

# CITY OF BLOOMINGTON



# PLAN COMMISSION

May 8, 2017 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL

**CITY OF BLOOMINGTON  
PLAN COMMISSION  
May 8, 2017 @ 5:30 p.m.**

❖ **City Council Chambers - Room #115**

**ROLL CALL**

**MINUTES TO BE APPROVED:** April 17, 2017

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**PETITIONS CONTINUED TO:** June 12, 2017

- SP-06-17**      **Mara Jade Holdings, LLC.**  
318 E. 3<sup>rd</sup> St.  
Site plan approval for a 4-story mixed-use building.  
*Case Manager: Eric Greulich*
- ZO-09-17**      **City of Bloomington (2<sup>nd</sup> Hearing)**  
**UDO Amendment (Accessory Dwelling Units)**  
Amendments to the City's Unified Development Ordinance to permit limited numbers of Accessory Dwelling Units (ADUs) within single-family zoning districts.  
*Case Manager: James Roach*
- ZO-11-17**      **City of Bloomington (2<sup>nd</sup> Hearing)**  
**UDO Amendment (Pocket Neighborhoods)**  
Amendments to the City's Unified Development Ordinance to permit Pocket Neighborhoods as conditional uses within the Residential Core (RC) and Single-family Residential (RS) zoning districts.  
*Case Manager: James Roach*

**CONSENT AGENDA:**

- ZO-14-17**      **Shelby Bloomington, LLC**  
1920 W. Fountain Dr.  
Rezone 1.18 acre property from Residential Single-family (RS) to Industrial General (IG) to allow the construction of a 5,000 square foot building.  
*Case Manager: Eric Greulich*

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**PETITIONS:**

- SP-07-17**      **Annex Student Living (Kyle Bach)**  
313, 317, 325, 403 & 409 E 3rd St., and 213 S. Grant St.  
Site plan approval for a 4-story mixed-use building and a 5-story mixed-use building.  
*Case Manager: Amelia Lewis*
- PUD-08-17**      **Mecca Companies (Kyle Bach)**  
1100 N. Crescent Dr.  
Rezone 8 acres from Residential Single-family (RS) to Planned Unit Development (PUD) and to approve a PUD District Ordinance. Also requested is preliminary plan approval to allow a new affordable housing multi-family apartment complex.  
*Case Manager: Eric Greulich*

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT**

**CASE #: SP-07-17  
DATE: May 8, 2017**

**Location: 313, 317, 325, 403, 409 E 3<sup>rd</sup> St. & 213 S Grant St.**

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

**CONSULTANTS:** Smith Brehob and Associates, Inc.  
453 S. Clarizz Blvd., Bloomington

**REQUEST:** The petitioner is requesting site plan approval for a four story mixed use building and a 5 story mixed use building.

**BACKGROUND:**

<b>Area:</b>	0.4 acre – East Site 0.4 acre – West Site
<b>Current Zoning:</b>	CD – University Village Overlay
<b>GPP Designation:</b>	Downtown
<b>Existing Land Use:</b>	Commercial, Multi-family
<b>Proposed Land Use:</b>	Multi-Family
<b>Surrounding Uses:</b>	North – Residential, Commercial West – Commercial East – Commercial South – Commercial

**REPORT:** The properties are located on the north-east and north-west corners of E. 3<sup>rd</sup> Street and S. Grant Street. The properties are zoned Commercial Downtown (CD), and located in the University Village Overlay (UVO). Surrounding land uses include commercial and office buildings to the south, a historic house and restaurants to the north, a strip mall to the east and restaurants to the west. A portion of the north-east site is within the Restaurant Row local historic district which contains a contributing surveyed historic structure. The historic district is immediately adjacent to the northern property line of both sides.

The east property currently contains three detached houses and the west site contains a two story multi family building and two detached houses, one which has been converted to a restaurant. The petitioner proposes to develop this property by demolishing the existing structures, with the exception of the historic structure, and building new buildings on each corner. Each building is a 5 story structure: partial underground garage, 3<sup>rd</sup> Street grade retail, and three levels of residential units.

The first floor of the east building, contains 6,995 square feet of commercial space, 4 studio units and 2,435 square foot clubhouse for residents. The second through fourth floors contain 49 studio units and 7 one-bedroom units for a total of 60 units and 60 beds. The second through fourth floors are wrapped around an 1845 sf green roof and patio. The third and fourth stories are setback from Grant Street approximately 21 feet at the north-west corner with a green patio. The 33 lower level parking spaces are accessed from a curb cut on Grant Street at the northwest corner of the site.

The first floor of the west building contains 7,289 square feet of retail space and 4 studio units. The second through fourth floors contain 43 studio units and 6 two-bedroom units for a total of 49 units and 55 beds. Along the north eastern portion of the building, the second through fourth stories are stepped back approximately 40 feet featuring a 2,730 square foot roof deck. The west building also contains 22 partially underground parking spaces that are accessed from an alley off the north side of the building.

The petitioner’s case for a Certificate of Appropriateness, to build within the historic district, will be heard at the Historic Preservation Commission on May 11.

An email from the Annex staff was received Thursday, May 4, containing details for diverse housing, though no formal agreement has been created. It outlined possibilities such as: 10% affordable units based on 60% Area Median Income, 10% non-undergraduate housing, or 20% workforce housing. This topic will be further researched before an agreement is made.

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**Plan Commission Site Plan Review:** Four aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.09.120. These aspects are as follows:

The Plan Commission shall review:

- Any proposal that does not comply with all of the standards of Section 20.03.190: University Village Overlay (UVO); Development Standards and Section 20.03.200: University Village Overlay (UVO); Architectural Standards;
- Any development that includes any of the following uses:
  - Residential Dwelling, Upper Floor Units: Above 50 bedrooms.
  - Retail, High Intensity: Greater than 15,000 square feet gross floor area.
  - Any proposal adjacent to a residentially zoned district or a residential use.

The proposal does not comply with 20.03.190(b)(1)(B), 20.03.190(c)(2), 20.03.200(c)(2), 20.03.190(a)(2)(A).

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**SITE PLAN:**

**Residential Density:** The maximum residential density in the University Village Overlay is 33 units per acre. Each petition site is .4 acre, resulting in an allowable maximum density of 13.2 DUEs (Dwelling Unit Equivalent) per site. The petitioner is proposing a density of 12.35 DUEs on the east site and 12.56 DUEs on the west site, meeting the density requirements.

**East Building: Dwelling Unit Equivalent Breakdown**

Type of Unit	Number of Units	Number of Beds	DUEs
Studio	53	53	10.6
1 bedroom	7	7	1.75
	60	60	12.35



West Building: Dwelling Unit Equivalent Breakdown

Type of Unit	Number of Units	Number of Beds	DUEs
Studio	43	43	8.6
2 bedrooms	6	12	3.96
	49	55	12.56

**Non-Residential Uses on the First Floor:** The petitioner has proposed ground floor retail in both buildings. The east building, contains 6,995 square feet of commercial space and a 2,435 square foot clubhouse for residents. The west building contains 7,289 square feet of retail space and a shared lobby. The proposal meets the requirement to have a minimum of 50% of the total ground floor area use as non-residential.

**Height:** The maximum height in the UVO is 40 feet, both buildings exceed this limit. The east building measures 60 feet in height and the west building measures 58 feet 6 inches in height.

The UDO measures height from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Both sites have significant grade change, with the east site at approximately 17 feet of fall and the west site with approximately 8 feet of fall. The low point for both sites is located at the NW corners and a high point at the SE corners. A contributing factor to the height was driven by the provision of beneath grade garage vehicular entrances at the low points to minimize moving rock.

Both buildings step down east to west and south to the north to accommodate the grade change, while allowing for pedestrian interaction of 3<sup>rd</sup> and Grant Streets. The east building is access via 3 accessible entrances on 3<sup>rd</sup> Street and two entrances on Grant Street. Along 3<sup>rd</sup> Street, the east building façade begins at the alley at 52' and steps up to 53' at the corner of Grant Street. The east building façade along Grant Street incrementally steps down its height going north to a maximum of 39' above grade adjacent to the house to the north. The adjacent house is 19'-6" at its highest point, which represents a 20'-1" difference in height. Starting at the alley on 3<sup>rd</sup> Street the west building is at a height of 55'-8" above grade and steps down to 52'-6" The west building façade along Grant Street incrementally steps down its height going north to a maximum of 17'-6" above grade which represents a 9'-11" difference in height.

**Parking:** The UVO does not require parking for non-residential uses. When considering the two buildings together or separate, the site does not meet the residential parking spaces. The petitioner is proposing 5 parallel parking spaces on the west side of Grant Street. The east site is required to have 37 residential parking spaces and the west site is required to have 33 residential parking spaces, or a combined totally of 70 for the development. The petitioner is proposing a total of 55 residential parking spaces: 33 spaces in the east building and 22 spaces in the west building.

**Access:** Each building only has a singular vehicular accesses to the parking garage. Vehicular access to the east building's parking is located on Grant Street, at the north

west corner of the site. The entrance was set back and side loaded, as to not place it directly up against the sidewalk, creating unsafe conditions for pedestrians. Vehicular access for the west site is gained from the alleys to north and west of the building. Placing the garage off the alley as opposed to directly off of Grant Street allows for more pedestrian interaction along Grant Street. Per 20.05.035(g), nonresidential uses on corner lots will derive access from the street assigned the lower classification in the Thoroughfare Plan. Grant Street is a lower classified road than 3<sup>rd</sup> Street.

Pedestrian access to the buildings is provided on both street frontages. Due to the slope on the site, the retail is stepped along street grade and the pedestrian entrances are at varying heights. Pedestrians can enter the site at grade off of 3<sup>rd</sup> and Grant Streets into the retail space under a metal building canopy. The primary residential entrance for the east building is located on the south façade of the building off of 3<sup>rd</sup> Street, with a retaining wall wrapping around the entrance. The primary entrance for the west building is located on the east façade of Grant Street. These entrances provide residents to a common lobby.

**Pedestrian Facilities/Alternative Transportation:** The site plan shows sidewalk along 3<sup>rd</sup> and Grant Streets. The petition will meet UDO requirements to maintain or enhance those facilities with street trees and lighting. The sidewalks along 3<sup>rd</sup> Street and the east side of Grant will be at least 5 feet wide. The sidewalks on west side of Grant Street are about 10 feet wide. More sidewalk space is included at the corners on Washington Street. There is one driveway cut on the east side of Grant Street. The site plan shows street level short term bike parking along each street frontage at both buildings.

No additional Bloomington Transit facilities are required with the development. The Downtown Transit Center is two blocks away from the development site.

**Bicycle Parking:** 28 bicycle parking spaces are required. The site plan for each building shows space for bicycle storage in the garage, however it is not shown how many spaces are available in this area. Each of these areas should be configured to allow for a minimum of 3 spaces. Future site plans should identify how many spaces are available in the locations as well as on the proposed bicycle racks on the street level. The proposed spaces in the chart below reflect the petitioner’s statement, however not all of these spaces can be accounted for on site.

	Number of Beds	Retail Square Footage	Total Spaces Required	Long-term Class I Spaces Required	Covered Short-term Class II Spaces Required	Class I Spaces Proposed	Class II Spaces Proposed
East Site - Residential	60	-	10	3	5	3	10
West Site - Residential	55	-	10	3	5	3	10
East Site – Commercial	-	6,995	4	0	4	0	4 (covered)
West Site - Commercial	-	7,289	4	0	4	0	4 (covered)

**Architecture/Materials:** The east building is a “C” shaped form, wrapping around a green roof on the second story. The west building is an “L” shape, providing a step back from the historic structure to the north and also providing a green roof and patio on the second story.

The facades of both the east and west buildings along 3<sup>rd</sup> Street are broken down into three forms with varying roof lines and materials. The primary materials include brick veneer, limestone veneer, burnished block, stucco, metal panel and glass storefronts along the ground floor. A white ribbon of metal panel begins as a canopy over the retail storefront and extends vertically to wrap the corner at 3<sup>rd</sup> and Grant to match the buildings with cohesive design elements. The ribbon also serves to provide distinction between the first floor, primarily glass podium and brick, and the upper floors, detailed mainly with stucco. Setbacks are carved out along the 3<sup>rd</sup> Street façade of each building to create visual interest, color variety and the required façade modulation. The second through fourth floors of each building are stepped back along the north facades, adjacent to the historic and existing structures.

**Streetscape:** Street trees and pedestrian-scaled lighting are required along 3<sup>rd</sup> and Grant Streets. The petitioner has not submitted a lighting or landscaping plan at this time.

**Impervious Surface Coverage:** The UVO allows for 85% impervious surface coverage. The east site has an impervious surface coverage of 89% and the west site has an impervious surface coverage of 90%. This does not meet UDO standards. The east site has 2,723 sf of green roof and the west site has 1,926 sf of green roof. The green roof does not count towards the impervious surface calculations, it can however be considered a benefit when looking at the overall impact and design of the project. The sites utilize permeable pavers and landscaping towards the pervious surface calculations.

**Building Façade Modulation:** BMC 20.03.200(c)(1)(A) requires a maximum façade width for each module of 50 feet for those sides of the buildings with street frontage. BMC 20.03.200(c)(1)(B) requires a minimum change in façade depth by 3% of the total façade length, extending the length of the façade module. All facades meet this requirement except for the south façade along 3<sup>rd</sup> Street of the west building.

**Building Height Step Down:** BMC 20.03.200(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 west building steps back and down below the historic house just north of the garage entrance to a height of 17'-6". The east building steps back on the first and third floors, with the house to the north at a height one story above the house. It maintains this step back for the remaining height of the building. Neither building meets the step down requirement.

**Void-to-Solid Percentage:** The UVO sets a minimum first floor void-to-solid requirement of 50%, consisting of transparent glass or façade openings, for facades facing a street. Upper stories are required to have a minimum of 20% void area. The east building, south façade on 3<sup>rd</sup> Street currently has 51% void space on the ground floor and 20% void space on the upper floors. The east building, west façade on Grant

Street currently has 50% void space on the ground floor and 25% void space on the upper floors.

The west building, south façade, along 3<sup>rd</sup> Street has 54% void space on the ground floor and 24% void space on the upper floors. The west building, east façade on Grant Street has 50% void space on the ground floor and 23% void space on the upper floors. The proposal meets the UDO requirements.

**Encroachments:** The site plan includes encroachments by the building canopy cover for the retail area and the residential entrance along Third and Grant Streets, bicycle parking, fire department equipment (post indicator valve and FDC), and the retaining wall at the south-east corner of the east building.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The petitioner should continue to work with the Planning and Transportation Department on the following recommendations by the Environmental Commission:

- 1.) The Petitioner shall provide a Landscape Plan prior to approval of a grading permit.

**Findings:** A fully compliant landscaping plan must be submitted.

- 2.) The Petitioner should provide details about the green roof system, prove that it should be classified as pervious surface, and provide a maintenance plan for the system.

**Findings:** The Petitioner has recently submitted further detail on the green roof system and will continue to work with staff to determine the possibility of it counting towards the pervious surface requirement as well as a maintenance plan.

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

**Findings:** On-site recycling facilities should be considered prior to the second hearing as a way to incorporate sustainable development design features.

- 4.) The Petitioner should commit to salvaging, recycling, and reusing all possible construction and demolition materials not needed on site.

**Findings:** The petitioner has included in their statement that the building materials will include recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius, as well as recycling 50% of non-hazardous construction and demolition debris.

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

**Findings:** The Department encourages the petitioner to incorporate the

suggestions and as many green features as possible.

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**CRITERIA AND FINDINGS FOR SITE PLANS**

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

(A) **Findings of Fact.** A site plan shall be approved by the Planning and Transportation Department or the Plan Commission only upon making written findings that the site plan:

- (i) Is consistent with the Growth Policies Plan;
- (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.

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

- Complies with all review standards of Section 20.09.120: Site Plan Review, and
- Satisfies the design guidelines set forth in Section 20.03.210: University Village Overlay (UVO); Design Guidelines.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The 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.

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**CONCLUSION:** This petition does not meet the UVO Development Standards for height, modulation, minimum parking, step down, and impervious surface coverage. It includes various positive aspects related to larger City goals including the addition of affordable housing and additional commercial space in the downtown.

The Department recommends that the Plan Commission be cautious of approving projects that do not meet all overlay requirements in the transition period prior to adoption of the Draft Comprehensive Plan and subsequent UDO updates. The petitioner should continue to work with the Department, the Historic Preservation, Commission and with guidance from the Plan Commission, prior to the next meeting to

address the following considerations: height, landscaping, green building commitments, commitments to a diverse housing mix, and innovative and unique building design.

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**RECOMMENDATION:** The Department recommends SP-07-17 be continued to the June Plan Commission Meeting.

# MEMORANDUM

Date: April 28, 2017  
To: Bloomington Plan Commission  
From: Bloomington Environmental Commission  
Through: Linda Thompson, Senior Environmental Planner  
Subject: SP-07-17, Annex Student Living  
313, 317, 403, 409 E. 3<sup>rd</sup> St., & 213 S. Grant St.

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

The EC working group called the Environmental Commission Plan Committee (ECPC), reviews development plans only a few days after both the submission and revision deadlines. They saw this plan shortly after it was first submitted and still in its initial state. By the time of the last scheduled ECPC meeting, no revisions had been submitted. Therefore, the comments within this memo reflect a review of an old version of this site plan, and the EC has not reviewed anything that was submitted after the published revision deadline.

## **ISSUES OF SOUND ENVIRONMENTAL DESIGN**

### 1.) LANDSCAPING

There has not yet been a Landscape Plan submitted for this petition. The Petitioner shall have an approved plan prior to receiving a grading permit. Given the constraints on this urban site, the EC believes that the landscaping should be as dense as feasible in every available space on the property. Furthermore, 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. For additional suggestions, please see the EC's Natural Landscaping materials at [www.bloomington.in.gov/beqi/greeninfrastructure/htm](http://www.bloomington.in.gov/beqi/greeninfrastructure/htm) under 'Resources' in the left column. We also recommend an excellent guide to midwest sources of native plants at: <http://www.inpaws.org/landscaping.html>.

### 2.) IMPERVIOUS SURFACE

The Petitioner claims they are staying under the maximum impervious surface coverage by using some green roof area. The EC has not seen any plans describing the green roof system, therefore is not comfortable allowing it to be classified as pervious. Also, if the water from the roof will



flow into the City's stormwater system and not infiltrate into the ground, the EC is uncertain if the roof should be considered pervious. Furthermore, a green roof will require maintenance. The EC recommends that the Petitioner craft a maintenance plan and submit it so the city can be sure the roof will remain functioning as a green, vegetated roof.

### 3.) RECYCLING

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

### 4.) CONSTRUCTION AND DEMOLITION DEBRIS

The EC recommends that construction and demolition debris from the existing structures and construction of the new buildings be collected for reuse or recycling. This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled. Very little material should have to be disposed in a landfill.

### 5.) GREEN BUILDING

The EC believes that the Petitioner should commit to green building practices. The Petitioner's Statement reads "we are reviewing the incorporation of the following in the project:" All developers and builders should design their structures with as many best practices for energy savings and resource conservation as possible, and simply stating an interest is not adequate.

Green building and environmental stewardship are of utmost importance to the people of Bloomington, and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>).

Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by former Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

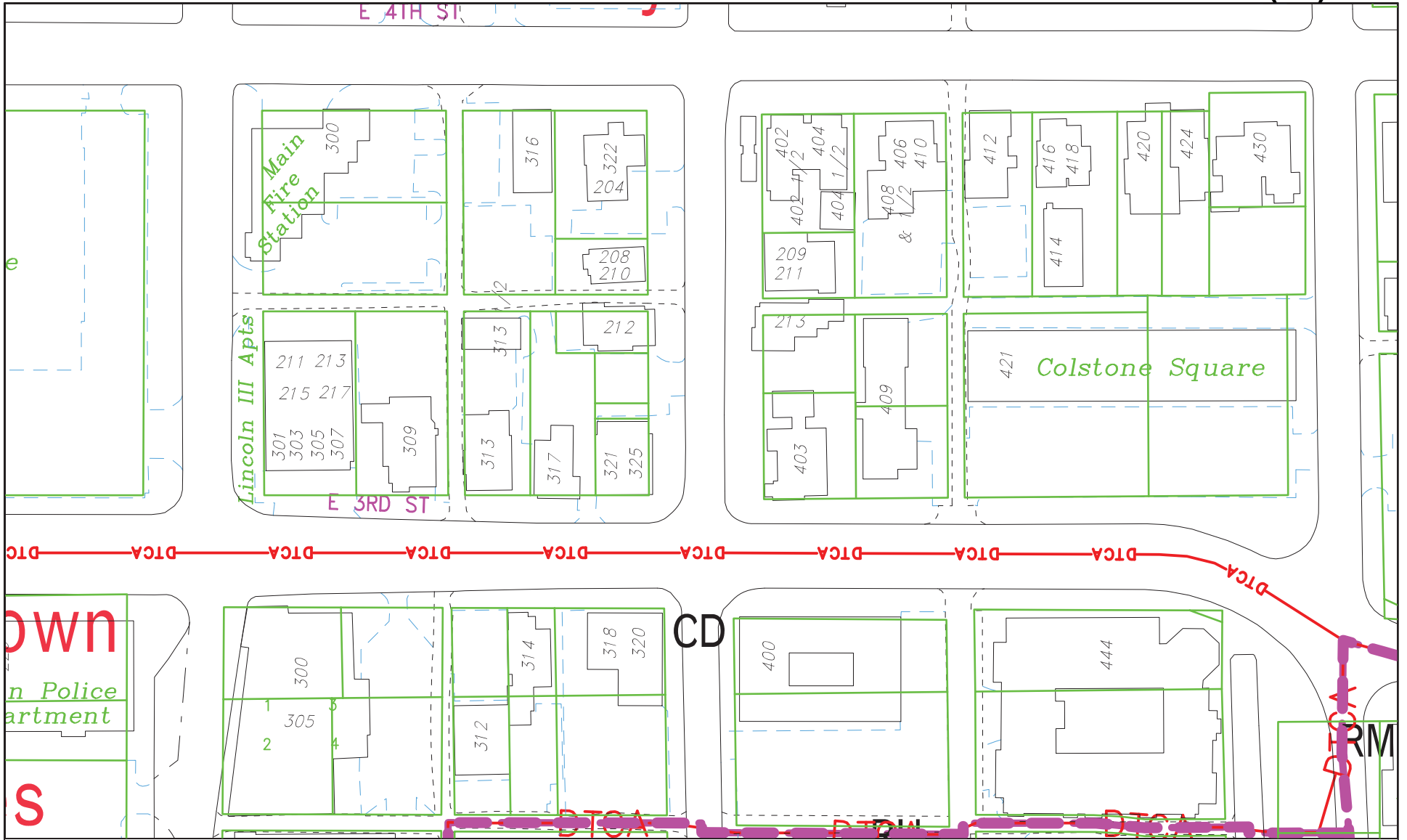
## **EC RECOMMENDATIONS**

- 1.) The Petitioner shall provide a Landscape Plan prior to approval of a grading permit.
- 2.) The Petitioner should provide details about the green roof system, prove that it should be classified as pervious surface, and provide a maintenance plan for the system.
- 3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up.



4.) The Petitioner should commit to salvaging, recycling, and reusing all possible construction and demolition materials not needed on site.

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



OWN  
n Police  
artment  
S

By: lewisa  
24 Feb 17



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation

Scale: 1" = 100'



OWN  
n Police  
artment  
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By: lewisa  
24 Feb 17



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation

Scale: 1" = 100'

APRIL 26, 2017

CITY OF BLOOMINGTON PLANNING DEPARTMENT  
P.O. Box 100  
BLOOMINGTON, INDIANA 47402

ATTN: AMELIA LEWIS

ARCHITECTURE + INTERIORS

**PETITIONERS STATEMENT**

Dear Amelia,

Annex is pleased to submit the attached apartment development, Bloomington Annex 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.



**Apartment Types**

	<u>Count</u>	<u>Beds</u>
<u>East Site</u>		
Studio Apartment	53 Units	53 Beds
1 Bedroom Apartment	<u>7 Units</u>	<u>7 Beds</u>
<b>Total:</b>	<b>60 Units</b>	<b>60 Beds</b>
<u>West Site</u>		
Studio Apartment	43 Units	43 Beds
2 Bedroom Apartment	<u>6 Units</u>	<u>12 Beds</u>
<b>Total:</b>	<b>49 Units</b>	<b>55 Beds</b>
<b>Grand Total:</b>	<b>109 Units</b>	<b>115 Beds</b>

**\*Note:** Both East and West buildings will contain 10% affordable housing. Therefore, the East building has 60 units x 10% = 6 affordable units and the West building has 49 units x 10% = 5 affordable units. This would provide for a total of 11 affordable housing units.

**Property Density**

East Site: 132' x 132' = **.4 acres**  
West Site: 132' x 132' = **.4 acres**

33 apartments/ acre = **13.2 DUE's allowed (for each site)**

East Site:  
Studio .20 DUE x 53 = **10.6 DUE's**  
1 bedroom .25 DUE x 7 = **1.75 DUE's**

**12.35 DUE's provided (13.2 DUE's allowed)**

618 EAST MARKET STREET, INDIANAPOLIS, INDIANA 46202 317.264.8162 F 317.264.8165 WWW.AXISARCH.COM



West Site:

Studio	.20 DUE x 43 =	<b>8.6 DUE's</b>
2 bedroom	.66 DUE x 6 =	<b>3.96 DUE's</b>

**12.56 DUE's** provided (13.2 DUE's allowed)

**Project Location**

The project is located at the corner of Third and Grant Streets in the Downtown University Overlay District. The surrounding land use includes former houses converted into restaurants to the North and West, property management businesses to the South, apartments to the Southeast and a mixed use (residential over business) development to the East. The East site currently contains two private residences and a law office. On the West site, there is a small retail business in a converted house, as well as rental houses.

**Project Concept**

A main tenant of the overall project concept is that of respecting the surrounding context. The contextual width of the existing homes along Grant Street has been maintained and reflected in the massing and cadence of the new facades along Grant Street. This was achieved, in part, by modulating the massing of the buildings into "L" and "C" forms. This, in turn, allows green rooftop courtyards to open towards the City. These simple shapes speak to the efficiency of the buildings' structural layout for stacking 3 stories of residential over a 2-story concrete podium of retail space and a parking garage. Internally, the buildings are divided into smaller dwelling units all accessed off of a central interior walkway system that has been sized to serve as the primary path to each unit. The overall form, detailing and material palette has been composed to provide a modern feel while still blending in architecturally with the similar developments in the Downtown Overlay Districts. Similar project types and aesthetic includes the Springhill Suites by Marriott Bloomington on the Northwest corner of West 9th Street and North College Avenue and the mixed use building at the Southeast corner of West 10th Street and North College Avenue.

The buildings' architectural detailing is defined on the Third Street façades by breaking down the massing into three forms with distinctly different roof lines and materials (including brick veneer, limestone veneer, burnished block, stucco, metal panel and storefront). A white ribbon of metal panel begins as a canopy over the retail storefront and extends vertically to wrap the corner at Third and Grant and connect the street facades for both buildings into a cohesive language. The ribbon serves to connect two masses: a brick and glass podium with three stories of residential living area, detailed mainly in stucco. Setbacks are carved out along the Third Street facade of each building to create visual interest, color variety and the required façade modulation. The buildings both step back along Grant Street and the northern alleys to pay respect to the historic buildings to the north.

**Non-Residential space - Retail**

Retail space is required in the Downtown University Overlay district for 50% of the ground floor footprint. Despite the significant grade change on both sites, retail space is provided at grade on Grant and Third for both buildings. For the East site, **6,995 square feet of retail** space is provided with 75% frontage along the Third Street façade and 25% of the Grant Street façade. The retail space covers **46%** of this level of the East building. On the West site, **7,289 square feet of retail** space is provided with 75% frontage along the Third Street façade and over 50% of the Grant Street façade. The retail space covers **53%** of this level of the West building.

**Parking Counts**

Required parking for Retail:	0 spaces
Required parking for:	
East Site:	60 beds = <b>37 spaces</b>
West Site:	55 beds = <b>35 spaces</b>
<b>Total:</b>	<b>72 spaces</b>

Street parking	5 spaces
East Site Level 1 parking garage	33 spaces
West Site Level 1 parking garage	22 spaces

Total on-site: **60 spaces**

A waiver will be pursued for parking counts on both buildings.

**Window detailing**

Ground floor windows along Third and Grant are storefront units running from finish floor to canopy. On the upper floors, windows are grouped together where possible to obtain the best natural lighting possible for the interior of apartment living spaces. The issue of providing the UDO requested proportions of the windows has been addressed through the window sizing and placement. Portions of the upper stories contain large arrangements of storefront to create an exterior expression. In addition, these windows provide great views and natural lighting in the hallways, as well as near vertical circulation.

**Parking Garage**

Parking is located under the East and West buildings on level 1 and is accessed via the alley to the north. The parking garage layout contains 33 (East) and 22 (West) parking spaces measuring 18'-0" deep by 9'-0" wide separated by a 24'-0" drive lane. Turning radii have been reviewed to confirm the functionality of the layout. Due to tight sites, each garage has space to allow vehicles to turn around.

**Site Accessibility**

Pedestrians can enter the site at grade off of Third and Grant Streets into the retail space under a metal building canopy. The primary resident entrance for the East building is located on the south façade of the building off of Third Street, while the West building resident entrance is located on the east façade of Grant Street. These entrances provide residents access to a common lobby area, which is also accessible from the parking garage area via a secured door. The East site contains a clubhouse amenity space to be shared by both East and West buildings.

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

**Building Façade modules**

The East and West buildings each provide (1) 4'-0" setback on the south façade for residential levels. Retail has been notched at these locations as well to help differentiate the façade. The East building provides (1) 46'-6" setback on the west façade per UDO requirements. On the West building, there is (1)

14'-0" setback on the east façade per UDO requirements. The setbacks along Grant Street serve as nods to the historic buildings just to the north.

Both East and West buildings use the setbacks and material changes to break up the massing. This gives the effect of looking like three (3) different "buildings" on both Third and Grant Street facades. Setbacks are accented with alternate materials and variations in material modulation to help accent the building setbacks.

