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. 3rd St.
Site plan approval for a 4-story mixed-use building.
Case Manager: Eric Greulich

ZO-09-17 **City of Bloomington (2nd 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 (2nd 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

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 **CASE #: SP-07-17**
STAFF REPORT **DATE: May 8, 2017**
Location: 313, 317, 325, 403, 409 E 3rd St. & 213 S Grant St.

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

CONSULTANTS: 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:

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

REPORT: The properties are located on the north-east and north-west corners of E. 3rd 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, 3rd 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.

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).

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 3rd and Grant Streets. The east building is access via 3 accessible entrances on 3rd Street and two entrances on Grant Street. Along 3rd 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 3rd 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 3rd 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 3rd 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 3rd 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 3rd and Grant Streets. The petition will meet UDO requirements to maintain or enhance those facilities with street trees and lighting. The sidewalks along 3rd 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 3rd 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 3rd 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 3rd 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 3rd 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 3rd 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 3rd 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 3rd 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.

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 has 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.

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.

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.

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. 3rd St., & 213 S. Grant St.

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

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 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 21st-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

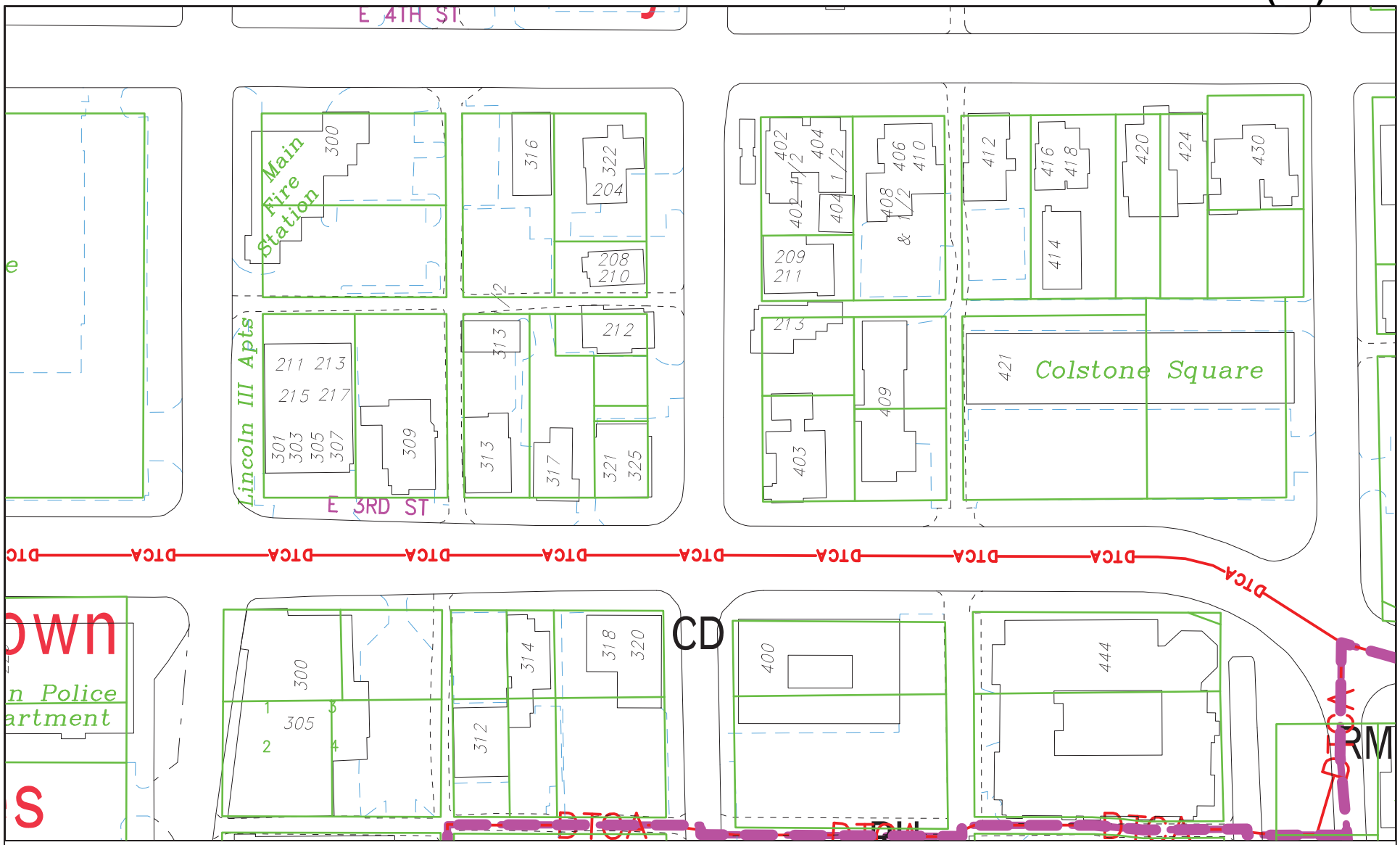
1.) The Petitioner shall provide a Landscape Plan prior to approval of a grading permit.

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.



By: lewisa
24 Feb 17

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For reference only; map information NOT warranted.

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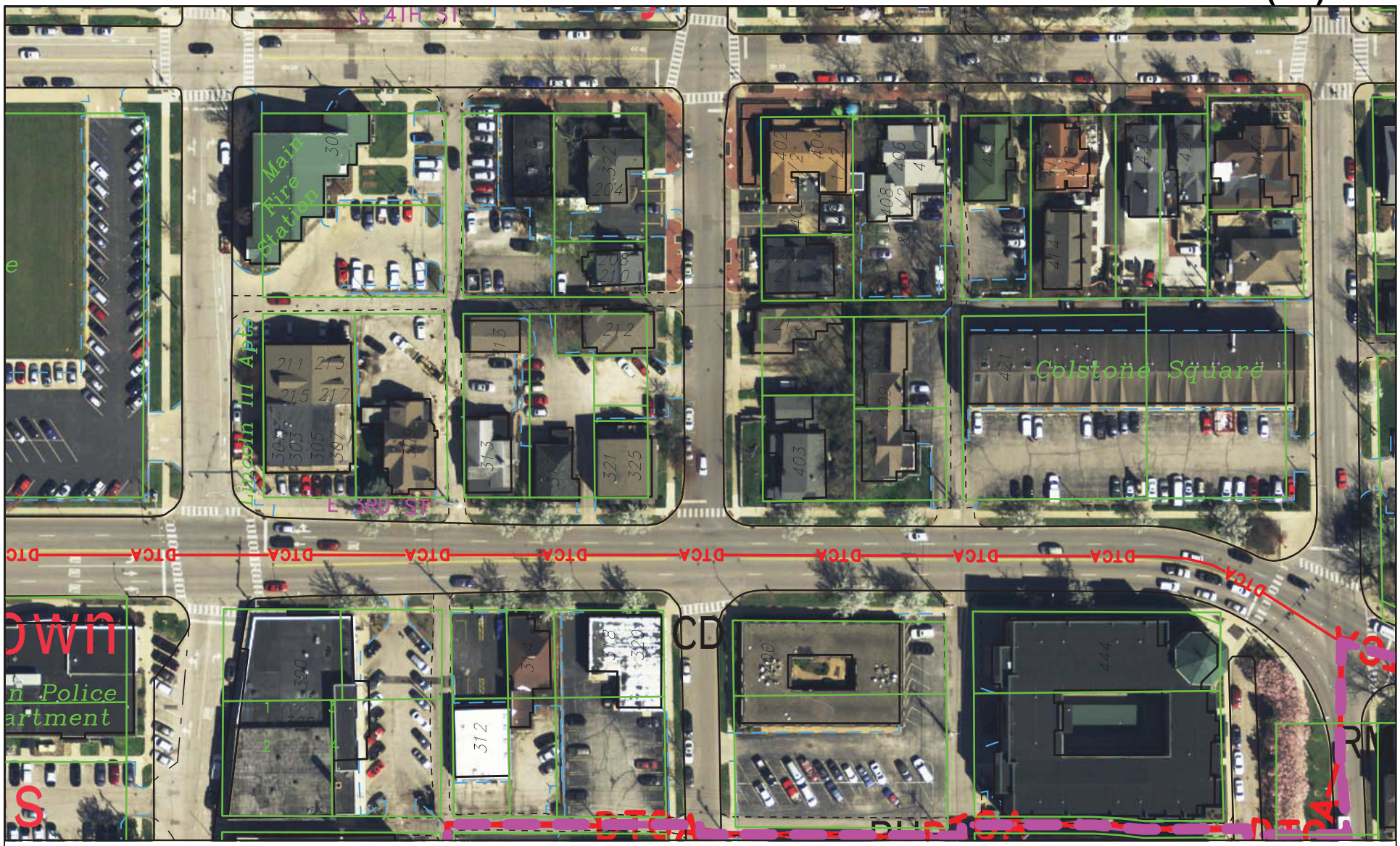
City of Bloomington
Planning & Transportation

Scale: 1" = 100'



By: lewisa
24 Feb 17

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For reference only; map information NOT warranted.

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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

AXIS

618 East Market Street, Indianapolis, Indiana 46202 317.264.8162 F 317.264.8165 www.axisarch.com

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

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

***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)

West Site:

Studio	.20 DUE x 43 =	**8.6 DUE's**
2 bedroom	.66 DUE x 6 =	**3.96 DUE's**

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 = **37 spaces**
West Site:	55 beds = **35 spaces**
Total:	**72 spaces**

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 (½) 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).

(23)

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)

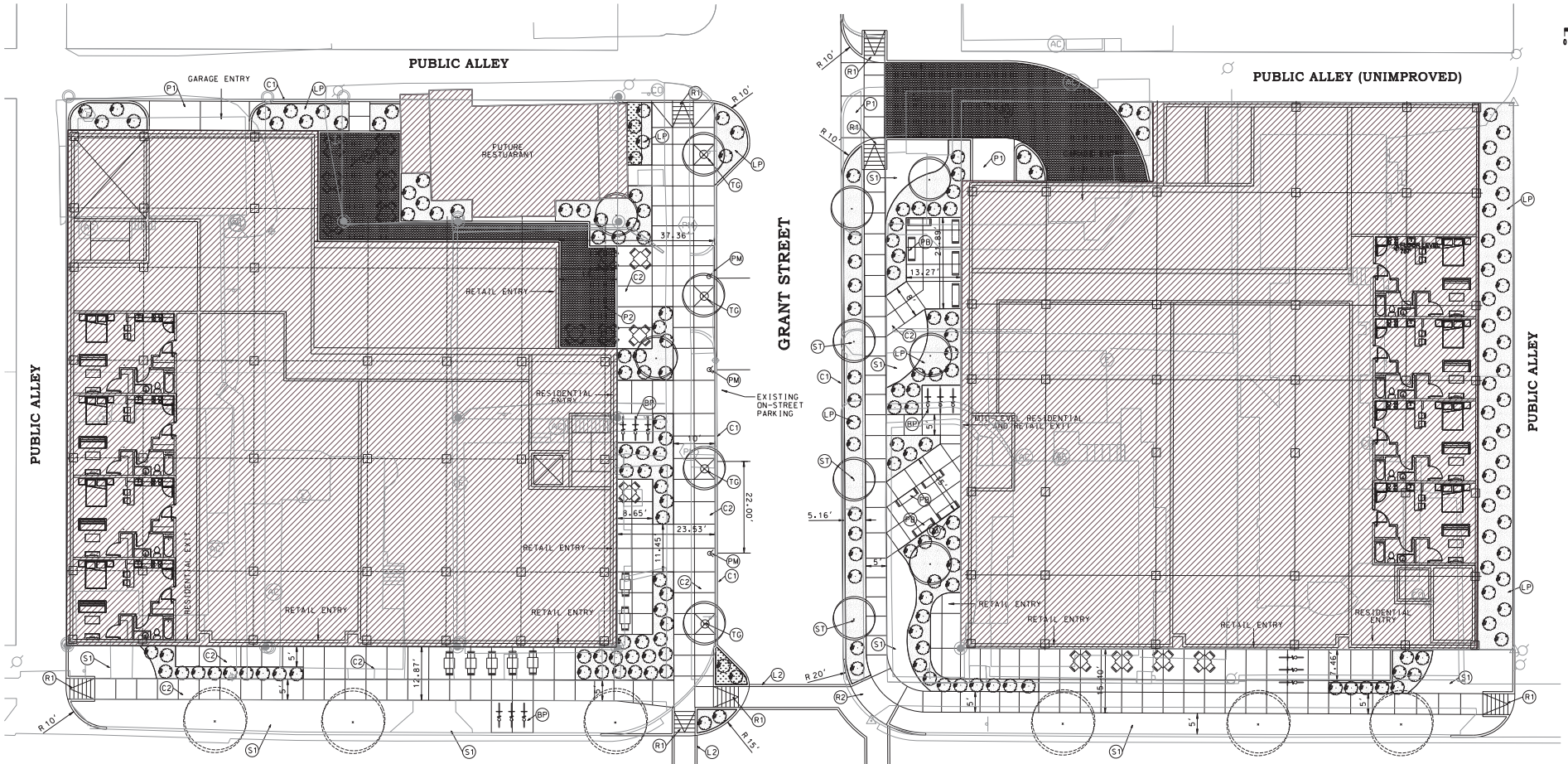
to krobling.gsd, me

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 = 0.0299 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 APPROACH
   6" THICK, 4000 PSI CONCRETE ON
   6" COMPACTED AGGREGATE BASE #53
2. HYDRAPRICK PERMEABLE PAVER SYSTEM
3. 6" STANDING CURB
4. CONCRETE SIDEWALK - WIDTH VARIES
   4" THICK CONCRETE
   4" COMPACTED AGGREGATE BASE #53
4. CONCRETE EDGE RESTRAINT
5. PRECAST CONCRETE WHEEL STOPS
1. LINE, PAINT, SOLID, WHITE, 4"
3. LINE, THERMOPLASTIC, SOLID, WHITE, 6" CROSSWALK
5. STREET TREE IN TREE LAWN
5. STREET TREE IN 5'X5' TREE GRATE
5. NURSERY SOD LAWN AREA
6. LANDSCAPE PLANTING AREA
8. PERPENDICULAR CURB RAMP
8. BLENDED TRANSITION CURB RAMP
9. BICYCLE PARKING
9. 5' PARK BENCH

SITE LEGEND

DRAINAGE EASEMENT	10'DE
UTILITY EASEMENT	10'UE
DR. & UT. EASEMENT	10'D&UE
2' ROLL CURB	
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)	
GUARD RAIL	
PROPOSED STREET TREE	
BOLLARD	
DUMPSTER (WOOD)	
DUMPSTER (MASONRY)	

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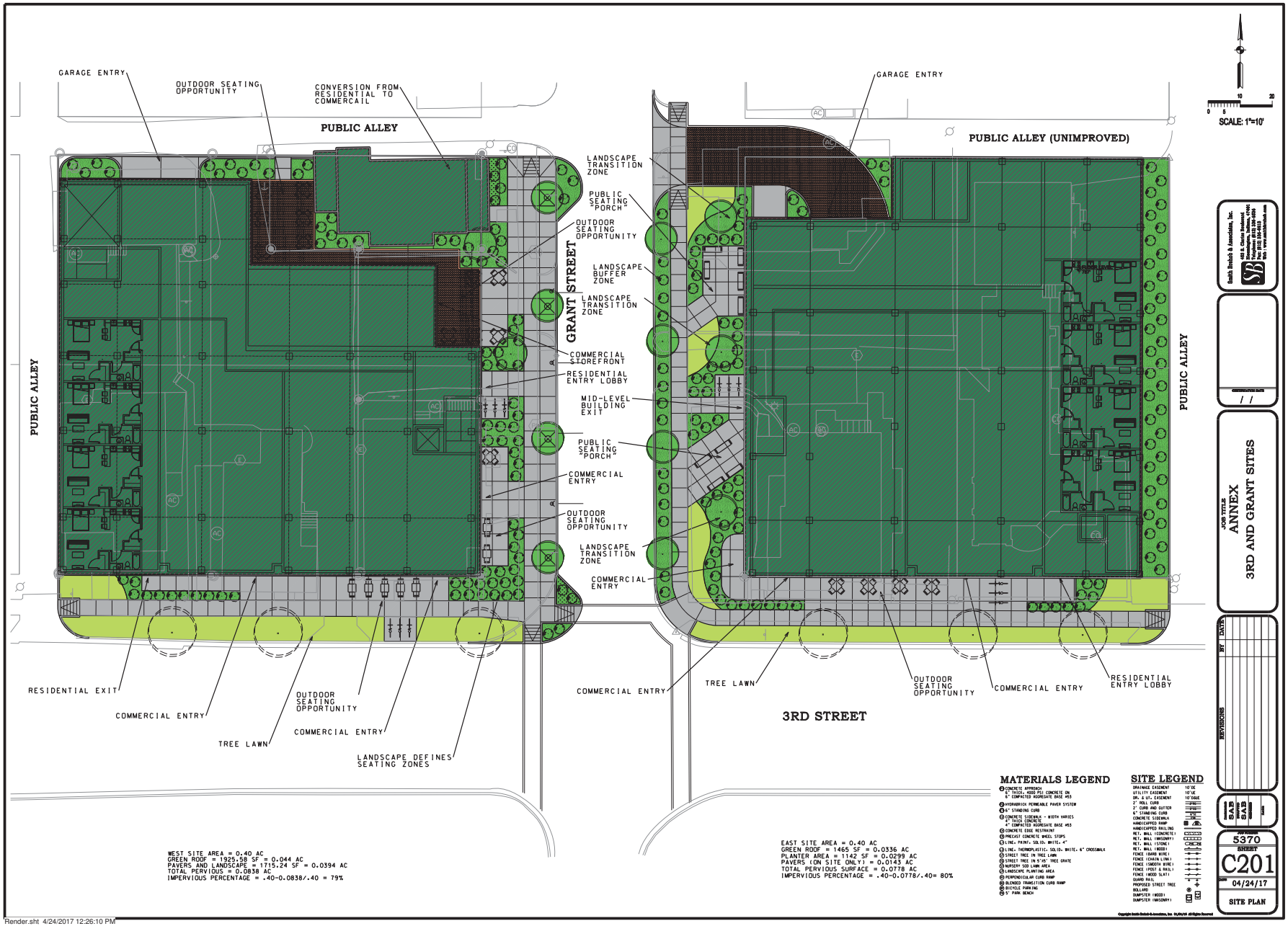
CONSTRUCTION DATE
/ /

