district, development at 121 E. Kirkwood Ave. is apt to have a more significant impact on the historic fabric of downtown Bloomington.

We hope that the Plan Commission will demand a new project proposal that is more sensitive to the context of the site with respect to scale, design, materials, and density.

Sincerely,

Mark Dollase
Vice President of Preservation Services

Cc: James Roach