### **Building Height**

Both East and West sites have a significant slope, with the East at approximately 17 feet of fall and the West with approximately 8 feet of fall. The low point for both sites is located at the NW corner and a high point at the SE corner. The building height is based off providing a garage vehicular entrance at the low point of the site to minimize financial hardship of removing more bedrock. Both buildings step down east to west and south to north to accommodate the grade change, while allowing for multiple pedestrian interaction on Third and Grant Streets. The East site is accessed via (3) accessible entrances on Third Street and (2) on Grant Street. The West site has (2) accessible entrances on Third Street and (3) on Grant Street. Level 2, which houses the required retail space, has a floor-to-floor height of 14' to provide an attractive space to potential retail tenants. The 3 upper stories house studio, 1 bedroom and 2 bedroom apartments, so 9'-0" ceilings are provided to give the units a more spacious feel.

The main body of each building is a 5-story structure (garage, retail and 3 levels of apartments), with the parapet height set at 60'-0" (East) and 58'-6" (West) above the lowest point on the site. We are asking for a 20' height waiver (East) and an 18'-6" height waiver (West) at the NW corners for a portion of the building. The height at this corner is slightly higher than the immediate surrounding context of the 3-story mixed use building to the east as well as a 4-story apartment project at the corner of Third and Dunn Streets. The height is lower than the adjacent East building, but higher than surrounding context of the 2-story restaurant buildings to the west and north.

Along Third Street, the East building façade begins at the alley at 52'-0" and steps up to 53'-0" at the corner of Grant Street. The East building façade along Grant Street incrementally steps down its height going north to a maximum of 39'-0" above grade adjacent to the house to the north. The adjacent house is 19'-6" at its highest point, which represents a 20'-1" difference in height. Starting at the alley on Third Street, the West building is at a height of 55'-8" above grade and steps down to 52'-6". The West building façade along Grant Street incrementally steps down its height going north to a maximum of 17'-6" above grade adjacent to the house to the north. The adjacent house is 27'-5" at its highest point, which represents a 9'-11" difference in height. A waiver will be pursued for the building height on both the East and West buildings.

### **Building Materials**

Architectural metal panel, two colors of brick veneer, limestone veneer, burnished block and a stucco system form the palette for almost all the elevations of the building. Both buildings have a masonry base with either a brick or burnished block veneer that wraps the entire perimeter of both buildings. A ribbon of metal panel begins as canopies over the retail storefront, extends vertically to wrap the corner and connect the primary facades for both buildings into a cohesive language. The alleys have the aforementioned masonry base finish, with metal panel and stucco on the upper levels. Brick wraps each façade on the alleys and extends back for a minimum 25 feet in all cases.

Metal panel products are classified as a secondary material. As such, less than 20% of the primary facades of both buildings use a secondary material per the UDO requirements. Primary facades are defined in the UDO as those that face streets. Secondary facades facing alleys or adjacent properties are permitted to have a higher percentage of secondary materials. The majority of the each building's facades are clad in brick veneer or stucco paneling for the residential levels, brick veneer and burnished block on the garage facades and storefront on the retail facades. This is in context with many of the adjacent developments, as well as those within the Downtown Overlay Districts.

**Void to Solid Percentages**

The UDO asks for a building in this overlay district to have a 50% void to solid ratio on the ground floor and 20% void to solid ratio on the upper floors. The East building, south façade on Third Street currently has 51% void space on the ground floor and 20% void space on the upper floors, meeting the requirement. The East building, west façade on Grant Street currently has 50% void space on the ground floor and 25% void space on the upper floors, meeting the requirement of the UDO.

The West building, south façade on Third Street currently has 54% void space on the ground floor and 24% void space on the upper floors, meeting the requirement. The West building, east façade on Grant Street currently has 50% void space on the ground floor and 23% void space on the upper floors, meeting the requirement of the UDO.

**Building Height Step Down**

The University Village Overlay requires that any building located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent historic structure.

The West building steps back and down below the historic house just north of the garage entrance to a height of 17'-6". The East building steps back on the first and third floors in acknowledgement of the contributing house to the north at a height one story above the house. It maintains this step-back for the remaining height of the building. Since only a portion of the building over the 14'-0" limit, it is not feasible to step the whole building back. A waiver will be pursued for a building step back on the East building.

**Bike Storage/ Parking**

Efforts have been made to make the facility "bike friendly" through the incorporation of bike parking focused around the residential and retail entry points on Third and Grant Streets. Additional bicycle parking and storage will be provided in the parking garages. At the East building, (15) Visitor bike spaces are provided per the UDO requirements - (3) Class I and (10) Class II spaces for the multifamily residential requirement, and (4) covered, Class 2 spaces for the non-residential requirement. At the West building, (12) Visitor bike spaces are provided per the UDO requirements - (3) Class I and (10) Class II spaces for the multifamily residential requirement, and (4) covered, Class 2 spaces for the non-residential requirement. Per the UDO, covered bicycle parking will be provided at one-half (1/2) of the total number of required bicycle parking spaces for short-term Class II facilities and a minimum of one quarter (1/4) as long term Class I facilities.

**Environmental Considerations**

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. Sustainable practices found in the LEED rating system will be incorporated into the development, however the project will not submit for certification or testing. As such, we are reviewing the incorporation of the following into the project:

- Green roof installation over 18% of East building roofs and 13% of West building roofs.
- White reflective roofing membrane for energy conservation and reduced heat island effect.
- "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 brick, burnished blocks, and cast concrete.
- Recycling 50% of non-hazardous construction and demolition debris.
- Permeable paving materials.



- Incorporating mix of residential and non-residential land uses within same building.
- Close proximity (within 1/4 mile) to Bloomington Transit stop, public school and park, public multiuse trail, downtown Bloomington.
- Close proximity (within 1/4 mile) to public school and park.
- Energy efficient “Energy Star” appliances.
- Energy efficient windows with low-E glazing.
- 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.
- Building shell and demising wall insulation.

### **Impervious Surface Coverage**

The project meets the requirements for impervious surface coverage. The UVO district limits site impervious surface coverage to a maximum of 85% of the site area. The western site’s impervious surface coverage is 79%. This is achieved through the use of 13% of the building roof area being installed as a green roof system, the use of permeable pavers within the small patio north of the building and the inclusion of landscape zones. The eastern site’s impervious surface coverage is 80%. This is achieved through the use of 18% of the building roof area being installed as a green roof system, landscape zones and the inclusion of a large landscape buffer zone along the eastern alley.

### **Build to Line**

The project meets the requirement of the UDO to have the Third and Grant Street façades constructed on the build-to line. The East building is held off the East property line 8’-0” in observance of the power lines on the alley. The West building is held off the North property line 5’-0” in observance of the historic house and 8’-0” off the North property line near the alley to allow for vehicular garage entrance and assist in trash removal.

### **Building Entrances**

The East building has (1) resident entrance off of Third Street, while the West building has one resident entrance off of Grant Street. Several pedestrian entrances to the retail space are located off of Third and Grant Streets. There are (3) pedestrian entrances from the parking garage for the East building and (2) entrances for the West. Additionally, there is a vehicular route into each site accessed from the northern alleys. The primary building entrances off Third and Grant Streets are accented with lighting and covered by a building canopy. Building signage and address are located on the canopies on each street.

### **Encroachments**

The project will require the following encroachments with the city:

- Building Canopy over both the retail area and the resident entrance along Third and Grant Streets.
- Bicycle parking facilities are located within the public right-of-way but outside of the clear sidewalk path.
- Potential for future outdoor dining (if provided based on retail tenants needs, this encroachment will be pursued by the retail user).
- Fire department equipment (post indicator valve and FDC) is located within the public right-of-way but outside of the clear sidewalk path.

**Trash Removal**

Trash removal has been provided off of the North alley for both buildings. The proposed gate to the trash room will be located in the garage on the first floor. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days. Both alleys will be modified to have a concrete apron for the garbage truck to sit on while dumping the trash.

**Anticipated Waivers**

We will be asking for 3 waivers for the development:

1. A height waiver to allow the building to be built over the 50'-0" height limitation imposed by the UDO. We are asking for a 23'-7" height waiver (East) and an 18'-8" height waiver (West) at the NW corners for a portion of the building. The East roof in question here will only be 46'-5" above grade, but due to the 17'-2" difference in finished grade from the SE to NW of the project site, the building will be over the allowable height. The height at this corner is lower than the immediate surrounding context of the 3-story mixed use building to the east as well as a 5-story apartment project at the corner of Third and Dunn Streets. The West roof in question will only be 51'-0" above grade, but due to the almost 8'-0" difference in finished grade from the SE to NW of the project site, the building will be over the allowable height. The height at this corner is lower than the adjacent East building, but higher than surrounding context of the 2-story restaurant buildings to the west and north.
2. A building step down waiver to allow the building to be built over the 14'-0" height limitation imposed by the UDO. The East building steps back on the third floor in acknowledgement of the contributing house to the north at a height one story above the house. It maintains this step-back for the remaining height of the building. Since only a portion of the building over the 14'-0" limit, it is not feasible to step the building back.
3. A parking waiver to allow for fewer parking stalls than the limits imposed by the UDO. Parking garage entrances were relocated to enter off the northern alleys, instead of Grant Street. By doing so, spaces were lost in the garage and at surface level. UDO requires (72) parking stalls and the project provides 83% of that at (60).

Your action has been undone. More

### Annex update

**Amelia Lewis** Joy, I hope these comments and suggestions are helpful to you and your t... Apr 28 (7 days ago) ☆

**Joy Skidmore** May 4 (1 day ago) ☆

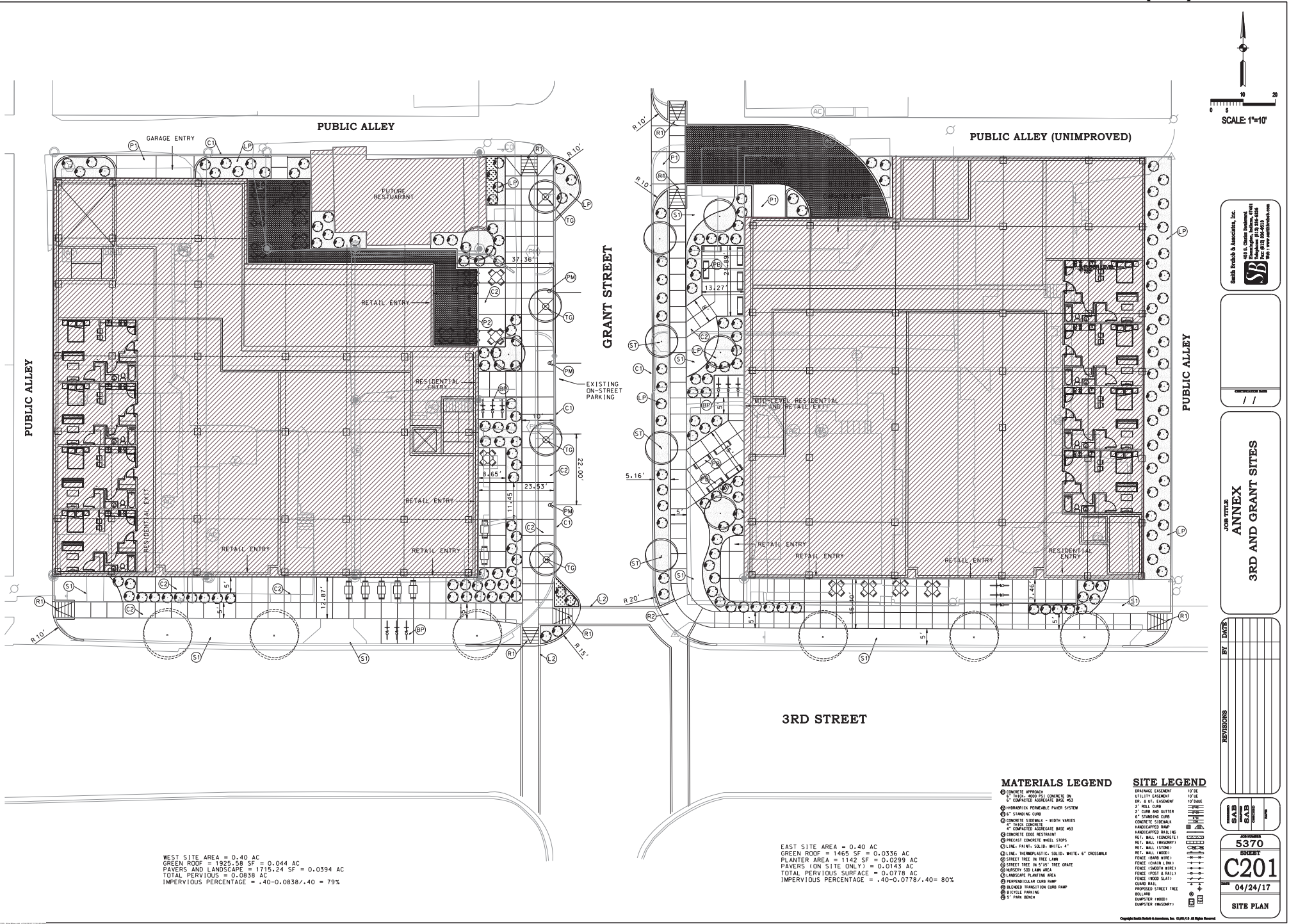
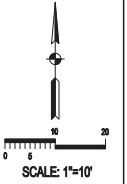
to krobling.gsd, me

Amelia,  
Below and attached are items we feel address the comments you had below. Please let us know your thoughts.  
Thanks.

1. Sustainable Development – Attached is the code section with highlighted items we can commit to providing. For the Bloomington Transit passes, we would agree to provide passes for the affordable units within the development. In addition, our petitioner’s statement already included the items below:

Environmental Considerations - The developer is interested in providing a building that is sensitive to the concerns of today’s built environment. Sustainable practices found in the LEED rating system will be incorporated into the development, however the project will not submit for certification or testing. As such, we are reviewing the incorporation of the following into the project:

- a. Green roof installation over 18% of East building roofs and 13% of West building roofs.
- b. White reflective roofing membrane for energy conservation and reduced heat island effect.
- c. “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 brick, burnished blocks, and cast concrete.
- d. Recycling 50% of non-hazardous construction and demolition debris.
- e. Permeable paving materials.
- f. Incorporating mix of residential and non-residential land uses within same building.
- g. Close proximity (within 1/4 mile) to Bloomington Transit stop, public school and park, public multiuse trail, downtown Bloomington.
- h. Close proximity (within 1/4 mile) to public school and park.
- i. Energy efficient “Energy Star” appliances.
- j. Energy efficient windows with low-E glazing.
- k. Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- l. Energy efficient lighting fixtures.
- m. Building shell and demising wall insulation.



WEST SITE AREA = 0.40 AC  
 GREEN ROOF = 1925.58 SF = 0.044 AC  
 PAVERS AND LANDSCAPE = 1715.24 SF = 0.0394 AC  
 TOTAL PERVIOUS = 0.0838 AC  
 IMPERVIOUS PERCENTAGE = .40 - 0.0838 / .40 = 79%

EAST SITE AREA = 0.40 AC  
 GREEN ROOF = 1465 SF = 0.0336 AC  
 PLANTER AREA = 1142 SF = 0.0259 AC  
 PAVERS (ON SITE ONLY) = 0.0143 AC  
 TOTAL PERVIOUS SURFACE = 0.0778 AC  
 IMPERVIOUS PERCENTAGE = .40 - 0.0778 / .40 = 80%

**MATERIALS LEGEND**

- ① CONCRETE APPROVED
- ② THICK WOOD PILING CONCRETE ON COMPACTED AGGREGATE BASE MS
- ③ HYDRABLOCK PERMEABLE PAVEMENT SYSTEM
- ④ 8" STANDING CURB
- ⑤ CONCRETE SIDEWALK - WIDTH VARIES
- ⑥ 4" THICK CONCRETE
- ⑦ COMPACTED AGGREGATE BASE MS
- ⑧ CONCRETE EDGE RESTRAINT
- ⑨ BREAKAWAY CONCRETE WHEEL SLIPS
- ⑩ LINE PAINT, SOLID, WHITE, 4"
- ⑪ LINE, THERMOPLASTIC, SOLID, WHITE, 4" CROSSBAR
- ⑫ STREET TREE IN THE LAWN
- ⑬ STREET TREE IN 5'x5' TREE GRATE
- ⑭ IMPERVIOUS LAWN AREA
- ⑮ LANDSCAPE PLANTING AREA
- ⑯ PERMEABLE CURB RAMP
- ⑰ BLENDED TRANSITION CURB RAMP
- ⑱ BIOTEC PAVING
- ⑳ 9" PARK BENCH

**SITE LEGEND**

- ① BRIDGE ELEMENT 10'-10"
- ② UTILITY EASEMENT 10'-0"
- ③ 1/2" x 1/2" EASEMENT 10'-0"
- ④ 2" ROLL CURB
- ⑤ CURB AND GUTTER
- ⑥ STANDING CURB
- ⑦ CONCRETE SIDEWALK
- ⑧ HANDICAPPED RAMP
- ⑨ HANDICAPPED RAMP
- ⑩ RET. WALL (CONCRETE)
- ⑪ RET. WALL (MASONRY)
- ⑫ RET. WALL (STONE)
- ⑬ RET. WALL (WOOD)
- ⑭ FENCE (IRON WIRE)
- ⑮ FENCE (WOOD WIRE)
- ⑯ FENCE (STEEL WIRE)
- ⑰ FENCE (WOOD SLAT)
- ⑱ LANDSCAPE PLANTING
- ⑲ HANDICAPPED RAMP
- ⑳ COMPUTER TREE
- ㉑ BENCH
- ㉒ BENCH (WOOD)
- ㉓ COMPUTER (WOOD)
- ㉔ COMPUTER (MASONRY)

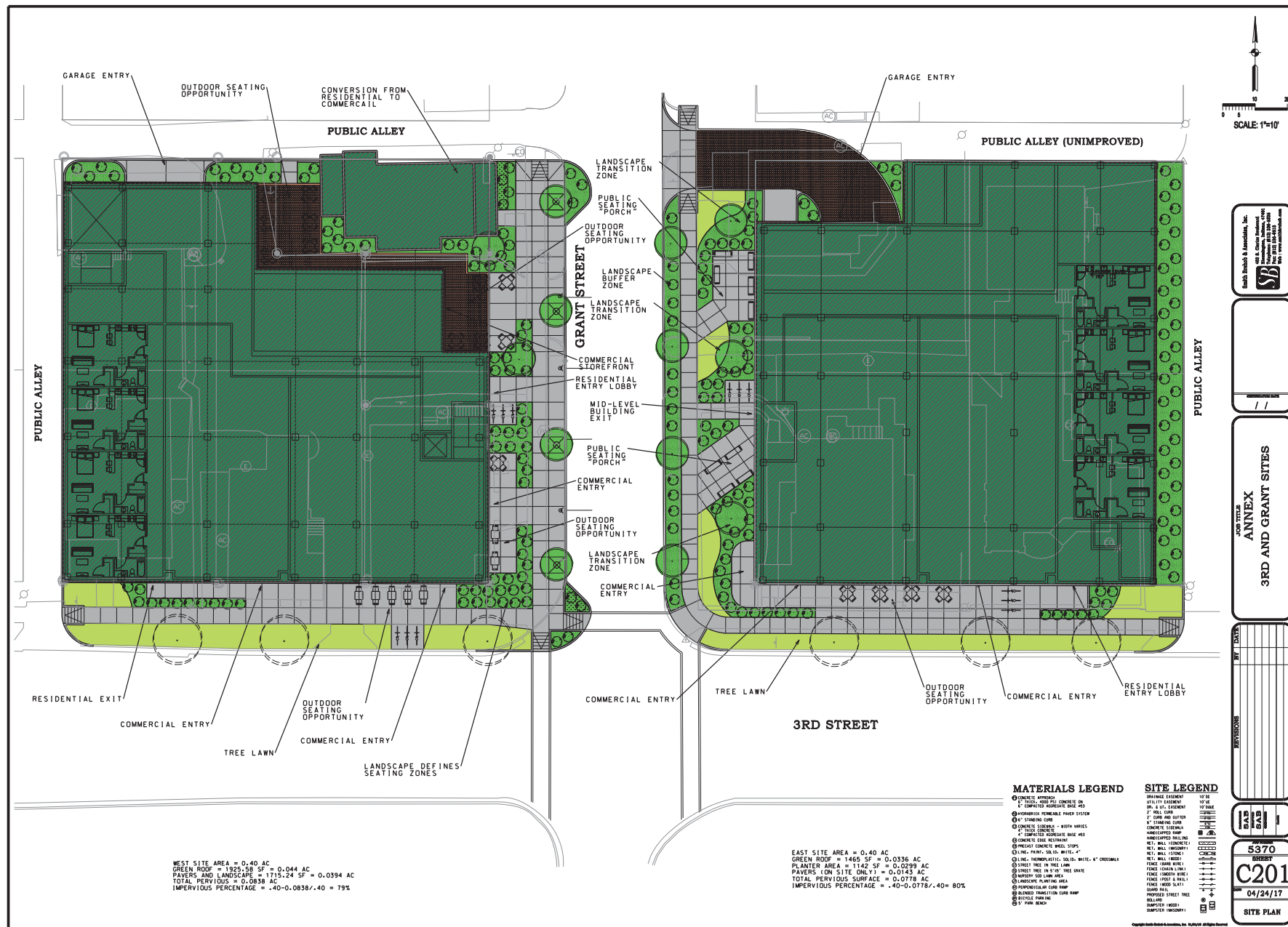
South Beach & Associates, Inc.  
 825 S. Ocean Boulevard, Suite 400  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 561-5613  
 Fax: (954) 561-5614  
 www.southbeach.com

JOB TITLE  
**ANNEX**  
**3RD AND GRANT SITES**

BY	DATE	REVISIONS

JOB NUMBER  
**S370**  
**C201**  
 DATE  
 04/24/17  
 SITE PLAN

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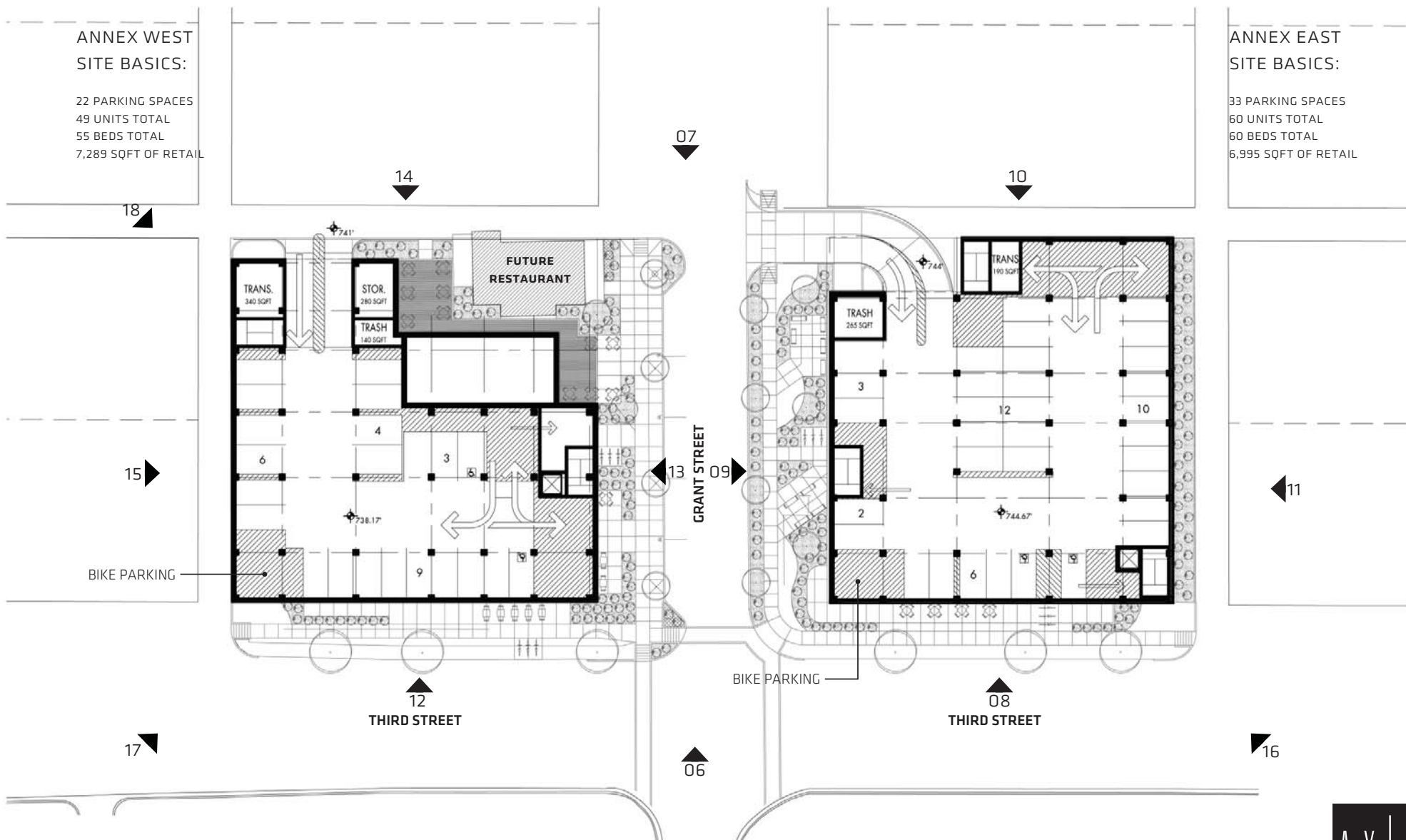


ANNEX WEST  
SITE BASICS:

22 PARKING SPACES  
49 UNITS TOTAL  
55 BEDS TOTAL  
7,289 SQFT OF RETAIL

ANNEX EAST  
SITE BASICS:

33 PARKING SPACES  
60 UNITS TOTAL  
60 BEDS TOTAL  
6,995 SQFT OF RETAIL

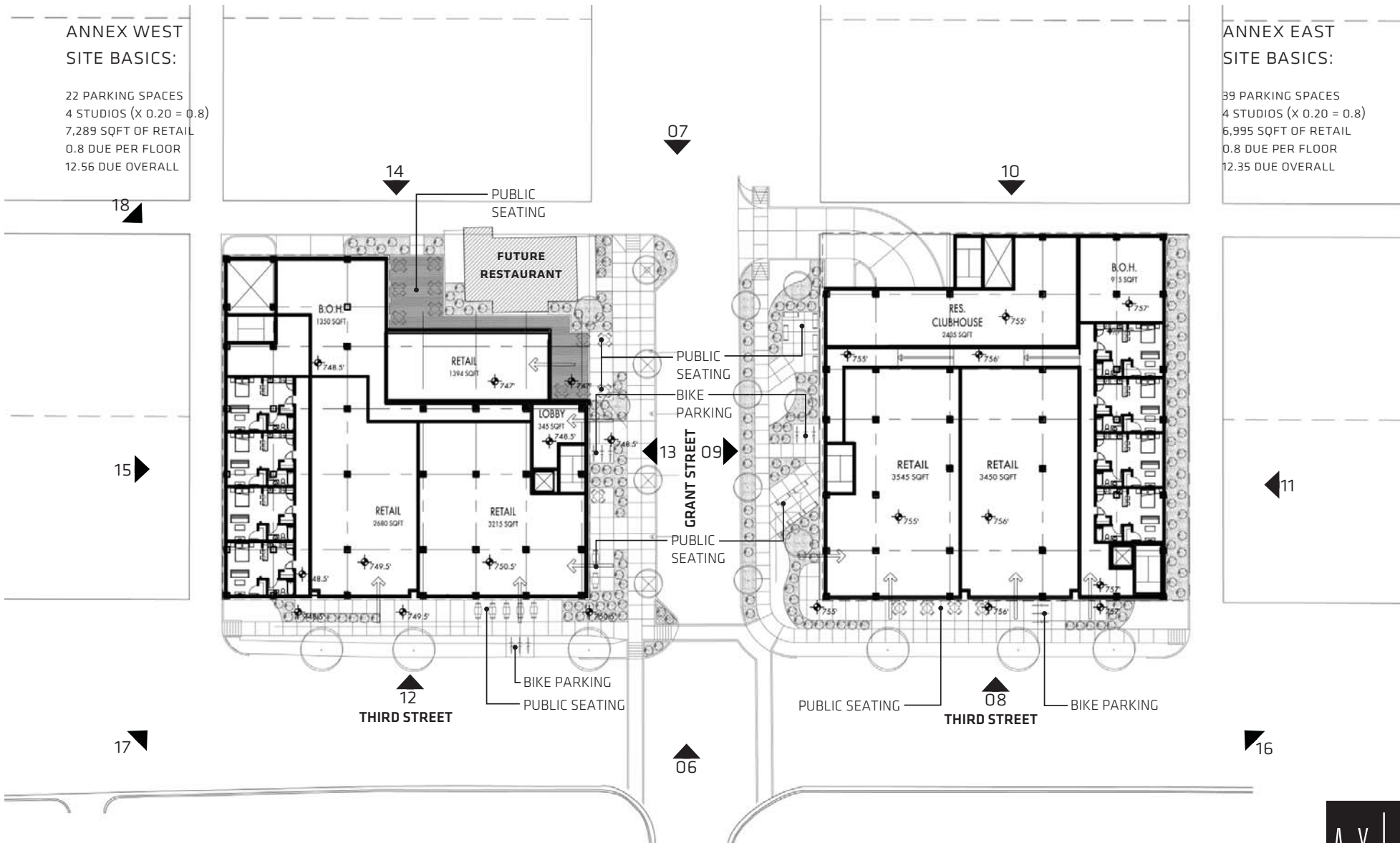


ANNEX WEST  
SITE BASICS:

22 PARKING SPACES  
4 STUDIOS (X 0.20 = 0.8)  
7,289 SQFT OF RETAIL  
0.8 DUE PER FLOOR  
12.56 DUE OVERALL

ANNEX EAST  
SITE BASICS:

39 PARKING SPACES  
4 STUDIOS (X 0.20 = 0.8)  
6,995 SQFT OF RETAIL  
0.8 DUE PER FLOOR  
12.35 DUE OVERALL



02 ANNEX EAST AND ANNEX WEST | GRANT STREET LEVEL (SECOND LEVEL)

APRIL 26, 2017

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



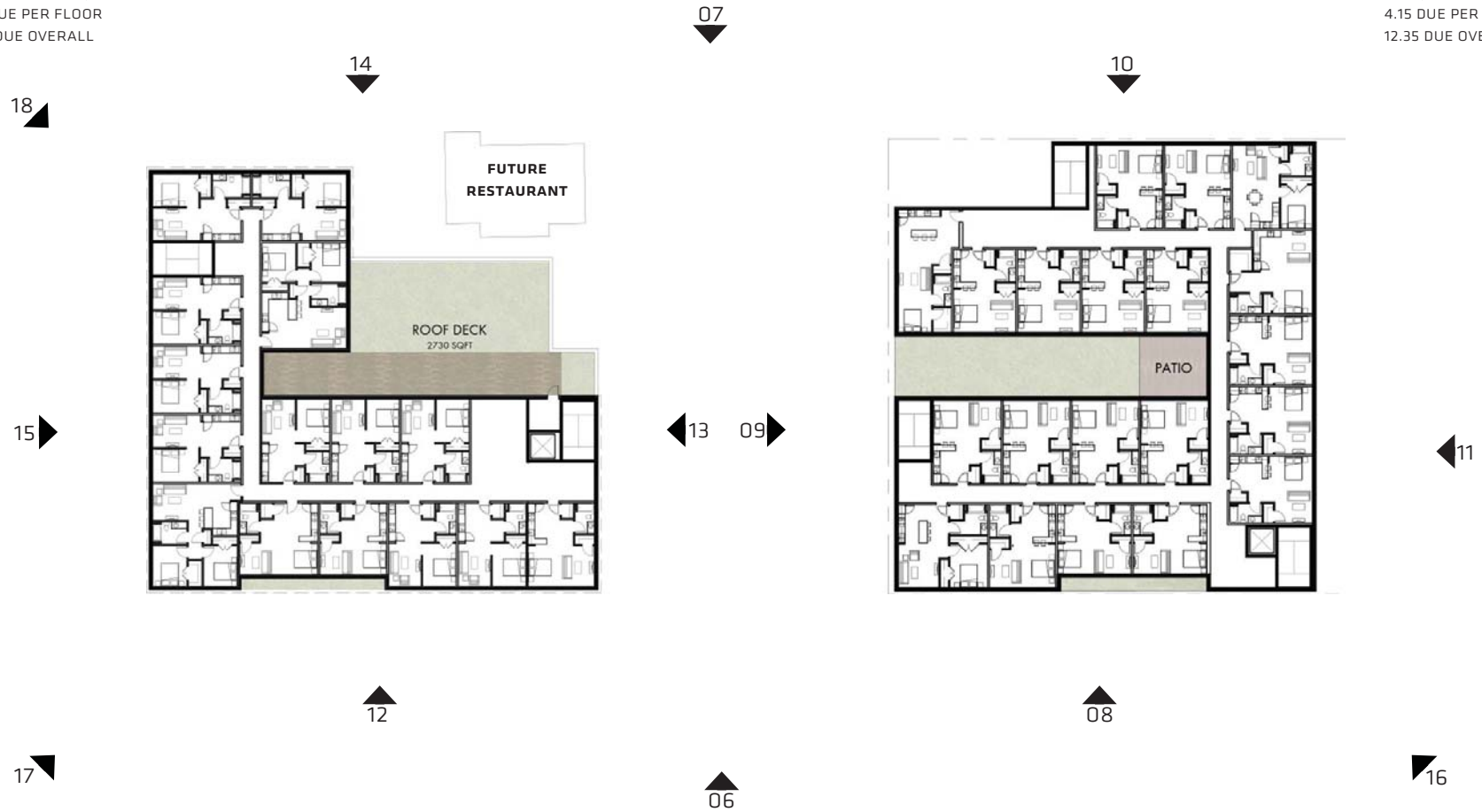


ANNEX WEST  
SITE BASICS:

13 STUDIOS (X 0.20 = 2.6)  
2 BR (X 0.66 = 1.32)  
3.92 DUE PER FLOOR  
12.56 DUE OVERALL

ANNEX EAST  
SITE BASICS:

17 STUDIOS (X 0.20 = 3.4)  
1 BR (X 0.25 = 0.75)  
4.15 DUE PER FLOOR  
12.35 DUE OVERALL



ANNEX WEST  
SITE BASICS:

13 STUDIOS (X 0.20 = 2.6)  
2 BR (X 0.66 = 1.32)  
3.92 DUE PER FLOOR  
12.56 DUE OVERALL

ANNEX EAST  
SITE BASICS:

16 STUDIOS (X 0.20 = 3.2)  
1 BR (X 0.25 = 0.5)  
3.7 DUE PER FLOOR  
12.35 DUE OVERALL

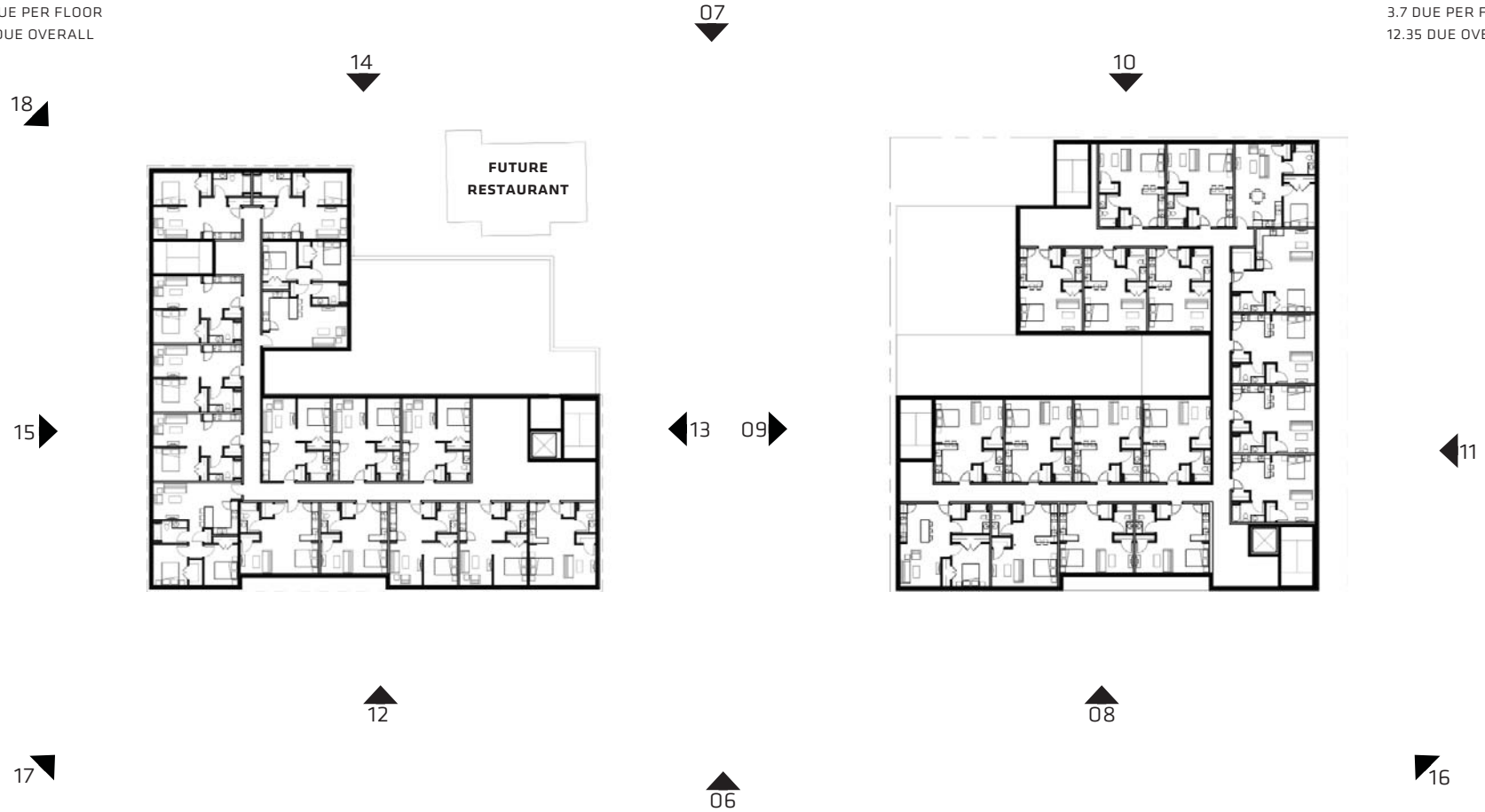


ANNEX WEST  
SITE BASICS:

13 STUDIOS (X 0.20 = 2.6)  
2 BR (X 0.66 = 1.32)  
3.92 DUE PER FLOOR  
12.56 DUE OVERALL

ANNEX EAST  
SITE BASICS:

16 STUDIOS (X 0.20 = 3.2)  
1 BR (X 0.25 = 0.5)  
3.7 DUE PER FLOOR  
12.35 DUE OVERALL













06 ANNEX EAST AND ANNEX WEST | SOUTH ELEVATION  
APRIL 26, 2017 SCALE: 1/32" = 1'-0"





07 ANNEX EAST AND ANNEX WEST | NORTH ELEVATION  
APRIL 26, 2017 SCALE: 1/32" = 1'-0"







53'-0"  
ABOVE  
GRADE

51'-10"  
ABOVE  
GRADE

- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE

08 ANNEX EAST AND ANNEX WEST | ANNEX EAST - SOUTH ELEVATION

APRIL 26, 2017

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





60'-0"  
ABOVE  
GRADE

38'-11"  
ABOVE  
GRADE

23'-9"  
ABOVE  
GRADE

53'-0"  
ABOVE  
GRADE

- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE





- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE





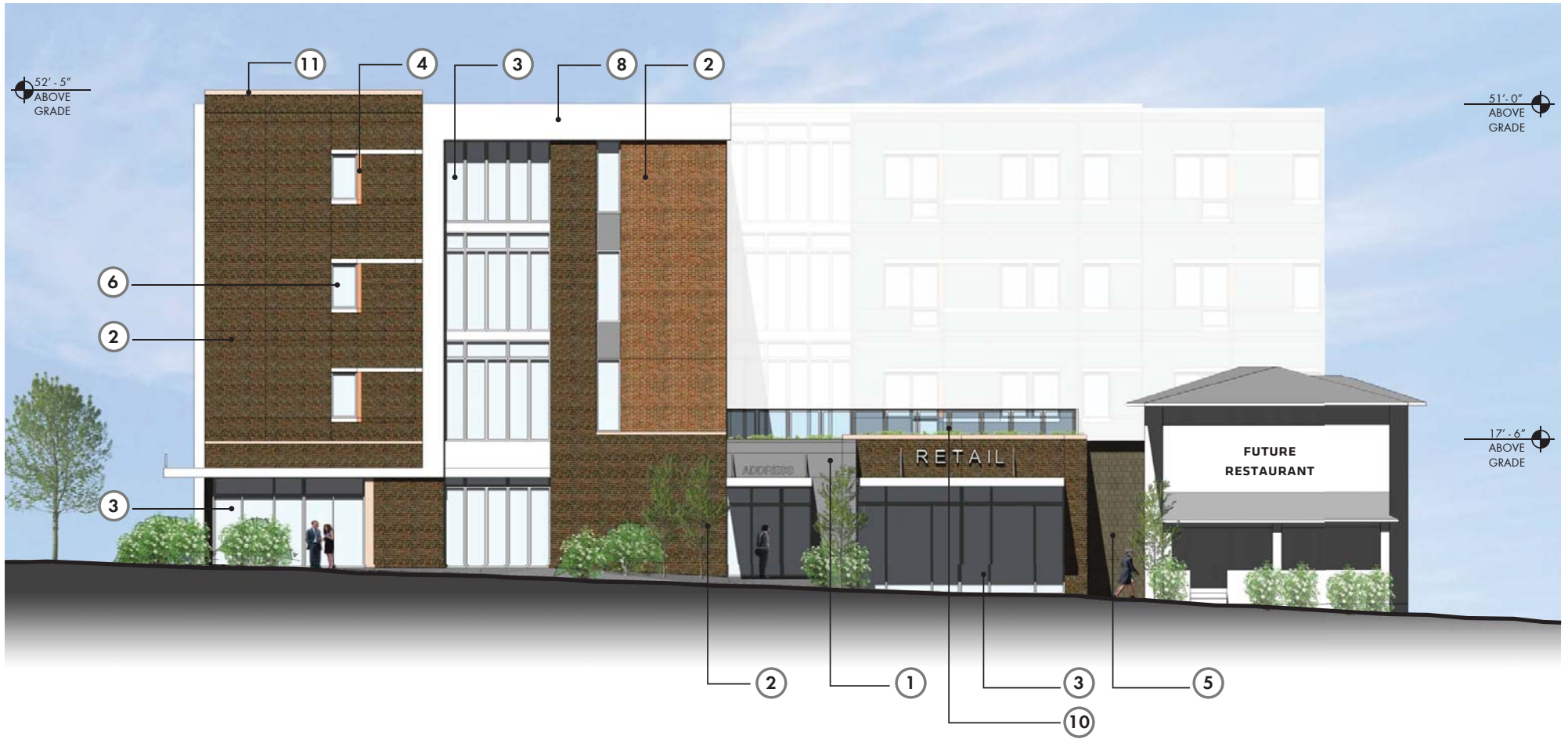
- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE





- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE





- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE

13 ANNEX EAST AND ANNEX WEST | ANNEX WEST - EAST ELEVATION  
 APRIL 26, 2017 SCALE: 3/32" = 1'-0"







- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE





- ① STUCCO
- ② BRICK VEENER
- ③ STOREFRONT
- ④ ACCENT STUCCO COLOR
- ⑤ BURNISHED BLOCK
- ⑥ WINDOW SYSTEM
- ⑦ GARAGE PARKING
- ⑧ METAL PANEL
- ⑨ DISPLAY WINDOW
- ⑩ GREEN ROOF SYSTEM
- ⑪ LIMESTONE



**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
Location: 1100 N. Crescent Dr.**

**CASE #: PUD-08-17  
DATE: May 8, 2017**

**PETITIONER:** Mecca Companies, Inc.  
2417 Fields South Drive, Champaign, IL

**CONSULTANT:** Smith Brehob & Associates, Inc.  
453 S. Clarizz Blvd., Bloomington

**REQUEST:** The petitioner is requesting to rezone 8 acres from Residential Single-family (RS) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan to allow a new affordable housing multi-family apartment complex.

**BACKGROUND:**

<b>Area:</b>	8 acres
<b>Current Zoning:</b>	RS
<b>GPP Designation:</b>	Urban Residential
<b>Existing Land Use:</b>	Vacant, wooded
<b>Proposed Land Use:</b>	Multi-family residences
<b>Surrounding Uses:</b>	North – Single family residences (Crescent Point) West – Industrial and Single family residences East – Single family residences South – Industrial and Single family residences

**REPORT:** The property is located at 1100 N. Crescent Road. The property is zoned Residential Single-family (RS). Surrounding land uses include single family residences to the north, industrial offices and single family residences to the west and south, and single family residences to the east.

The site is 90% wooded and contains a compound sinkhole in the southwest corner of the site and an off-site sinkhole to the southeast of this site which have karst buffers that extend onto this site. There are also 2 areas of steep slopes (greater than 18%) and several areas of 12-18% slope on this site. There is an intermittent stream on the north side of the site with a regulated riparian buffer.

The petitioner is requesting to rezone the property to Planned Unit Development in order to develop the site with four buildings with a total of 149 units and 257 bedrooms. The proposed density is 10 D.U.E per acre. There will be 65 one-bedroom units, 60 two-bedroom units, and 24 three-bedroom units. A total of 149 parking spaces will be provided. Approximately 70-80% of the units will be used for affordable housing for tenants who are at or below the area median income.

**GROWTH POLICIES PLAN:** This property is designated as “*Urban Residential*”. The GPP notes that redevelopment in these areas should include the following-

- *“when development occurs in new urban growth areas, the goal should be to encourage higher densities, ensure street connectivity, and protect existing residential fabric.”* Although the density at this location is higher than what the underlying zoning district would allow, this location is unique in that it is a large site and there are 3 public street connections proposed with this development that would help improve connectivity in this area. This petition also provides affordable housing for the community which furthers many goals of the GPP.
- *“Optimize street, bicycle, and pedestrian connectivity to adjacent neighborhoods as well as to commercial activity centers.”* This petition includes public street connections that include extending a road stub that was provided to the north that will connect through this site to 14<sup>th</sup> Street to the east. Due to the environmental constraints on this property, it is very unlikely that any petition for this site other than a multi-family project would be able to accomplish the street connections that are proposed.
- *“Provide for marginally higher development densities while ensuring the preservation of sensitive environmental features and taking into consideration infrastructure capacity as well as the relationship between the new development and adjacent existing neighborhoods.”* As mentioned, due to the environmental constraints on this site only a tall clustered development could be constructed on this site that would be able to afford the infrastructure costs. The ability to provide a significant level of affordable housing with this petition accomplishes many goals of the GPP and the City. This petition aggregates the development into a central cluster rather than spread out across the site as a single family neighborhood.

The GPP notes that in regards to environmental protection when development does occur near sensitive areas, conservation techniques and best management practices must be employed to encourage the protection of environmental quality. The Department will be seeking solutions to help mitigate the requested deviations from environmental standards. Items such as additional erosion control measures will help mitigate the impacts to development in the steep slope areas.

This petition incorporates many goals described within the GPP including development of vacant property, completing road networks, providing alternative transportation paths, protected open space, and compact urban form. The GPP also encourages when possible to improve the capacity and aesthetics of all urban services, including new sidewalk links, new bike paths, and replacement of utility infrastructure.

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#### **DISTRICT ORDINANCE/ PRELIMINARY PLAN ISSUES:**

**Development Standards:** This PUD would use the Residential High-Density Multifamily (RH) district standards with the modifications listed in the district ordinance. The proposed modifications to the RH standards include an increased building height of 72' which results from the walk-out design and is only present along the back side of the buildings. The other requested deviations are related to the Environmental Standards related to karst buffer, riparian buffer, and steep slope regulations. The petitioner is requesting to allow disturbance within the 25' karst buffer area for the

compound sinkhole in the southwest corner of the site to allow a small portion of a parking lot and a covered bike rack to be in the required buffer area. In addition, there is an off-site sinkhole to the east of this site that would have a required buffer and 10' no-build around it as well that the petitioner is also requesting to allow a portion of a proposed parking lot to encroach within. There are 2 areas of steep slopes (greater than 18% slope) that are on the site and there are 2 proposed buildings that would be constructed within these steep slope areas. There is also an intermittent stream on the north side of the site with a required 75' buffer that a portion of a parking lot, drive aisle, and building is proposed to be located within.

	<b>RH requirement</b>	<b>Proposed</b>
<b>Height</b>	50'	72'
<b>Karst Preservation</b>	25' from closed contour	Partial encroachment
<b>Steep Slopes</b>	No disturbance allowed	Partial encroachment
<b>Riparian Buffer</b>	75' on both sides of streambank	Partial encroachment

**Architecture/Design:** Renderings have been submitted for all 4 of the proposed buildings. The buildings will be finished with stone veneer, lap siding, and fiber cement panels. All of the buildings will have a pitched roof with asphalt shingles. The buildings will be mostly 3 and 4-story buildings that are proposed to be 70' tall rather than the 50' height limit of the RH district. The increased height comes from the walk-out design which causes the height to be measured from the lowest point along the back side of the building to the peak of the roof. From the front, the buildings will be 3 and 4-stories with a 52' height. The petitioner has requested in their district ordinance that the buildings deviate from the typical 50' height limit of the RH district to allow the 72' tall buildings. The Department is seeking guidance on the overall building design and massing of the buildings.

**Access:** The project will be accessed at several points. There will be one access drive on Crescent Drive to the west as well as an extension of the road stub from Glandore Drive to the north. There will also be a connection provided through an unbuilt part of 14<sup>th</sup> Street to the east that connects to Oolitic Drive. The internal drive will be a private drive with parking along the drive aisle.

**Affordable Housing:** With this petition approximately 70-80% of units in this proposal would be used as affordable housing units. The project will be using the Indiana Housing guidelines for Low Income Housing Tax Credits which means the tenants must be at or below 60% of the area median income to qualify. The petitioner is still working on the length of time for the affordable housing commitment.

**Environmental:**

**Tree Preservation:** The site is 90% wooded and the UDO requires at least 50% of the canopy to be preserved. The preliminary plan meets that requirement.



**Karst Features:** There is a sinkhole in the southwest corner of the site and a sinkhole just south of this site that is within 100' of the sinkhole on this site which would require an easement and buffer that includes both features. Due to the off-site sinkhole, the karst conservation area must include both features which places a portion of the proposed parking lot and a covered bike rack in the easement and 10' no-build area. There is also a sinkhole to the east of this site which has a karst buffer and 10' no-build area that also extends onto this site. A portion of the parking lot at the southeast corner of the site encroaches into the 10' no-build of that sinkhole.

**Steep Slopes:** There are 2 areas of steep slopes (greater than 18%) and several areas of 12-18% slope on this site. The UDO allows 50% disturbance within slopes of 12-18% and the petitioner does not exceed that allowance. There are 2 areas of steep slope on the site that are greater than 18% which the UDO does not allow any disturbance within. The petitioner is requesting to allow a portion of 2 of the buildings and parking area within these steep slope areas. The Department believes these encroachments are appropriate if found to be safe and mitigated appropriately.

**Riparian Buffer:** There is an intermittent stream on the north side of the site with a regulated riparian buffer. The UDO does not allow disturbance within 75' of the top of bank along both sides of the stream. The petitioner is requesting to allow a portion of a building, parking area, and drive aisle to be in the riparian buffer. The Department believes these encroachments are appropriate if found to be safe and mitigated appropriately.

**Right-of-Way Dedication:** With this petition there would be 25' of right-of-way that would be required to be dedicated for Crescent Drive. This would be required within 180 days of the Council approval of this rezoning request.

**Parking:** The petitioner is proposing to provide 149 on-site parking spaces which equals one space per unit and 0.58 parking spaces per bedroom. A total of 43 bicycle parking spaces are required. There will be 34 Class I surface bike parking spaces and 20 covered bike parking spaces for a total of 54 bicycle parking spaces provided which meets the UDO requirements.

**Pedestrian Facilities:** A 10' wide asphalt sidepath and minimum 5' wide tree plot will be installed along the property frontage along Crescent Drive. The 10' sidepath will be part of an extended network in this area to connect to the B-Line trail. Internal sidewalks have been shown to connect the proposed buildings to the sidepath along Crescent Drive.

**Utilities:** Utility plans have been submitted to the City of Bloomington Utility Department. These specific details will be reviewed with the PUD final plan approval process. City of Bloomington Utilities can adequately serve the site. Stormwater detention will be handled through underground detention.

**Lighting:** A specific lighting plan has not been received. Staff has encouraged the

petitioner to incorporate pedestrian scale lighting throughout the interior of the site and to appropriately place lighting along the public street frontages as well. All interior site lighting will be powered by solar power collected on-site.

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

1. A karst inventory for the entire sub watershed should be conducted.

**Response:** The Department requests the petitioner to conduct a karst study of this site to determine if it is appropriate to place buildings on this property prior to the second hearing.

2. Due to the intensity of karst features in the vicinity, the soil borings used to portray the bedrock surface should be drilled on a densely-space grid, and drilled to refusal.

**Response:** The Department requests the petitioner to conduct borings in the areas that Staff has identified with the petitioner prior to the second hearing.

3. Commit to green building practices that will reduce not only the carbon footprint, but the cost of energy for residents.

**Response:** The Department will continue to work with the petitioner to incorporate as many green building practices as possible.

4. Commit to using native plants in the landscape plan because of the adjacent woodland.

**Response:** The Department will be seeking to include this as a condition of approval.

5. Conduct a tree inventory

**Response:** The Department highly recommends that the petitioner conduct a tree inventory of the site showing the location and species of trees over 6" in diameter.

6. Conduct a study of Indiana bat habitat

**Response:** The Department recommends that the petitioner conduct a bat habitat study of the site.

7. The Petitioner should commit to salvaging, recycling, and reusing all possible construction and demolition materials not needed on site.

**Response:** Although not required, staff encourages the petitioner to commit to salvaging, recycling, and reusing as much construction materials as possible.

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**ITEMS FOR DISCUSSION:** The Department has highlighted the following items for discussion-

- Location for a high density affordable housing project.
- Deviations from the environmental standards and assurances of safe construction.
- Green building practices.
- Affordable housing time of commitment.

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**RECOMMENDATION:** The Department recommends forwarding this petition to the June 12, 2017 meeting.

# MEMORANDUM

Date: April 27, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-08-17, Bloomington Union PUD rezone  
Mecca Companies, LLC  
1100 N. Crescent Drive

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## **PURPOSE**

The purpose of this memo is to express the environmental concerns and resulting recommendations of the Environmental Commission (EC). This petition is a request to rezone eight acres from Residential Single Family (RS) to a Planned Unit Development (PUD), approve a PUD District Ordinance, and to approve a preliminary plan for a multi-family apartment complex.

## **SITE DESCRIPTION**

This site has rolling, undulating topography and is almost entirely covered in medium-aged woodland. Parts of the site are heavily infested with invasive plants, including Asian bush honeysuckle and winterberry, however there is a surprising number of different tree species onsite, allowing for an abundance of woodland spring ephemeral wildflowers. Tree species include red oak, white oak, black cherry, sassafras, sycamore, shagbark hickory, ash, sugar maple, hackberry, and several large dead trees.

A waterway begins in a swale on the west side of the property, and follows the northern property line flowing east. On the east side, it gently incises into a ravine.

There is a large flat bottomed sinkhole onsite that shows evidence of slow drainage.

Overall, the site provides habitat for a variety of wildlife, including songbirds, cavity-nesting birds, small mammals, reptiles, and woodland amphibians.

## **DILEMMA**

This site has many environmental characteristics which provide ecological services that benefit humans, animals, and plants, but encumber development. On the other hand, the Petitioner is proposing 80% affordable housing, which is very much needed in Bloomington. The question

we struggle with is what provides the most benefit: protecting the natural environment, or providing affordable housing, and at what cost.

### **TESTIMONT**

The EC is aware that this project is intended for a low income market. The EC is absolutely supportive of that and has been a promoter of social equity and environmental justice since its inception in 1971. In fact, the mission of the EC is to advise the City of Bloomington on how its actions and policies may preserve and enhance the quality of Bloomington's environment, including the life-supporting processes that natural ecological systems provide to humans and other organisms.

### **RECOMMENDATION**

The EC does not support this PUD and recommends that the petition be denied.

### **RATIONALE**

The reasons why the EC has decided not to support this PUD are as follows.

#### **1. PUDs:**

It has been a generally accepted practice that the reason for developing PUDs is to accommodate those development ideas that don't work within the bounds of the established regulations. As the old example goes, the developer has a round peg idea and city regulations represent a square hole. If we can work together to slightly reshape both the peg and the hole, the joinery can work, and everyone wins.

In this case, the Petitioner is requesting a PUD instead of working within our vetted regulations because they would have to request so many variances that they would render our regulations and the public process that created them meaningless. PUDs should not be used to evade environmental design standards. The EC does not believe the offer of affordable housing is a reasonable trade for the cost of bending so many environmental regulations. This apartment complex could be built in scores of other locations in Bloomington.

If the Plan Commission and City Council choose to override environmental regulations, how many other developers will request the same thing? How could the city say no to the next request to ignore environmental regulations? This would set a very disturbing precedent.

#### **2. Environmental Justice:**

The EPA defines Environmental Justice as "the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies."

In this case, the city's environmental laws would be enforced differently than on other developments solely because of income. Furthermore, because property values of environmentally-challenged land are depressed, low income people are being forced to cluster in



areas that will become low income neighborhoods. This appears to be the opposite of inclusionary zoning, or reverse exclusionary zoning. This proposal appears to be inconsistent with Environmental Justice.

3. Developer track record:

As of this writing, the property has a Stop Work Order (SWO) on it, which means the City has required all work including land disturbing activities to be halted. The Petitioner started clearing the woodland on April 13, 2017, without a grading permit, as required. Some of the destroyed woodland would have been protected with proper site design. The Petitioner was then required to install erosion control fence and mulch the bare ground until the City decides if additional enforcement action will be pursued. This blatant disregard for Bloomington's development rules does not indicate a good faith effort moving forward.

4. Karst geology:

The USGS Topographic maps (1910, 1956, & city's GIS) shows that this site lies within a larger sinkhole plain. Additionally, the Geologic Map of the Bloomington 7.5-Minute Quadrangle, Indiana (2007), depicts the underlying bedrock is the lower Saint Louis Limestone, and is the most likely local bedrock to produce sinkholes. On the subject site, there are two large sinkholes that are expressed at the surface, and one that falls just offsite on the east.

The Bloomington Municipal Code, Unified Development Ordinance (UDO) 20.05.042 applies to all land-disturbing activities on properties that contain surface and subsurface karst features. A Karst Conservation Easement (KCE) of 25 feet is required around the perimeter of a sinkhole or spring. Additionally, there is a required 10 feet building setback around the outside of the KCE.

The two sinkholes on the property are within 100 feet from each other, rendering them one compound sinkhole according to the city's definition. The KCE of the sinkhole to the east of the site falls partially onto the subject property.

The proposal is to encroach into the karst conservation easement and the building setback. This is an ill-advised idea for a number of reasons, including inhibiting protection for subsurface habitats, preventing nearby floodwater alterations, attempting to ensure building stability, and possibly creating new sinkholes on someone else's property. There are many examples around town where sinkholes are growing or developing, causing damage to building foundations.

5. Riparian buffer:

There is a waterway that begins just east of Crescent Drive and flows east along the north edge of the property. This waterway requires a 75 feet riparian buffer on each side of it. A riparian buffer serves to filter and slow down water benefiting both the quality and quantity of our water resources.

6. Steep slopes:

This site is dotted with steep slopes. Most are within the KCE and riparian buffer, but the others are being disregarded in the site design, enabling erosion problems.

7. Woodland protection:

UDO 20.05.044, Environmental Standards; Tree and Forest Preservation applies to this zoning district. It shall apply to all land disturbing activities on properties containing wooded areas. This site is about 8 contiguous acres of wooded land and associated habitat. Using the calculations in the UDO, 4 acres would need to be protected, preferably in one stand of vegetation.

8. Buffers:

As proposed, this development will be designed and used as a Residential High-Density Multifamily (RH) zoning district, adjacent to a Residential Single-family (RS) zoning district. This requires a vegetated Type 1 Buffer Yard, meaning it must have a setback of at least 10 feet in addition to the setbacks otherwise required in the UDO. The purpose of buffer yards is to screen the single family neighborhoods from the high intensity housing encroachment proposed.