JOB TITLE
ANNEX
3RD AND GRANT SITES

REVISIONS	BY	DATE

SAB
SAB
SAB
DRAWN
CHECKED
DATE

JOB NUMBER
5370
SHEET
C201
DATE
04/24/17
SITE PLAN



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GRADING NOTES

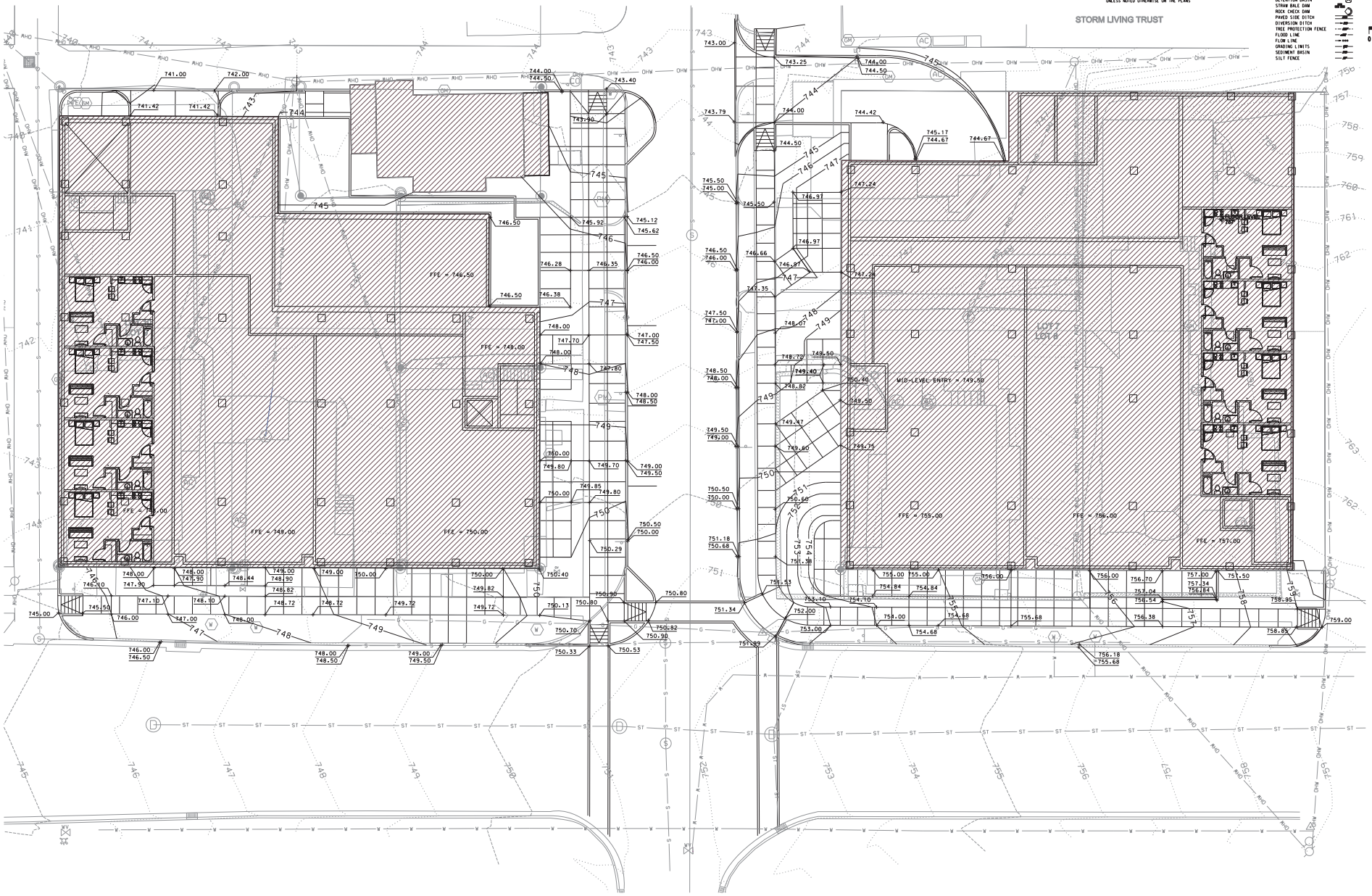
1) FF.#s IF SHOWN ON THE PLANS. = RECOMMENDED FINISH FLOOR ELEVATION.
2) BF.#s IF SHOWN ON THE PLANS. = RECOMMENDED BASEMENT FLOOR ELEVATION.
3) GF.#s IF SHOWN ON THE PLANS. = RECOMMENDED GARAGE FLOOR ELEVATION.
4) GRADING LIMITS: IF SHOWN ON THE PLANS. INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
5) PROPOSED SPOT ELEVATIONS. IF SHOWN. ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS

GRADING & EROS. CTRL LEGENDS

PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR
PROPOSED SPOT ELEVATION
SOIL BORING
RIP-RAP
SILT TRAP
INLET PROTECTION
DETENTION BASIN
STRAW BALE DAM
ROCK CHECK DAM
PAVED SIDE DITCH
DIVERSION DITCH
TREE PROTECTION FENCE
FLOOD LINE
FLOW LINE
GRADING LIMITS
SEDIMENT BASIN
SILT FENCE

STORM LIVING TRUST

SCALE: 1"=10'



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CONSTRUCTION DATE
/ /

JOB TITLE
ANNEX
3RD AND GRANT SITES

REVISIONS	BY	DATE

SAB
SAB
SAB

JOB NUMBER
5370
SHEET
C202
DATE
04/24/17
GRADING PLAN

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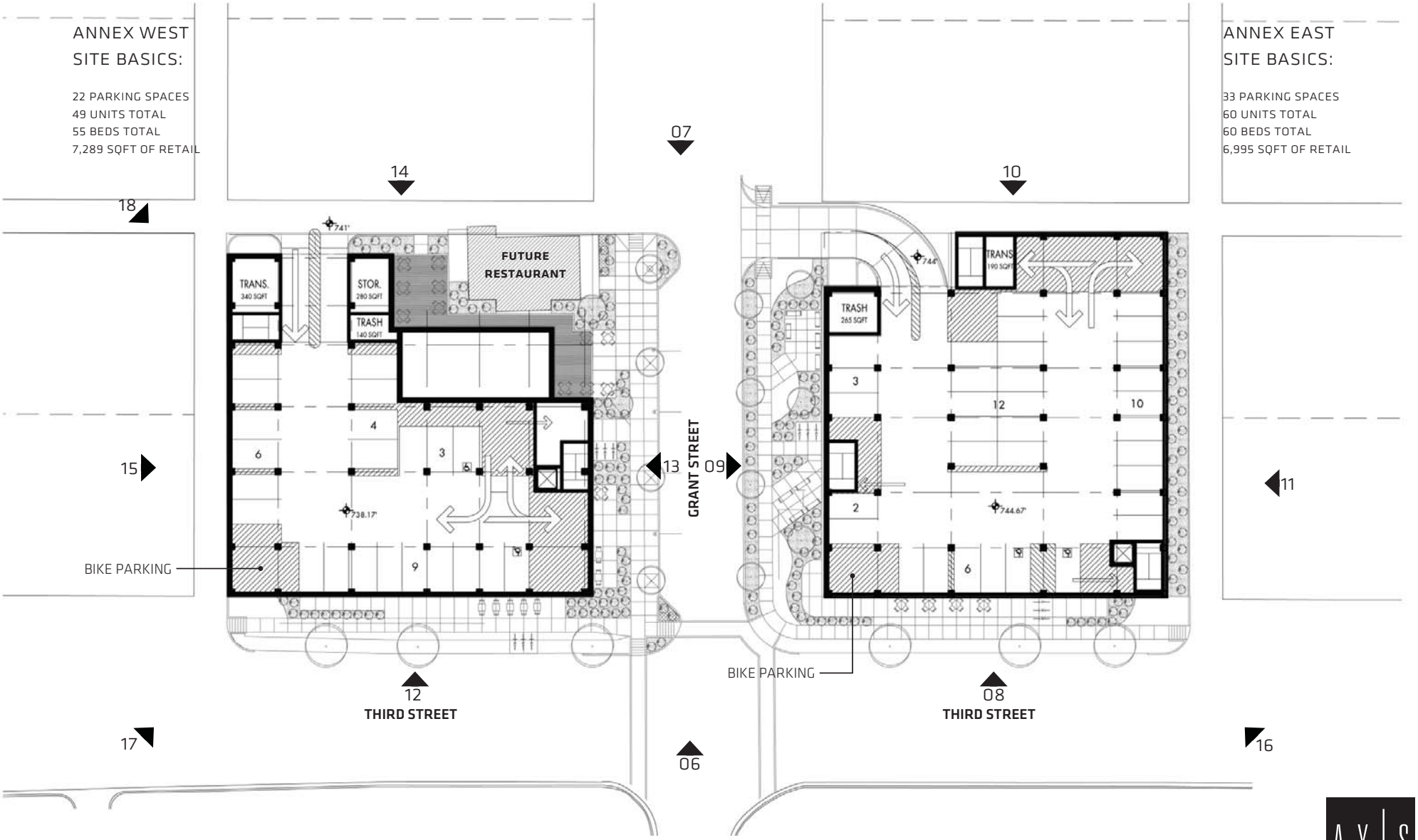
ANNEX WEST
SITE BASICS:

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



01 **ANNEX EAST AND ANNEX WEST** | GARAGE LEVEL

APRIL 26, 2017

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

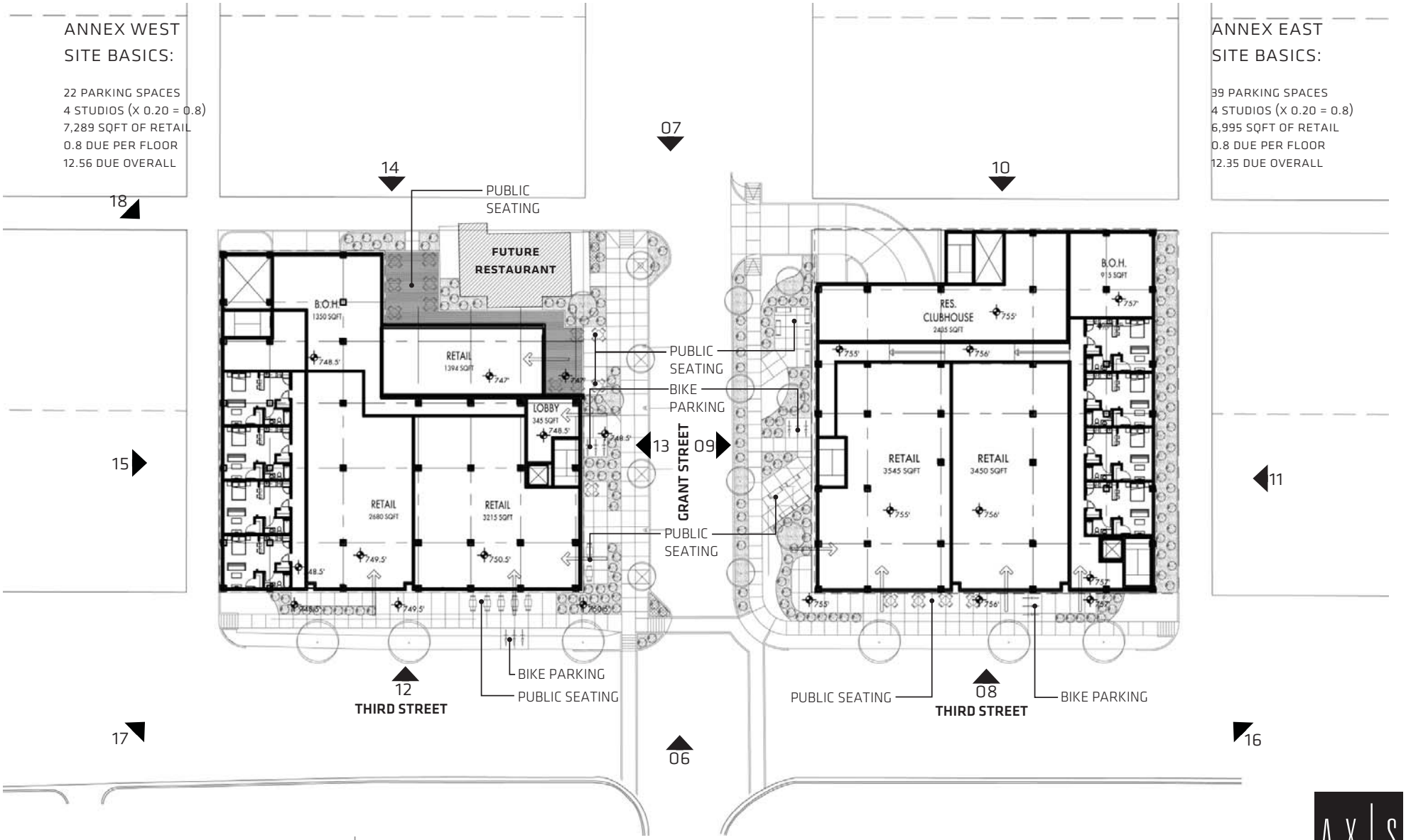
AX|S

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"

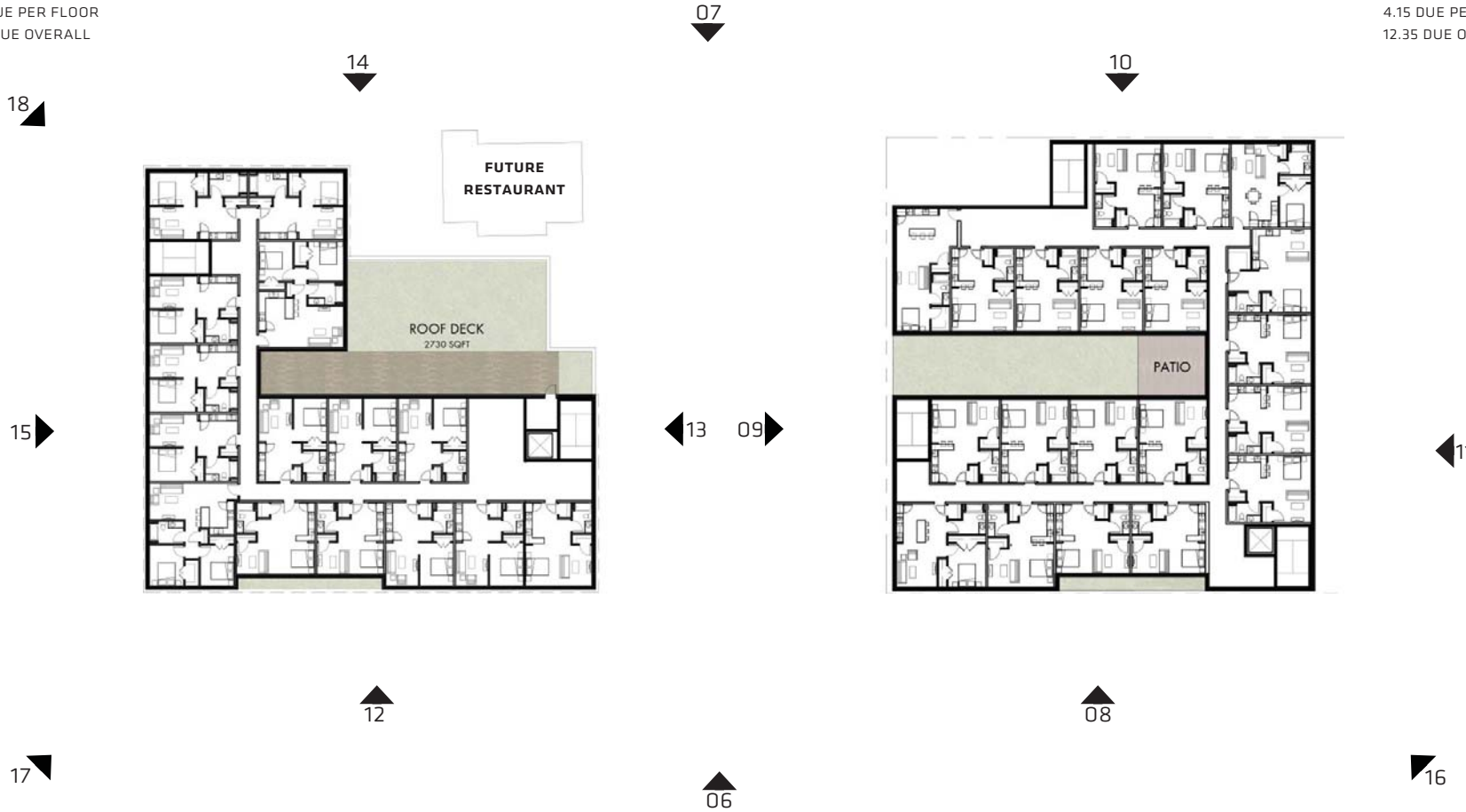
AX|S

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



03 **ANNEX EAST AND ANNEX WEST** | THIRD LEVEL
APRIL 26, 2017 SCALE: 1/32" = 1' - 0"

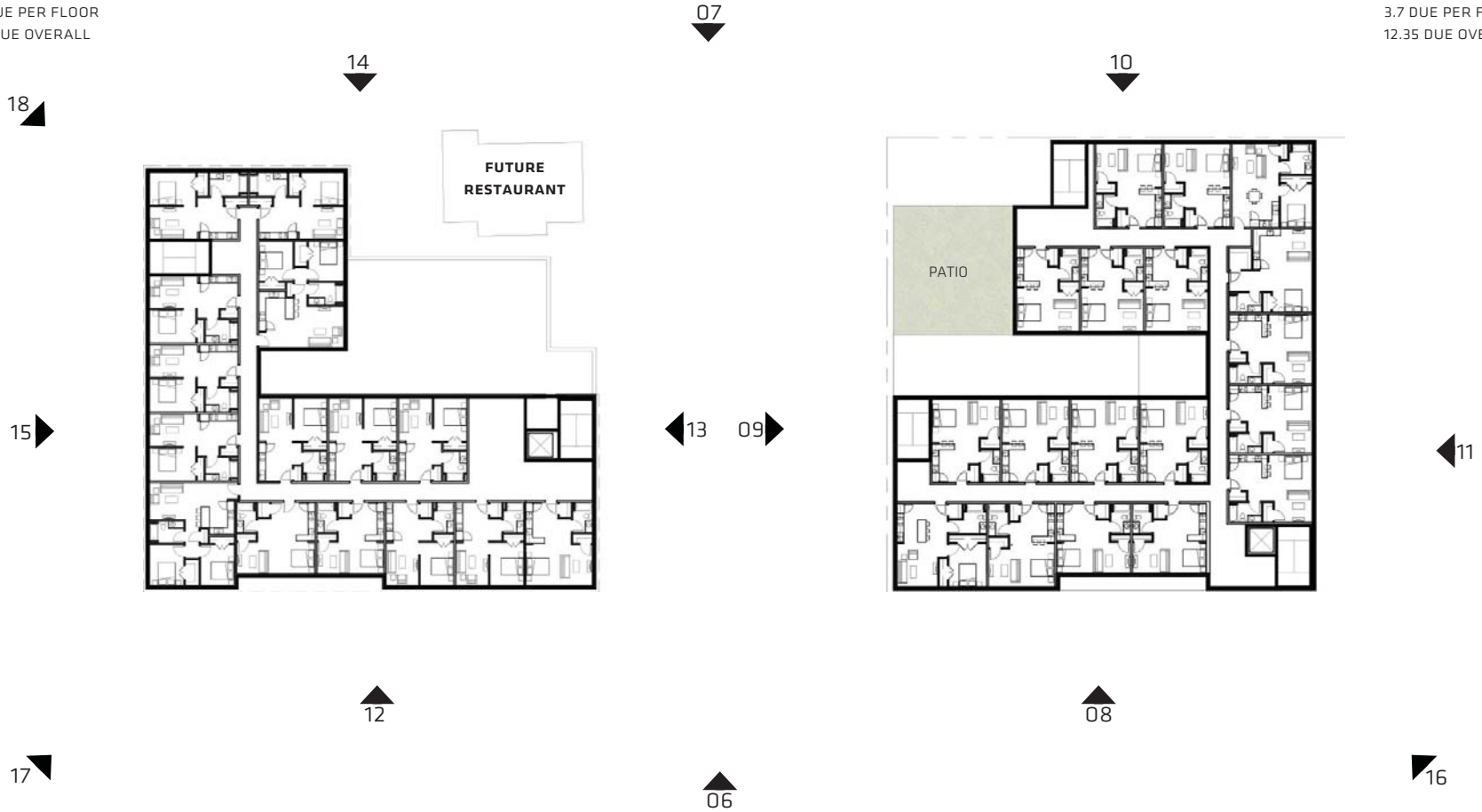
AXIS

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



04 **ANNEX EAST AND ANNEX WEST** | FOURTH LEVEL
APRIL 26, 2017
SCALE: 1/32" = 1' - 0"