**ADDITIONAL INFORMATION TO SUBMIT BEFORE THE SECOND HEARING**

The EC recommends that additional environmental research be conducted at this site, and submitted to the Planning & Transportation Department before the second hearing.

1. Conduct a study of Indiana bat habitat. Because federal money will be used for this apartment complex, a study regarding endangered species, particularly Indiana bat, must be completed. This site boasts several potential roost trees, is large enough, and is within close enough proximity to hibernacula and other roosting sites that a habitat survey merits completion.
2. Conduct a geological study to determine the stability of the bedrock. Because the site is within a sinkhole plain, a bedrock stability study is necessary for the safety of the building residents.

The geologic study needs to identify karst features that may be uncovered with excavation, thus revealing the limitations such features impose on site development, and predict changes in hydrologic behavior. This will require a geologic investigation conducted by a Professional Geologist. The investigation results need to include, depict, illustrate, and/or portray at least the following to the satisfaction of the EC and the Senior Environmental Planner.

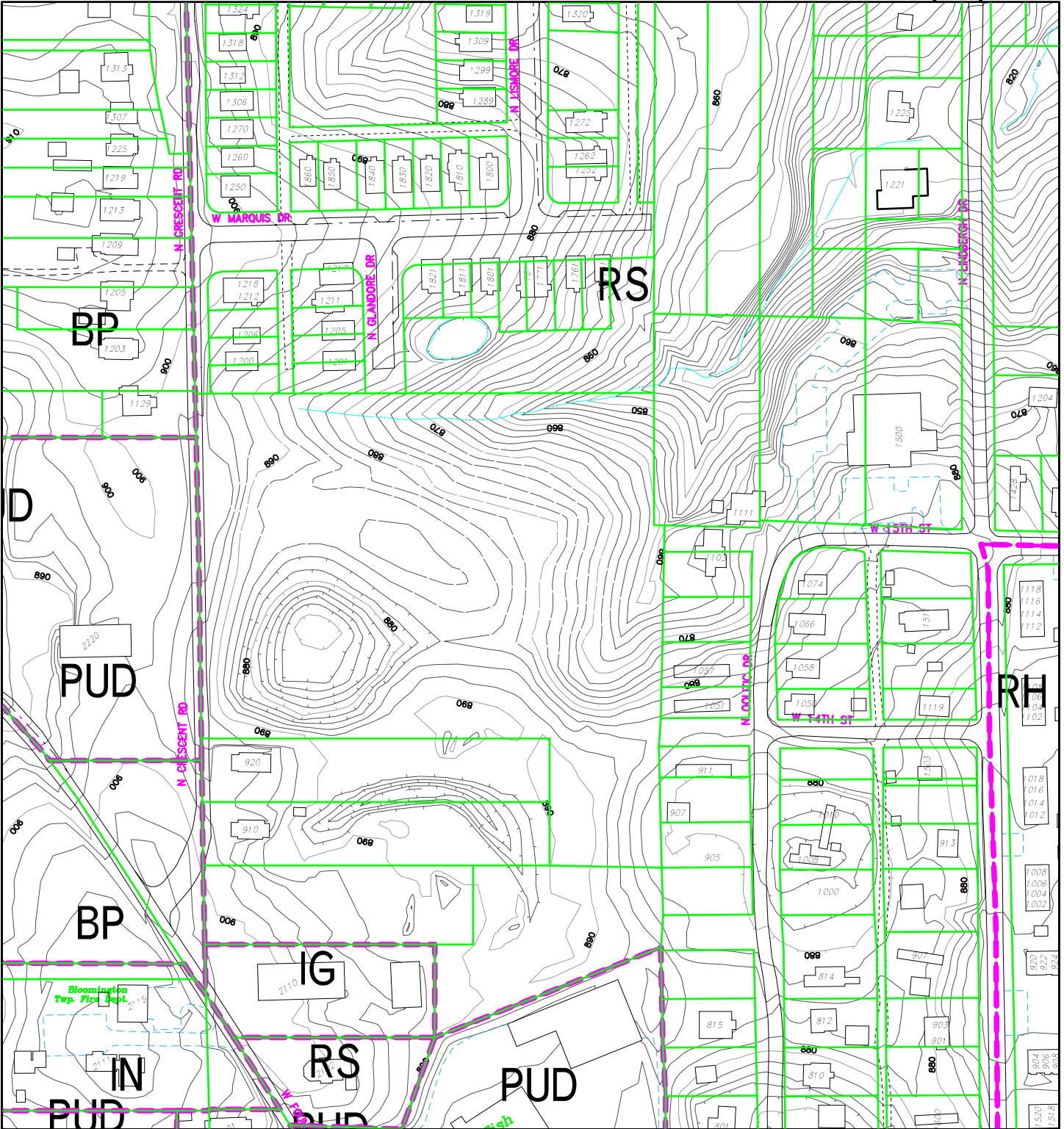
- a. A karst inventory for the entire sub watershed. The site is an integral part of a regional karst system and does not stand alone; therefore, it cannot be evaluated without considering the whole surface and subsurface drainage system. This includes all karst features (sinkholes, springs, grikes, underground water conduits, fracture liniments, voids, caves, etc.) expressed on the surface and in the subsurface.
- b. Due to the intensity of karst features in the vicinity, the soil borings used to portray the bedrock surface should be drilled on a densely-space grid, and drilled to refusal.
- c. After identifying any newly-found karst features that will contribute to the change in behavior of the drainage regime, the stormwater and groundwater flow patterns must be identified and mapped.

- d. Rock cores should be drilled so that the bedrock lithology can be described and voids can be located.
- e. The results of the research and methods used to reach the conclusions of the above suggestions should be included within the environmental review plan. Examples of research methods that could be employed are:

- Natural Potential (NP)
- Electrical Resistivity Tomography (ERT)
- Seismic
- Electromagnetic (EM)
- Microgravity
- Infrared Thermal Scanning
- Dye Tracing
- Exploratory Soil Boring
- Exploratory Rock Coring
- Ground-Penetrating Radar

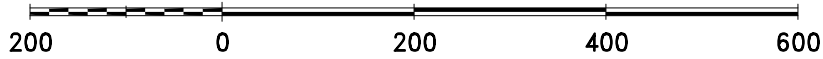
- 3. Conduct a tree inventory. A diverse cover of hardwood trees impressively cover this site. Bloomington doesn't have very many wooded places left, and we should know before we destroy the trees and the habitat they nurture, what we intend to give up.
- 4. Commit to green building practices that will reduce not only the carbon footprint, but the cost of energy for residents. If the developer is serious about saving money for its residents, they would construct a very "green" building to keep energy costs at a minimum.
- 5. Commit to using native plants in the landscape plan because of the adjacent woodland. This is a common request from the EC. If developing adjacent to a woodland, the plants should be native species to enable species interaction.



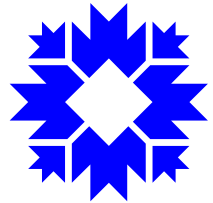


Contour map

By: greulice  
24 Feb 17



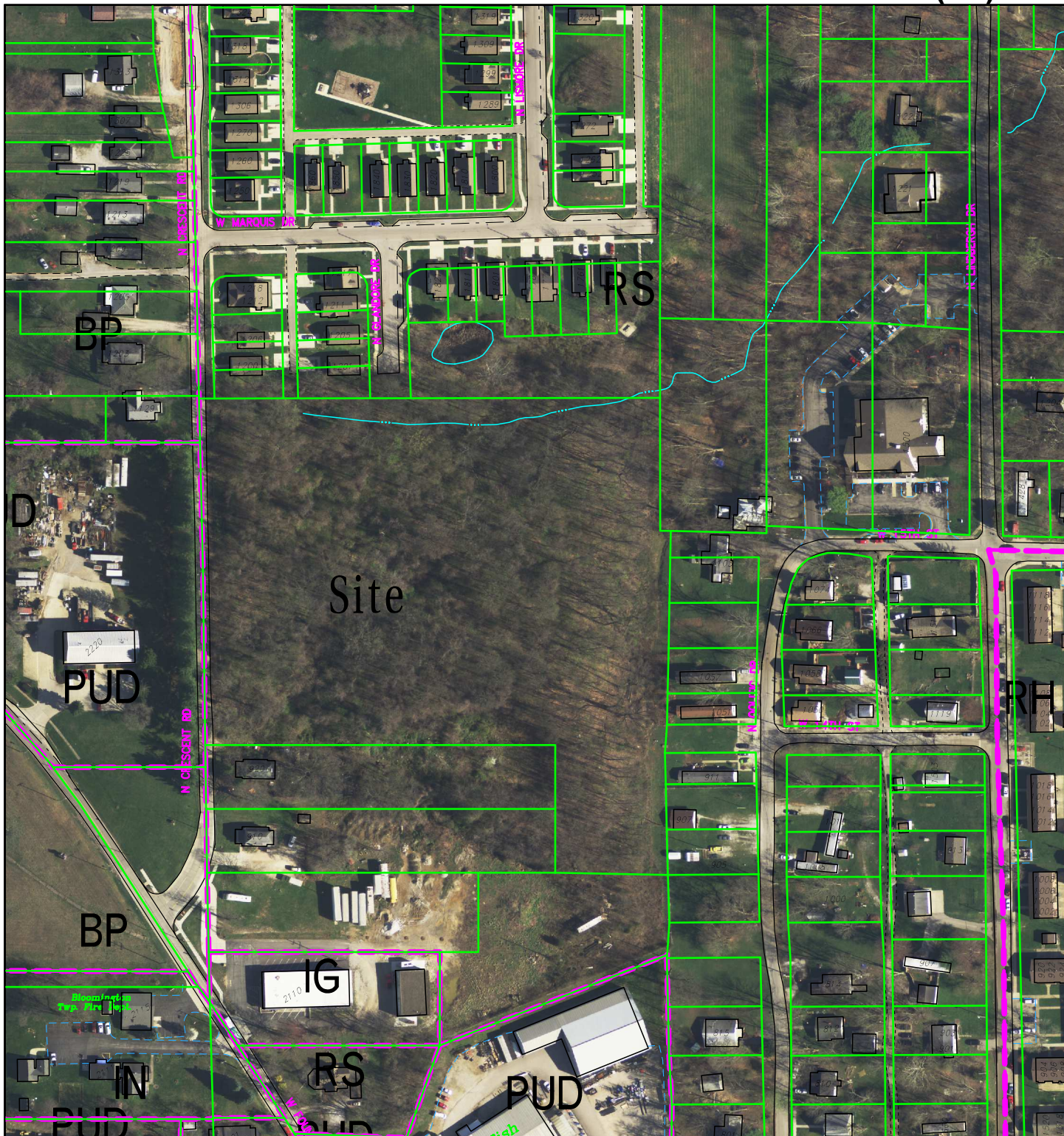
City of Bloomington  
Planning & Transportation



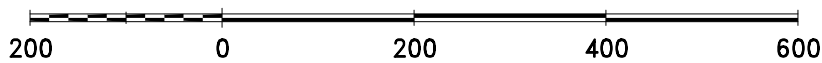
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For reference only; map information NOT warranted.





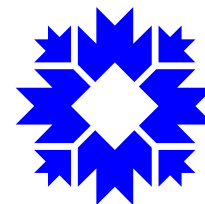
By: greulice  
24 Feb 17



For reference only; map information NOT warranted.

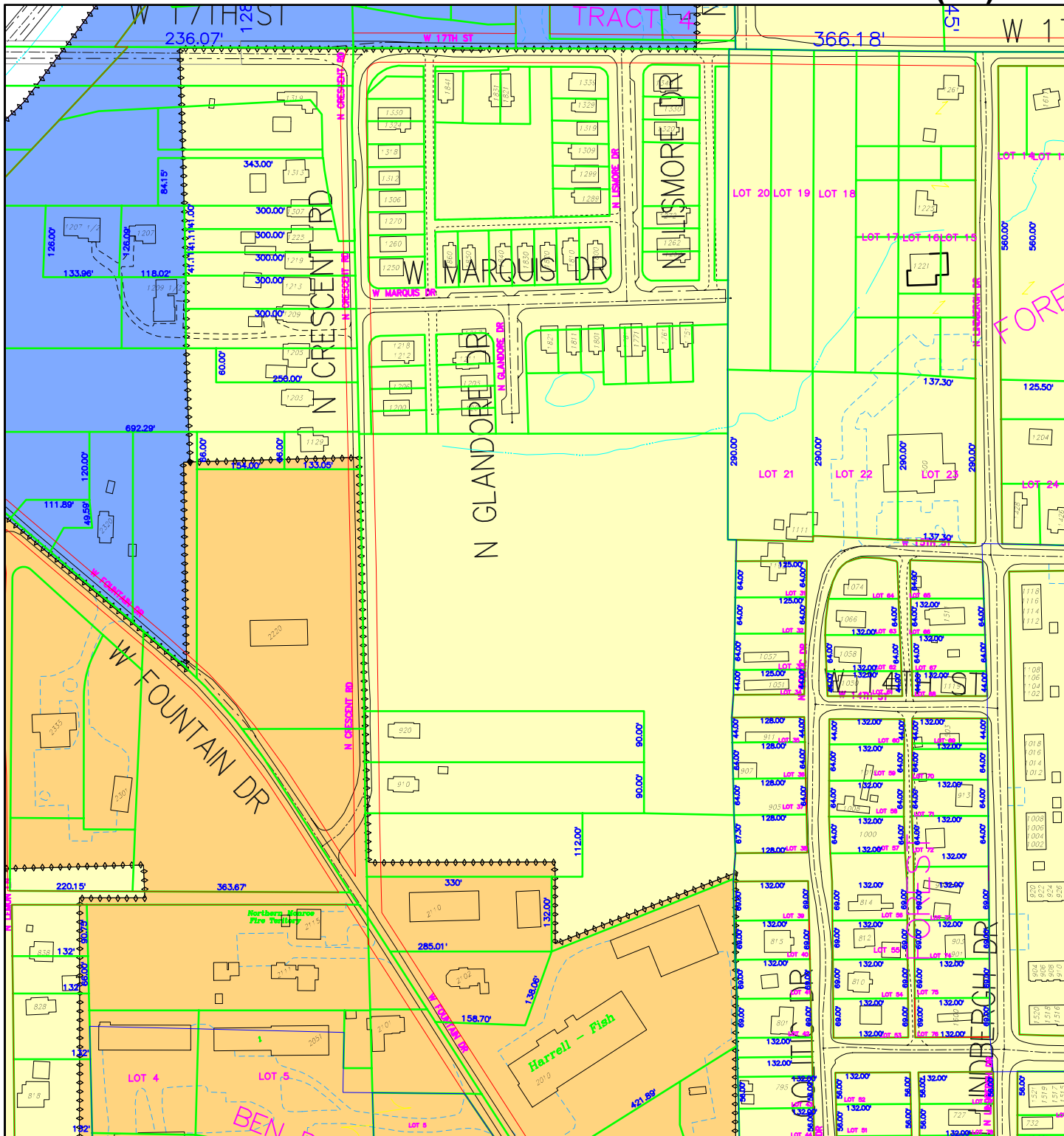


City of Bloomington  
Planning & Transportation

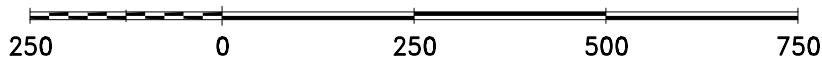


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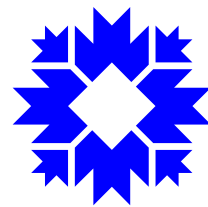




By: roachja  
5 May 17



City of Bloomington  
Planning & Transportation



Scale: 1" = 250'

Smith Brehob & Associates, Inc.



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S.Cn.T.  
Todd M. Borgman PLS  
Katherine E. Stein, P.E.  
Donald J. Kocarek, L.A.

March 14, 2017

Eric Greulich  
City of Bloomington Planning and Transportation  
401 N. Morton Street  
Bloomington, IN. 47404

RE: BLOOMINGTON UNION- PUD Outline Plan

Dear Eric,

On behalf of our client, Mecca Companies, Inc. we respectfully request to be placed on the April Plan Commission agenda for consideration of a rezone petition for an 8 acre parcel located at approximately 1100 N. Crescent Drive in Bloomington.

Mecca proposes to rezone the property from its current zoning of RS (Residential Single Family) to a Planned Unit Development to permit development of an affordable housing project using tax credit funding.

Details of the project are contained in the following paragraphs and attached PUD Development Standards.

Location – The project is located along the east side of N. Crescent Drive at approximately 1100 N. Crescent. The site is immediately south of the Crescent Pointe Subdivision and approximately 2 blocks south of 17<sup>th</sup> Street.

Topography – The site has some challenging topographic features. It is nearly 100% wooded and contains steep slopes, karst topography and an intermittent stream area. The site generally slopes from west to east.

Development – The proposed multifamily project will contain 4 multifamily walk-out basement style buildings with 1 partial “basement” level and 4 floors above. The project will be a mix of 1, 2 and 3 bedroom units and is targeted towards low income families, singles or elderly.



Access and Connectivity – The site have 3 access points to provide for roadway connectivity, emergency service access and bicycle and pedestrian modes of transportation. The main access point will be N. Crescent Drive. A roadway will be extended east through the property and connect to Oolitic Drive. A second connection will be made to the road stub (Glandore Drive) within the Crescent Pointe Subdivision.

Utilities – Water and sanitary sewer service can be provided by connection to City of Bloomington mains within the area. Storm water management will be accommodated through the use of underground detention and permeable paver systems within the parking lot areas. Private utilities (electric, gas, telephone and cable) are available adjacent to the site.

Alternative Transportation – To encourage the use of alternative transportation, parking is being provided at a ratio of 1 space per unit. Additional bike parking beyond code requirements is also being provided. The site is located on the Bloomington Transit N. Crescent Drive route. As such, a bus stop is proposed at the project entrance off of Crescent Drive.

Attached with this letter is the aforementioned PUD Development Standards, conceptual architectural elevations, a conceptual site plan and site environmental features map. The application form and filing fee are attached as well. Should you have any questions, please contact me.

Sincerely,

Steve A. Brehob  
Petitioner's Representative



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S.Cn.T.  
Todd M. Borgman PLS  
Katherine E. Stein, P.E.  
Donald J. Kocarek, L.A.

**BLOOMINGTON UNION  
PUD DEVELOPMENT STANDARDS**

**Site Density**

As this is an affordable housing project and the goal is to maximize density on site yet provide for preservation area, the proposed density is 18.62 units per acre for a total of 149 units. Use of DUE's will be permitted. The following unit mix is proposed:

- 65- 1 bedroom units
- 60 - 2 bedroom units
- 24- 3 bedroom units
- Total beds = 257

**Building Height Standards**

Primary structure height limit shall be 70' to the peak of the roof

**Building Standards**

RH Standards shall apply to building material choices

**Materials**

Primary exterior finish building materials used on residential dwellings shall consist of any of the following:

- (A) Horizontal lap siding (e.g. vinyl, cementitious, wood);
- (B) V-grooved tongue-and-groove siding;
- (C) Wood-grained vertical siding materials in a board-and-batten or reverse batten pattern;
- (D) Wood or cementitious large format panels;
- (E) Cedar or other wood materials;
- (F) Stucco, plaster, or similar systems;
- (G) Stone;
- (H) Split face block, ground face block, or brick;
- (I) Cast or cultured stone;
- (J) Cast in place concrete;
- (K) Earthen structural materials;
- (L) Other materials that replicate the look and durability of the above materials, as approved by the staff.

**Minimum Coverage**

Siding materials listed above, or a combination of such materials, shall extend from roofline to within twenty-four (24) inches of finished grade.





Roofs

(A) Structures may utilize a flat roof with a parapet or a sloped roof consisting of asphalt shingles or standing seam metal materials.

Anti-monotony standards contained in the UDO shall not apply.

**Building Style**

Buildings will utilize a walk-out basement style construction to transition slope from front to back and step down existing grade.

**Setback Standards**

Front yard building setback = 15'

Side and rear yard building setbacks = 15'

Front yard parking setback = 20' behind front wall line of building

Side yard parking standards = 10' (plus 10' buffer for total of 20')

Rear yard parking standards = 10' (plus 10' buffer for total of 20')

**Maximum Impervious Surface Coverage**

The site will limit impervious surface coverage to 35% through the use of taller buildings to limit footprint, permeable pavers within the parking lot area and reduced parking surface area.

**Alternative Transportation**

The site is located on the Bloomington Transit route along Crescent Drive. With roadway connections to the north, east and west, pedestrian and bicycle connections are viable to provide a transit opportunity for non-motorized vehicle and pedestrian use. To promote alternative transportation, the PUD will provide 20% more bicycle parking facilities on site than required by code. The PUD will also provide a covered transit stop at the project entry off of Crescent Drive.

**Environmental Development**

(A) The PUD shall permit the encroachment within the 75' riparian buffer area on intermittent streams the minimum extent necessary to construct roadway connection and buildings.

(B) The PUD will permit the encroachment within 18% slope areas through the use of walk-out basement style construction and retaining walls to the minimum extent necessary to construct roadway connection and buildings.

(C) The PUD will treat the existing disturbed sinkhole on adjacent property to the south that has been partially filled in as a single sinkhole and not a compound feature to the minimum extent necessary to construct drives and parking areas within the SE corner of the property.



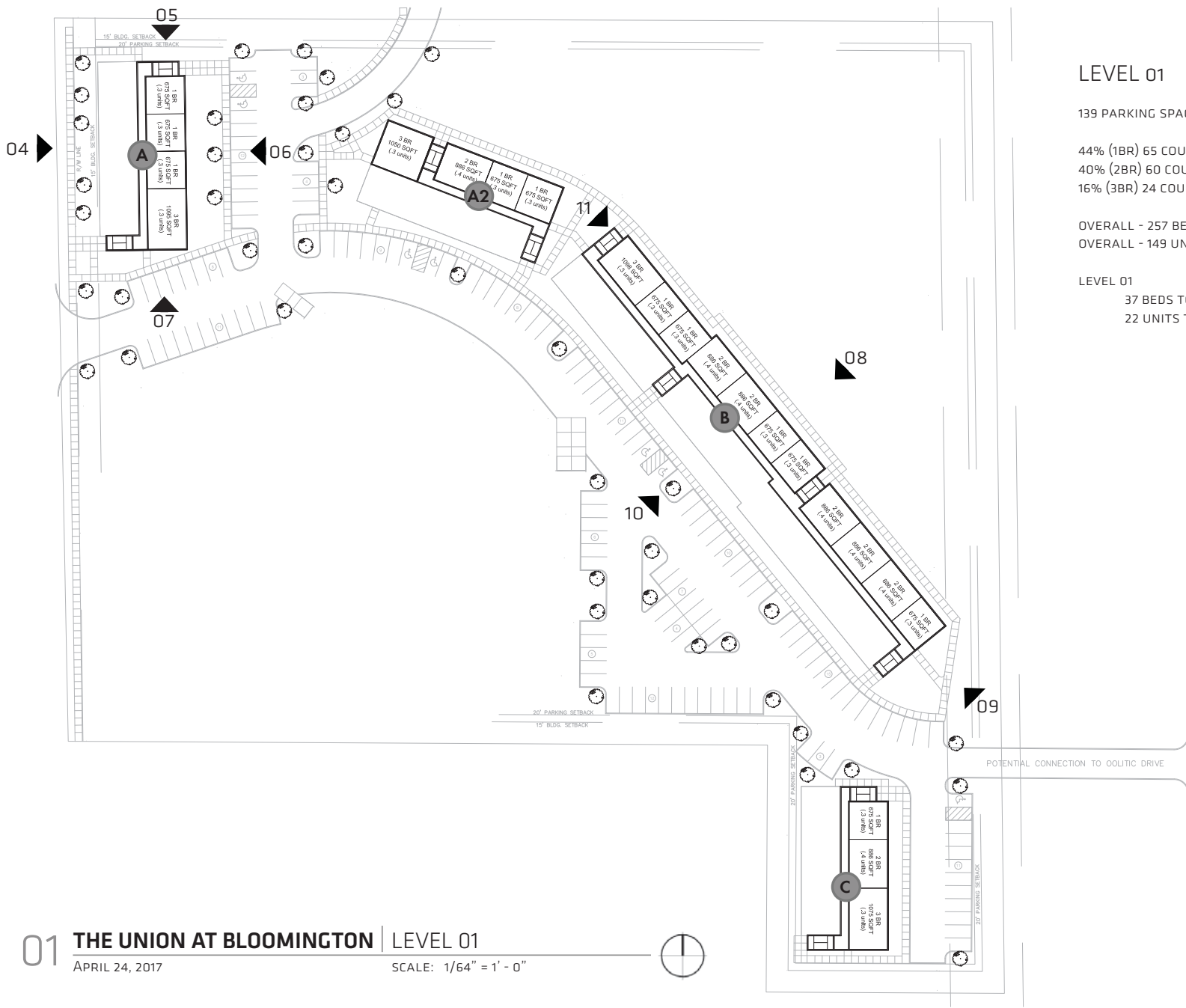
**Native Landscaping**

The site landscape design will utilize all native landscape plant material to reduce the need for irrigation and water consumption.

**Solar Energy**

The site will utilize solar energy to generate electricity for site lighting within the site common areas including parking lot and sidewalk lighting.

Panels will likely be located on the roofs of the buildings facing in a southwesterly direction.



**LEVEL 01**

139 PARKING SPACES

44% (1BR) 65 COUNT

40% (2BR) 60 COUNT

16% (3BR) 24 COUNT

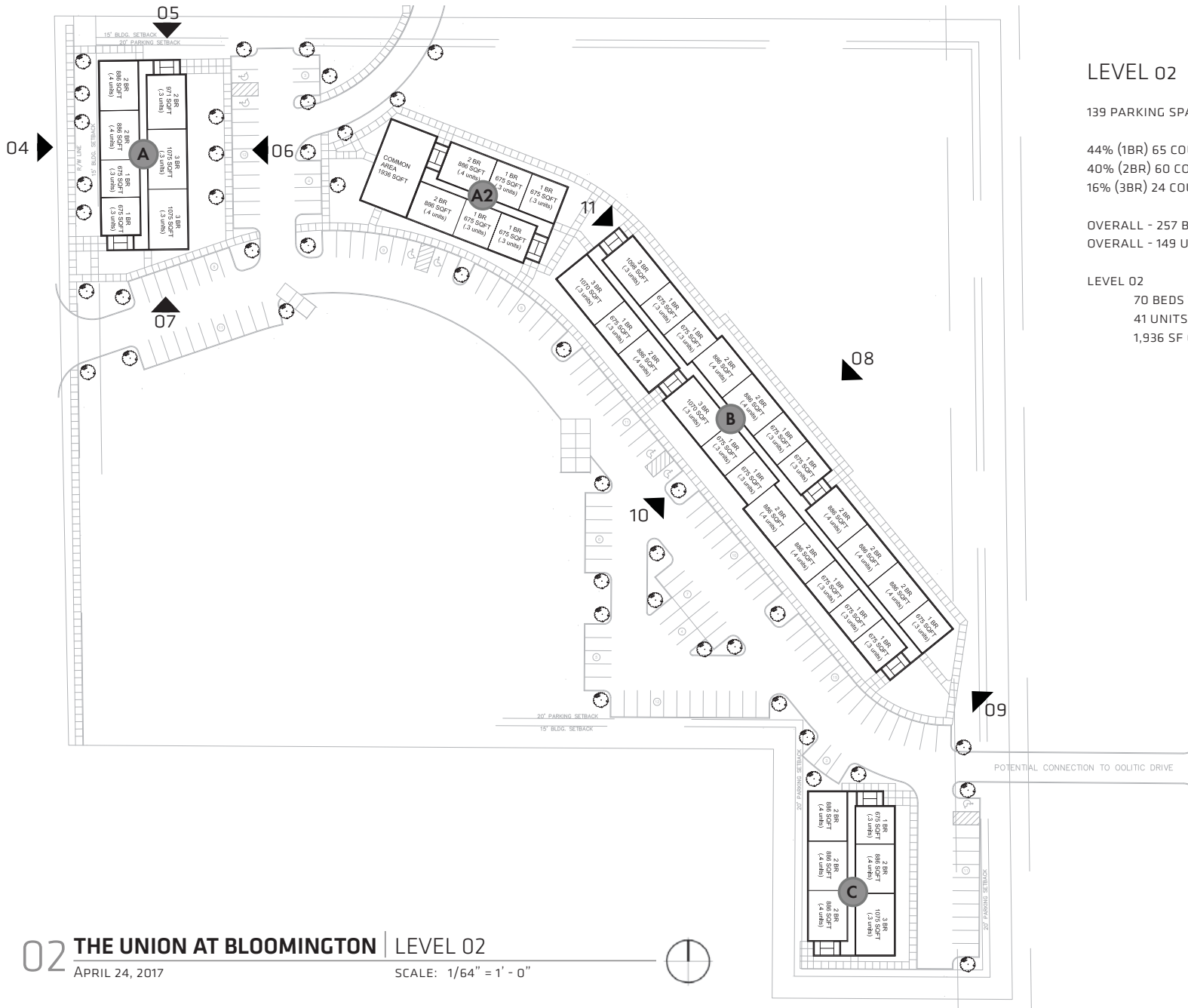
OVERALL - 257 BEDS TOTAL

OVERALL - 149 UNITS TOTAL

**LEVEL 01**  
 37 BEDS TOTAL PER LEVEL  
 22 UNITS TOTAL PER LEVEL

<b>BUILDING A</b>		
3	1	BEDROOM
0	2	BEDROOM
1	3	BEDROOM
<b>BUILDING A2</b>		
2	1	BEDROOM
1	2	BEDROOM
1	3	BEDROOM
<b>BUILDING B</b>		
5	1	BEDROOM
5	2	BEDROOM
1	3	BEDROOM
<b>BUILDING C</b>		
1	1	BEDROOM
1	2	BEDROOM
1	3	BEDROOM





### LEVEL 02

139 PARKING SPACES

44% (1BR) 65 COUNT

40% (2BR) 60 COUNT

16% (3BR) 24 COUNT

OVERALL - 257 BEDS TOTAL

OVERALL - 149 UNITS TOTAL

#### LEVEL 02

70 BEDS TOTAL PER LEVEL

41 UNITS TOTAL PER LEVEL

1,936 SF COMMON AREA

#### BUILDING A

- 2 1 BEDROOM
- 3 2 BEDROOM
- 2 3 BEDROOM

#### BUILDING A2

- 4 1 BEDROOM
- 2 2 BEDROOM
- 0 3 BEDROOM

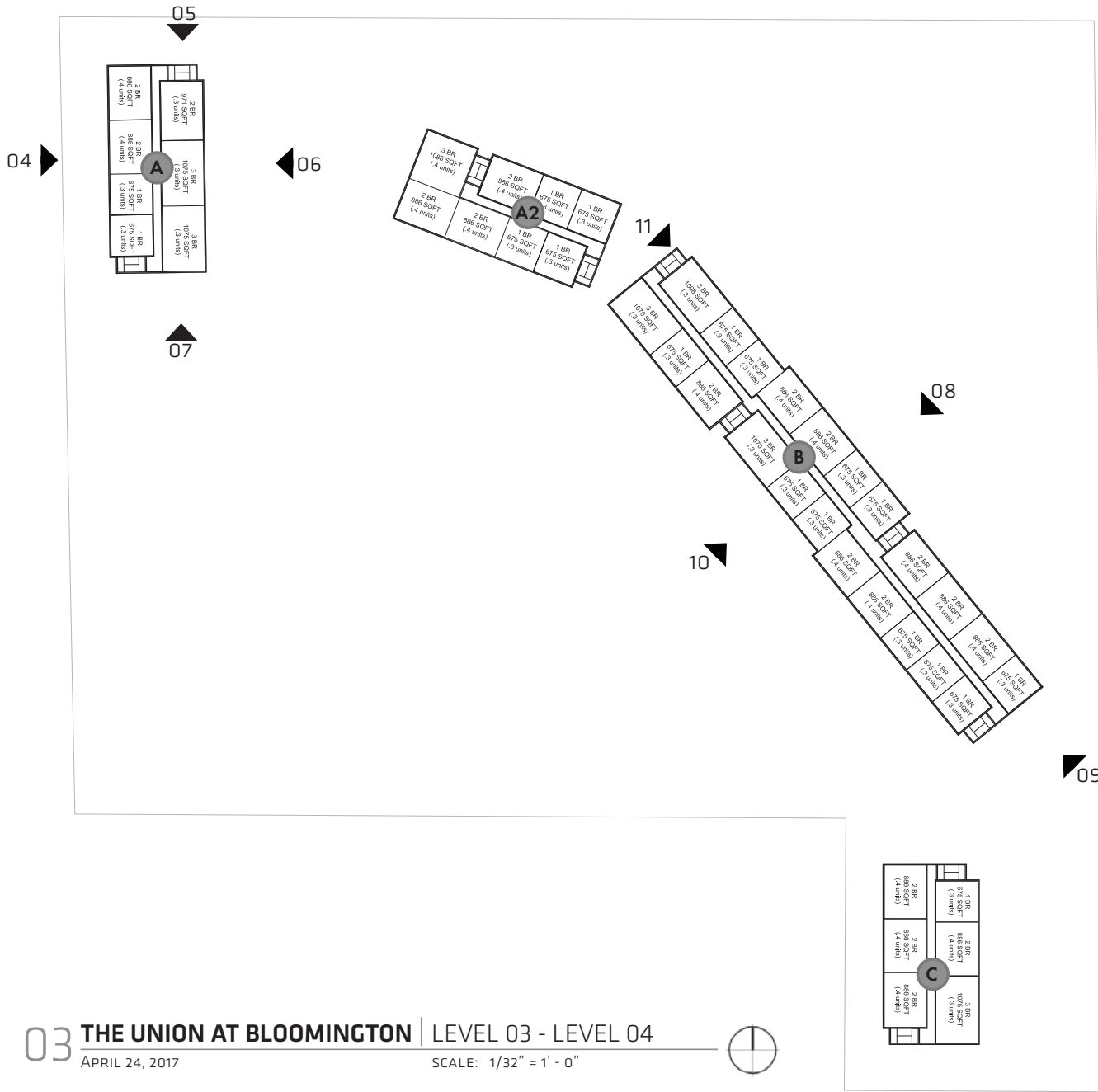
#### BUILDING B

- 11 1 BEDROOM
- 8 2 BEDROOM
- 3 3 BEDROOM

#### BUILDING C

- 1 1 BEDROOM
- 4 2 BEDROOM
- 1 3 BEDROOM





LEVEL 03 - 04

139 PARKING SPACES  
 44% (1BR) 65 COUNT  
 40% (2BR) 60 COUNT  
 16% (3BR) 24 COUNT

OVERALL - 257 BEDS TOTAL  
 OVERALL - 149 UNITS TOTAL

LEVEL 03 - LEVEL 04  
 75 BEDS TOTAL PER LEVEL  
 43 UNITS TOTAL PER LEVEL

BUILDING A		
2	1	1 BEDROOM
3	2	2 BEDROOM
2	3	3 BEDROOM
BUILDING A2		
4	1	1 BEDROOM
3	2	2 BEDROOM
1	3	3 BEDROOM
BUILDING B		
11	1	1 BEDROOM
8	2	2 BEDROOM
3	3	3 BEDROOM
BUILDING C		
1	1	1 BEDROOM
4	2	2 BEDROOM
1	3	3 BEDROOM



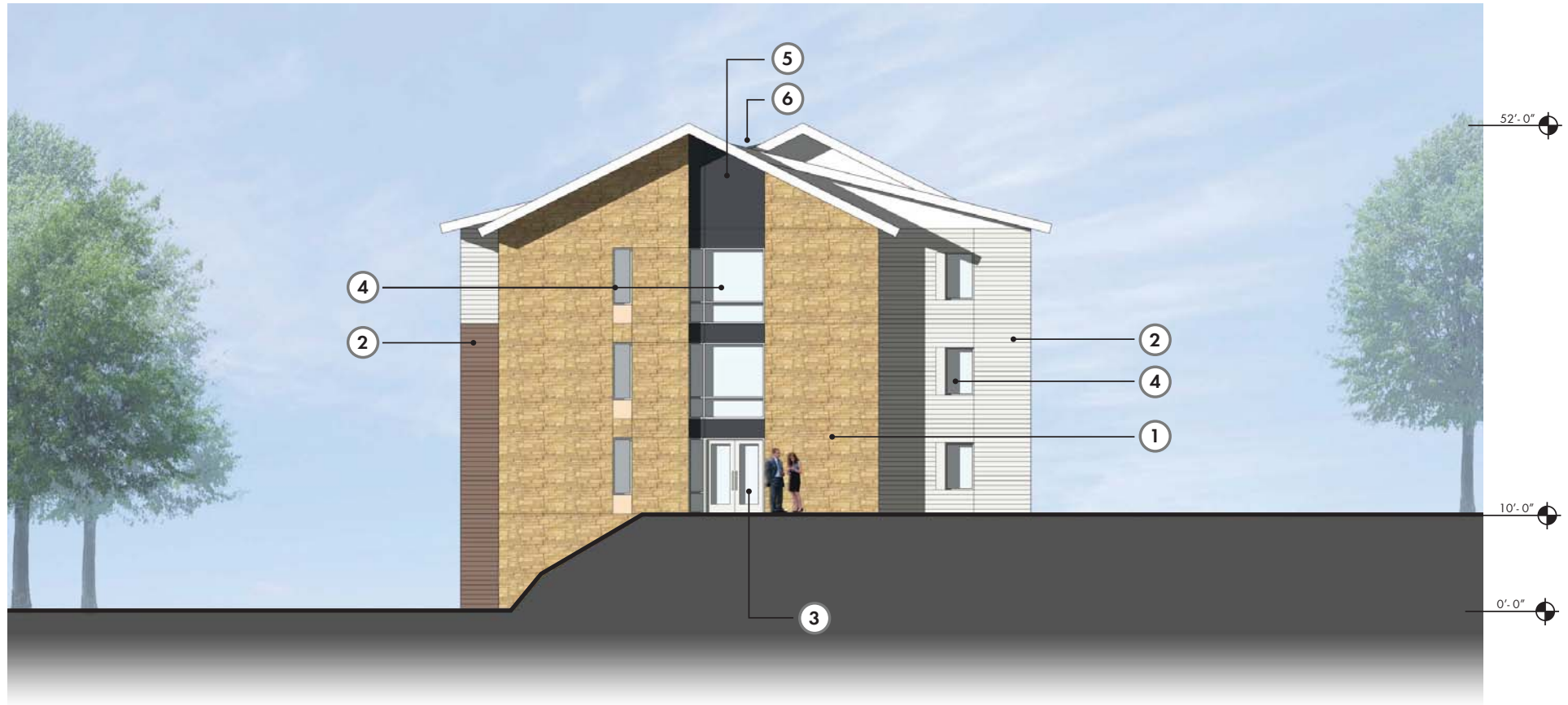




- ① STONE VEENER
- ② LAP SIDING
- ③ ENTRY
- ④ WINDOW SYSTEM
- ⑤ FIBER CEMENT BOARD
- ⑥ ASPHALT SHINGLES
- ⑦ STANDING SEAM METAL ROOFING

04 THE UNION AT BLOOMINGTON | A - WEST ELEVATION (BUILDING TYPE A2 & C SIMILAR)  
APRIL 24, 2017 SCALE: 3/32" = 1' - 0"





- 1 STONE VEENER
- 2 LAP SIDING
- 3 ENTRY
- 4 WINDOW SYSTEM
- 5 FIBER CEMENT BOARD
- 6 ASPHALT SHINGLES
- 7 STANDING SEAM METAL ROOFING

05 THE UNION AT BLOOMINGTON | A - NORTH ELEVATION (BUILDING TYPE A2 & C SIMILAR)  
APRIL 24, 2017 SCALE: 3/32" = 1' - 0"





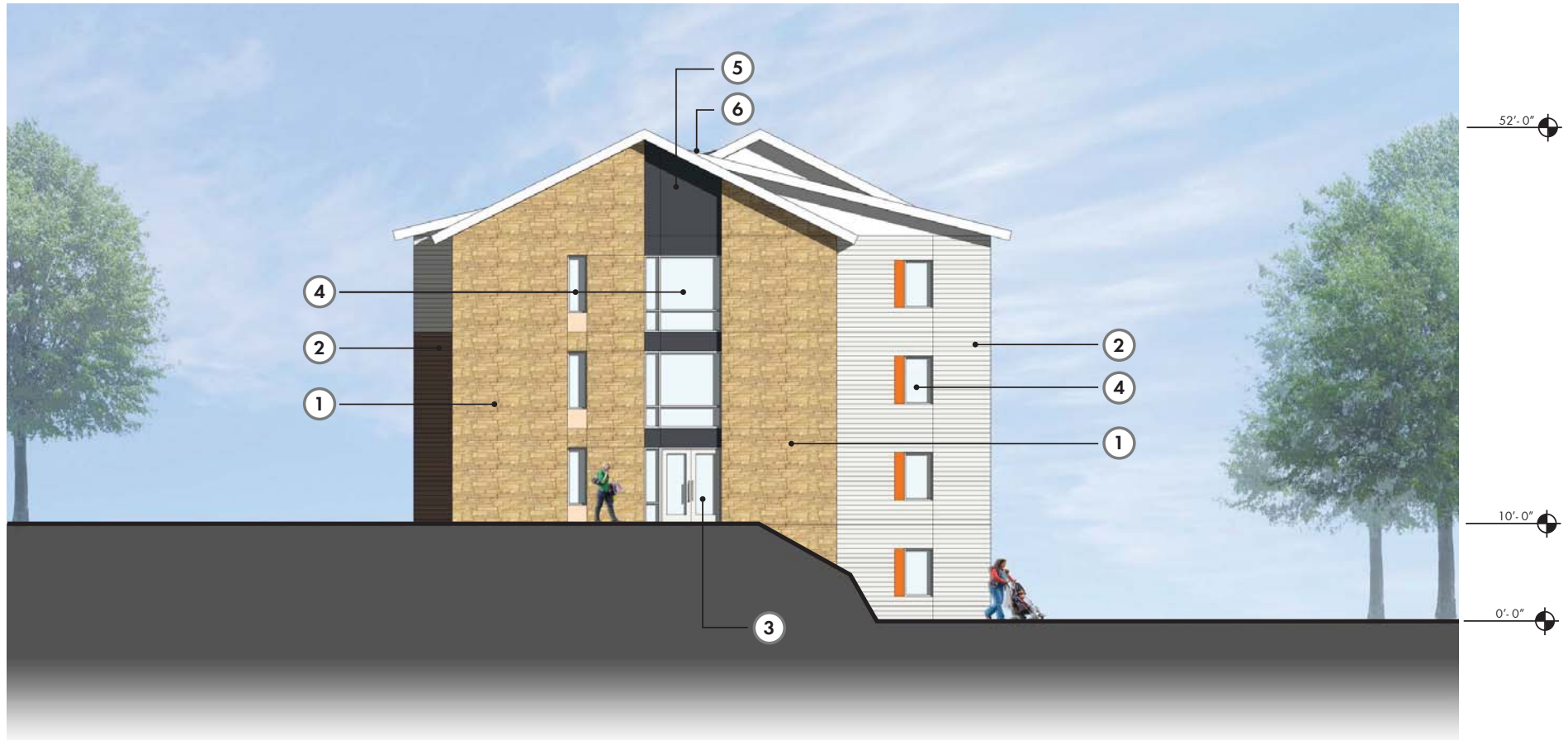
- ① STONE VEENER
- ② LAP SIDING
- ③ ENTRY
- ④ WINDOW SYSTEM
- ⑤ FIBER CEMENT BOARD
- ⑥ ASPHALT SHINGLES
- ⑦ STANDING SEAM METAL ROOFING

06 THE UNION AT BLOOMINGTON | A - EAST ELEVATION (BUILDING TYPE A2 & C SIMILAR)

APRIL 24, 2017

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



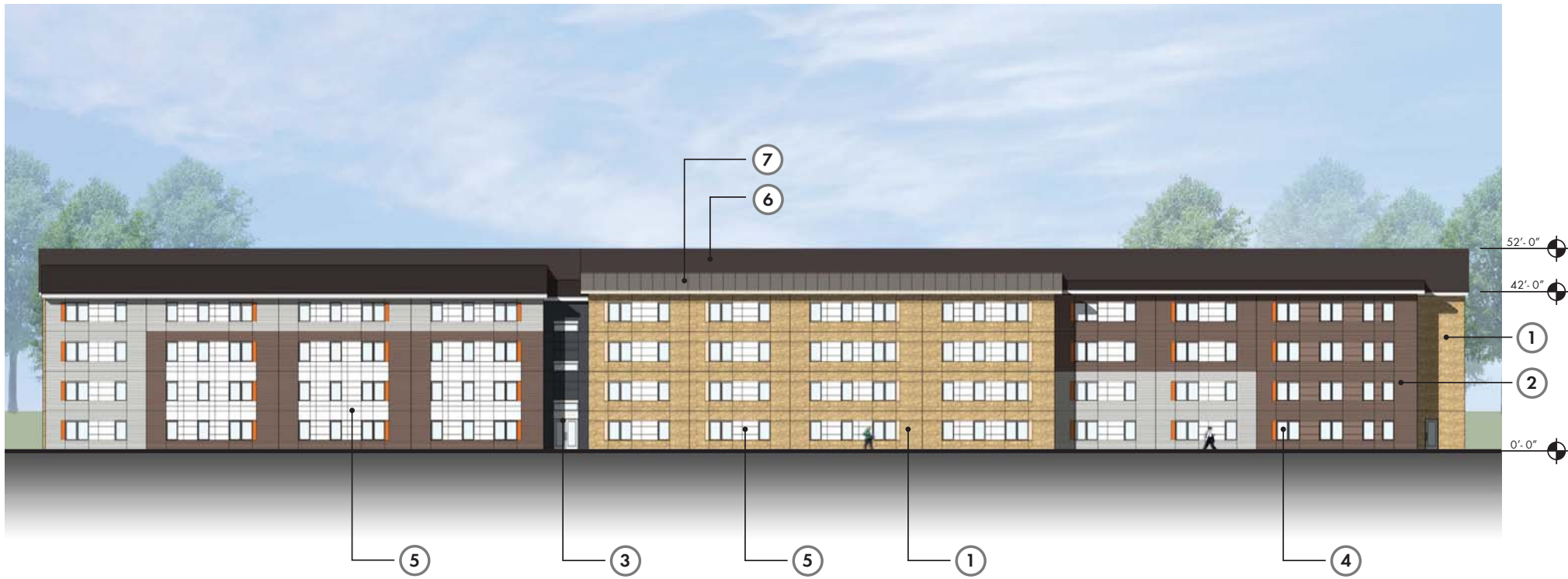


- 1 STONE VEENER
- 2 LAP SIDING
- 3 ENTRY
- 4 WINDOW SYSTEM
- 5 FIBER CEMENT BOARD
- 6 ASPHALT SHINGLES
- 7 STANDING SEAM METAL ROOFING

07 THE UNION AT BLOOMINGTON | A - SOUTH ELEVATION (BUILDING TYPE A2 & C SIMILAR)  
APRIL 24, 2017 SCALE: 3/32" = 1' - 0"

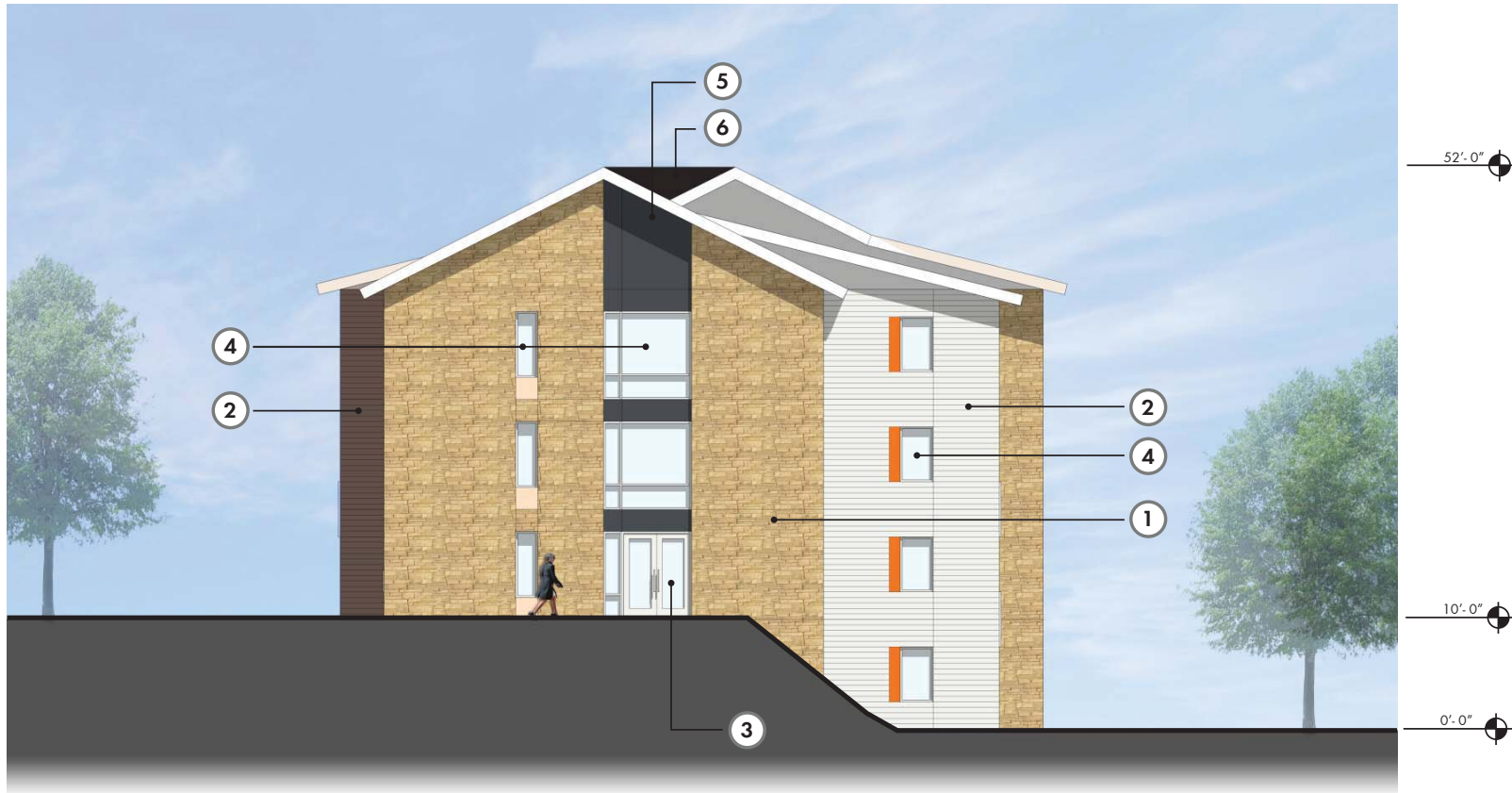






- ① STONE VEENER
- ② LAP SIDING
- ③ ENTRY
- ④ WINDOW SYSTEM
- ⑤ FIBER CEMENT BOARD
- ⑥ ASPHALT SHINGLES
- ⑦ STANDING SEAM METAL ROOFING





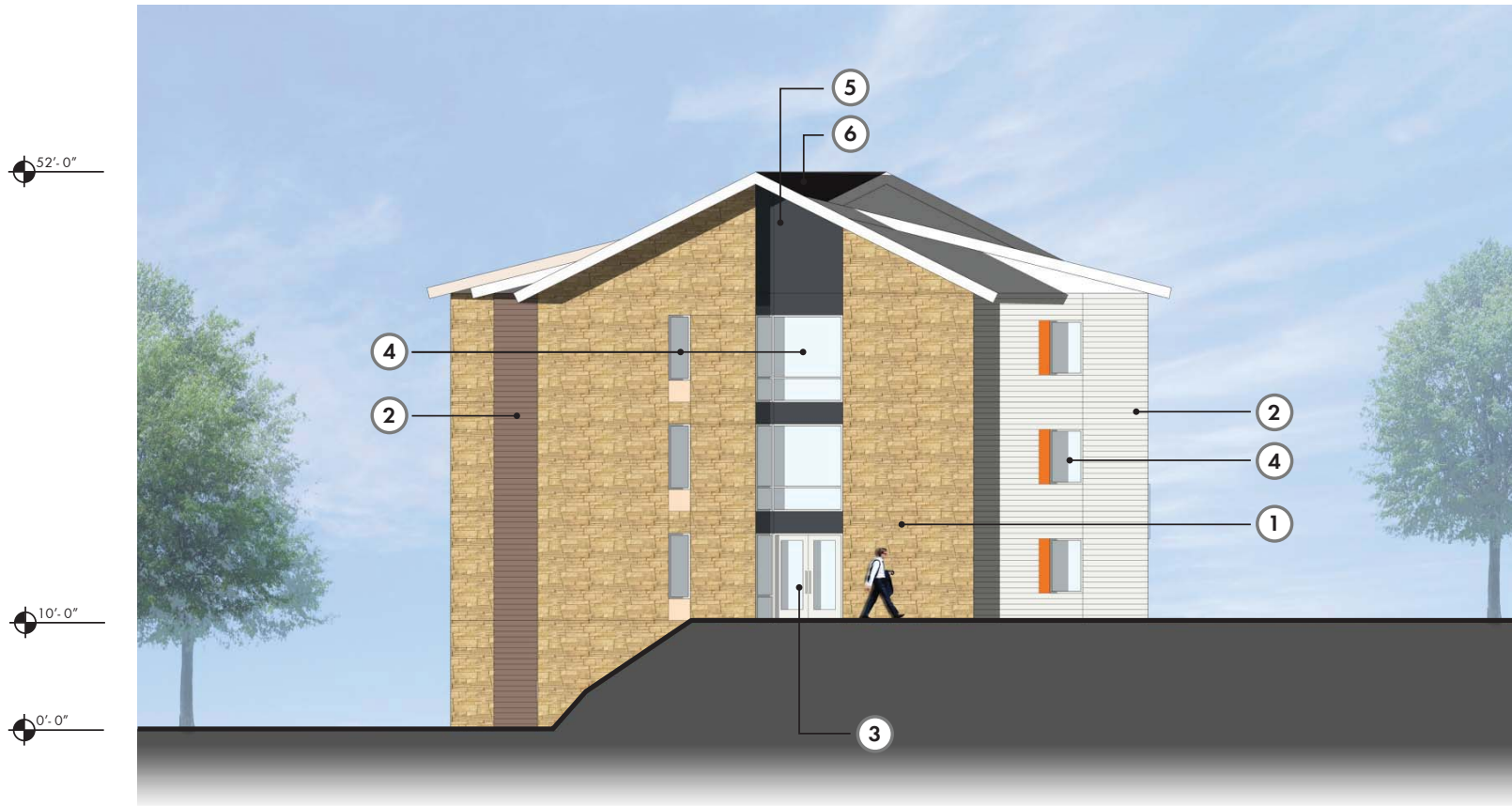
- ① STONE VEENER
- ② LAP SIDING
- ③ ENTRY
- ④ WINDOW SYSTEM
- ⑤ FIBER CEMENT BOARD
- ⑥ ASPHALT SHINGLES
- ⑦ STANDING SEAM METAL ROOFING





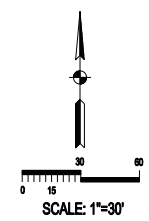
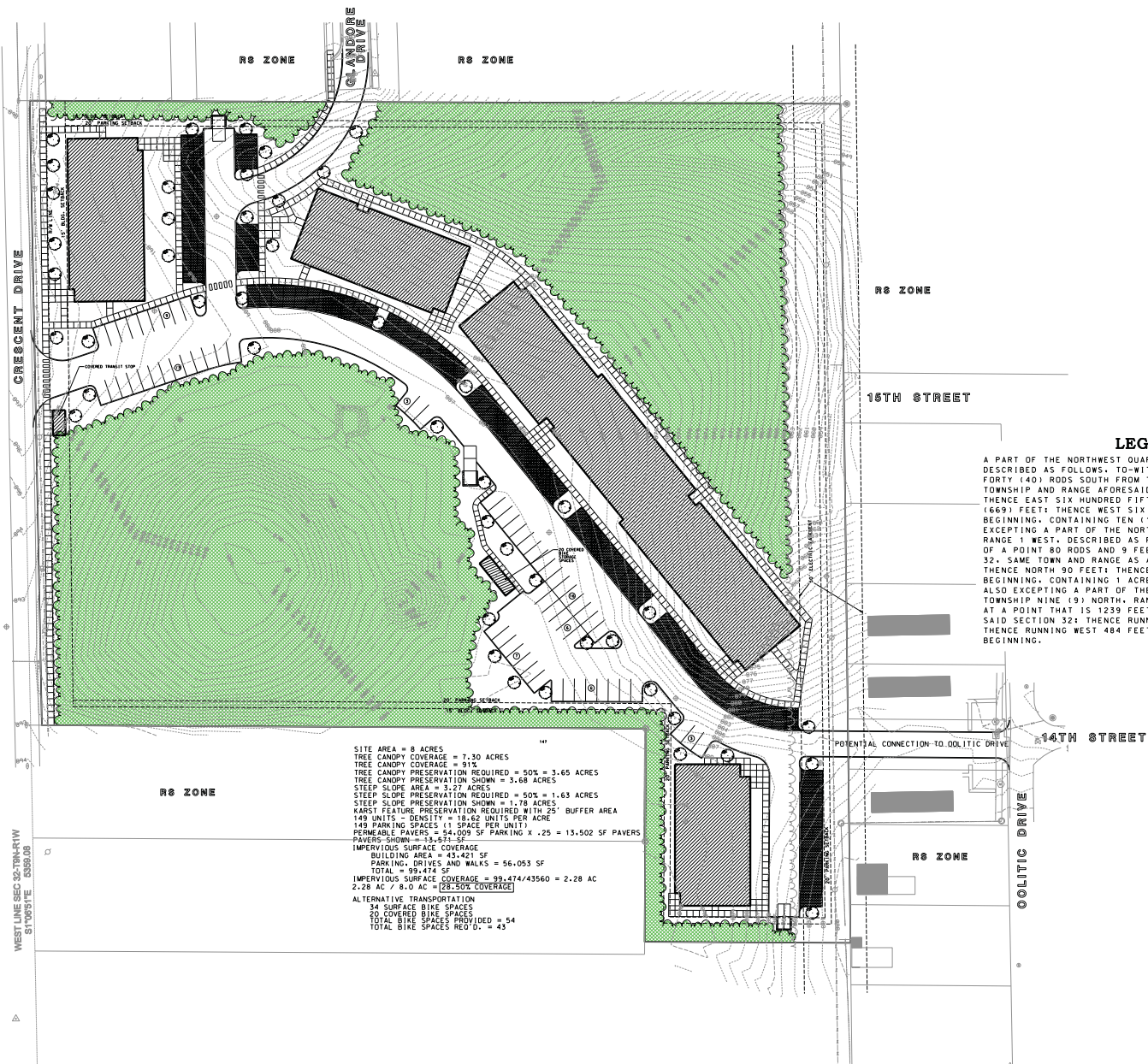


- ① STONE VEENER
- ② LAP SIDING
- ③ ENTRY
- ④ WINDOW SYSTEM
- ⑤ FIBER CEMENT BOARD
- ⑥ ASPHALT SHINGLES
- ⑦ STANDING SEAM METAL ROOFING



- ① STONE VEENER
- ② LAP SIDING
- ③ ENTRY
- ④ WINDOW SYSTEM
- ⑤ FIBER CEMENT BOARD
- ⑥ ASPHALT SHINGLES
- ⑦ STANDING SEAM METAL ROOFING





**SITE LEGEND**

- 10' OC DRAINAGE EASEMENT
- 10' OC UTILITY EASEMENT
- DR. & UT. EASEMENT
- 2" RELL CURB
- 2" CURB AND GUTTER
- 6" STANDING CURB
- CONCRETE SIDEWALK
- HANDICAPPED RAMP
- RET. WALL (CONCRETE)
- RET. WALL (MASONRY)
- RET. WALL (STONE)
- RET. WALL (WOOD)
- FENCE (BARB WIRE)
- FENCE (CHAIN LINK)
- FENCE (SMOOTH WIRE)
- FENCE (POST & RAIL)
- FENCE (WOOD SLAT)
- CURB RAIL
- PROPOSED STREET TREE
- BOLLARD
- DUMPSTER (WOOD)
- DUMPSTER (MASONRY)

**LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT NINE (9) FEET EAST OF A POINT FORTY (40) RODS SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 32, SAME TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH SIX HUNDRED SIXTY-NINE (669) FEET; THENCE EAST SIX HUNDRED FIFTY-ONE (651) FEET; THENCE NORTH SIX HUNDRED SIXTYNINE (669) FEET; THENCE WEST SIX HUNDRED FIFTY-ONE (651) FEET TO THE PLACE OF BEGINNING, CONTAINING TEN (10) ACRES, MORE OR LESS.