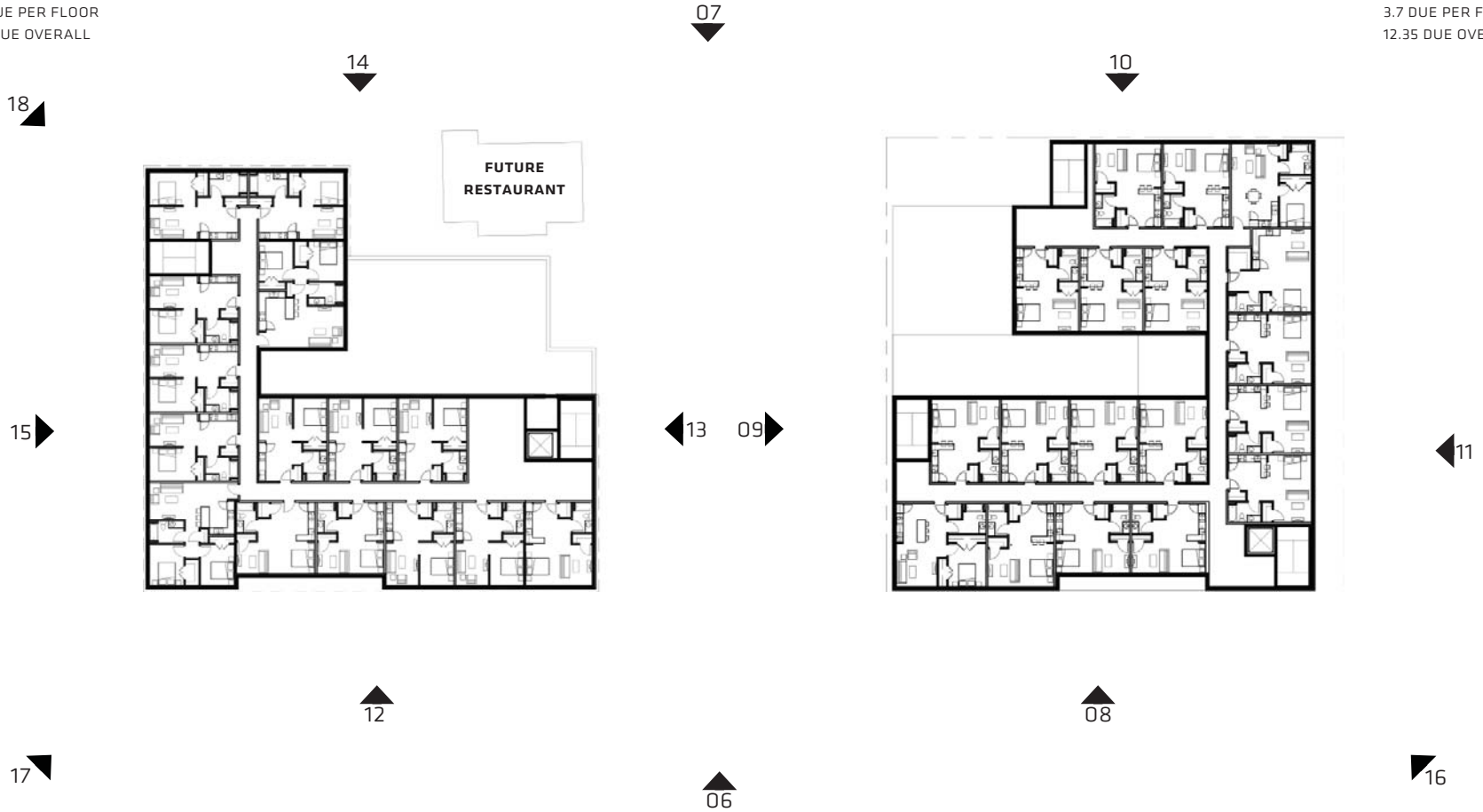
AXIS

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



05 **ANNEX EAST AND ANNEX WEST** | FIFTH LEVEL
APRIL 26, 2017
SCALE: 1/32" = 1' - 0"

AXIS

AX|S

AX|S

06 **ANNEX EAST AND ANNEX WEST** | SOUTH ELEVATION

APRIL 26, 2017

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

AXIS

07 **ANNEX EAST AND ANNEX WEST** | NORTH ELEVATION

APRIL 26, 2017

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

AX|S

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"

AXIS

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

09 **ANNEX EAST AND ANNEX WEST** | ANNEX EAST - WEST ELEVATION

APRIL 26, 2017

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

AXIS

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

AXIS

ANNEX EAST AND ANNEX WEST | ANNEX EAST - NORTH 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

AXIS

ANNEX EAST AND ANNEX WEST | ANNEX EAST - EAST ELEVATION

APRIL 26, 2017

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

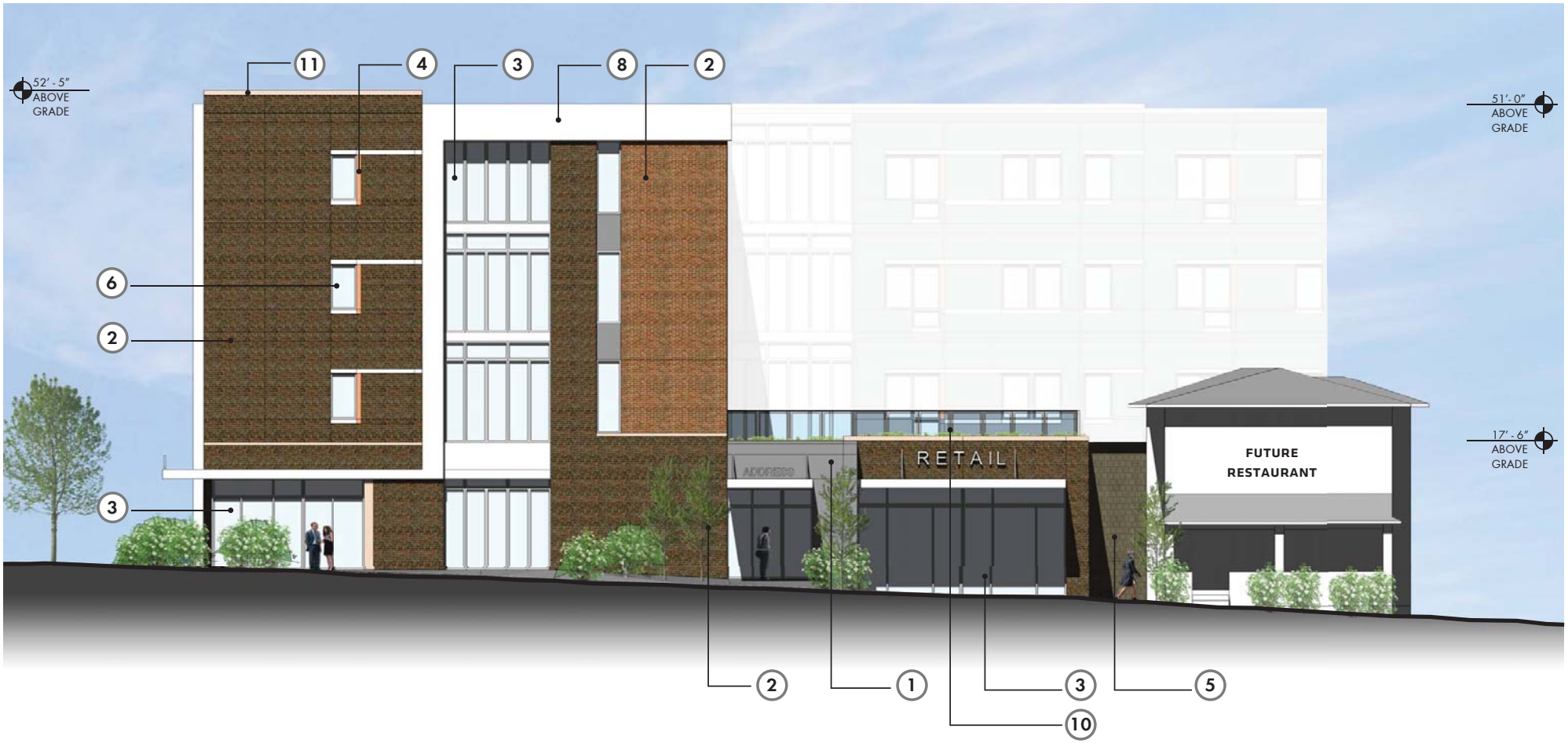
1 STUCCO
2 BRICK VEENER
3 STOREFRONT
4 ACCENT STUCCO COLOR
5 BURNISHED BLOCK
6 WINDOW SYSTEM
7 GARAGE PARKING
8 METAL PANEL
9 DISPLAY WINDOW
10 GREEN ROOF SYSTEM
11 LIMESTONE

ANNEX EAST AND ANNEX WEST | ANNEX WEST - SOUTH ELEVATION

APRIL 26, 2017

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

AXIS



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

ANNEX EAST AND ANNEX WEST | ANNEX WEST - EAST ELEVATION

APRIL 26, 2017

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

AX|S

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

ANNEX EAST AND ANNEX WEST | ANNEX WEST - NORTH ELEVATION

APRIL 26, 2017

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

AXIS

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

ANNEX EAST AND ANNEX WEST | ANNEX WEST - WEST ELEVATION

APRIL 26, 2017

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

AXIS

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-08-17**
STAFF REPORT **DATE: May 8, 2017**
Location: 1100 N. Crescent Dr.

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:

Area:	8 acres
Current Zoning:	RS
GPP Designation:	Urban Residential
Existing Land Use:	Vacant, wooded
Proposed Land Use:	Multi-family residences
Surrounding Uses:	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 of149 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 14th 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 baths, and replacement of utility infrastructure.

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.

	RH requirement	**Proposed**
Height	50'	72'
Karst Preservation	25' from closed contour	Partial encroachment
Steep Slopes	No disturbance allowed	Partial encroachment
Riparian Buffer	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 14th 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.

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.

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.

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

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.

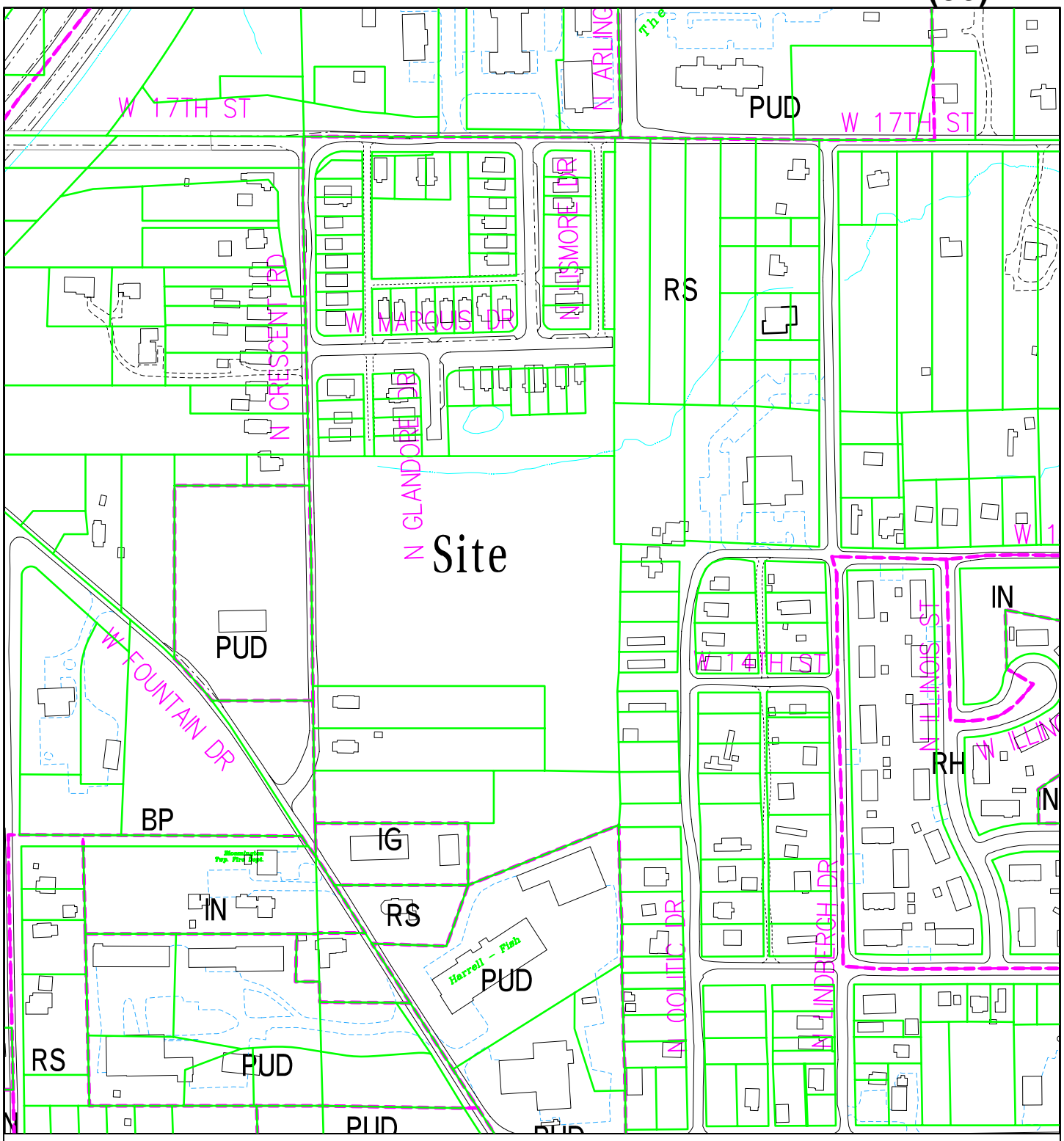
e. The results of the research and methods used to reach the conclusions of the above suggestions should be included within the environmental review plan. Examples of research methods that could be employed are:

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.



City of Bloomington
Planning & Transportation

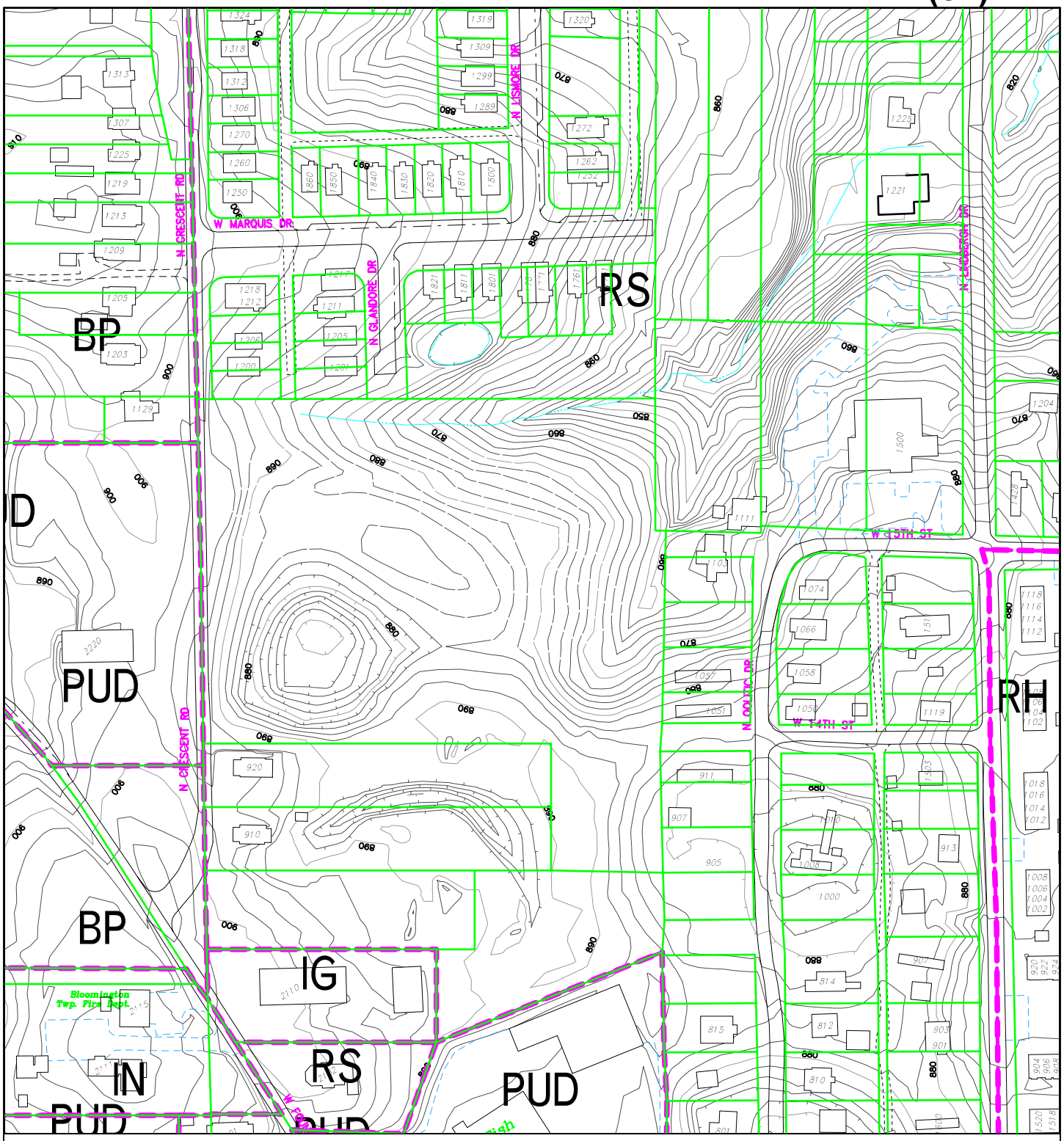
By: greulice
24 Feb 17

300 0 300 600 900

N

Scale: 1" = 300'

For reference only; map information NOT warranted.



Contour map

By: greulice
24 Feb 17

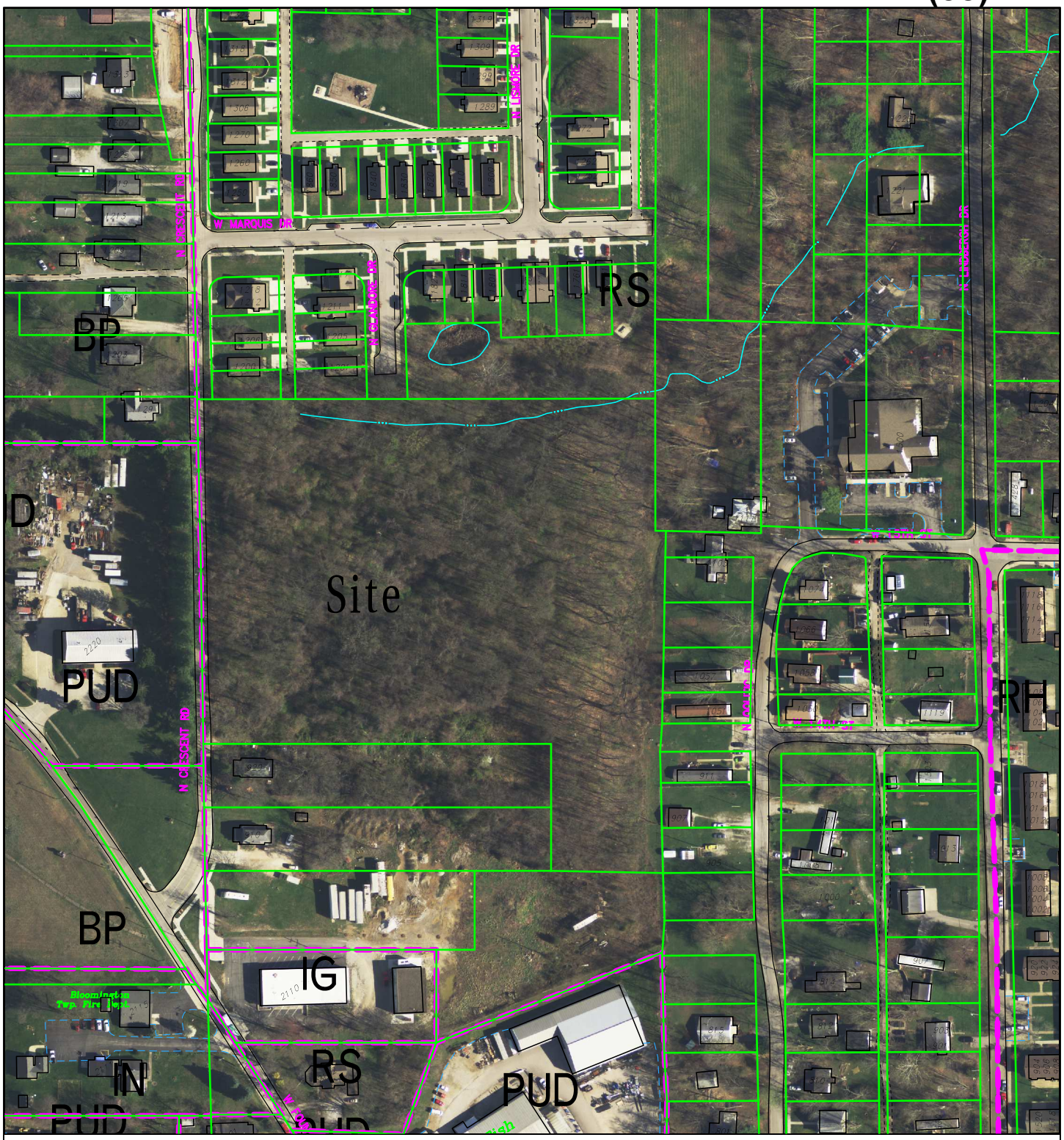
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



By: greulice
24 Feb 17

200 0 200 400 600

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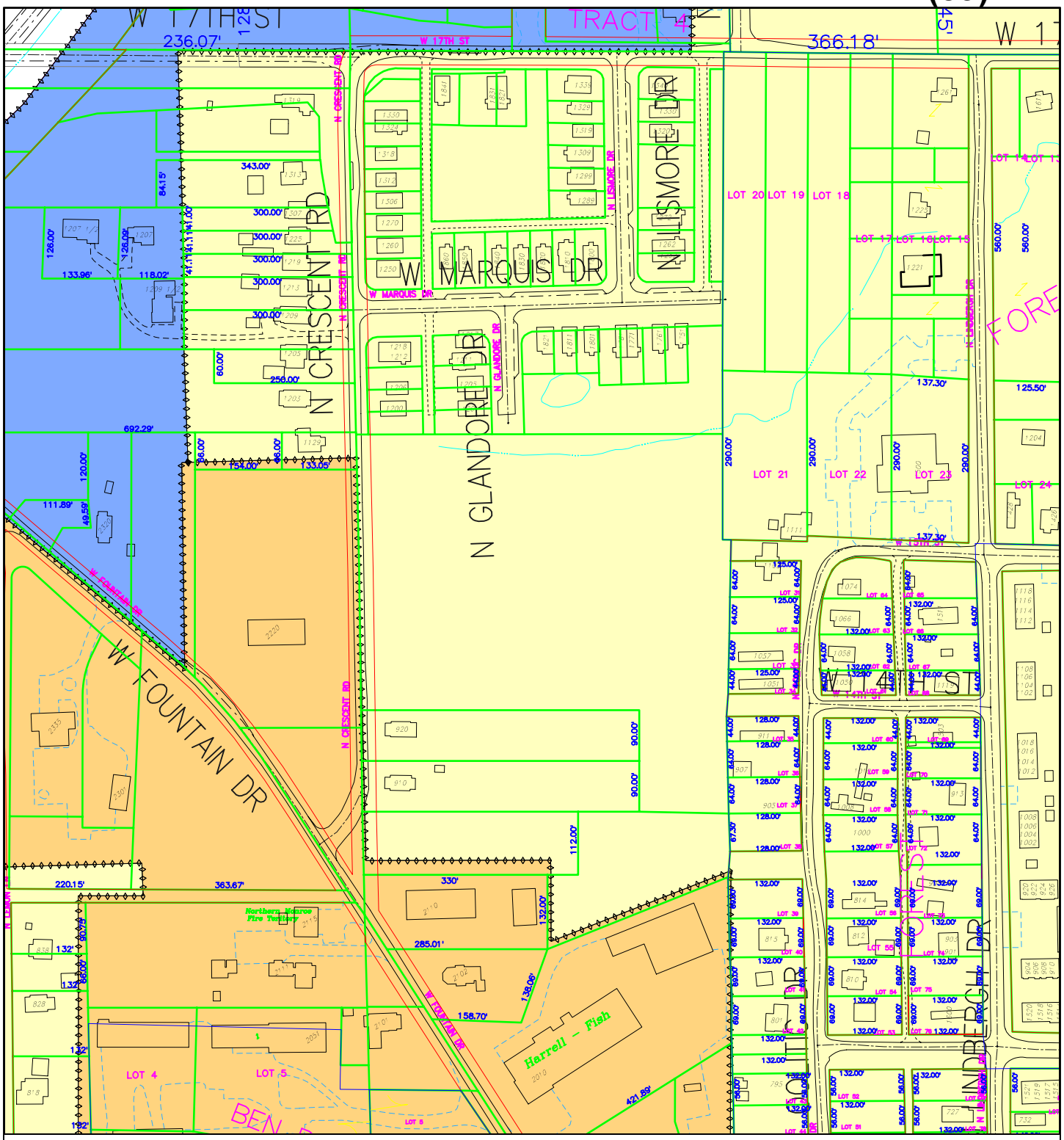
City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: roachja
5 May 17

250 0 250 500 750

N

Scale: 1" = 250'

For reference only; map information NOT warranted.

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, LA.

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 17th 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.

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com

Smith Brehob & Associates, Inc.

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

J:\5462_Crescent Property\Approval Processing\Application Letter.docx

Smith Brehob & Associates, Inc.

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

Stephen L. Smith P.E., L.S.
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Todd M. Borgman PLS
Katherine E. Stein, P.E.
Donald J. Kocarek, LA.

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.

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com

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')

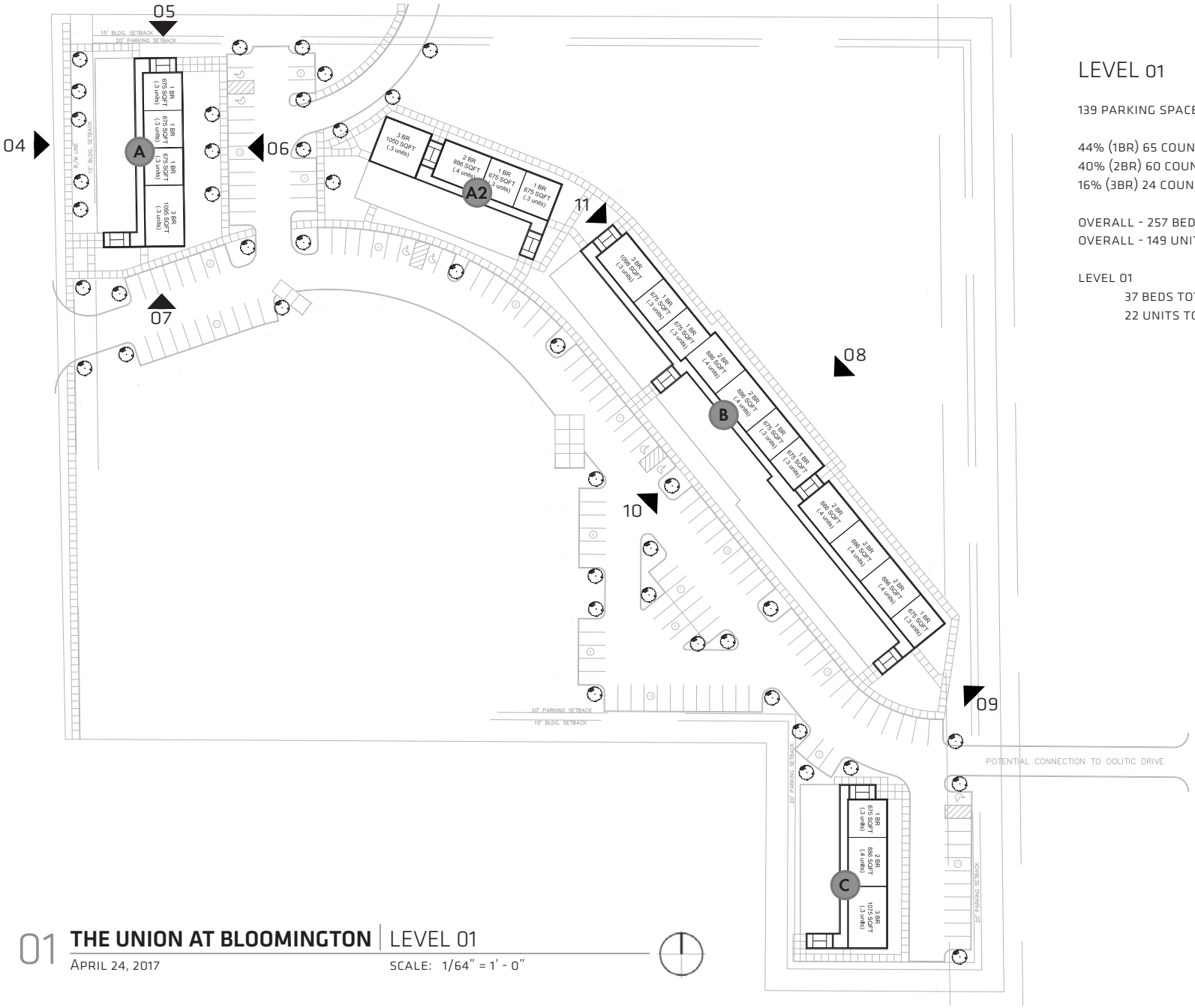
Maximum Impervious Surface Coverage
The site will limit impervious surface coverage to 35% through the use of taller buildings to limit footprint, permeable pavers within the parking lot area and reduced parking surface area.

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

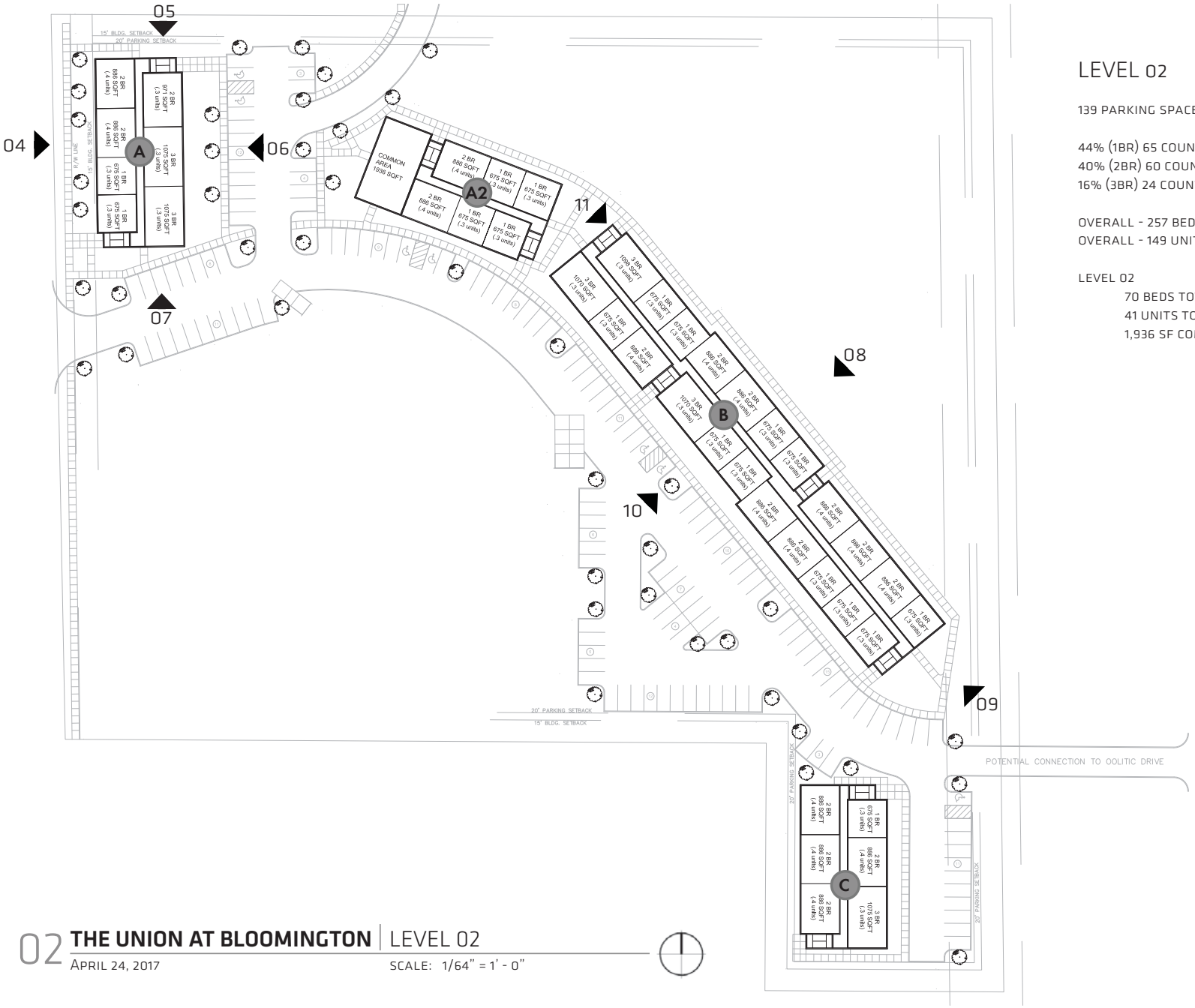
BUILDING A		
	3	1 BEDROOM
	0	2 BEDROOM
	1	3 BEDROOM
BUILDING A2		
	2	1 BEDROOM
	1	2 BEDROOM
	1	3 BEDROOM
BUILDING B		
	5	1 BEDROOM
	5	2 BEDROOM
	1	3 BEDROOM
BUILDING C		
	1	1 BEDROOM
	1	2 BEDROOM
	1	3 BEDROOM

01 **THE UNION AT BLOOMINGTON** | LEVEL 01

APRIL 24, 2017

SCALE: 1/64" = 1' - 0"

AXIS



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

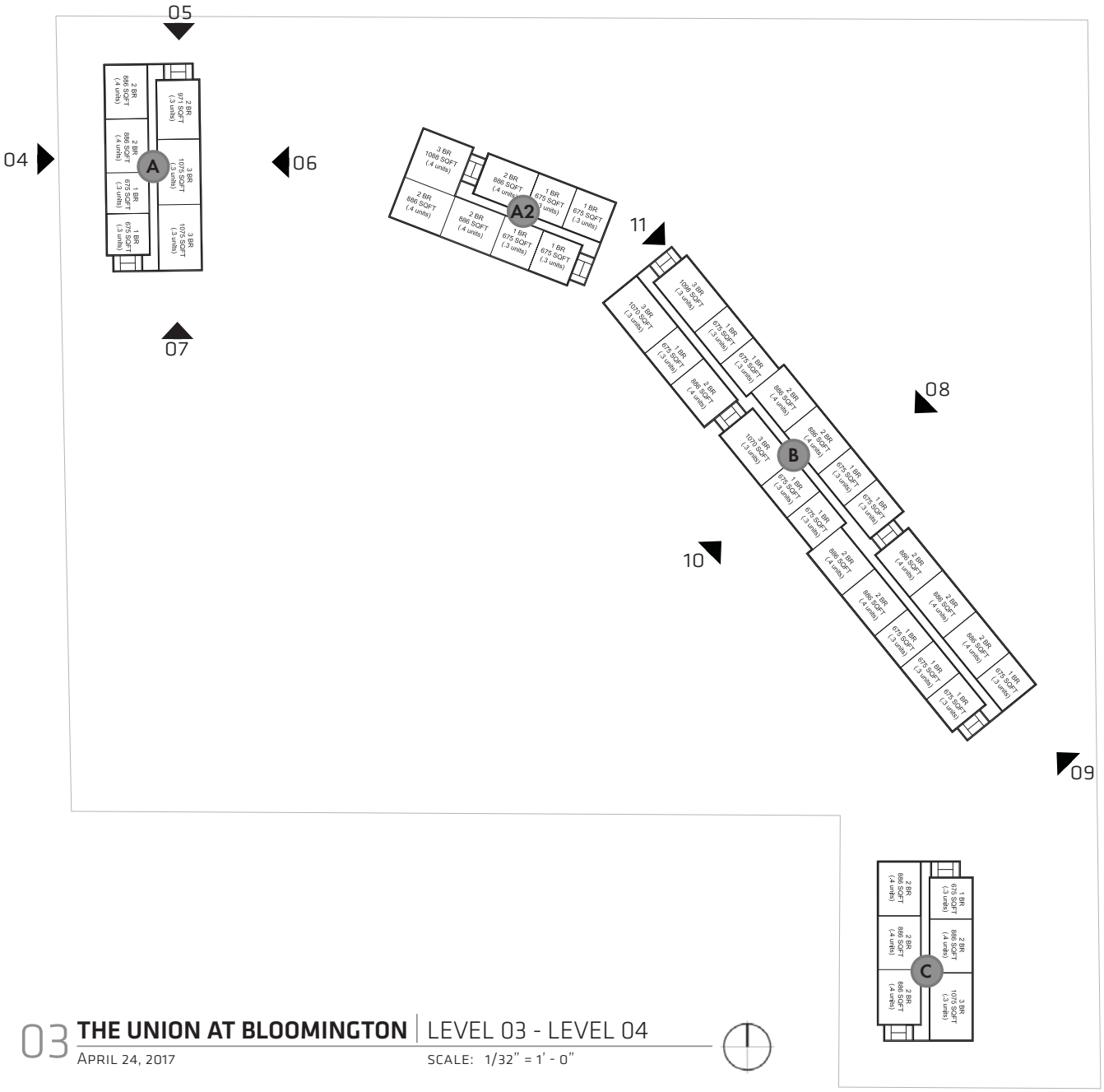
BUILDING A		
	2	1 BEDROOM
	3	2 BEDROOM
	2	3 BEDROOM
BUILDING A2		
	4	1 BEDROOM
	2	2 BEDROOM
	0	3 BEDROOM
BUILDING B		
	11	1 BEDROOM
	8	2 BEDROOM
	3	3 BEDROOM
BUILDING C		
	1	1 BEDROOM
	4	2 BEDROOM
	1	3 BEDROOM

02 **THE UNION AT BLOOMINGTON** | LEVEL 02

APRIL 24, 2017

SCALE: 1/64" = 1' - 0"

AXIS



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

03 **THE UNION AT BLOOMINGTON** | LEVEL 03 - LEVEL 04

APRIL 24, 2017

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

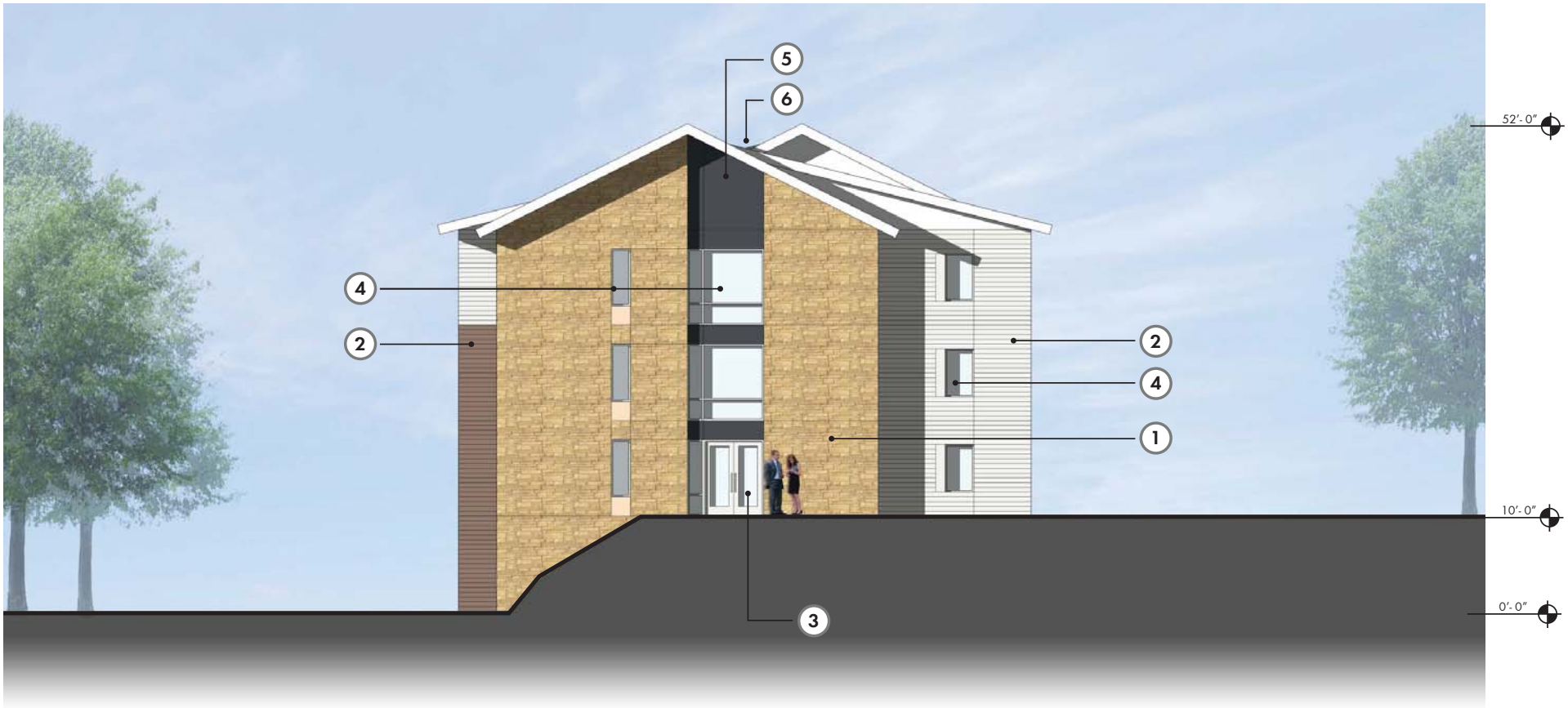
AXIS

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"

AXIS



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"