EXCEPTING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT 9 FEET EAST OF A POINT 80 RODS AND 9 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 32, SAME TOWN AND RANGE AS AFORESAID; RUNNING THENCE EAST 484 FEET; RUNNING THENCE NORTH 90 FEET; THENCE WEST 484 FEET; THENCE SOUTH 90 FEET TO THE PLACE OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

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SITE AREA = 8 ACRES  
 TREE CANOPY COVERAGE = 7.30 ACRES  
 TREE CANOPY COVERAGE = 91%  
 TREE CANOPY PRESERVATION REQUIRED = 50% = 3.65 ACRES  
 TREE CANOPY PRESERVATION SHOWN = 3.68 ACRES  
 STEEP SLOPE AREA = 3.27 ACRES  
 STEEP SLOPE PRESERVATION REQUIRED = 50% = 1.63 ACRES  
 STEEP SLOPE PRESERVATION SHOWN = 1.78 ACRES  
 KARST FEATURE PRESERVATION REQUIRED WITH 25' BUFFER AREA  
 149 UNITS = DENSITY = 18.62 UNITS PER ACRE  
 149 PARKING SPACES (1 SPACE PER UNIT)  
 REMOVABLE PAVERS = 64,009 SF PARKING X .25 = 13,502 SF PAVERS  
 PAVERS SHOWN = 13,674 SF

IMPERVIOUS SURFACE COVERAGE  
 BUILDING AREA = 43,421 SF  
 PARKING, DRIVES AND WALKS = 56,053 SF  
 TOTAL = 99,474 SF  
 IMPERVIOUS SURFACE COVERAGE = 99,474/43560 = 2.28 AC  
 2.28 AC / 8.0 AC = 28.5% COVERAGE

ALTERNATIVE TRANSPORTATION  
 34 SURFACE BIKE SPACES  
 20 COVERED BIKE SPACES  
 TOTAL BIKE SPACES PROVIDED = 54  
 TOTAL BIKE SPACES REQUIRED = 43

Smith British & Associates, Inc.  
 445 S. Center Boulevard  
 Mount Pleasant, Michigan 48851  
 Tel: (810) 334-0000  
 Fax: (810) 334-0013  
 Web: http://smithbr.com

**JOB TITLE**  
 UNION ON CRESCENT DRIVE  
 RS TO PUD REZONE  
**CONCEPT PLAN**

REVISIONS	BY	DATE

DESIGNED BY	SAB
CHECKED BY	SAB
DATE	

5462

SHEET

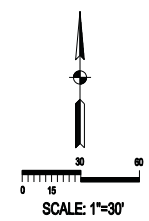
2 OF 2

DATE 03/09/17

CONCEPT SITE PLAN C

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 445 S. Center Boulevard  
 Bloomington, IL 61704-2400  
 Tel: 312.332-6333  
 Fax: 312.332-6313  
 Web: http://smithbrubak.com

CONSTRUCTION DATE  
 / /

**JOB TITLE**  
**UNION ON CRESCENT DRIVE**  
**RS TO PUD REZONE**  
**CONCEPT PLAN**

REVISIONS	BY	DATE

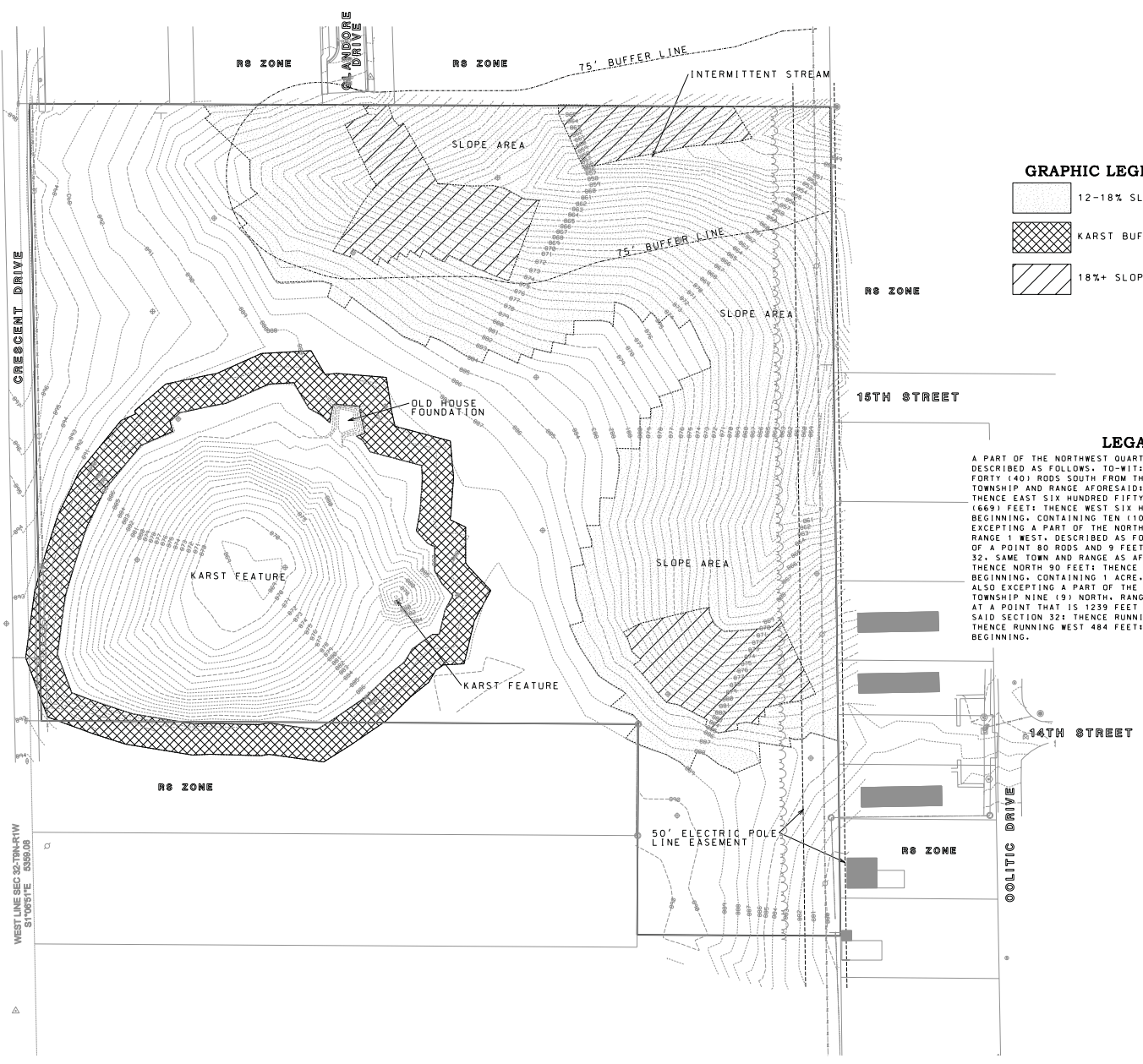
DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE

JOB NUMBER  
**5462**

SHEET  
**1** OF **2**

DATE  
 03/09/17

ENVIRONMENTAL FEATURES



**GRAPHIC LEGEND**

- 12-18% SLOPE AREA
- KARST BUFFER AREA
- 18%+ SLOPE AREA

**LEGAL DESCRIPTION**

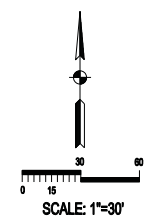
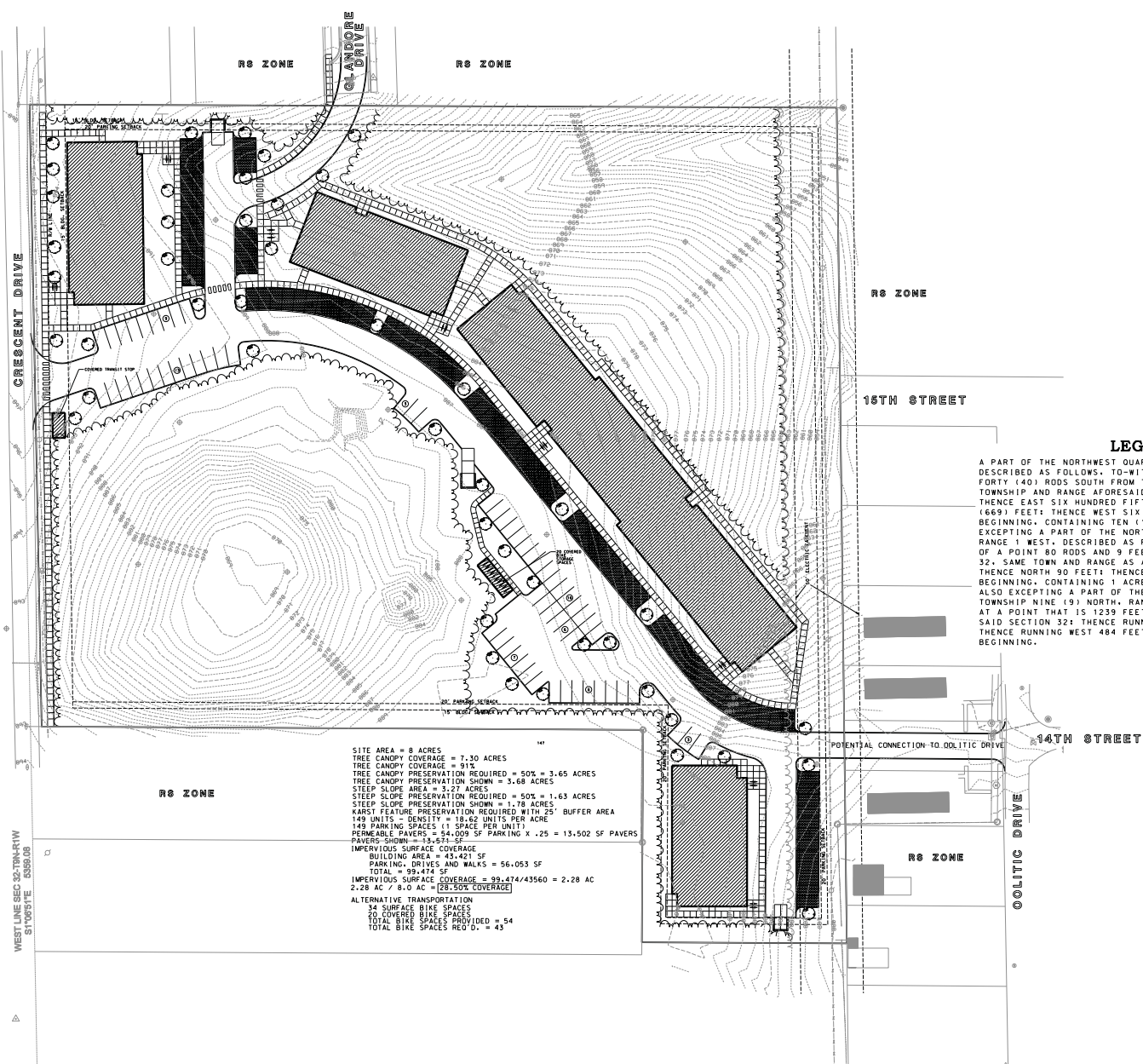
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WEST LINE SEC 32-T9N-R1W  
 S1°10'51"E 6389.08

△



**SITE LEGEND**

- 10" OC DRAINAGE EASEMENT
- 10" OC UTILITY EASEMENT
- DR. & UT. EASEMENT
- 2" ROLL CURB
- 2" CURB AND GUTTER
- 6" STANDING CURB
- CONCRETE SLOPABLE
- HANDICAPPED RAMP
- RET. WALL (CONCRETE)
- RET. WALL (MASONRY)
- RET. WALL (STONE)
- RET. WALL (WOOD)
- FENCE (BARB WIRE)
- FENCE (CHAIN LINK)
- FENCE (SMOOTH WIRE)
- FENCE (POST & RAIL)
- FENCE (WOOD SLAT)
- CURB RAIL
- PROPOSED STREET TREE
- SOLIDARD
- DUMPSTER (WOOD)
- DUMPSTER (MASONRY)

**LEGAL DESCRIPTION**

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149

SITE AREA = 8 ACRES  
 TREE CANOPY COVERAGE = 7.30 ACRES  
 TREE CANOPY COVERAGE = 91%  
 TREE CANOPY PRESERVATION REQUIRED @ 50% = 3.65 ACRES  
 TREE CANOPY PRESERVATION SHOWN = 3.68 ACRES  
 STEEP SLOPE AREA = 3.27 ACRES  
 STEEP SLOPE PRESERVATION REQUIRED @ 50% = 1.63 ACRES  
 STEEP SLOPE PRESERVATION SHOWN = 1.78 ACRES  
 KARST FEATURE PRESERVATION REQUIRED WITH 25' BUFFER AREA  
 149 UNITS @ DENSITY = 18.62 UNITS PER ACRE  
 149 PARKING SPACES (1 SPACE PER UNIT)  
 REMOVABLE PAVERS = 64,009 SF PARKING X .25 = 13,502 SF PAVERS  
 PAVERS SHOWN = 13,671 SF

IMPERVIOUS SURFACE COVERAGE  
 BUILDING AREA = 43,421 SF  
 PARKING, DRIVES AND WALKS = 56,053 SF  
 TOTAL = 99,474 SF  
 IMPERVIOUS SURFACE COVERAGE = 99,474/43560 = 2.28 AC  
 2.28 AC / 8.0 AC @ 125-50% COVERAGE

ALTERNATIVE TRANSPORTATION  
 34 SURFACE BIKE SPACES  
 20 COVERED BIKE SPACES  
 TOTAL BIKE SPACES PROVIDED = 54  
 TOTAL BIKE SPACES REQUIRED = 43

Smith British & Associates, Inc.  
 445 S. Center Boulevard  
 Mount Pleasant, Michigan 48851  
 Tel: (810) 334-5213  
 Fax: (810) 334-5213  
 Web: http://smithbri.com

CONSTRUCTION DATA


**UNION ON CRESCENT DRIVE  
 RS TO PUD REZONE  
 CONCEPT PLAN**

REVISIONS

NO.	DATE	BY	DESCRIPTION

DESIGNED BY	SAB
CHECKED BY	SAB
DATE	

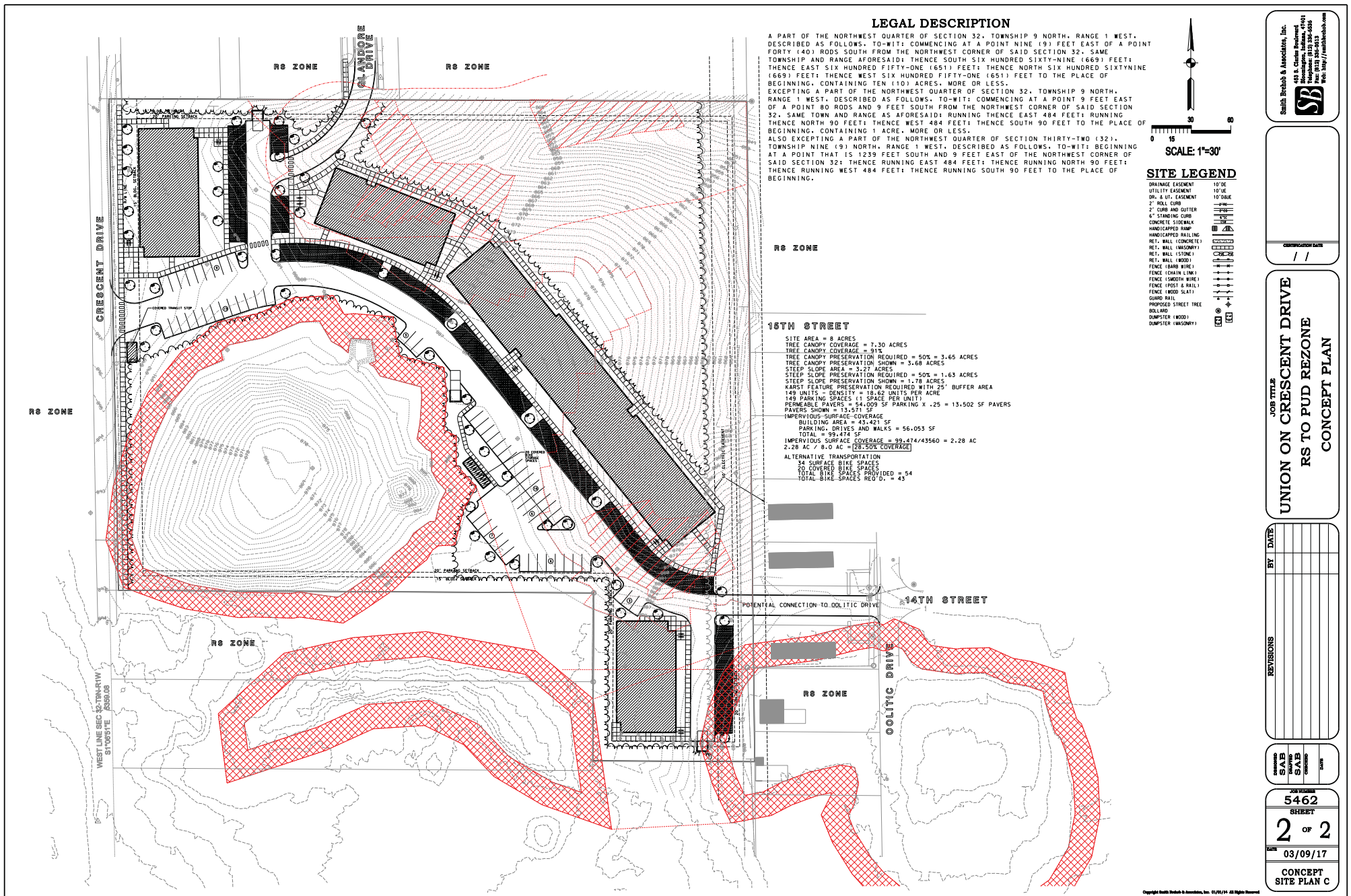
JOB NUMBER  
**5462**

SHEET  
**2 OF 2**

DATE  
 03/09/17

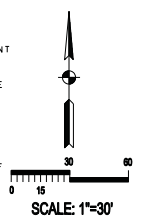
CONCEPT SITE PLAN C





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**SITE LEGEND**

- 10' OC DRAINAGE EASEMENT
- 10' OC UTILITY EASEMENT
- DR. & UT. EASEMENT
- 10' DRIVE
- 2" CURB AND GUTTER
- 6" STANDING CURB
- CONCRETE SIDEWALK
- HANDICAPPED RAMP
- HANDICAPPED RAILING
- RET. WALL (CONCRETE)
- RET. WALL (MASONRY)
- RET. WALL (STONE)
- RET. WALL (WOOD)
- FENCE (BARB WIRE)
- FENCE (CHAIN LINK)
- FENCE (SMOOTH WIRE)
- FENCE (POST & RAIL)
- FENCE (WOOD SLAT)
- CURB RAIL
- PROPOSED STREET TREE
- BOLLARD
- DUMPER (WOOD)
- DUMPER (MASONRY)

**16TH STREET**

SITE AREA = 8 ACRES  
 TREE CANOPY COVERAGE = 7.30 ACRES  
 TREE CANOPY PRESERVATION REQUIRED = 50% = 3.65 ACRES  
 TREE CANOPY PRESERVATION SHOWN = 3.68 ACRES  
 STEEP SLOPE AREA = 3.27 ACRES  
 STEEP SLOPE PRESERVATION REQUIRED = 50% = 1.63 ACRES  
 STEEP SLOPE PRESERVATION SHOWN = 1.78 ACRES  
 149 UNITS - DENSITY = 18.62 UNITS PER ACRE  
 149 PARKING SPACES (1 SPACE PER UNIT)  
 PERMEABLE PAVERS = 54,009 SF PARKING X .25 = 13,502 SF PAVERS  
 PAVERS SHOWN = 13,571 SF  
 IMPERVIOUS SURFACE COVERAGE  
 BUILDING AREA = 43,421 SF  
 PARKING, DRIVES AND WALKS = 56,055 SF  
 TOTAL = 99,476 SF  
 IMPERVIOUS SURFACE COVERAGE = 29,474/43560 = 2.28 AC  
 2.28 AC / 8.0 AC = 28.50% COVERAGE  
 ALTERNATIVE TRANSPORTATION  
 24 COVERED BIKE SPACES  
 TOTAL BIKE SPACES PROVIDED = 54  
 TOTAL BIKE SPACES REQ'D = 43

Smith British & Associates, Inc.  
 445 S. Center Boulevard  
 Bloomington, Indiana 47404  
 Tel: 317.332.5533  
 Fax: 317.332.5533  
 Web: http://smithbr.com

UNION ON CRESCENT DRIVE  
 RS TO PUD REZONE  
 CONCEPT PLAN

REVISIONS

NO.	DATE	BY

DESIGNED BY: SAB  
 CHECKED BY: SAB  
 DATE: 03/09/17

5462  
 SHEET  
 2 OF 2  
 03/09/17  
 CONCEPT SITE PLAN C



**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT  
LOCATION: 1920 W. Fountain Dr.**

**CASE #: ZO-14-17  
DATE: May 8, 2017**

**PETITIONER:** Shelby Bloomington, LLC  
3913 E. Larry Wayne Dr., Bloomington

**CONSULTANT:** Smith Brehob Associates, Inc.  
453 S. Clarizz Blvd, Bloomington

**REQUEST:** The petitioner is requesting to rezone 1.18 acres from Residential Single Family (RS) to Industrial General (IG) to allow the construction of a 5,000 sq. ft. building. Also requested is a waiver from the required second hearing.

**BACKGROUND:**

<b>Area:</b>	1.18 acres
<b>Current Zoning:</b>	RS
<b>GPP Designation:</b>	Community Activity Center
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Building Trades Shop
<b>Surrounding Uses:</b>	North – Industrial office
	West – Industrial warehouse
	East – Single family residence/Industrial office
	South – Industrial office/warehouse

**REPORT:** This property is located at 1920 W. Fountain Dr. and is zoned Single Family Residential (RS). The properties to the east are zoned Single Family Residential (RS) and Industrial General (IG), and the properties to the north, west, and south are zoned Planned Unit Development.

The petitioner is requesting to rezone the property from Residential Single Family (RS) to Industrial General (IG). The rezone is requested to allow for a 5,000 sq. ft. building trades shop to be constructed with 6 parking spaces. This rezoning would not be tied to the construction of the proposed building and in theory any IG use could occur on this site. With this petition there would be new landscaping planted throughout the property as well as a new bike rack. A landscaped buffer yard will be constructed along the east property line as required. A 10' wide asphalt sidepath and tree plot will be installed along Fountain Dr. and a 5' wide concrete sidewalk will be constructed along 11<sup>th</sup> Street.

**GROWTH POLICIES PLAN:** This property, as well as properties to the north, west, and south are zoned for Industrial uses and are also designated as “*Community Activity Center*”. The GPP notes that a *Community Activity Center* is designed to provide community-serving commercial opportunities in the context of a high density, mixed use development. CAC’s are larger in scale and higher in intensity than the *Neighborhood Activity Center*. The primary land uses in a CAC should be medium scaled commercial retail and service uses, which would be consistent with this rezoning request.

---

**ISSUES:**

**Parking:** A 5,000 sq. ft. building trade shop has a maximum allowance of one parking space per employee on the largest shift. The petitioner expects a maximum of 6 employees for this building. A bike rack for 4 bicycle spaces is required and has been shown on the site plan.

**Right-of-Way Dedication:** With this rezoning request the petitioner is required to dedicate right-of-way for both 11<sup>th</sup> Street and Fountain Drive. 11<sup>th</sup> Street is classified as a Primary Collector and is required to have 32.5' of right-of-way from centerline and Fountain Drive is classified as a Secondary Arterial road and is required to have 40' of right-of-way from centerline. The right-of-way dedication must be done within 180 days of Council approval.

**Alternative Transportation:** This petition is required to install pedestrian improvements along both road frontages and a 5' wide concrete sidewalk is required along 11<sup>th</sup> Street and an 8' asphalt sidepath is required along Fountain Drive, however a 10' sidepath is desired since this will serve as an extension of the B-Line Trail network just to the south of this site.

**Architecture:** There are no architectural requirements for this building since it is not located along a primary arterial road. The building will have a stone base that wraps around the building and will have a standing seam metal panels along the remainder of the building. Windows have been included along the building and a covered entryway is shown along the west side of the building.

**Landscaping:** With this petition new landscaping will be installed throughout the site to meet UDO requirements. A landscaped buffer yard is required between this property and the property to the east since it is zoned Single Family Residential and has been shown on the landscape plan. Street trees are required not more than 40' from center along both street frontages and have also been shown on the site plan.

---

**CONCLUSION:** The UDO in 20.09.160 outlines the following review considerations for rezoning petitions-

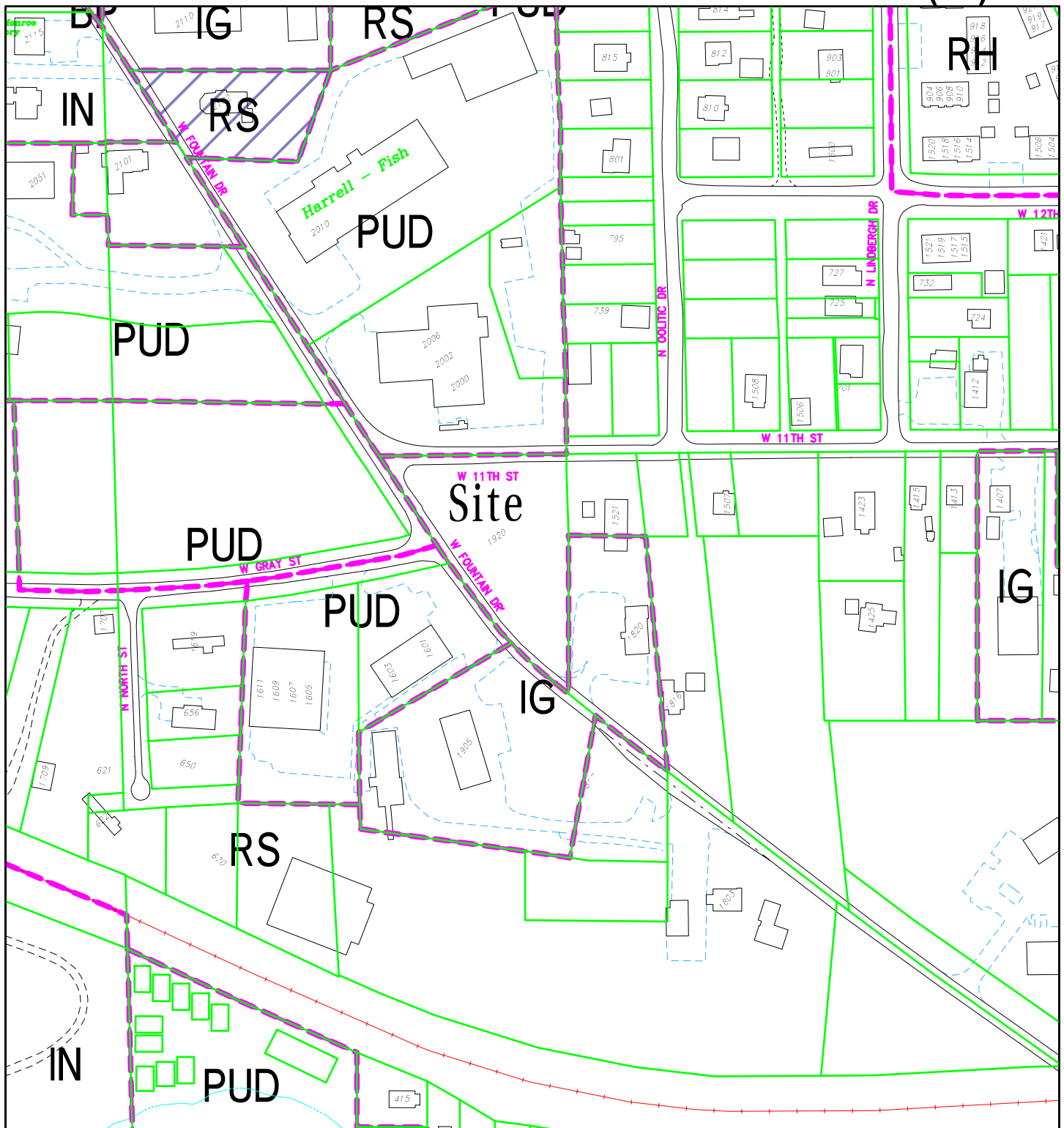
- (A) *The recommendations of the Growth Policies Plan* - The rezoning of this property would be consistent with the Growth Policies Plan designation of the property as a Community Activity Center.
- (B) *Current conditions and character of structures and uses in each zoning district* - The current conditions surrounding this site are already Industrial uses, the proposed rezoning would allow uses on this site that are matching the existing surrounding uses.
- (C) *The most desirable use for which the land in each zoning district is adapted* - Rezoning this to Industrial is desirable as that list of uses matches surrounding uses and a single family residence on this lot is not the most appropriate use for this site.
- (D) *The conservation of sensitive environmental features* - There are no sensitive environmental features on this site which makes it ideal for IG uses.

- (E) *The conservation of property values throughout the jurisdiction* – The Department does not anticipate any negative effects on surrounding property values.
- (F) *Responsible development and growth* – The Department believes that this rezoning responsibly locates an appropriate land use in an area with other similar land uses and is appropriate.

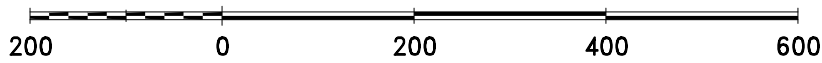
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**RECOMMENDATION:** The Department recommends approval of the waiver for the required second hearing and forwarding this petition to the Common Council with a favorable recommendation and the following conditions:

1. A 10' wide asphalt sidepath is required along the Fountain Dr. frontage.
2. Right-of-way dedication must be recorded with 180 days of Council approval.
3. Staff level site plan approval will be done with the grading permit.