AXIS

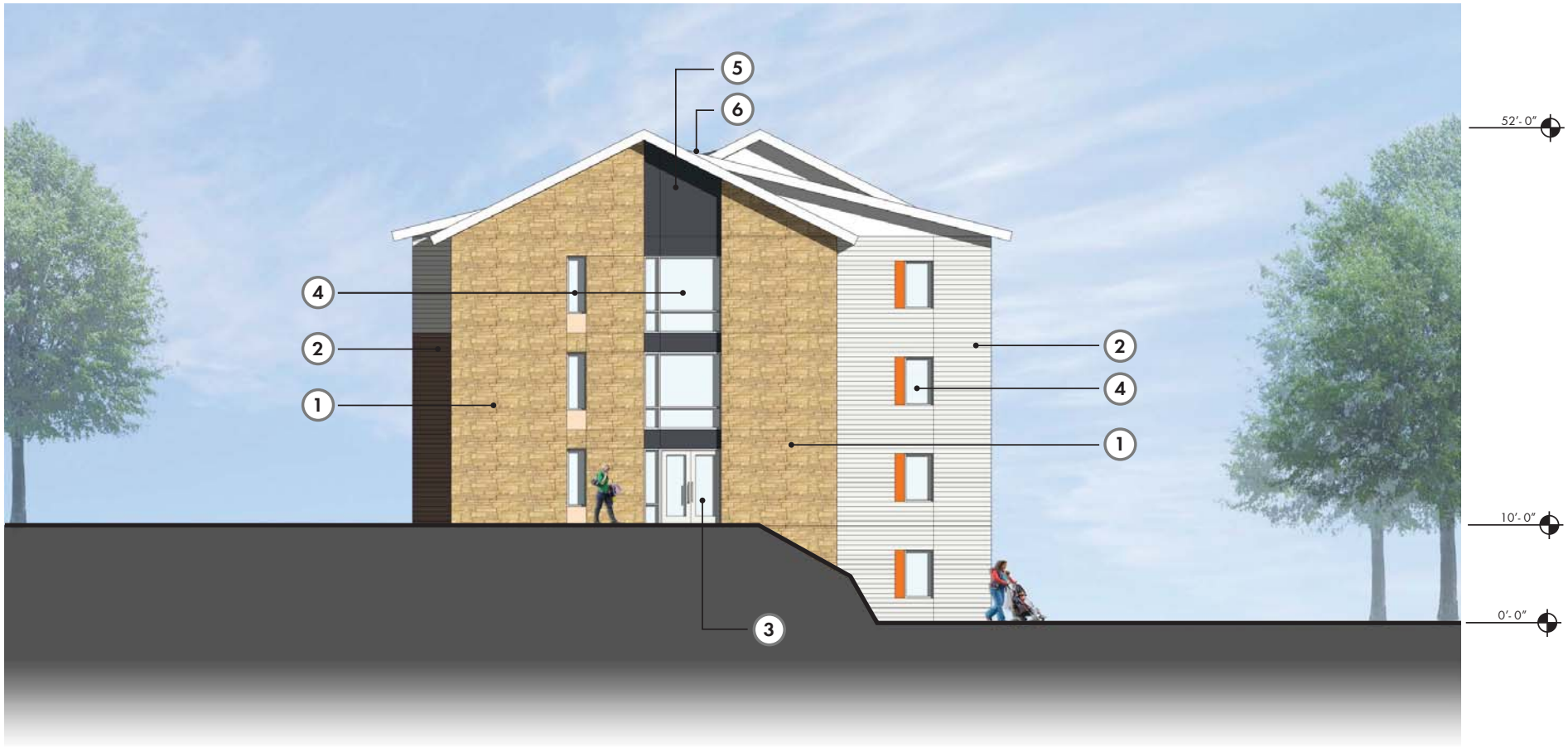
1 STONE VEENER
2 LAP SIDING
3 ENTRY
4 WINDOW SYSTEM
5 FIBER CEMENT BOARD
6 ASPHALT SHINGLES
7 STANDING SEAM METAL ROOFING

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

APRIL 24, 2017

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

AXIS



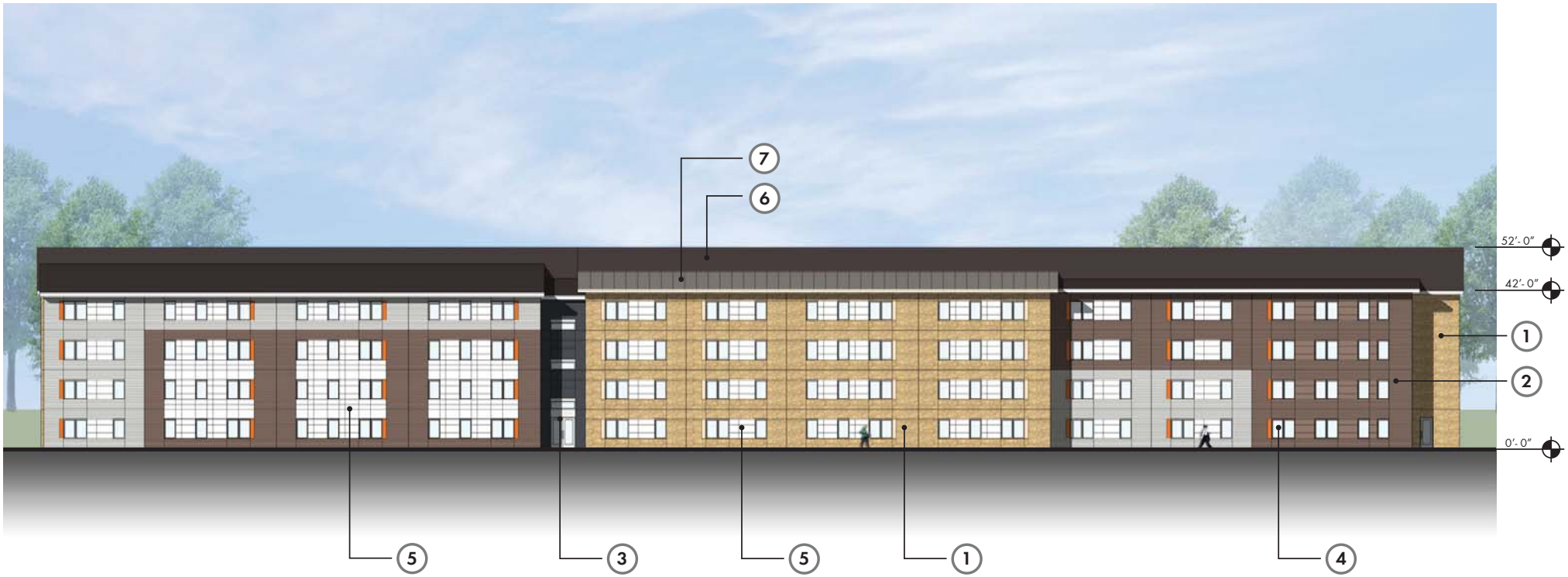
1 STONE VEENER
2 LAP SIDING
3 ENTRY
4 WINDOW SYSTEM
5 FIBER CEMENT BOARD
6 ASPHALT SHINGLES
7 STANDING SEAM METAL ROOFING

07 **THE UNION AT BLOOMINGTON** | A - SOUTH ELEVATION (BUILDING TYPE A2 & C SIMILAR)

APRIL 24, 2017

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

AXIS



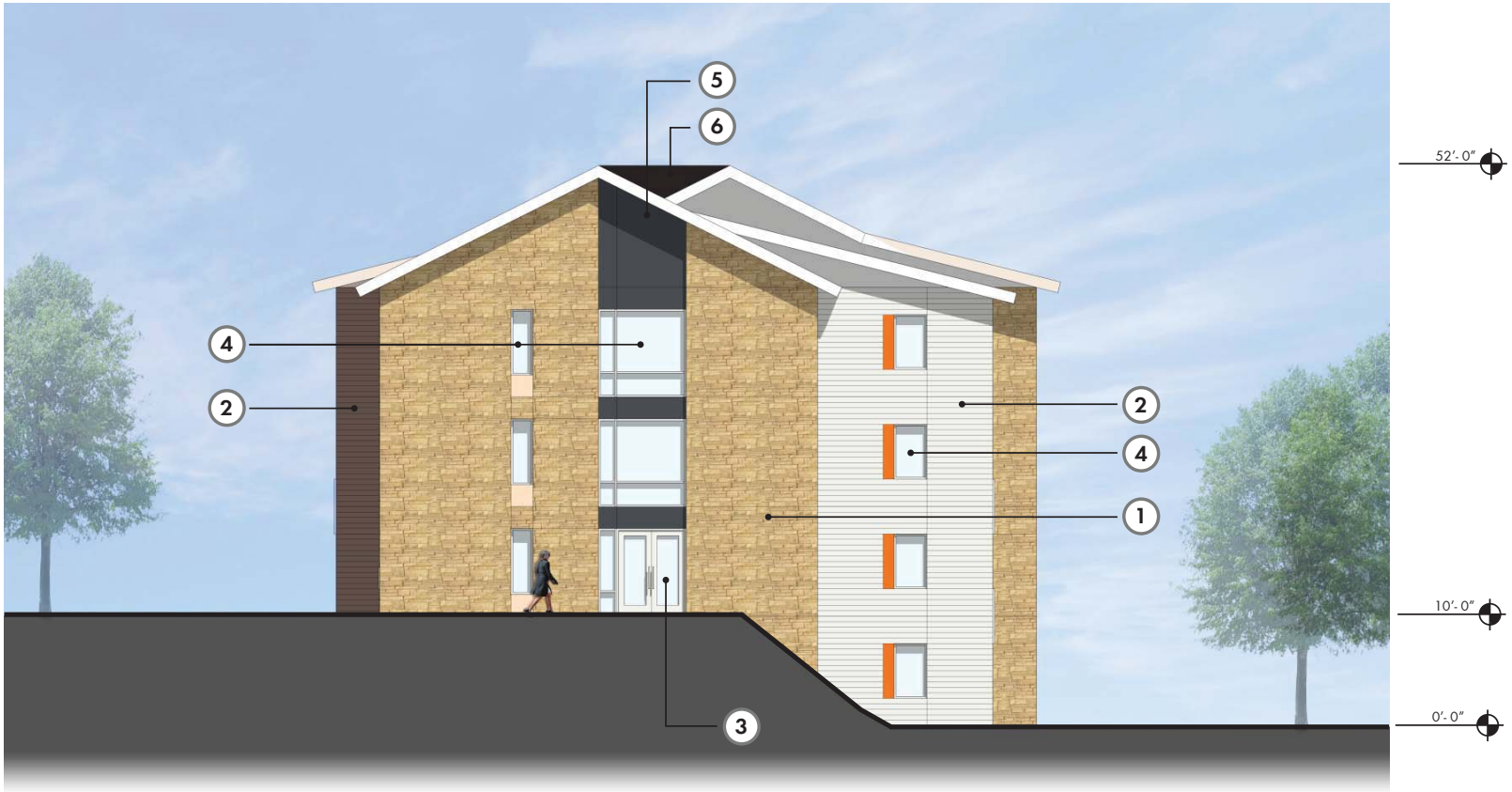
1 STONE VEENER
2 LAP SIDING
3 ENTRY
4 WINDOW SYSTEM
5 FIBER CEMENT BOARD
6 ASPHALT SHINGLES
7 STANDING SEAM METAL ROOFING

08 **THE UNION AT BLOOMINGTON** | B - NORTH-EAST ELEVATION

APRIL 24, 2017

SCALE: NTS

AXIS



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

09 **THE UNION AT BLOOMINGTON** | B - SOUTH-EAST ELEVATION

APRIL 24, 2017

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

AXIS

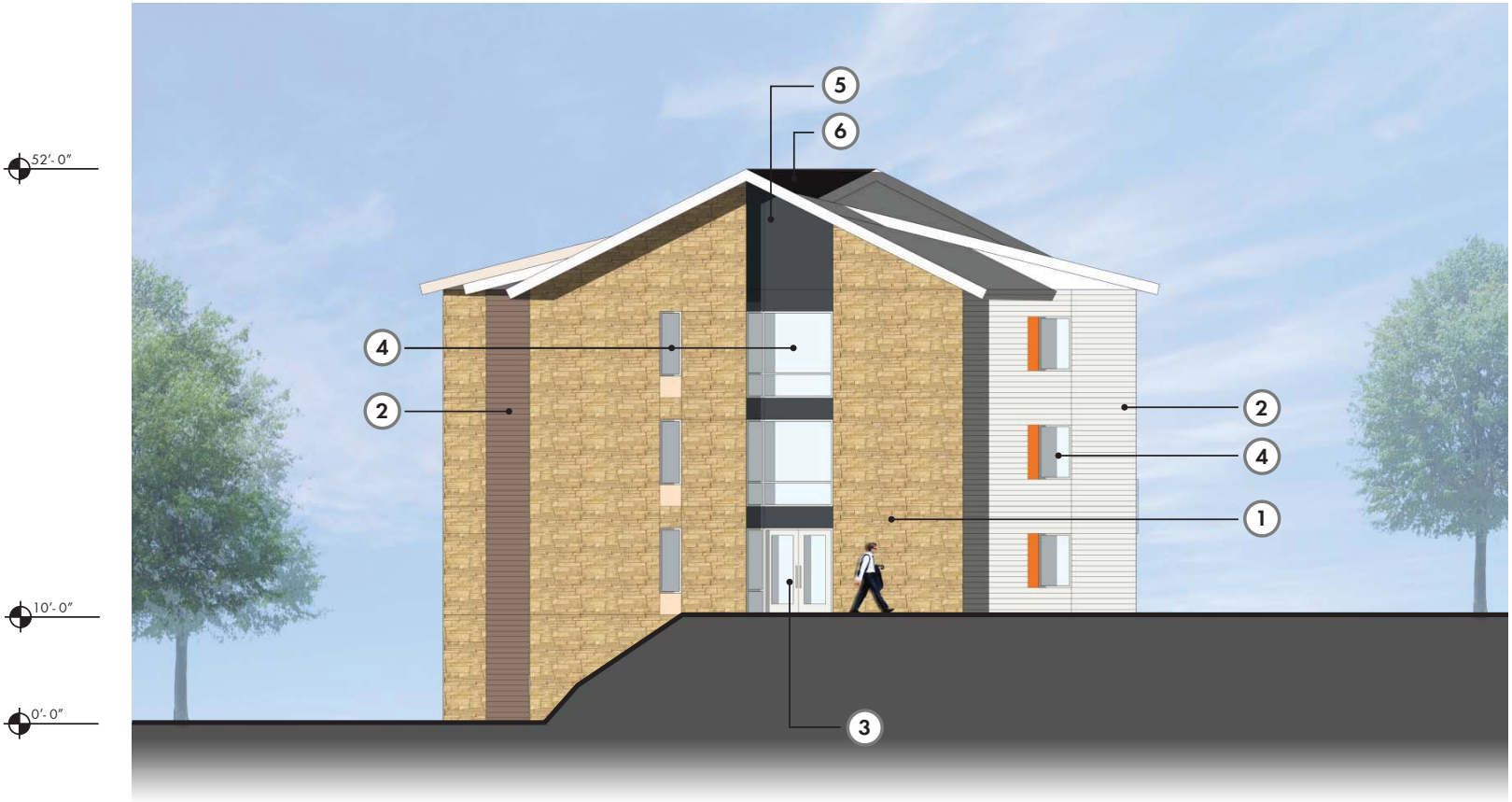
1 STONE VEENER
2 LAP SIDING
3 ENTRY
4 WINDOW SYSTEM
5 FIBER CEMENT BOARD
6 ASPHALT SHINGLES
7 STANDING SEAM METAL ROOFING

AX|S

THE UNION AT BLOOMINGTON | B - SOUTH-WEST ELEVATION

April 24, 2017

SCALE: NTS



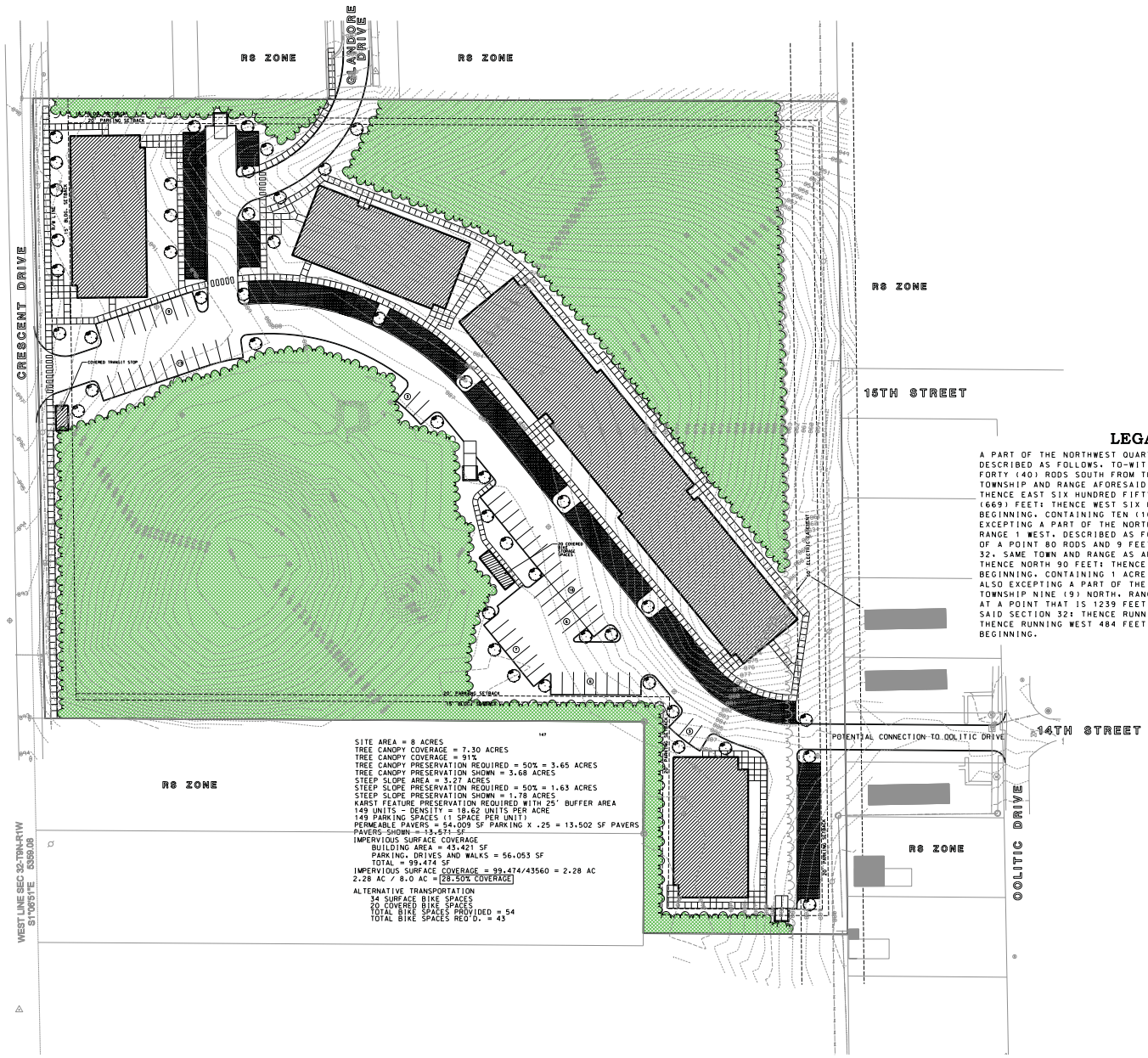
1 STONE VEENER
2 LAP SIDING
3 ENTRY
4 WINDOW SYSTEM
5 FIBER CEMENT BOARD
6 ASPHALT SHINGLES
7 STANDING SEAM METAL ROOFING

THE UNION AT BLOOMINGTON | B - NORTH-WEST ELEVATION

APRIL 24, 2017

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

AXIS



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TREE CANOPY COVERAGE = 7.30 ACRES
TREE CANOPY COVERAGE = 91%
TREE CANOPY PRESERVATION REQUIRED = 50% = 3.65 ACRES
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STEEP SLOPE AREA = 3.27 ACRES
STEEP SLOPE PRESERVATION REQUIRED = 50% = 1.63 ACRES
STEEP SLOPE PRESERVATION SHOWN = 1.78 ACRES
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~~PAVERS SHOWN = 13,571 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 = 28.50% COVERAGE

ALTERNATIVE TRANSPORTATION
34 SURFACE BIKE SPACES
20 COVERED BIKE SPACES
TOTAL BIKE SPACES PROVIDED = 54
TOTAL BIKE SPACES REQ'D. = 43

SCALE: 1"=30'

SITE LEGEND

DRAINAGE EASEMENT	10' DE
UTILITY EASEMENT	10' UE
DR. & UT. EASEMENT	10' D&UE
2" ROLL CURB	
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)	
GUARD 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.
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Smith Brubaker & Associates, Inc.
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Bloomington, Indiana 47401
Telephone: (812) 336-6536
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Web: http://smithbrubaker.com

CERTIFICATION DATE
/ /

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

REVISIONS	BY	DATE

DRAWN SAB
DRAFTED SAB
CHECKED
DATE

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

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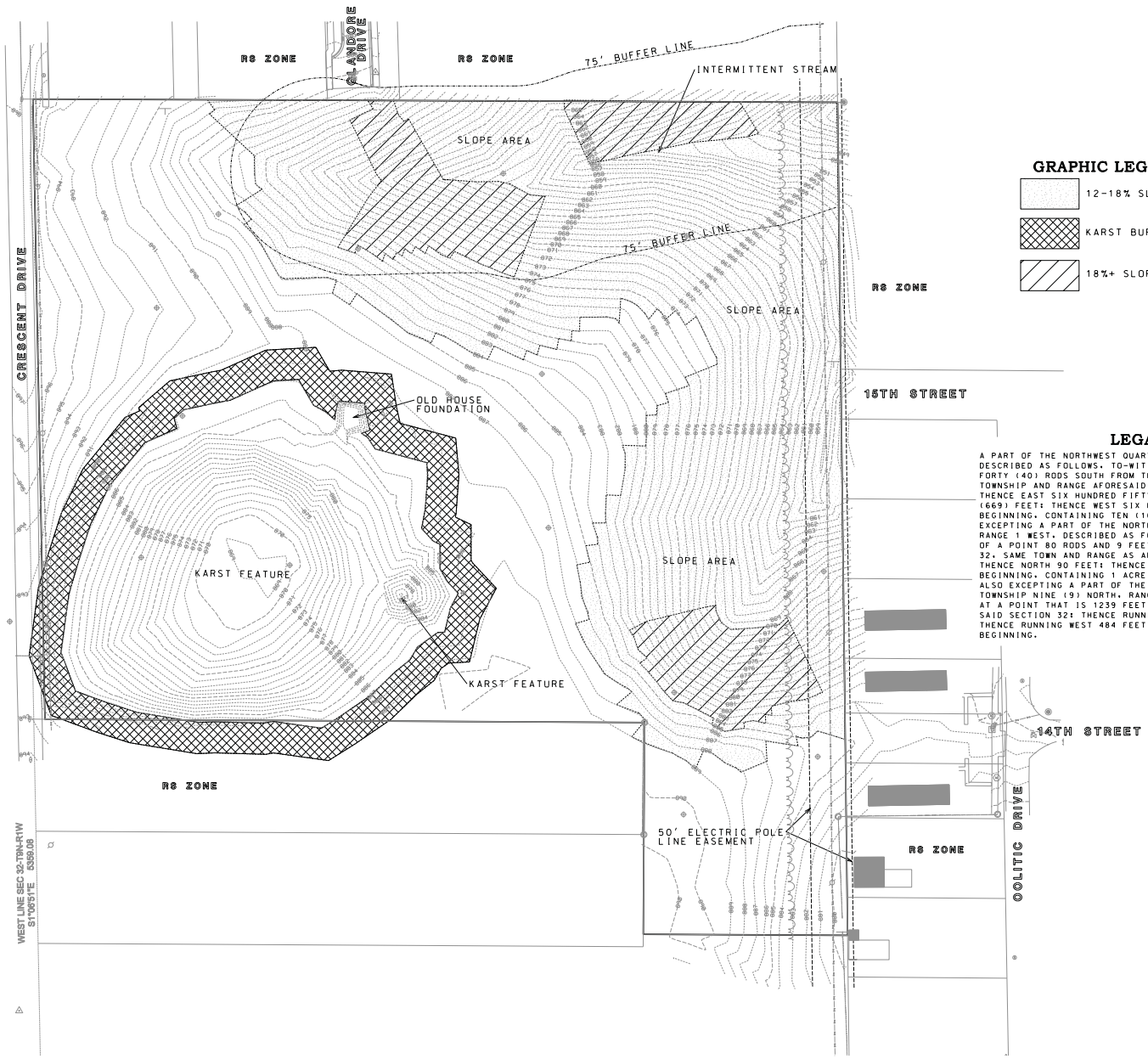
Presentation Site Plan.dtf 3/14/2017 7:07:36 AM



GRAPHIC LEGEND

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

0 15 30 60

SCALE: 1"=30'

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SHEET 1 OF 2
DATE 03/09/17

ENVIRONMENTAL FEATURES

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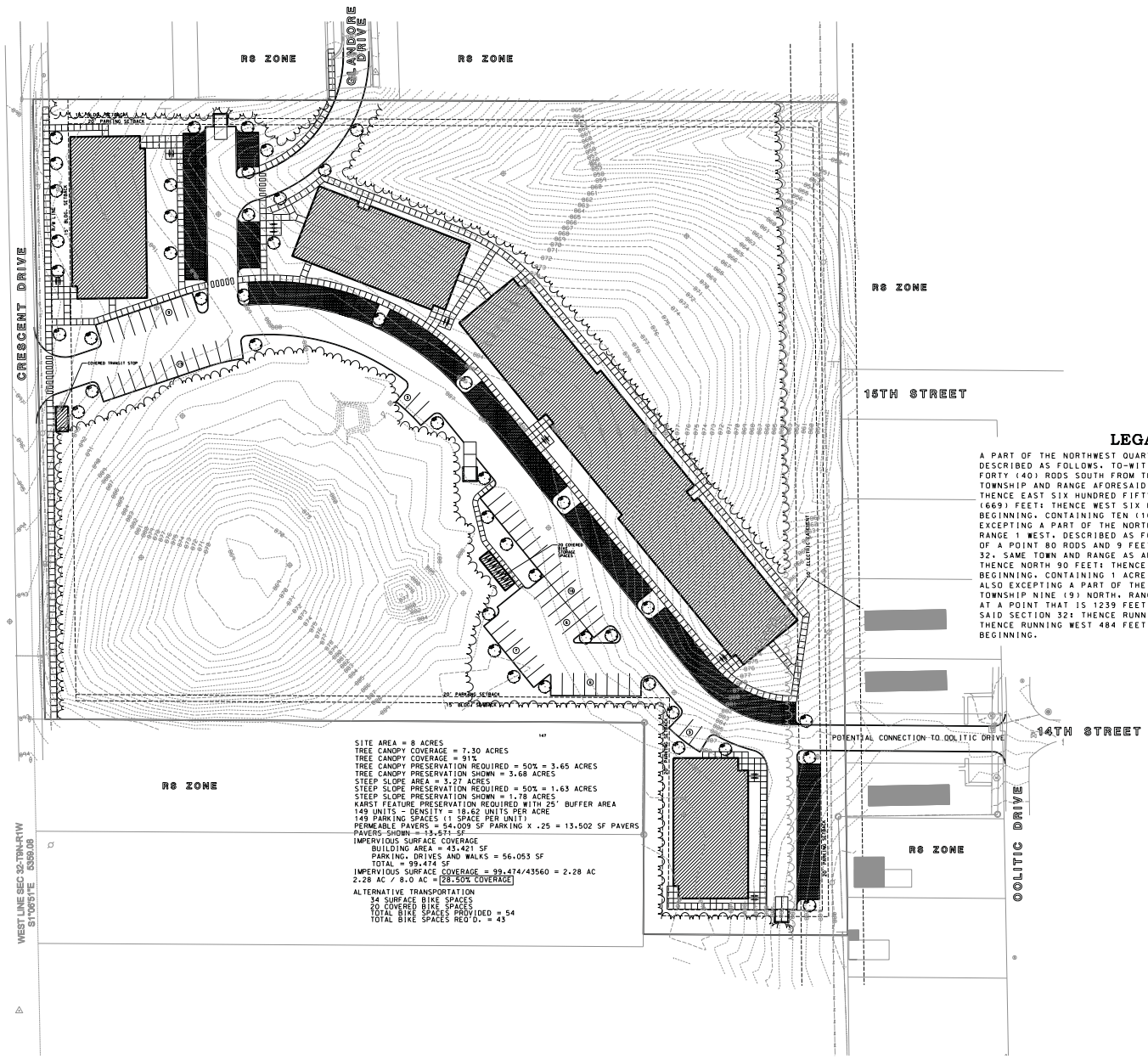

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TOTAL = 99,474 SF
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JOB NUMBER 5462
SHEET 2 OF 2
DATE 03/09/17
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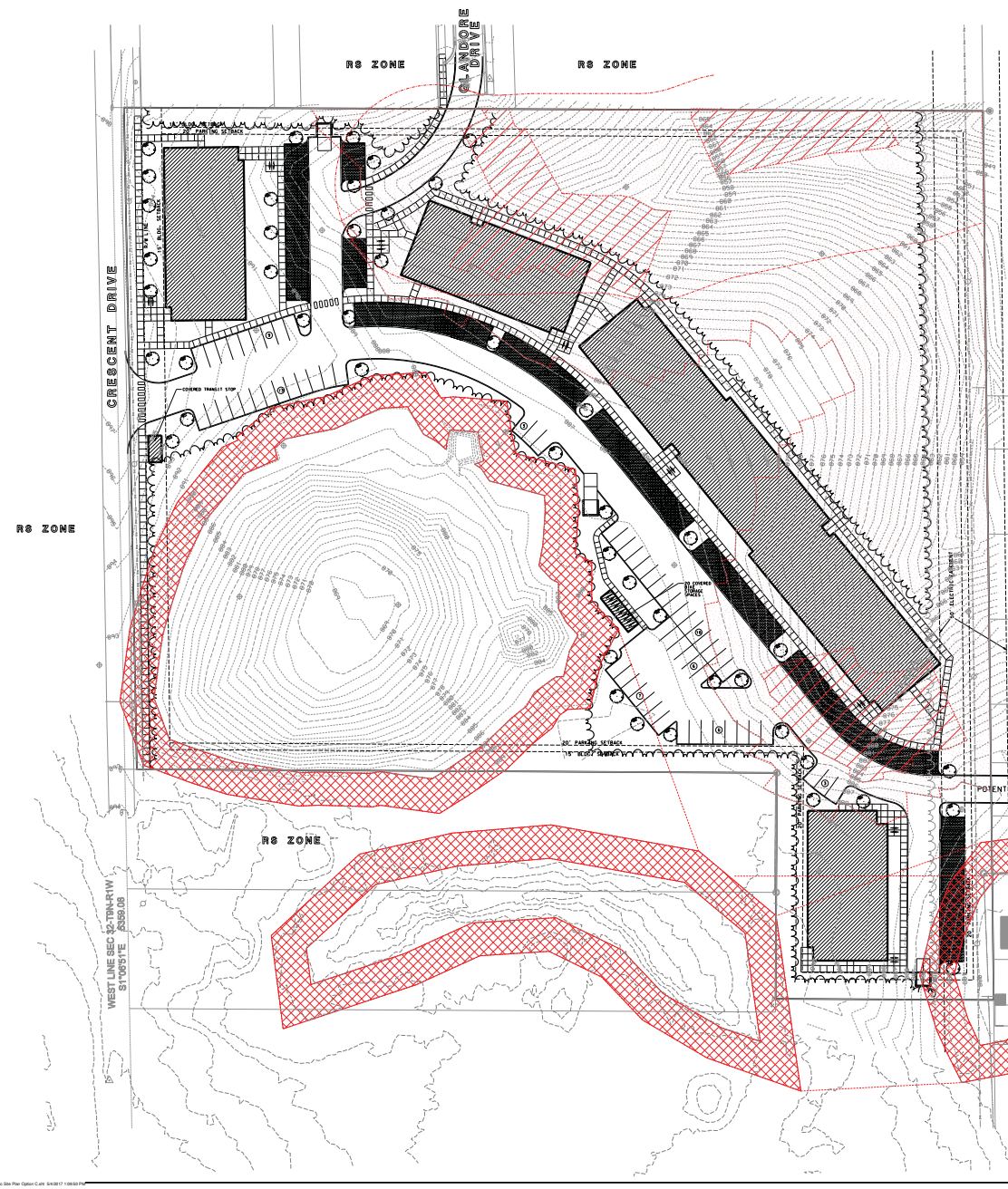
Schematic Site Plan Option C.dwg 3/14/2017 7:53:31 AM



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GUARD RAIL	
PROPOSED STREET TREE	
BOLLARD	
DUMPSTER (WOOD)	
DUMPSTER (MASONRY)	

Smith Brubaker & Associates, Inc.
445 S. Clarion Boulevard
Bloomington, Indiana 47401
Telephone: (812) 336-6536
Fax: (812) 336-6513
Web: http://smithbrubaker.com

CERTIFICATION DATE
/ /

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

REVISIONS	BY	DATE

DRAWN SAB
DRAFTED SAB
CHECKED
DATE

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

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BLOOMINGTON PLAN COMMISSION **CASE #: ZO-14-17**
STAFF REPORT **DATE: May 8, 2017**
LOCATION: 1920 W. Fountain Dr.

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:

Area:	1.18 acres
Current Zoning:	RS
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Building Trades Shop
Surrounding Uses:	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 11th 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 11th Street and Fountain Drive. 11th 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 11th 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.

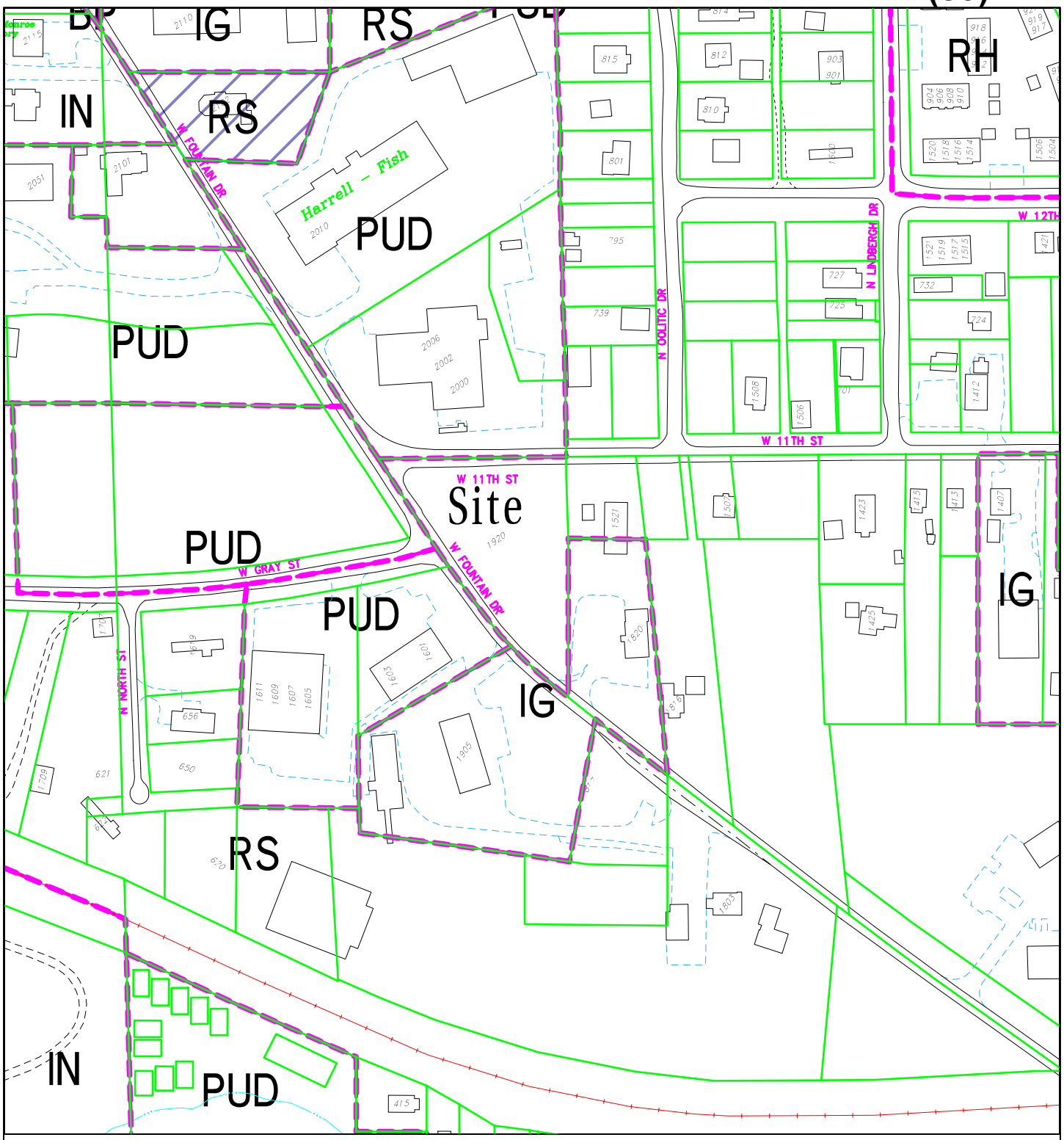
(D) *The conservation of sensitive environmental features* - There are no sensitive environmental features on this site which makes it ideal for IG uses.

(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.

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.



City of Bloomington
Planning & Transportation

By: greulice
6 Apr 17

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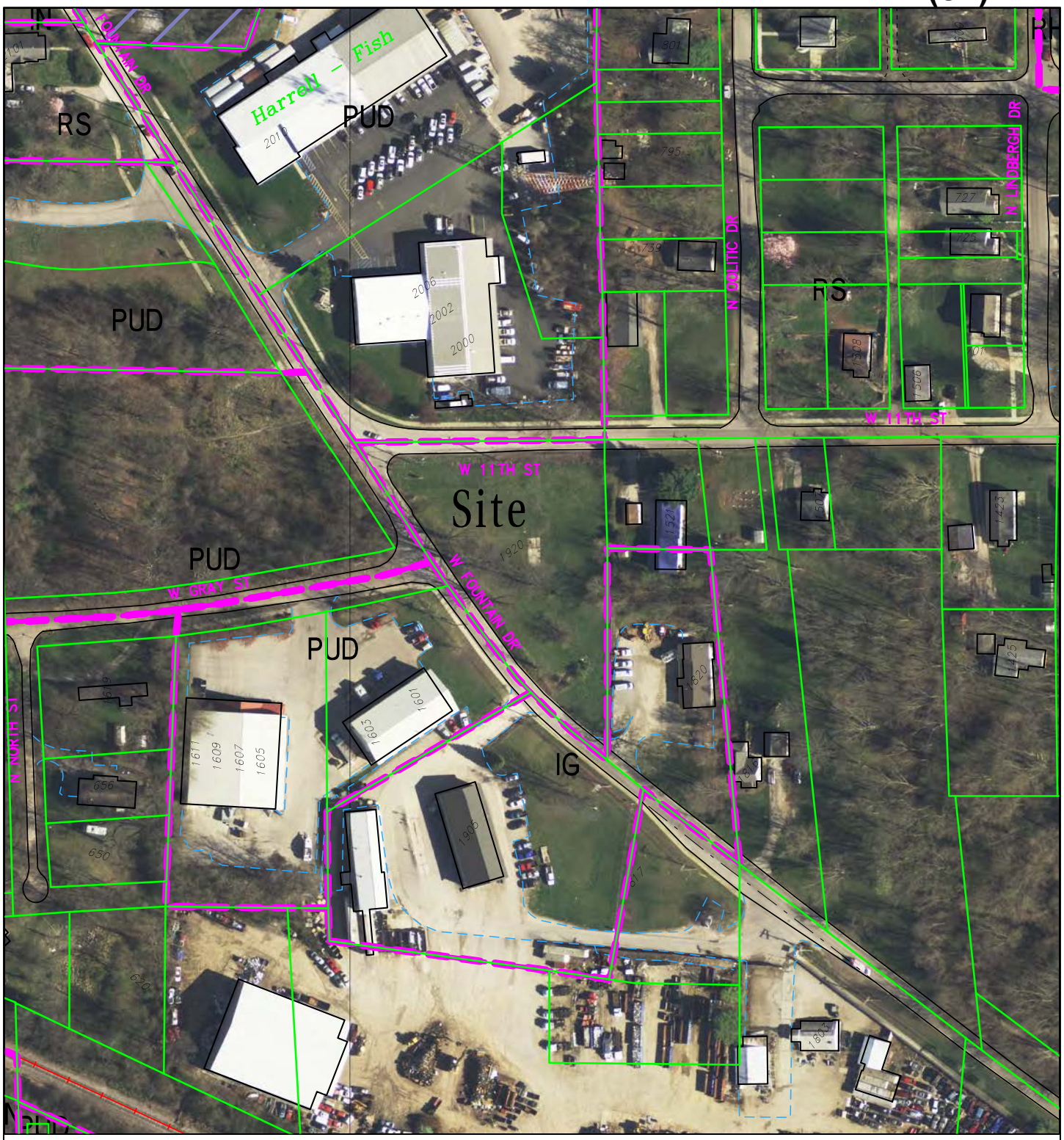
N

Scale: 1" = 200'

For reference only; map information NOT warranted.