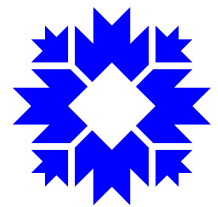


By: greulice  
6 Apr 17



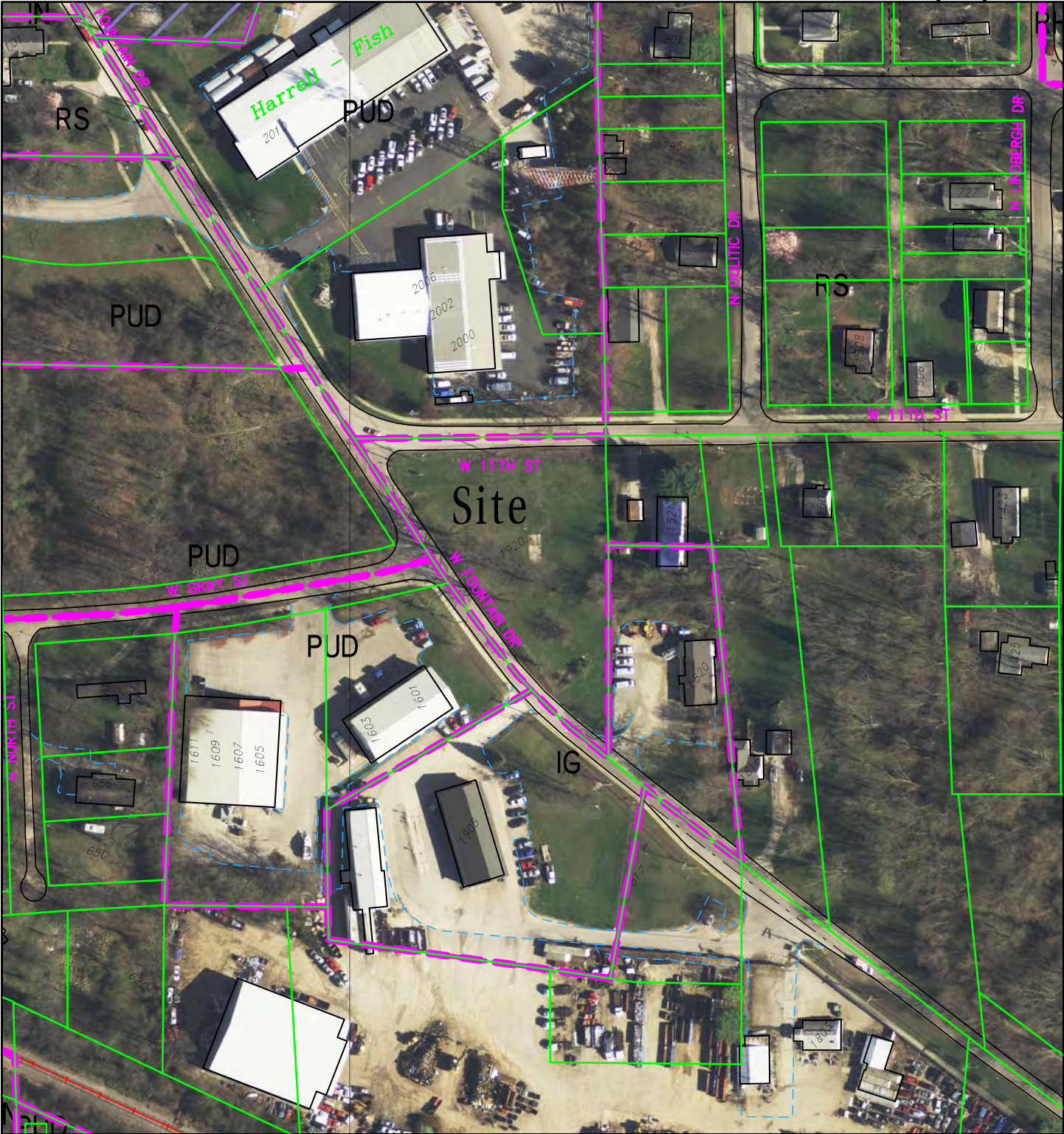
For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation

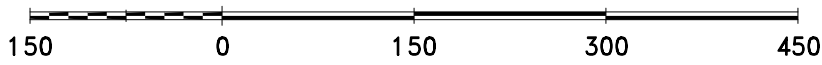


Scale: 1" = 200'



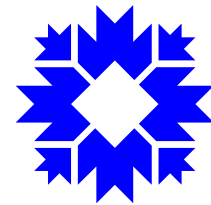


By: greulice  
7 Apr 17

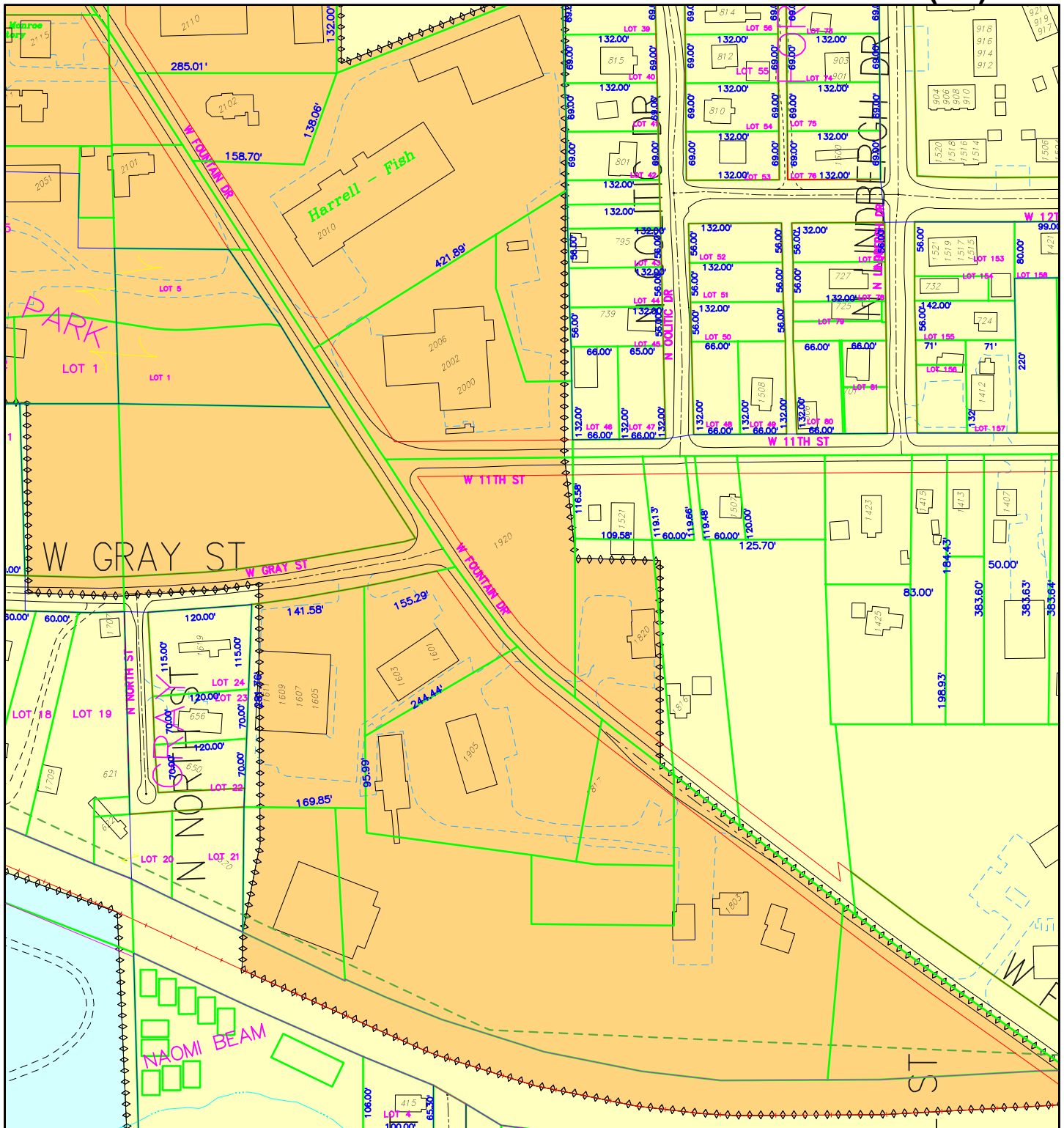


For reference only; map information NOT warranted.

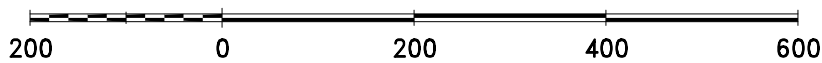
City of Bloomington  
Planning & Transportation



Scale: 1" = 150'

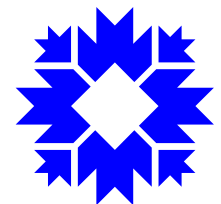


By: roachja  
5 May 17



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 200'



# Smith Brehob & Associates, Inc.



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., P.L.S.  
Steven A. Brehob, B.S.Cn.T.  
Todd M. Borgman, P.L.S.

April 4, 2017

City of Bloomington Plan Commission  
C/o Eric Greulich  
Planning and Transportation Department  
401 N. Morton Street  
Bloomington, Indiana 47404

Re; 11<sup>th</sup> and Fountain Drive  
Amendment to the Zoning Map from RS to IG  
Parcel:

Dear Eric and the Plan Commission,

We are applying on behalf of our client, Greg Anderson of Shelby Bloomington LLC, to rezone 1920 W Fountain Drive from RS to IG. We would like to be placed on the May 8<sup>th</sup>, 2017 plan commission agenda.

The following items are being submitted with this application;

- Petitioners Statement
- Application Form
- Filing Fee
- Civil Plan Set
- Elevations

Thank you for your assistance as we move this project towards final approvals and construction.

Sincerely,

Katie E. Stein  
Smith Brehob and Associates

cc; file

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Stephen L. Smith P.E., P.L.S.  
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April 4, 2017

City of Bloomington Plan Commission  
C/o Eric Greulich  
Planning and Transportation Department  
401 N. Morton Street  
Bloomington, Indiana 47404

Re; 11<sup>th</sup> and Fountain Drive  
Amendment to the Zoning Map from RS to IG  
Parcel:

Dear Eric and the Plan Commission,

We are seeking an amendment to the zoning map for a 1.18 ac parcel located at 1920 W. Fountain Drive that is currently zoned RS. We propose to change the zoning to IG for the use of a building trades shop. Currently the property is owned by Shelby Bloomington LLC and is undeveloped. The site criteria for this project (i.e. setbacks, buffer yards, etc.) was based on IG zoning, which is adjacent to the subject property.

The adjacent land to the northeast and east is zoned RS and is used for residential purposes. The property to the southeast and south is zoned IG and land uses include commercial and industrial. The adjacent land to the north and southwest is zoned PUD and is used for commercial uses. The property to the west is zoned PUD and is undeveloped.

The project will include a 5,000 sf building with 6 parking spaces. The architectural features will include metal siding with a different color metal siding wainscoting around the entire perimeter. Near the covered main entrance to the building a stone veneer wainscoting is proposed. The roof is proposed to be a pitched metal roof. Windows will be placed along the entire north side of the building that faces 11<sup>th</sup> Street. Windows are also proposed around the main entrance to the building.

Utilities serving the project are located adjacent to the site. Water and Sewer mains are located on the west side of the building. Gas, electric and communications are located on the north side of the building. South of the parking lot will be a stormwater basin that will be used for stormwater runoff

Smith Brehob & Associates, Inc.



release control and water quality. Runoff from the pavement and roof drains will be directed towards the stormwater basin.

As a part of this project, a 5 ft. wide public sidewalk and street trees will be placed along the entire ROW of W Fountain Drive and 11<sup>th</sup> Street within the limitations of the subject property. A 'Type A Buffer' yard is required from the ROW south for approximately 118 ft. along the eastern property line as this adjoins residential zoning.

Thank you for your assistance as we move this project towards final approvals and construction.

Sincerely,

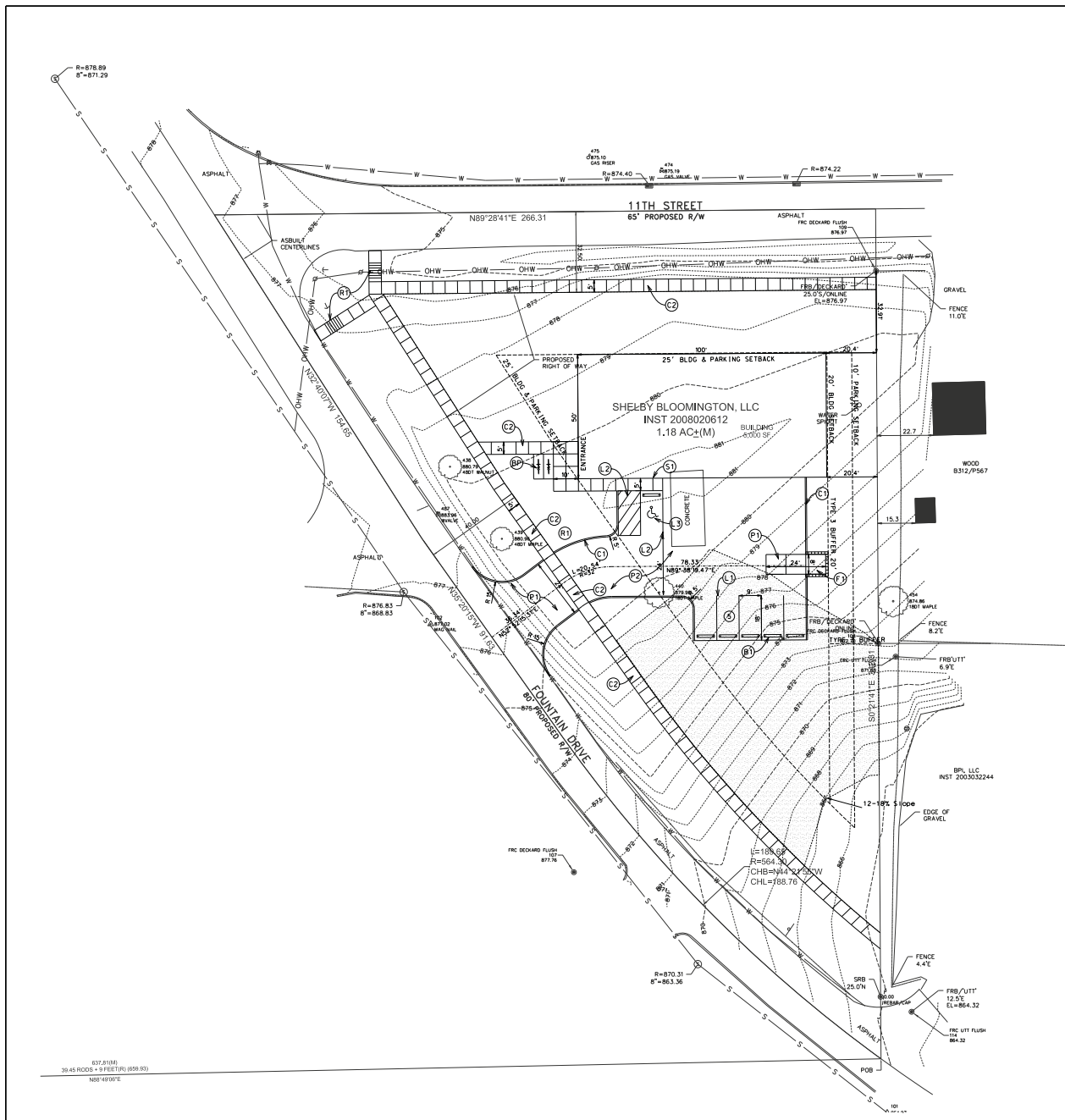


Katie E. Stein  
Smith Brehob and Associates

cc; file







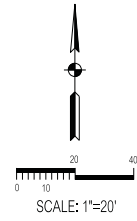
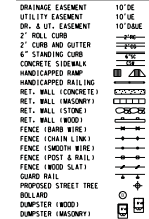
**GENERAL NOTES**

- SEE SMITH BRIDOB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
- TOP OF CURB ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: 81 INLETS; 82 GUTTER ELEVATION
- LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

**SITE PLAN NOTES**

- SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT OF WORK WITHIN PUBLIC R/W.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.

**SITE LEGEND**



**DEVELOPMENT SUMMARY**

TOTAL SITE AREA = 1.18 ACRES  
 ZONING = R-5 (SETBACKS BASED ON 10 ZONE)  
 PARKING REQUIRED = 1 SPACE PER EMPLOYEE ON LARGEST SHIFT  
 PARKING PROVIDED = 8 SPACES  
 IMPROVED SURFACE AREA PERMITTED = 405,128.395 SF X 0.401 = 11,358 SF  
 IMPROVED SURFACE AREA PROPOSED = 15,303 SF / 28,395 SF X 100 = 54%  
 12% = 18% SLOPE AREA = 7511 SF / 45560-17 ACRES  
 10% AREA DISTURBANCE PERMITTED = 508,178 SF X 100 = 370% SF  
 SLOPE AREA DISTURBANCE PROPOSED = 3678 SF / 7511 SF X 100 = 50%

**MATERIALS LEGEND**

- 1) PRECAST CONCRETE WHEEL STOPS
- 2) BICYCLE PARKING RACK
- 3) REFER TO DETAIL
- 4) 6" STANDING CURB
- 5) CONCRETE SIDEWALK - WIDTH VARIES
- 6) 4" THICK, 3000 PSI CONCRETE
- 7) 4" COMPACTED AGGREGATE BASE #53
- 8) MASONRY DUMPSTER ENCLOSURE WITH GATE
- 9) REFER TO ARCHITECTURAL PLANS FOR DETAIL
- 10) LINE - PAINT - SOLID - WHITE - 4"
- 11) LINE - PAINT - SOLID - BLUE - 6"
- 12) TRANSVERSE MARKINGS - PAINT - BLUE - INTERNATIONAL SYMBOL OF ACCESSIBILITY
- 13) CONCRETE SLAB
- 14) 6" THICK, 3000 PSI CONCRETE ON 4" COMPACTED AGGREGATE BASE #53
- 15) 1" HAW SURFACE ON 2" HAW BASE ON 3" COMPACTED AGGREGATE BASE #53
- 16) PERPENDICULAR CURB RAMP
- 17) ACCESSIBLE PARKING SIGN, BUILDING MOUNTED

Smith Berub & Associates, Inc.  
 453 S. Clinton Boulevard  
 Bloomington, Indiana 47401  
 Phone: (812) 336-0513  
 Fax: (812) 336-0513  
 Web: http://smithberub.com

DATE: \_\_\_\_\_

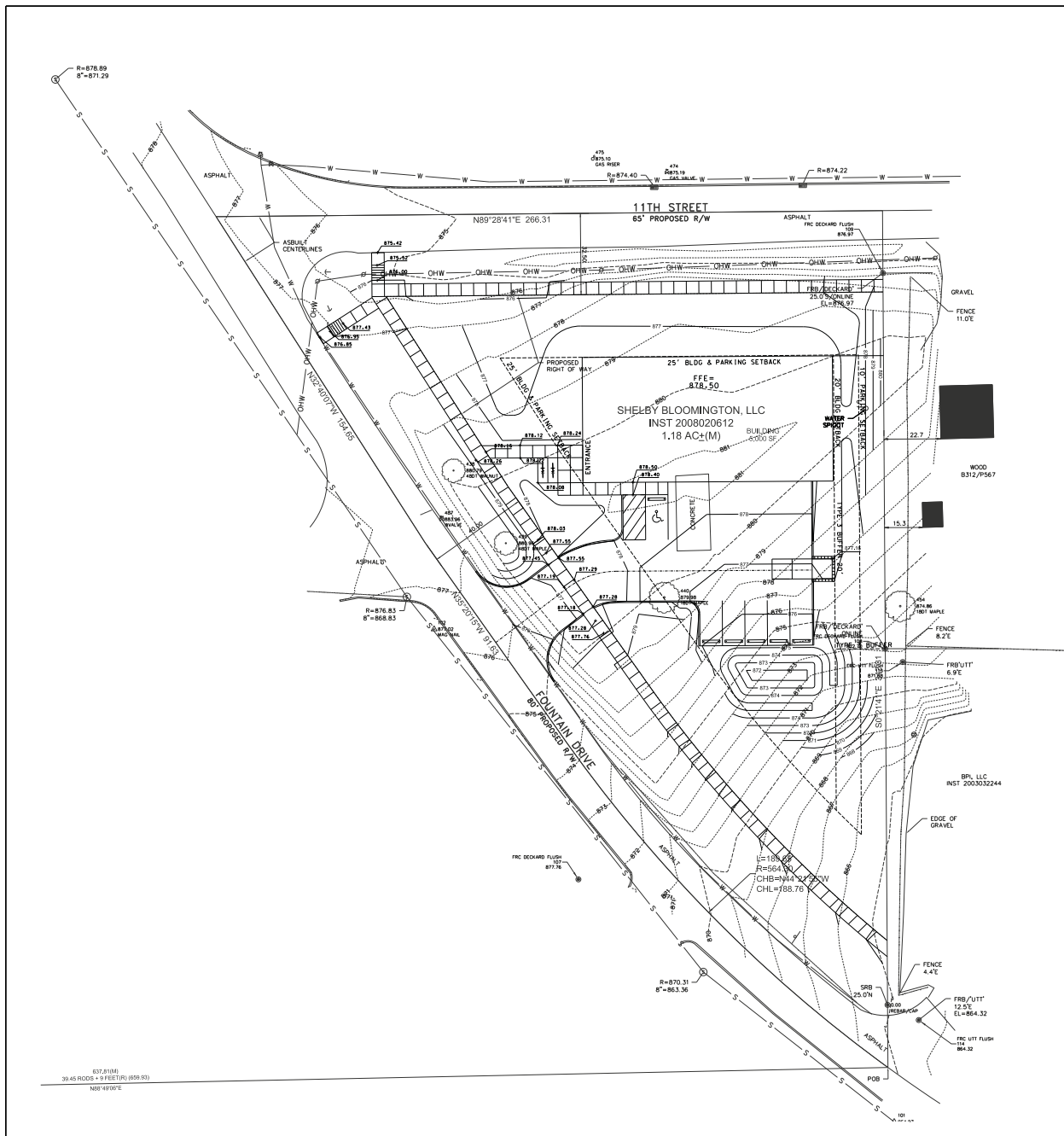
JOB TITLE  
**11TH ST. & FOUNTAIN DR.**  
**BLOOMINGTON, INDIANA**

REVISIONS	BY	DATE

DESIGNED BY	KES
CHECKED BY	KES
DRAWN BY	SAB
DATE	

5455  
 SHEET  
**2 OF 7**  
 DATE  
 4/4/17

SITE PLAN



**GENERAL NOTES**

- 1) SEE SMITH BRIDGER 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS AND GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: FIN FLOOR ELEVATION B) TRENCHES: GUTTER ELEVATION
- 2) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

**GRADING NOTES**

- 1) FF=± IF SHOWN ON THE PLANS, = RECOMMENDED FINISH FLOOR ELEVATION.
- 2) GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
- 3) PROPOSED SPOT ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS.
- 4) "M" DENOTES TOP OF FINISHED WALL. "BW" DENOTES GRADE AT BOTTOM OF WALL, NOT BOTTOM OF WALL FOOTING.

**EROSION & SEDIMENT CONTROL**

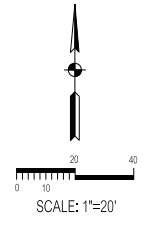
- 1) UTILIZE EXISTING GRAVEL DRIVE FOR TEMPORARY CONSTRUCTION ACCESS.
- 2) INSTALL SILT FENCE AND TREE PROTECTION FENCE.
- 3) ONCE INITIAL EROSION AND SEDIMENTATION CONTROL DEVICES ARE INSTALLED, CLEARING AND GRADING MAY BEGIN.
- 4) INSTALL GRAVEL OVER PAVING AREAS AS SOON AS POSSIBLE.
- 5) INSTALL INLET PROTECTION DEVICES ONCE SLOW DOWN STRUCTURES HAVE BEEN INSTALLED.
- 6) AREAS SHOULD BE BROUGHT TO ROUGH GRADE AS QUICKLY AS POSSIBLE, AND TEMPORARY SEEDING AND MULCHED IMMEDIATELY. SEEDING AREAS JUST AFTER THEY REACH FINISHED GRADE, AS NOTED IN THE PLANS. WILL LEAVE 100 MACH AREA EXPOSED FOR AN EXTENDED PERIOD OF TIME. ANY AREA THAT WILL REMAIN IDLE FOR MORE THAN 15 DAYS OR MORE SHOULD BE TEMPORARILY SEEDING AND MULCHED.
- 7) METHOD AND APPLICATION RATES OF SECS PRACTICE 3-11 OR 3-13 DEPENDING ON THE SEASON OF CONSTRUCTION.

TEMPORARY SEEDING RECOMMENDATIONS

SEED SPECIES*	RATE/ACRE	PLANTING DEPTH	OPTIMUM DATES†
WHEAT OR RYE	150 LBS	1 TO 1 1/2 IN.	9/5 TO 10/30
SPRING GRASS	100 LBS	1 IN.	5/1 TO 4/15
ANNUAL RYEGRASS	40 LBS	1/2 IN.	3/1 TO 5/1
GERMAN MILLET	40 LBS	1 TO 2 IN.	5/1 TO 6/1
SEEDING GRASS	35 LBS	1 TO 2 IN.	5/1 TO 7/30

- \* ORIGINAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDING WILL REMAIN IDLE FOR MORE THAN 15 DAYS IMMEDIATELY AFTER COMPLETION OF WORK. SEEDING AREAS SHOULD BE BROUGHT TO ROUGH GRADE AS QUICKLY AS POSSIBLE, AND TEMPORARY SEEDING AND MULCHED IMMEDIATELY. SEEDING AREAS JUST AFTER THEY REACH FINISHED GRADE, AS NOTED IN THE PLANS. WILL LEAVE 100 MACH AREA EXPOSED FOR AN EXTENDED PERIOD OF TIME. ANY AREA THAT WILL REMAIN IDLE FOR MORE THAN 15 DAYS OR MORE SHOULD BE TEMPORARILY SEEDING AND MULCHED.
- 8) WHEN SITE CONSTRUCTION IS COMPLETED AND TOTAL AREA IS STABILIZED, THEN REMOVE SILT FENCE AND REPAIR ALL BARE SPOTS RESULTING. THIS REMOVAL WILL BE COVERED WITH APPROPRIATE SURFACE MATERIAL.
  - 9) ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AT LEAST WEEKLY AND AGAIN AFTER EACH RAIN EVENT. WRITTEN SELF INSPECTION RECORDS SHOULD BE KEPT FOR EACH MONITORING OPERATION, AND SHOULD INCLUDE ANY CORRECTIVE ACTION TAKEN. ANY NOTED DAMAGE OF DEFICIENCIES SHOULD BE CORRECTED WITHIN 24 HOURS OF DISCOVERY.