By: greulice
7 Apr 17

150 0 150 300 450

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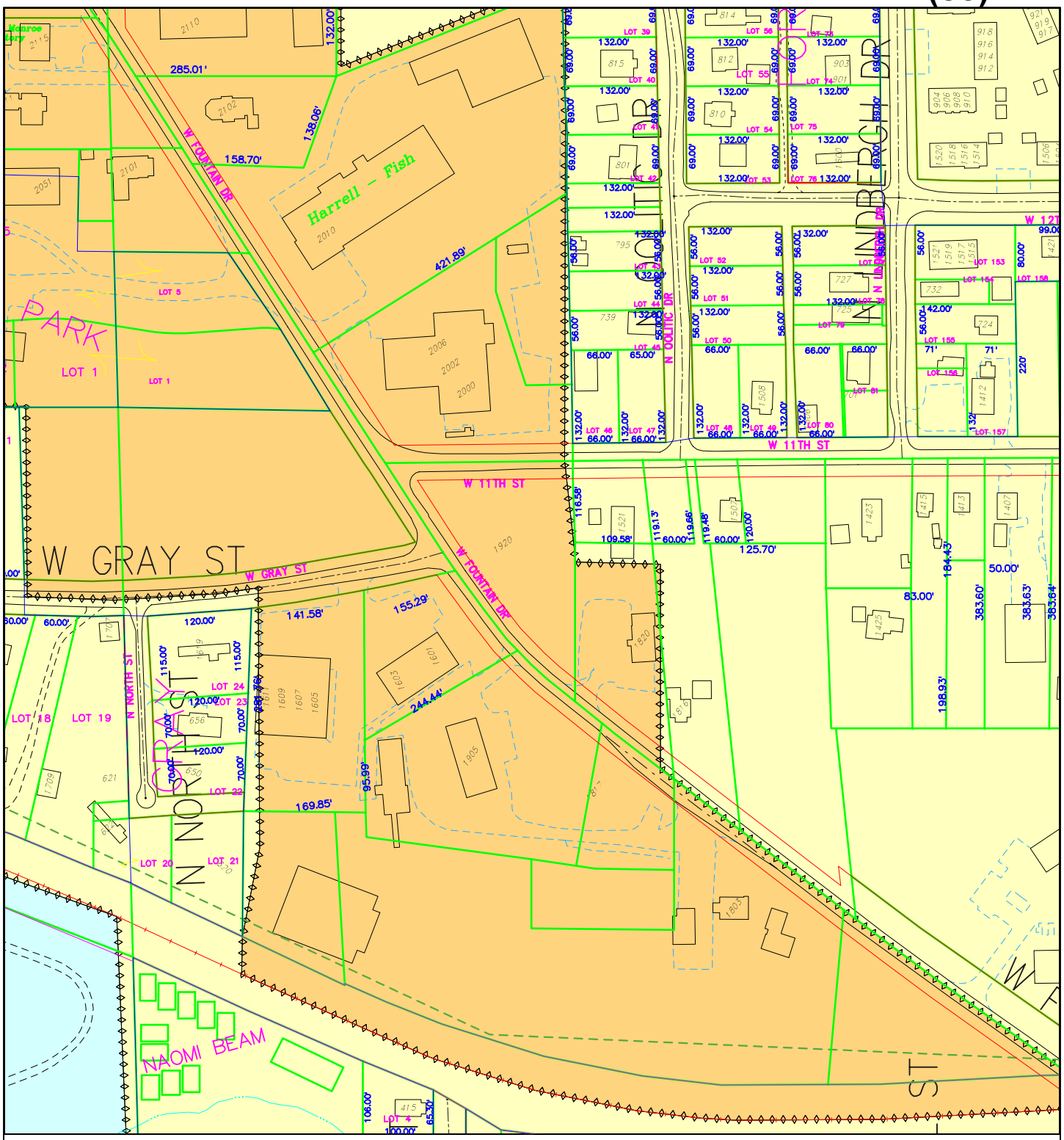
City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: roachja
5 May 17

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.

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; 11th 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 8th, 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

Katie E. Stein
Smith Brehob and Associates

cc; file

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Bloomington, Indiana 47401
Telephone 812 336-6536
www.smithbrehob.com

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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; 11th 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 11th 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

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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 11th 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.

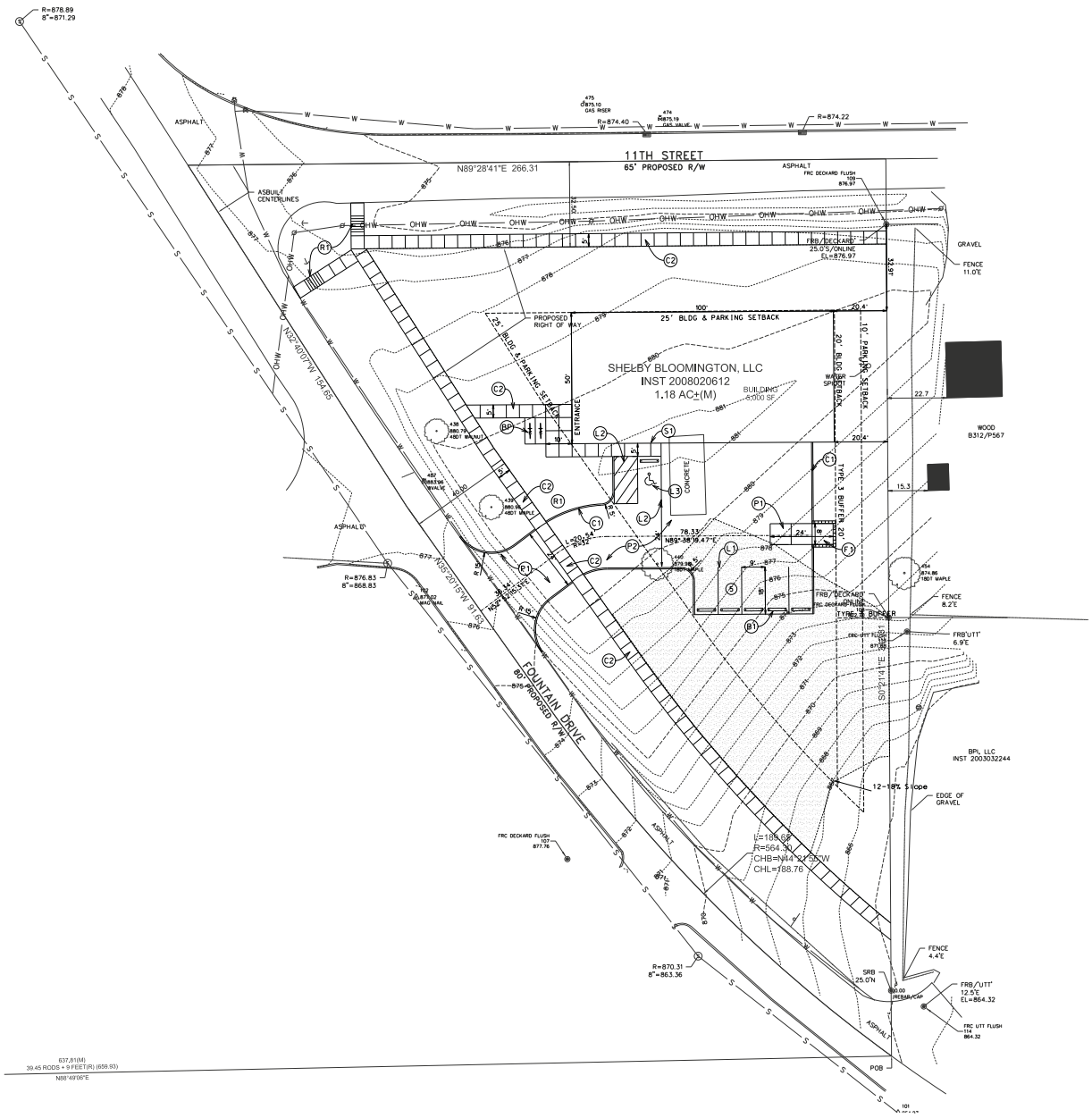
Sincerely,

Katie E Stein

Katie E. Stein
Smith Brehob and Associates

cc; file

1/ 9/2015 12:52



GENERAL NOTES

1) SEE SMITH BRCHOB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION
   B) INLETS: GUTTER ELEVATION
3) 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

1) 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 OR RAMP WORK WITHIN PUBLIC R/W.
2) REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3) 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

DRAINAGE EASEMENT	10'DE
UTILITY EASEMENT	10'UE
DR. & UT. EASEMENT	10'D&UE
2" ROLL CURB	
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)	
GUARD RAIL	
PROPOSED STREET TREE	
BOLLARD	
DUMPSTER (WOOD)	
DUMPSTER (MASONRY)	

0 10 20 40
SCALE: 1"=20'

DEVELOPMENT SUMMARY

TOTAL SITE AREA = 1.18 ACRES
ZONING = RS (SETBACKS BASED ON IG ZONE)
PARKING REQUIRED = 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
PARKING PROVIDED = 6 SPACES
IMPERVIOUS SURFACE AREA PERMITTED = 40% (28,395 SF X 0.40)= 11,358 SF
IMPERVIOUS SURFACE AREA PROPOSED = 10,303 SF / 28,395 SF X 100 = 36%
12% - 18% SLOPE AREA = 7511 SF/43560=0.17 ACRES
SLOPE AREA DISTURBANCE PERMITTED = 50% (7511 SF X 0.50) = 3755 SF
SLOPE AREA DISTURBANCE PROPOSED = 3678 SF/7511 SF X 100 = 50%

MATERIALS LEGEND

1. PRECAST CONCRETE WHEEL STOPS
2. BICYCLE PARKING RACK REFER TO DETAIL
3. 6" STANDING CURB
4. CONCRETE SIDEWALK - WIDTH VARIES 4" THICK, 3500 PSI CONCRETE 4" COMPACTED AGGREGATE BASE #53
5. MASONRY DUMPSTER ENCLOSURE WITH GATE (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
6. LINE, PAINT, SOLID, WHITE, 4"
7. LINE, PAINT, SOLID, BLUE, 6"
8. TRANSVERSE MARKINGS, PAINT, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY
9. CONCRETE SLAB 6" THICK 4000 PSI CONCRETE ON 6" COMPACTED AGGREGATE BASE #53
10. 1" HMA SURFACE ON 2" HMA BASE ON 7" COMPACTED AGGREGATE BASE #53
11. PERPENDICULAR CURB RAMP
12. ACCESSIBLE PARKING SIGN, BUILDING MOUNTED

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Fax: (812) 336-6513
Web: http://smithbrchob.com

CERTIFICATION DATE

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

REVISIONS	BY	DATE

DESIGNED KES
DRAFTED KES
CHECKED SAB
DATE

JOB NUMBER 5455
SHEET 2 OF 7
DATE 4/4/17

SITE PLAN

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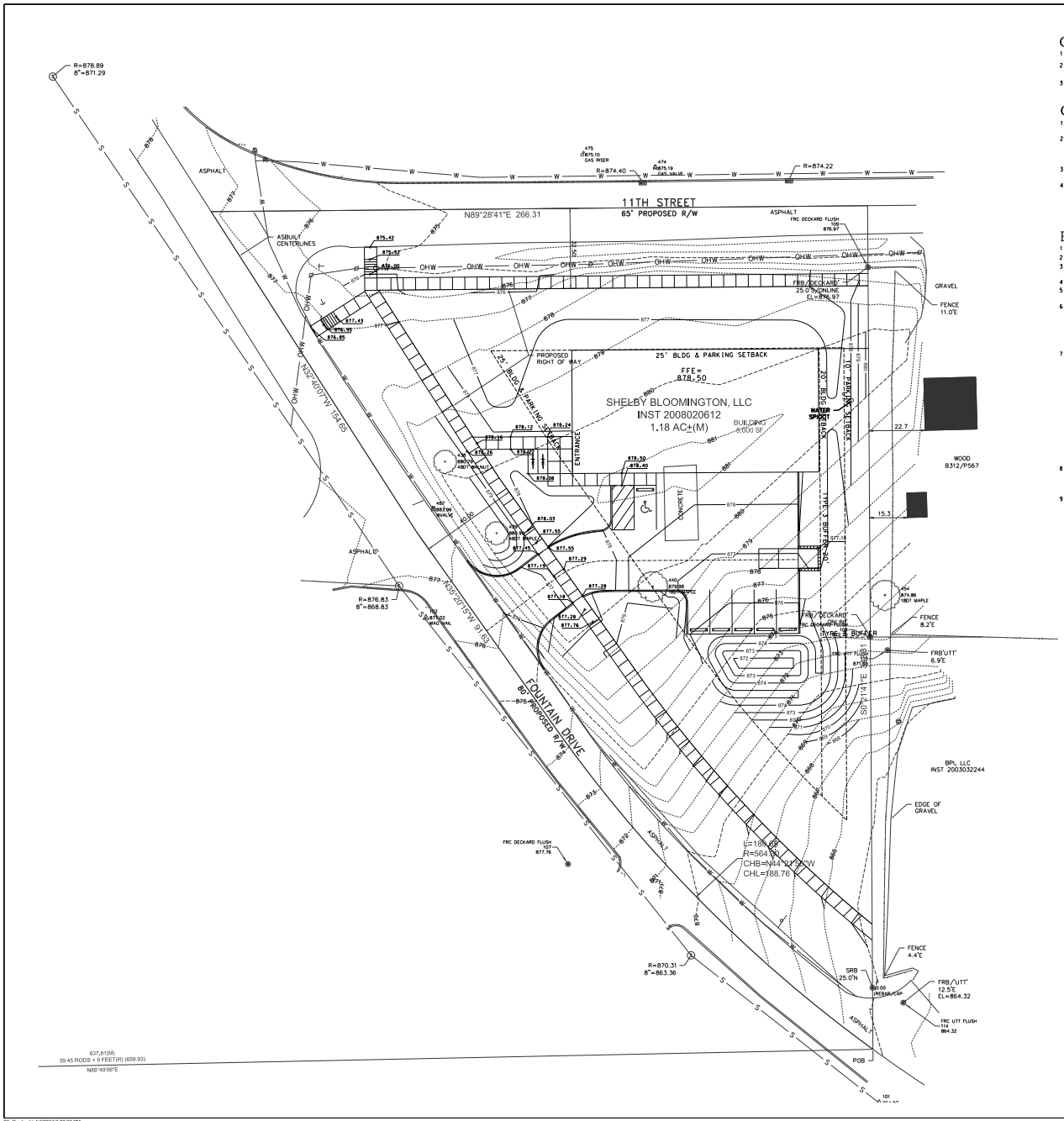

GENERAL NOTES

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   B) INLETS: GUTTER ELEVATION
3) 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) TW 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 GRUBBING MAY BEGIN.
4) INSTALL GRAVEL OVER PAVING AREAS AS SOON AS POSSIBLE.
5) INSTALL INLET PROTECTION DEVICES ONCE STORM SEWER STRUCTURES HAVE BEEN INSTALLED.
6) AREAS SHOULD BE BROUGHT TO ROUGH GRADE AS QUICKLY AS POSSIBLE, AND TEMPORARY SEEDED AND MULCHED IMMEDIATELY. SEEDING AREAS JUST AFTER THEY REACH FINISHED 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 SEEDED AND MULCHED.
7) 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 1½IN.	9/5 TO 10/30
SPRING OATS	100 LBS	1 IN.	3/1 TO 4/15
ANNUAL RYEGRASS	40 LBS	½IN	3/1 TO 5/1 8/1 TO 9/1
GERMAN MILLET	40 LBS	1 TO 2 IN.	5/1 TO 6/1
SUDANGRASS	35 LBS	1 TO 2 IN.	5/1 TO 7/30

* PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN A YEAR (PRACTICE 3.12).
** SEEDING DONE OUTSIDE THE OPTIMUM DATES INCREASES THE CHANCES OF SEEDING FAILURE.

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

PROPOSED 1' CONTOUR — 101
PROPOSED 5' CONTOUR — 100
PROPOSED SPOT ELEVATION — 78.00
SOIL BORING
RIP-RAP
SILT TRAP
INLET PROTECTION
DETENTION BASIN
STRAW BALE DAM
ROCK CHECK DAM
PAVED SIDE DITCH — PSD
DIVERSION DITCH — DD
TREE PROTECTION FENCE — TP
FLOOD LINE — FL
FLOW LINE
GRADING LIMITS — GL
SEDIMENT BASIN — SB
SILT FENCE — SF

0 10 20 40
SCALE: 1"=20'

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JOB NUMBER 5455
SHEET 3 OF 7
DATE 4/4/17

GRADING PLAN

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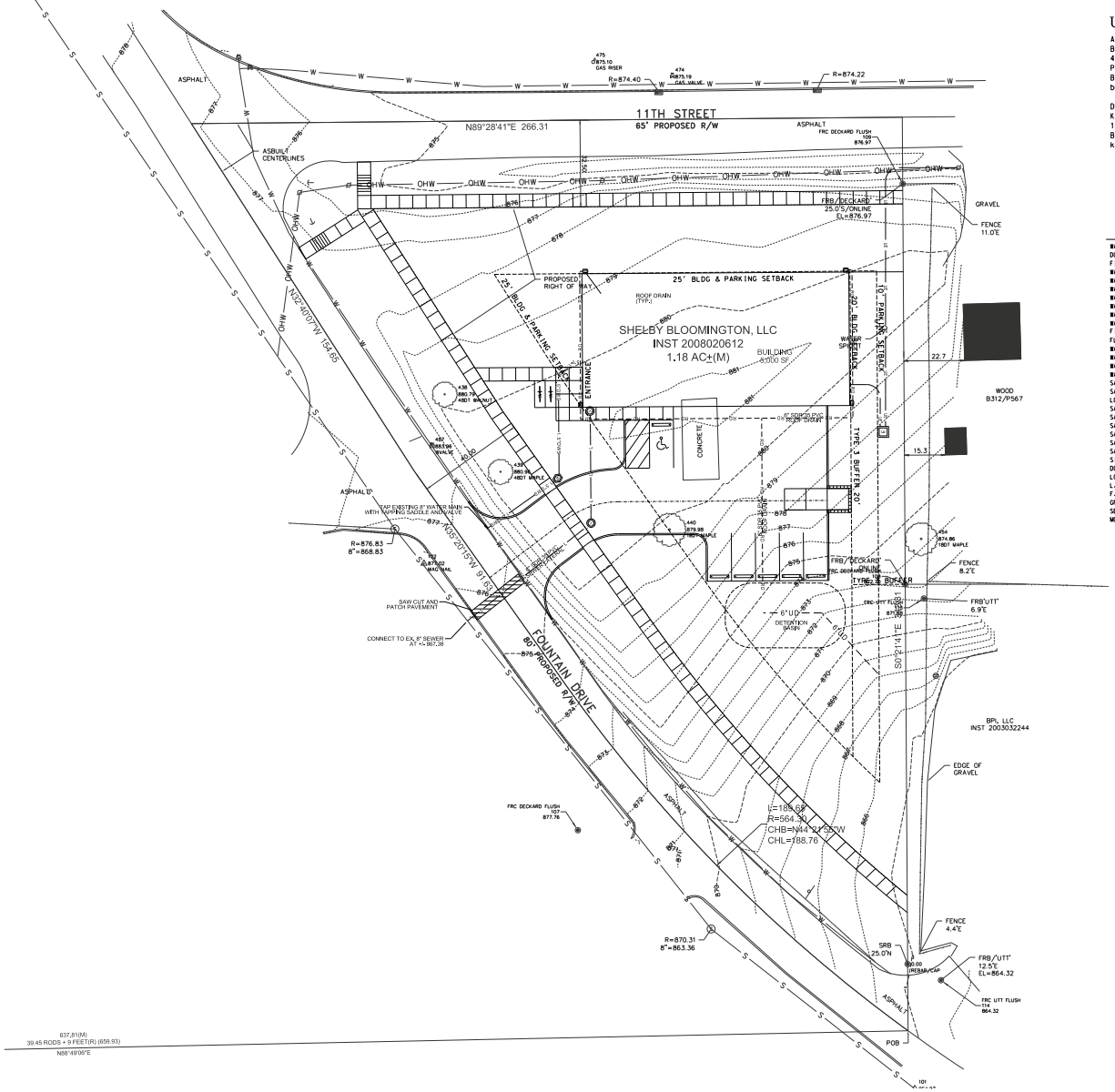

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3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

UTILITIES

AT&T (Phone)
Brent McCabe - (812) 334-4521
4517 E. Indiana Bell Ct.
P.O. Box 56
Bloomington, Indiana 47408
bm1792@att.com

DUKE ENERGY (Electric)
Kerry Ducker (812) 337-3035
1100 W. 2nd St.
Bloomington, IN 47403
kerry.ducker@duke-energy.com

CITY OF BLOOMINGTON
UTILITIES (Water/Sewer)
Nancy Axsom (812) 349-3689
600 E. Miller Dr.
Bloomington, IN 47402
axsomn@bloomington.in.gov

VECTREN (Gas)
Doug Anderson (812) 330-4031
205 S. Madison
Bloomington, IN 47404
dandersons@vectren.com

COMCAST (Cable)
Scott Cripe (812) 322-9612
2450 S. Henderson St.
Bloomington, IN 47401
scott_cripe@cable.comcast.com

UTILITY LEGEND

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

SCALE: 1"=20'

UTILITY NOTES

1) 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 TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.
2) 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 SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU 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)349-3660.
3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
4) MG.=: IF SHOWN ON THE PLANS, = MINIMUM SEWER 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 UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 4091(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL I OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE 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.
7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER 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 NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE 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 #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO. SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
10) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLOGY ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
11) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC 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 SUPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
12) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL). POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS, THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.

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CERTIFICATION DATE

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

REVISIONS	BY	DATE

DESIGNED KES
DRAFTED KES
CHECKED SAB
DATE

JOB NUMBER 5455
SHEET 4 OF 7
DATE 4/4/17

UTILITY PLAN

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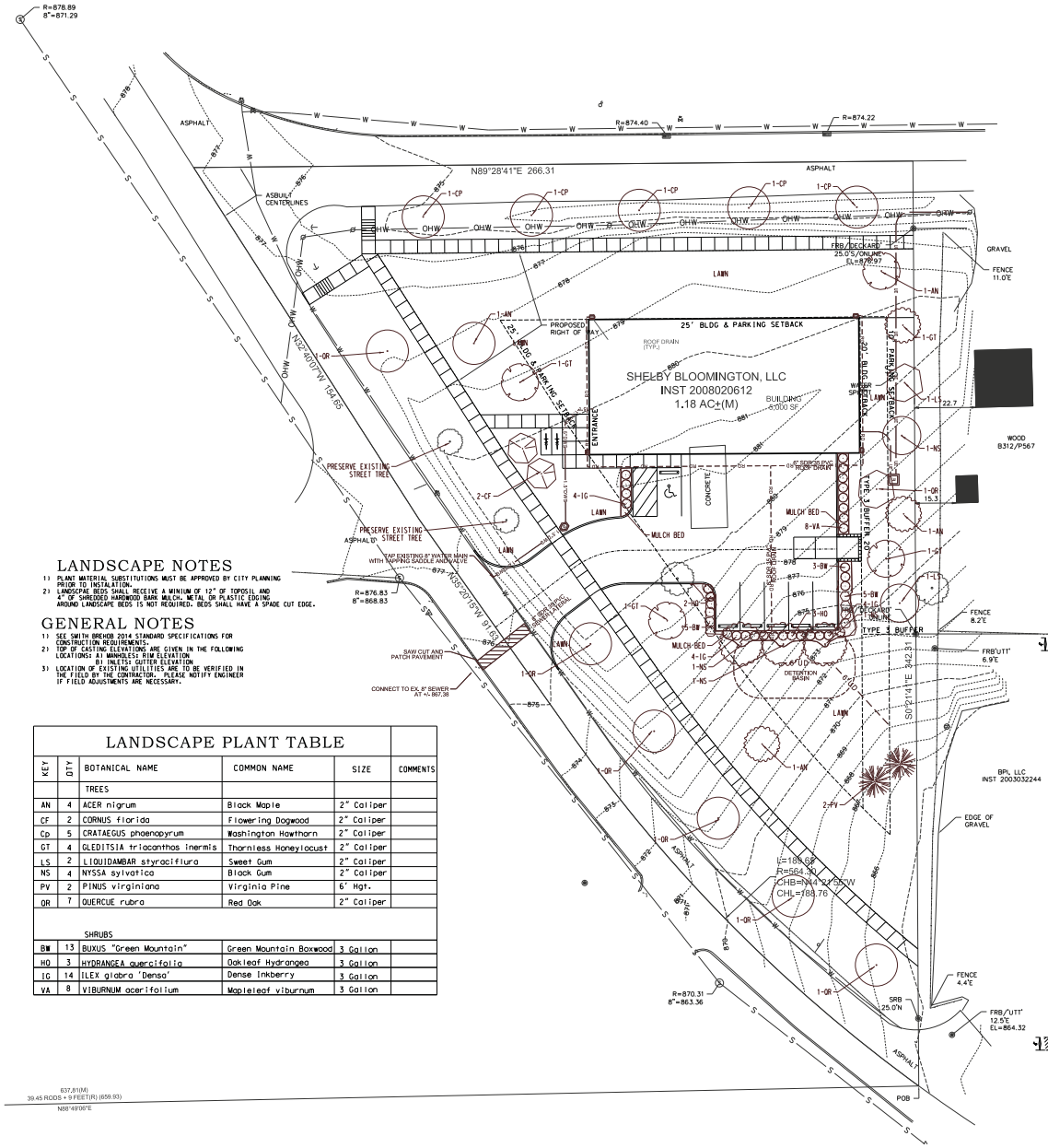


LANDSCAPE NOTES

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 4" OF SHREDDED HARDWOOD BARK MULCH. METAL OR PLASTIC EDGING AROUND LANDSCAPE BEDS IS NOT REQUIRED. BEDS SHALL HAVE A SPADE CUT EDGE.

GENERAL NOTES

1) SEE SMITH BREHOB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION B) INLETS: GUTTER 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
		TREES			
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	GLEDITSIA triacanthos inermis	Thornless Honeylocust	2" Caliper	
LS	2	LIQUIDAMBAR styraciflura	Sweet Gum	2" Caliper	
NS	4	NYSSA sylvatica	Black Gum	2" Caliper	
PV	2	PINUS virginiana	Virginia Pine	6' Hgt.	
QR	7	QUERCUE rubra	Red Oak	2" Caliper	
		SHRUBS			
BW	13	BUXUS "Green Mountain"	Green Mountain Boxwood	3 Gallon	
HO	3	HYDRANGEA quercifolia	Oakleaf Hydrangea	3 Gallon	
IG	14	ILEX glabra 'Densa'	Dense Inkberry	3 Gallon	
VA	8	VIBURNUM acerifolium	Mapleleaf viburnum	3 Gallon	

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.

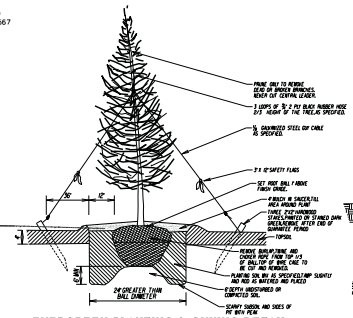
Buffer Yard East Property Line-IG adjacent to RS
Buffer Yard Type 3 required along RS Zone
20' wide buffer with 1 deciduous tree per 20', 6' opaque fence provided along RS zone.
Length = 143', 8 deciduous trees required, 8 deciduous trees provided.

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 required, 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%



EVERGREEN PLANTING & GUYING DETAIL
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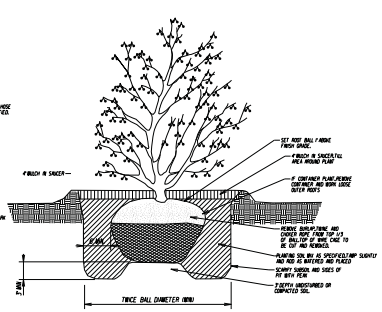

SHRUB PLANTING DETAIL
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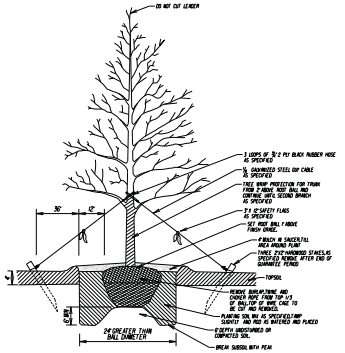

TREE PLANTING & GUYING DETAIL
NO SCALE

SCALE: 1"=20'

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BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

CONSTRUCTED DK
DRAFTED DK
DESIGNED DK
DATE

JOB NUMBER 5455
SHEET 5 OF 7
DATE 4/4/17
LANDSCAPE PLAN

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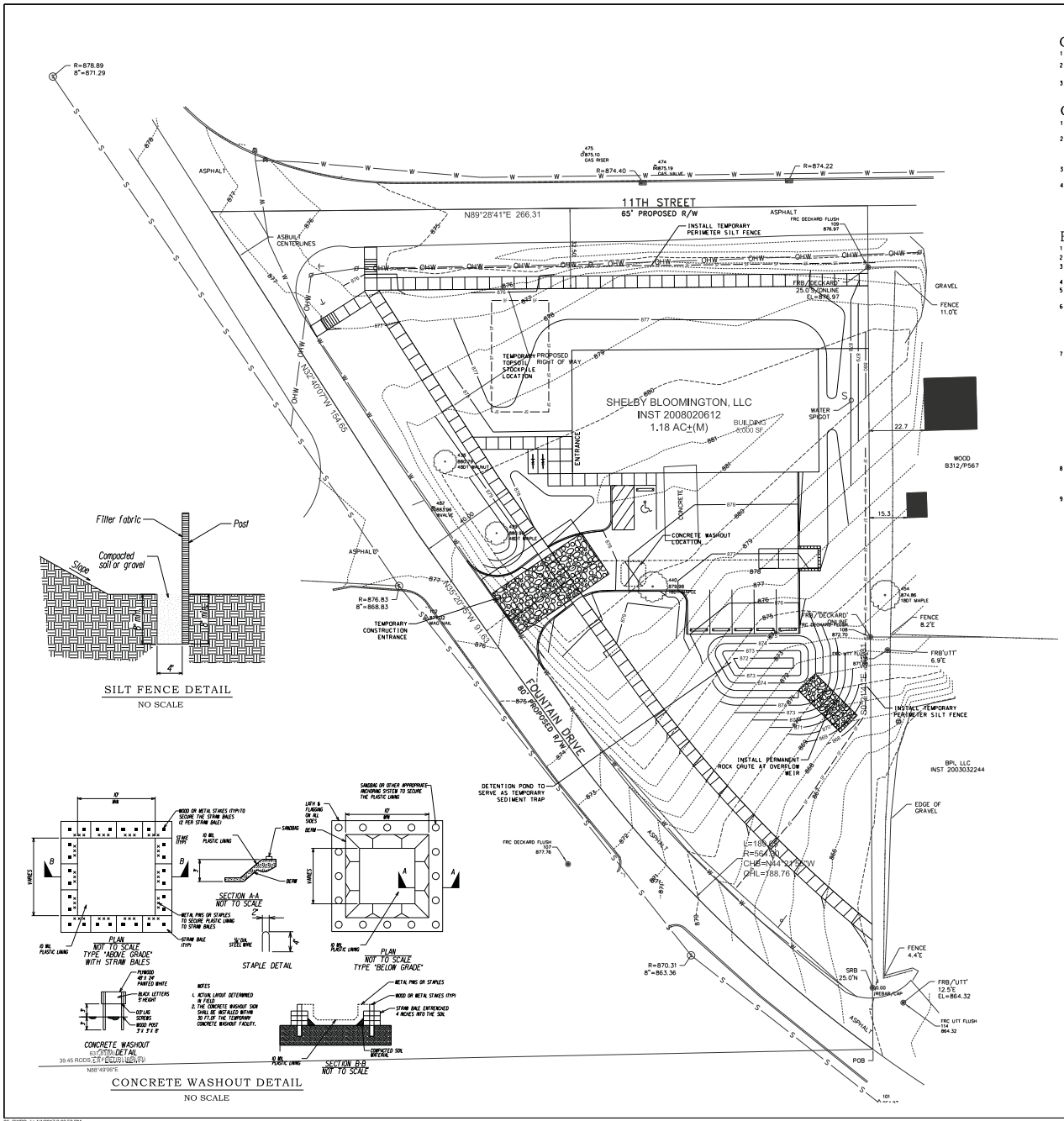


GENERAL NOTES

1) SEE SMITH BREHOB 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION. B) INLETS: GUTTER ELEVATION
3) 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) TW DENOTES TOP OF FINISHED WALL. BW DENOTES GRADE AT BOTTOM OF WALL, NOT BOTTOM OF WALL FOOTING.

EROSION & SEDIMENT CONTROL

1) INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
2) INSTALL SILT FENCE AND TREE PROTECTION FENCE.
3) ONCE INITIAL EROSION AND SEDIMENTATION CONTROL DEVICES ARE INSTALLED, CLEARING AND GRUBBING MAY BEGIN.
4) INSTALL GRAVEL OVER PAVING AREAS AS SOON AS POSSIBLE.
5) INSTALL INLET PROTECTION DEVICES ONCE STORM SEWER STRUCTURES HAVE BEEN INSTALLED.
6) AREAS SHOULD BE BROUGHT TO ROUGH GRADE AS QUICKLY AS POSSIBLE, AND TEMPORARY SEEDED AND MULCHED IMMEDIATELY. SEEDING AREAS JUST AFTER THEY REACH FINISHED 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 SEEDED AND MULCHED.
7) 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 1½IN.	9/5 TO 10/30
SPRING OATS	100 LBS	1 IN.	3/1 TO 4/15
ANNUAL RYEGRASS	40 LBS	½IN	3/1 TO 5/1 8/1 TO 9/1
GERMAN MILLET	40 LBS	1 TO 2 IN.	5/1 TO 6/1
SUDANGRASS	35 LBS	1 TO 2 IN.	5/1 TO 7/30

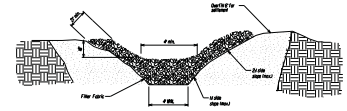
* PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN A YEAR (PRACTICE 3.12).
** SEEDING DONE OUTSIDE THE OPTIMUM DATES INCREASES THE CHANCES OF SEEDING FAILURE.

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.

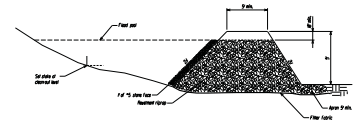
GRADING & EROS. CTRL LEGENDS

PROPOSED 1' CONTOUR — 101 —
PROPOSED 5' CONTOUR — 100 —
PROPOSED SPOT ELEVATION 700.00
SOIL BORING
RIP-RAP
SILT TRAP
INLET PROTECTION
DETENTION BASIN
STRAW BALE DAM
ROCK CHECK DAM
PAVED SIDE DITCH
DIVERSION DITCH
TREE PROTECTION FENCE
FLOOD LINE
FLOW LINE
GRADING LIMITS
SEDIMENT BASIN
SILT FENCE

SCALE: 1"=20'

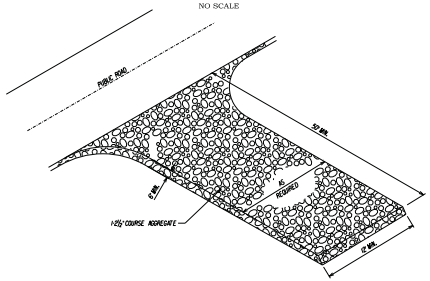


OUTLET SECTION



SECTION VIEW

TEMPORARY SEDIMENT TRAP DETAIL (SMALL)
NO SCALE



TEMPORARY CONSTRUCTION ENTRANCE (SMALL SITES) DETAIL
NO SCALE

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CHECKED SAB
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SHEET 6 OF 7
DATE 4/4/17
SWPP PLAN

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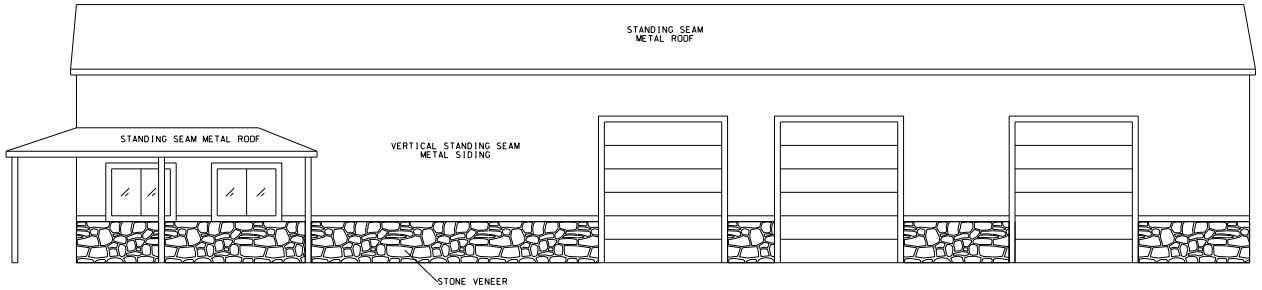
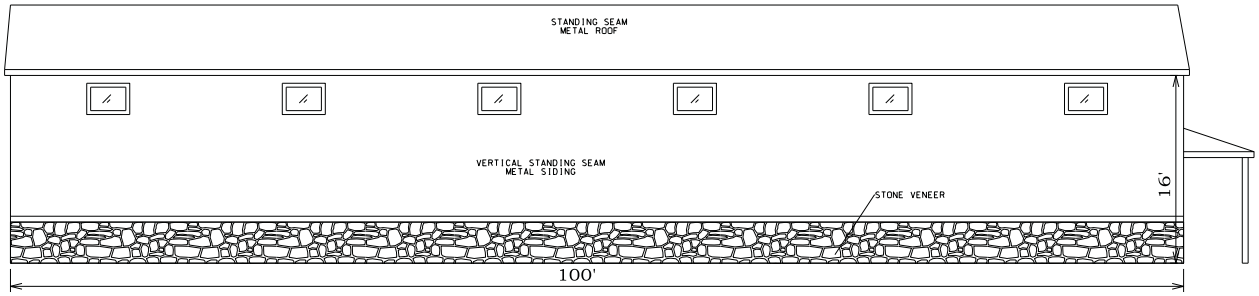
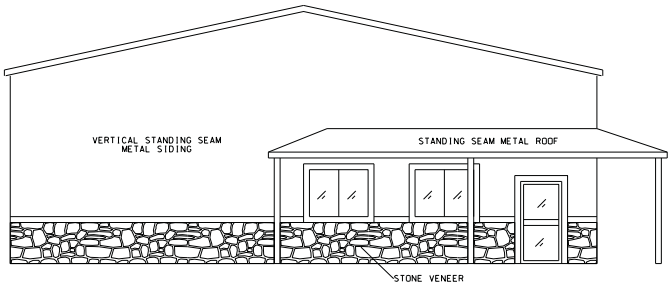


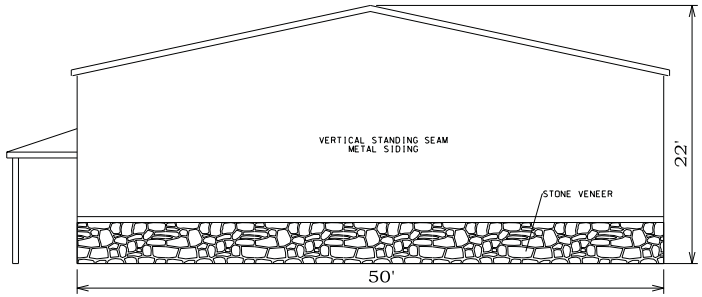
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

GENERAL NOTES

1) NOT FOR CONSTRUCTION
2) BUILDING ELEVATIONS ARE FOR CONCEPTUAL PURPOSES ONLY

0 2.5 5 10
SCALE: 1"=5'

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BUILDING ELEVATIONS

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