**GRADING & EROS. CTRL LEGENDS**



Smith Berub & Associates, Inc.  
453 S. Clark Boulevard  
Bloomington, Indiana 47401  
Phone: (317) 336-0513  
Fax: (317) 336-0513  
Web: http://smithberub.com

DATE: \_\_\_\_\_

JOB TITLE: 11TH ST. & FOUNTAIN DR. BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

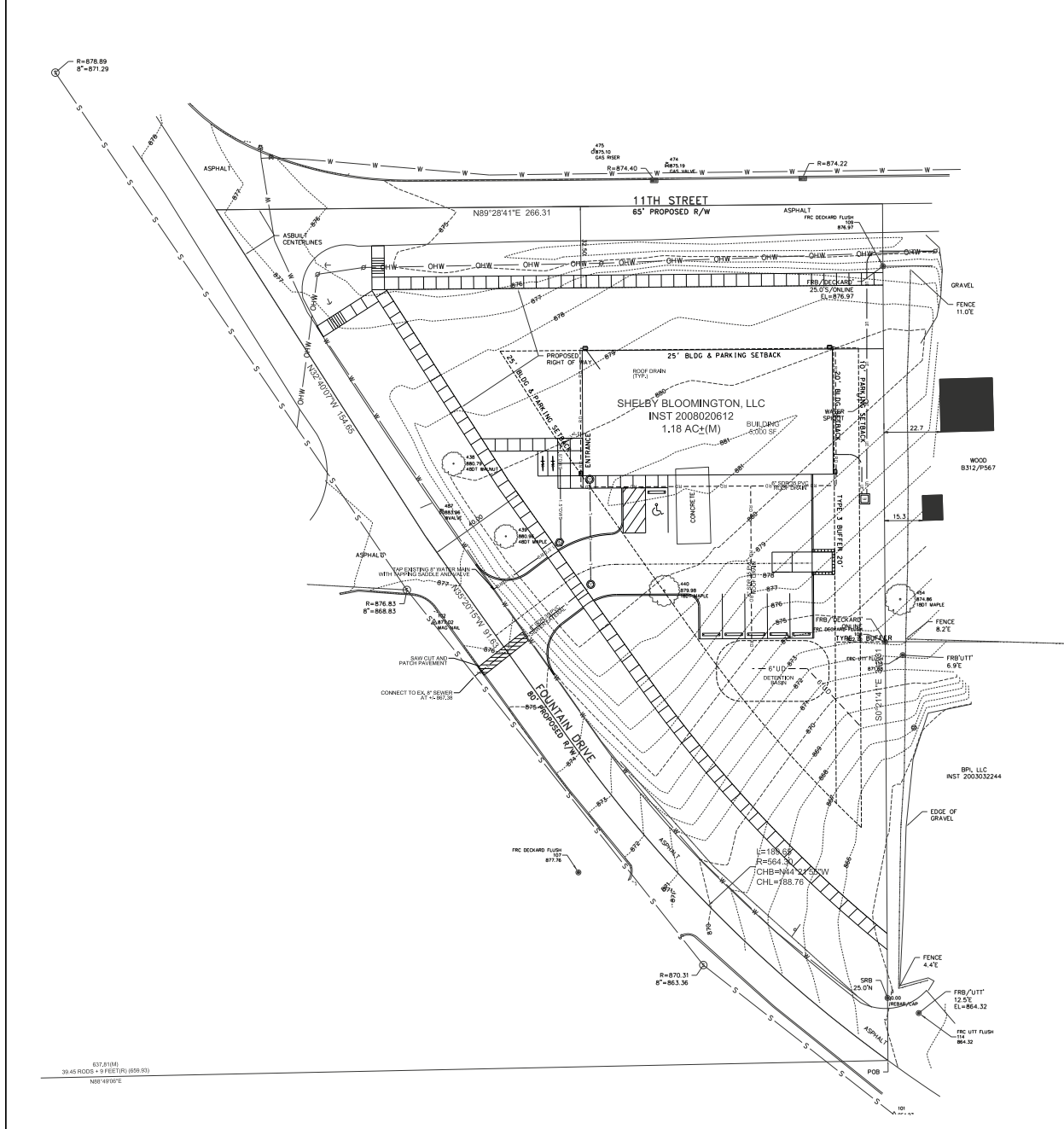
DESIGNED BY: KES  
CHECKED BY: KES  
DRAWN BY: SAB  
DATE: 4/4/17

5455 SHEET 3 OF 7  
DATE: 4/4/17

GRADING PLAN

837.0(1)M  
30.45 ALLOS - 49 FEET (R) (W59.93)  
148° 41' 0" E





GENERAL NOTES

- SEE SMITH BRIDGES 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS AND REFER TO THE FOLLOWING LOCATIONS: A) MANHOLE RIM ELEVATION B) UTILITY CENTER ELEVATION
- LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

UTILITIES

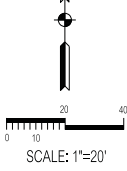
- AT&T (Phone)  
Brent McCabe - (812) 334-4521  
4517 E. Indiana Bell Ct.  
P.O. Box 56  
Bloomington, Indiana 47408  
bml792@aol.com
- CITY OF BLOOMINGTON  
UTILITIES (Water/Sewer)  
Nancy Asson (812) 349-3689  
600 E. Miller Dr.  
Bloomington, IN 47402  
assonm@bloomington.in.gov
- DUKE ENERGY (Electric)  
Kerry Ducker (812) 337-3035  
1100 W. 2nd St.  
Bloomington, IN 47403  
kerry.ducker@duke-energy.com
- VECTREN (Gas)  
Doug Anderson (812) 330-4031  
205 S. Madison  
Bloomington, IN 47404  
danderson@vectren.com
- COMCAST (Cable)  
Scott Cripe (812) 322-9612  
2450 S. Henderson St.  
Bloomington, IN 47401  
scottf.cripe@comcast.com

UTILITY LEGEND

WATER IRRIGATION LINE	STORM PIPE	STORM MANHOLE
DOMESTIC WATER SERVICE	ROOF DRAIN PIPE	ROOF DRAIN MANHOLE
FIRE WATER SERVICE	UNDERDRAIN PIPE	UNDERDRAIN MANHOLE
WATER MAIN	STORM MANHOLE	STORM MANHOLE
WATER SERVICE LINE	STORM CURB INLET	STORM CURB INLET
WATER VALVE	STORM CATCH BASIN	STORM CATCH BASIN
WATER-HANDHOLE	STORM YARD INLET	STORM YARD INLET
WATER MANHOLE	STORM DOWNSPOUT	STORM DOWNSPOUT
WATER METER	STORM TRENCH DRAIN	STORM TRENCH DRAIN
WATER VALVE	STORM PIPE END SECTION	STORM PIPE END SECTION
FIRE HYDRANT	PROPOSED GAS LINE	PROPOSED GAS LINE
FLUOR HYDRANT	GAS MANHOLE	GAS MANHOLE
WATER METER WATER	GAS VALVE METER	GAS VALVE METER
WATER AIR RELEASE VALVE	GAS METER	GAS METER
BATER WATER CAP	GAS SHUTOFF VALVE	GAS SHUTOFF VALVE
BATER TANK	GAS MANHOLE	GAS MANHOLE
SANITARY MAIN LINE	CABLE TV	CABLE TV
LOW PRESSURE SEWER	OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
SANITARY LATERAL	OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
SANITARY MANHOLE	UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
SANITARY CLEANOUT	ELECTRIC VALVE	ELECTRIC VALVE
SANITARY VALVE METER	ELECTRIC TRANS. PAD	ELECTRIC TRANS. PAD
SANITARY LIFT STATION	ELECTRIC TRANS. VALVE	ELECTRIC TRANS. VALVE
SINGLE FLOORING CONN.	ELECTRIC MANHOLE	ELECTRIC MANHOLE
DOUBLE FLOORING CONN.	ELECTRIC POWER POLE	ELECTRIC POWER POLE
LOW PRESSURE SEWER PUMP	PHONE RISSER	PHONE RISSER
I.P.C.S. AIR RELEASE VALVE	PHONE VALVE	PHONE VALVE
F.A.M. AIR RELEASE VALVE	PHONE MANHOLE	PHONE MANHOLE
GREASE TRAP		
SEPTIC TANK		
MONITORING WELL		

UTILITY NOTES

- ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT UTILITIES ENGINEERING DEPARTMENT AT (812) 349-3633 TO SCHEDULE THE MEETING. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE 30 WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON INTERFERING, A JOB DESIGNATED HOLIDAY OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812) 349-3633.
- SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- IF SHOWN ON THE PLANS, A MINIMUM ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE SUB-SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO USC 408.01(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PARAGRAPH FOR MORE INFORMATION.
- ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEAVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES. MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION, DEVELOPER SHALL PROVIDE. ALL NECESSARY EXCAVATION, SHORING, BACKFILL AND SURFACE REPAIRS, PLEASE CONTACT NANCY ASSON AT (812) 349-3689 FOR MORE INFORMATION.
- WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE COMPLETED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT FOR-N-SEAL, 1 OR 2 FLEXIBLE CONNECTOR OF APPROVED EQUAL. TUBES AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
- IN ACCORDANCE WITH SECTION 4.5.2.1.5.1.1, OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WHETHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR METCAL CATALOGUE NO. P-1974-4. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 8" THICK AND SHALL EXTEND AT LEAST 6" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A BID INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES TO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #197.
- WHENEVER CROD PIPE IS USED FOR SEWERS, ALL WYES SHALL BE HANCED. SIZES FOR CROD ON THE RUN AND SIZES ON THE BRANCH, TRANSITION FROM CROD TO SDR-35 PIPE SHALL BE MADE BY USE OF A HANCED CROD TO SDR-35 HANCED WYES.
- ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 40% AS MANUFACTURED BY INDIANON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HANCED D.I.P. TO SDR-35 HANCED WYES.
- THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. CONCRETE WELLS TAKE STREET AT FINAL WALK-THROUGH, WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLS ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
- A PERMANENT INDICATING CONTROLLER VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO ISOLATE PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY ASSON (812)349-3689 FOR ADDITIONAL INFORMATION.
- ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE HANCED. LINEAR LOW-DENSITY POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LINKED HDPE POLYETHYLENE ENCASEMENT MATERIAL, INCLUDING FITTINGS AND JOINTS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANE/FAMA C-165/41.6, USING PLASTIC TIE STRAPS OR CONCRETE/ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCASEMENT.



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DATE	DESCRIPTION

JOB TITLE  
**11TH ST. & FOUNTAIN DR.**  
BLOOMINGTON, INDIANA

BY	DATE

REVISIONS

DATE: 5/4/15  
SHEET: 4 OF 7  
DATE: 4/4/17  
UTILITY PLAN

837.01(M)  
30.45 RODS - 49 FEET (R) (W59.93)  
N89°10'00"E

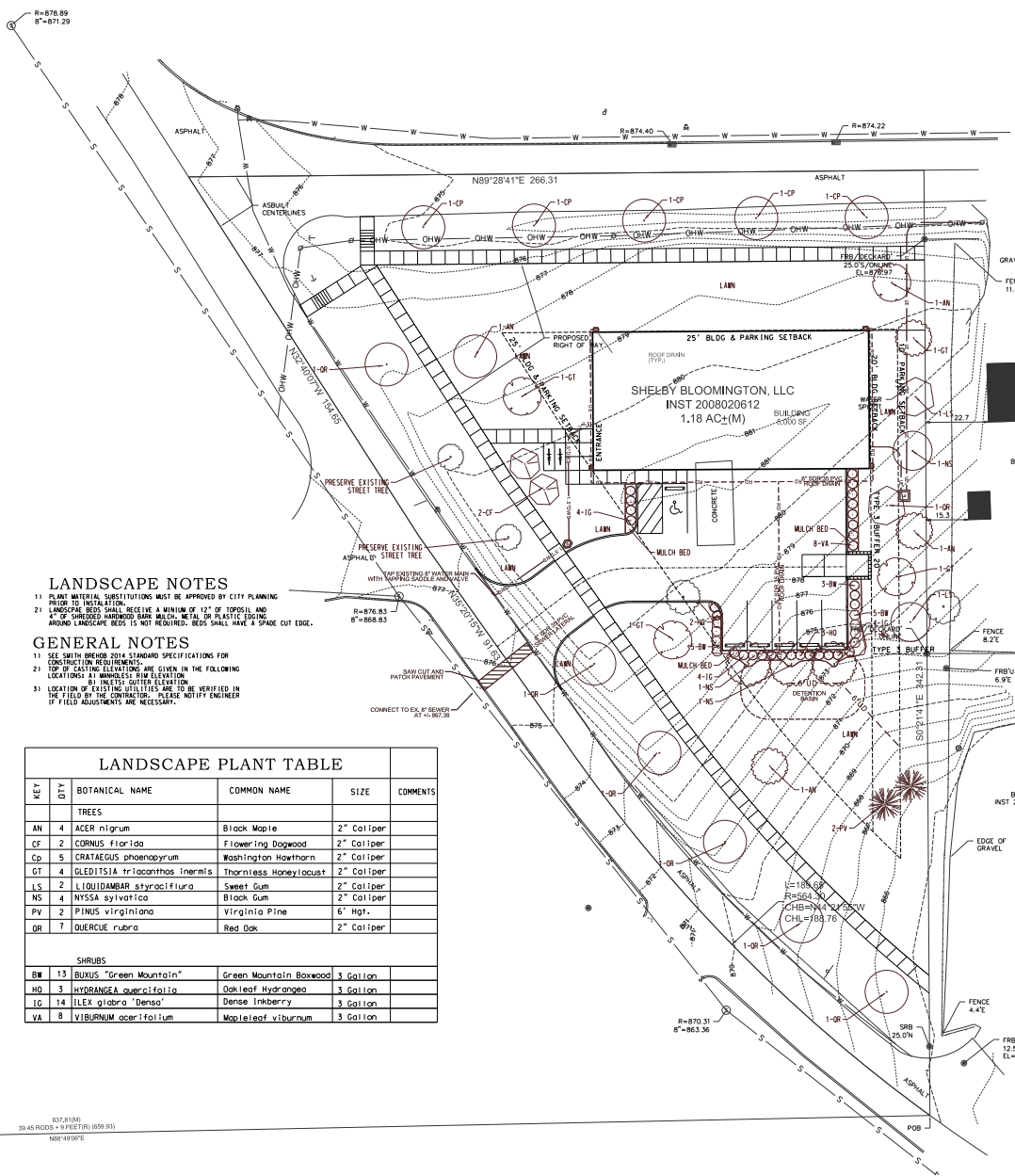
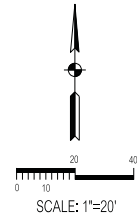
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 Bloomington, Indiana 47401  
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DATE: \_\_\_\_\_  
 SCALE: 1"=20'

JOB TITLE  
**11TH ST. & FOUNTAIN DR.**  
 BLOOMINGTON, INDIANA

NO.	DATE	BY	REVISIONS

DATE	5/4/15
SHEET	5 OF 7
TITLE	LANDSCAPE PLAN



**11th and Fountain Drive Landscape Requirements**

**Zone = IG**  
**Street Trees Required**  
 1 tree required for every 40 lf of property that abuts R/W.  
 W 11th Street = 198' - 5 trees required, 5 trees provided.  
 Fountain Drive = 327' - 8 trees required, 6 trees provided and 2 trees preserved.

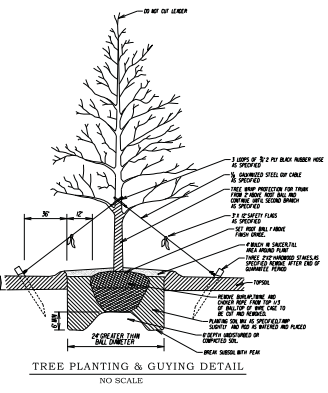
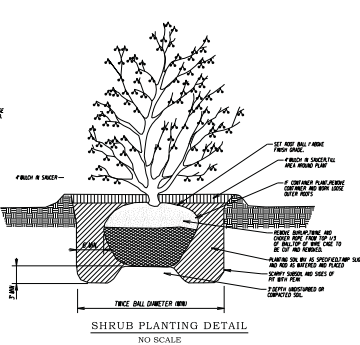
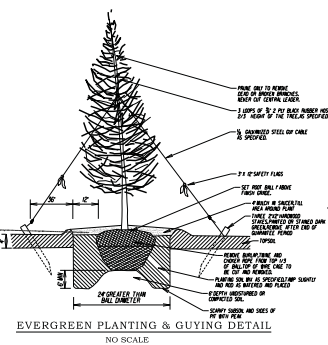
**Buffer Yard East Property Line-IG adjacent to RS**  
 Buffer Yard Type 3 required along RS Zone  
 20' wide buffer with 1 deciduous tree per 20', 6' opaque fence provided along RS zone.  
 Length = 143', 8 deciduous trees required, 8 deciduous trees provided.

**Parking lot Requirements:** 9 Total Parking Spaces.  
 One large canopy tree required for every 4 spaces, 3 trees required, 3 trees provided  
 3 Shrubs required for every parking space, 27 shrubs provided, 27 shrubs provided  
 71% evergreen (IG and BW Species).

**Landscape Bumpout and Islands**  
 No Bump out islands required

**Interior plantings**  
 Total site area: .65 ac, Bldg, and parking and buffer yard= .28 AC  
 Area not covered by building or parking lot = .37ac.  
 9 large canopy trees, 3 evergreen trees, 3 med/small tree, and 27 shrubs required per AC not covered by building, parking lot, and buffer.  
 4 large canopy trees required, 4 large canopy trees provided.  
 2 evergreen trees required, 2 new evergreen trees provided.  
 2 medium or small trees required, 2 medium or small trees provided.  
 10 Shrubs required, 12 shrubs provided; 50% evergreen. 10 shrubs provided, 71% evergreen.

**Species Diversity**  
 Maximum of one species of tree provided is 23%

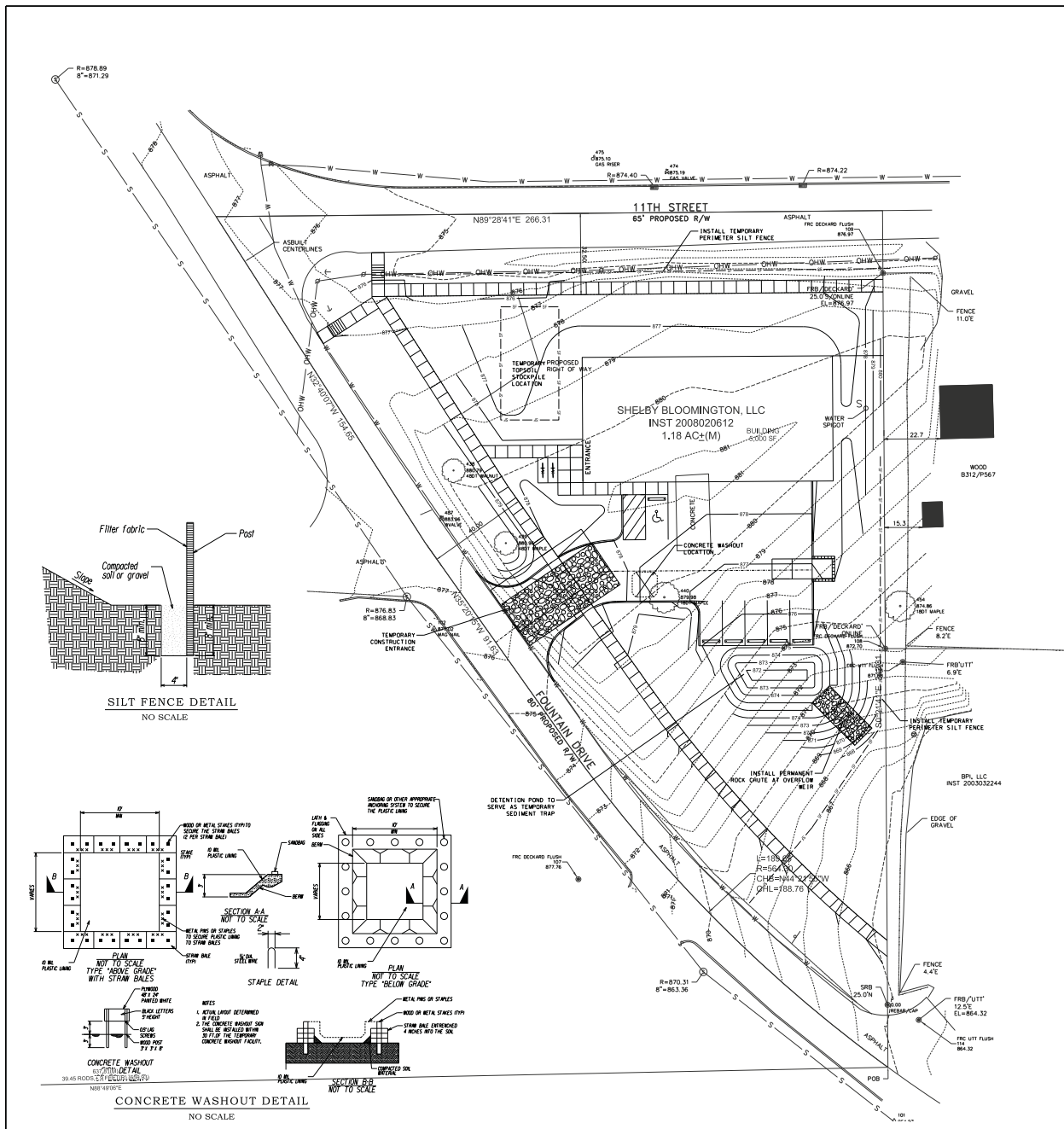


- LANDSCAPE NOTES**
- 1) PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY CITY PLANNING PRIOR TO INSTALLATION.
  - 2) LANDSCAPE BEDS SHALL RECEIVE A MINIMUM OF 12" OF TOPSOIL AND 2" OF SHREDDED HARDWOOD BARK MULCH. METAL OR PLASTIC EDGING AROUND LANDSCAPE BEDS IS NOT REQUIRED. BEDS SHALL HAVE A GRADE CUT EDGE.

- GENERAL NOTES**
- 1) SEE SMITH BERUB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
  - 2) ALL SETTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS AT MINIMUM: 8' FROM ELEVATION BY UNITS: 1ST CUTTER ELEVATION.
  - 3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

LANDSCAPE PLANT TABLE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>					
AN	4	ACER nigrum	Black Maple	2" Caliper	
CF	2	CORNUS florida	Flowering Dogwood	2" Caliper	
CP	5	CRATAEGUS phaenopyrum	Washington Hawthorn	2" Caliper	
GT	4	QUERCUS imbricaria	Thornless Honeylocust	2" Caliper	
LS	2	LIGULAMBA styraciflua	Sweet Gum	2" Caliper	
NS	4	NYSSA sylvatica	Black Gum	2" Caliper	
PV	2	PINUS virginiana	Virginia Pine	6' Hgt.	
OR	7	QUERCUS rubra	Red Oak	2" Caliper	
<b>SHRUBS</b>					
BW	13	BUXUS "Green Mountain"	Green Mountain Boxwood	3 Gallon	
HD	3	HYDRANGEA quercifolia	Oakleaf Hydrangea	3 Gallon	
IG	14	ILEX glabra "densa"	Dense Inkberry	3 Gallon	
VA	8	VIBURNUM acerifolium	Mapleleaf viburnum	3 Gallon	

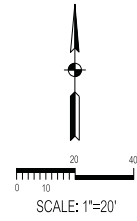
637.0(1)(M)  
 30.45 ALDGS - 4" (1)(R) (W59.93)  
 1687.0(1)(S)



**GENERAL NOTES**

- SEE SMITH BRIDGES 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS AND GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: FINISH ELEVATION B) TRENCHES: CUTTER ELEVATION
  - LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.
- GRADING NOTES**
- FF=4: IF SHOWN ON THE PLANS, = RECOMMENDED FINISH FLOOR ELEVATION.
  - GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
  - PROPOSED SPOT ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS.
  - "B" DENOTES TOP OF FINISHED WALL. "BW" DENOTES GRADE AT BOTTOM OF WALL, NOT BOTTOM OF WALL FOOTING.

**GRADING & EROS. CTRL LEGENDS**



**EROSION & SEDIMENT CONTROL**

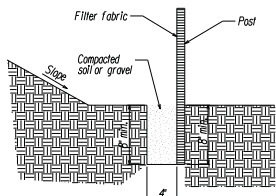
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE AND TREE PROTECTION FENCE.
- ONCE INITIAL EROSION AND SEDIMENTATION CONTROL DEVICES ARE INSTALLED, CLEARING AND GRADING MAY BEGIN.
- INSTALL GRAVEL OVER PAVING AREAS AS SOON AS POSSIBLE.
- INSTALL INLET PROTECTION DEVICES ONCE STORM DRAIN STRUCTURES HAVE BEEN INSTALLED.
- AREAS SHOULD BE BROUGHT TO ROUGH GRADE AS QUICKLY AS POSSIBLE, AND TEMPORARY SEEDING AND MULCHING IMMEDIATELY. SEEDING AREAS JUST AFTER THEY REACH PROPOSED GRADE, AS NOTED IN THE PLANS, WILL LEAVE TOO MUCH AREA EXPOSED FOR AN EXTENDED PERIOD OF TIME. ANY AREA THAT WILL REMAIN IDLE FOR MORE THAN 15 DAYS OR MORE SHOULD BE TEMPORARILY SEEDING AND MULCHED.
- METHOD AND APPLICATION RATES OF SCS PRACTICE 3-11 OR 3-13 DEPENDING ON THE SEASON OF CONSTRUCTION.

TEMPORARY SEEDING RECOMMENDATIONS

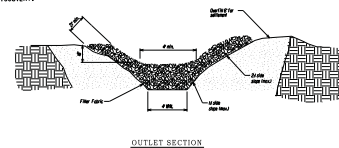
SEED SPECIES*	RATE/ACRE	PLANTING DEPTH	OPTIMUM DATES†
WHEAT OR RYE	150 LBS	1 TO 1 1/2 IN.	9/5 TO 10/30
SPRING GRASS	100 LBS	1 IN.	3/7 TO 4/15
ANNUAL REGRASS	40 LBS	1/2 IN.	3/7 TO 5/1
GERMAN MILLET	40 LBS	1 TO 2 IN.	5/7 TO 9/1
SEEDING GRASS	35 LBS	1 TO 2 IN.	5/7 TO 7/30

\* MINORAL SPECIES MAY BE USED AS A SUPPLEMENT ONLY, ESPECIALLY IN THE AREA TO BE SEEDING. ALL SEEDING MUST BE DONE WITHIN 14 DAYS UNLESS OTHERWISE SPECIFIED BY OTHER PLANS.  
† SEEDING PERIODS ARE BASED ON LOCAL CLIMATE AND SHOULD BE ADJUSTED AS NECESSARY.

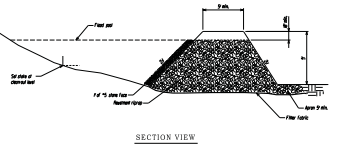
- WHEN SILT CONSTRUCTION IS COMPLETED AND TOTAL AREA IS STABILIZED, THEN REMOVE SILT FENCE AND REPAIR ALL BARE SPOTS RESULTING. THIS REMOVAL WILL BE COVERED WITH APPROPRIATE SURFACE MATERIAL.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AT LEAST WEEKLY AND AGAIN AFTER EACH RAIN EVENT. WRITTEN SELF INSPECTION RECORDS SHOULD BE KEPT FOR EACH MONITORING OPERATION, AND SHOULD INCLUDE ANY CORRECTIVE ACTION TAKEN. ANY NOTED DAMAGE OF DEVICES SHOULD BE CORRECTED WITHIN 24 HOURS OF DISCOVERY.



**SILT FENCE DETAIL**  
NO SCALE

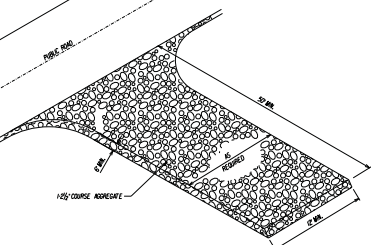


**OUTLET SECTION**

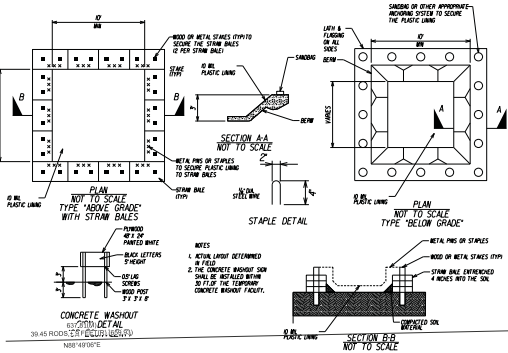


**SECTION VIEW**

**TEMPORARY SEDIMENT TRAP DETAIL (SMALL)**  
NO SCALE



**TEMPORARY CONSTRUCTION ENTRANCE (SMALL SITES) DETAIL**  
NO SCALE



**CONCRETE WASHOUT DETAIL**  
NO SCALE

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REVISIONS

NO.	DATE	BY	DESCRIPTION

JOB TITLE  
**11TH ST. & FOUNTAIN DR.**  
**BLOOMINGTON, INDIANA**

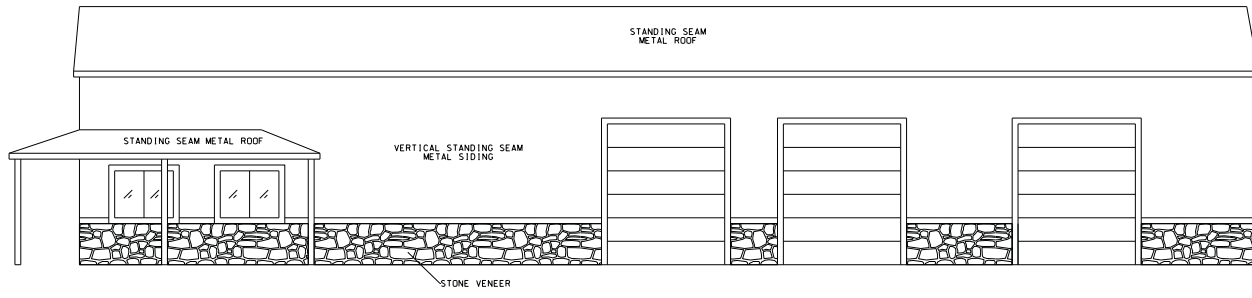
REVISIONS

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: KES  
CHECKED BY: KES  
DATE: 4/4/17

PROJECT NO: 5455  
SHEET  
**6 OF 7**  
DATE: 4/4/17

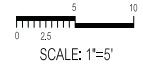
SWPP PLAN



SOUTH ELEVATION

GENERAL NOTES

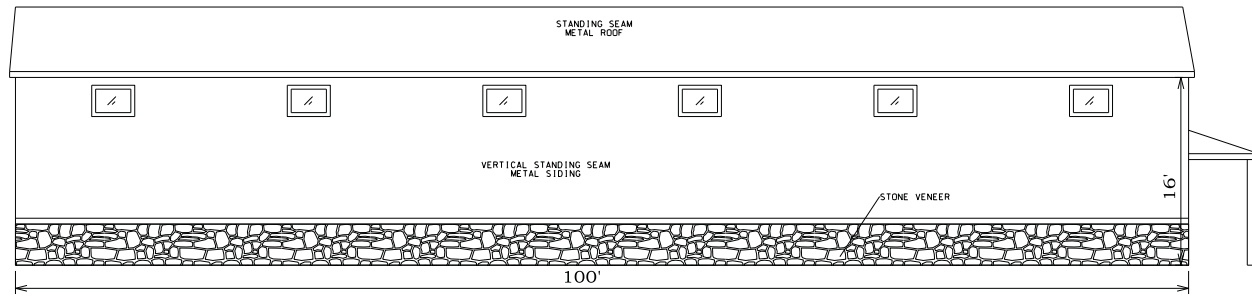
- 11 NOT FOR CONSTRUCTION
- 21 BUILDING ELEVATIONS ARE FOR CONCEPTUAL PURPOSES ONLY



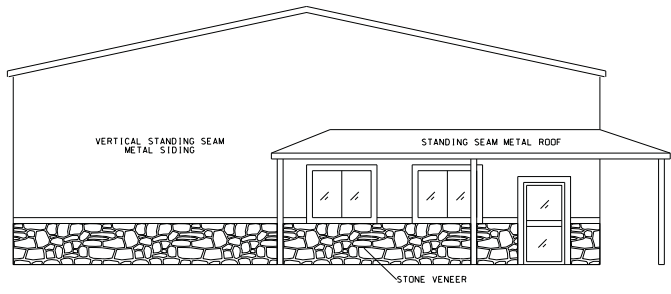

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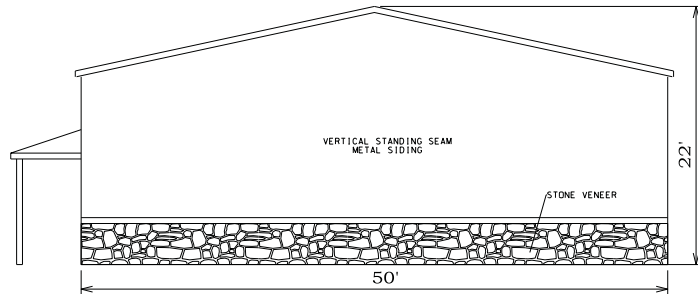

JOB NUMBER
SHEET <b>1</b> OF <b>1</b>
DATE 4/4/17
BUILDING ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION