CITY OF BLOOMINGTON

PLAN COMMISSION

March 6, 2017 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION
March 6, 2017 @ 5:30 p.m. ❖ **City Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: None at this time.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- RS-01-17—Resolution appointing Frank Sabatine as interim Director of Planning and Transportation
- Appoint PC Representative to the Monroe County Plan Commission

PETITION CONTINUED TO: 4/17/17

SP/UV-41-16 **Naples, LLC (Doug Duncan)**
1610 N. Kinser Pike
Site plan approval for a 3-story, 39-unit multifamily building. Also requested is a use variance to allow first floor residential use.
Case Manager: Amelia Lewis

SP-06-17 **Mara Jade Holdings, LLC.**
318 E. 3rd Street
Site plan approval for a 4-story mixed-use building.
Case Manager: Eric Greulich

PETITIONS:

PUD-30-16 **Regency Consolidated Residential, LLC**
2182 W. Tapp Rd.
PUD amendment to allow multifamily residences on Parcel I of the Woolery PUD.
Case Manager: Eric Greulich

PUD-4-17 **Evolve Bloomington (Dunnhill)**
405 E. 17th Street
PUD final plan approval to allow the construction of a 746-bedroom apartment complex.
Case Manager: Eric Greulich

SP/UV-05-17 **Lewis Development Company**
200 S. Washington St., 114 E. 4th St., 121 E. 3rd St.
Site plan approval for two, 4-story mixed-use buildings and use variance recommendation for the use "drive through" in the Commercial Downtown (CD) zoning district.
Case Manager: Jackie Scanlan

*****Next Meeting April 17, 2017*** **Last Updated: 3/3/2017**

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

CITY OF BLOOMINGTON
PLAN COMMISSION
RS-01-17

WHEREAS, the Common Council of the City of Bloomington, Indiana, has established a Planning & Transportation Department under Bloomington Municipal Code § 2.14.000; and,

WHEREAS, on January 27, 2017, Mayor John Hamilton appointed Frank Sabatine as Interim Director of the Planning & Transportation Department of the City of Bloomington, Indiana; and,

WHEREAS, Indiana Code § 36-4-9-2(a)(4) states that appointment of the head of the Planning & Transportation Department is subject to the approval of the City's Plan Commission; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF BLOOMINGTON PLAN COMMISSION, MONROE COUNTY, INDIANA, THAT:

1. The City of Bloomington Plan Commission hereby confirms Mayor John Hamilton's appointment of Frank Sabatine as Interim Director of the Planning & Transportation Department of the City of Bloomington, Indiana.

2. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City of Bloomington Plan Commission, Monroe County, Indiana, upon this 13th day of February, 2017.

_____

Joe Hoffman, President
Bloomington Plan Commission

Planning and Transportation Department

Memo

To: City of Bloomington Plan Commission

From: James C. Roach, AICP, development Services Manager

Date: January 26, 2017

Re: Plan Commission appointment to County Plan Commission

Indiana Code 36-7-4-213 (2) lays out requirements that a member of a City Plan Commission located in a County with a plan commission shall appoint one of their members to serve as advisory member of the County Plan Commission. There should also be a reciprocal appointment from the County Plan Commission. The County Plan Commission discussed at their January meeting appointing a representative to the City Plan Commission. Staff recommends that the Plan Commission discuss this at your February meeting and appoint a member to advise the County Plan Commission.

2017 County Plan Commission dates. All meetings are at 6:00 in the Nat U Hill meeting room in the County Court House. All dates are Thursdays.

February 21st	May 16th	September 19th
March: No meeting	June 20th	October 17th
April 18th	July 18th	November 21st
	August 15th	December 19th

IC 36-7-4-213 Membership of commission; advisory members

> Sec. 213. ADVISORY. If a municipality having a municipal plan commission is located in a county that has a county plan commission:
>
> (1) a designated representative of the county plan commission shall serve as an advisory member of the municipal plan commission; and
>
> (2) a designated representative of the municipal plan commission shall serve as an advisory member of the county plan commission.
>
> Each advisory member has all the privileges of membership, except the right to vote.

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-30-16**
STAFF REPORT – Second Hearing **DATE: March 6, 2017**
Location: 2182 W. Tapp Road

PETITIONER: Regency Consolidated Residential, LLC
2417 Fields South Drive, Champaign, IL

CONSULTANT: Michael Carmin
116 W 6th Street, Bloomington

REQUEST: The petitioner is requesting a PUD amendment to allow multi-family residential units on Parcel I of the Woolery PUD. Also requested is approval of a specific set of development standards.

BACKGROUND:

Area:	8 acres
Current Zoning:	PUD
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant
Proposed Land Use:	Multi-family residences
Surrounding Uses:	North – Multi-family Residences
	West – Multi-family Residences
	East – Indiana University
	South – Single and Multi-family Residences

CHANGES SINCE FIRST HEARING: At the first hearing the Plan Commission wanted to see more information regarding the proposed height of the buildings relative to the existing buildings at Adams Village, a possible design for a left-turn lane into this development from Tapp Road, and an analysis of the possible karst feature on this site. Staff is also still working with the petitioner on the affordable housing component with this project and will have more information available at the hearing.

To that end the petitioner has submitted the following new information and documents-

- A possible street design for Tapp Road that shows how the road could be modified within the existing right-of-way to provide a dedicated left-turn lane.
- A rendering of the existing apartment buildings in Adams Village has been submitted showing how the new buildings would appear relative to the existing apartment buildings that to the east. This new rendering shows that the 3 proposed buildings that would be taller than 50' would be situated lower in elevation than the existing buildings and not be taller.
- The petitioner has also submitted a study of the suspected karst feature on the property that finds that the feature appears to have been artificially created by the placement of fill on the site and is not a karst feature.
- The petitioner has also submitted a traffic analysis comparing the average daily trips for a commercial center on this site versus the proposed multi-family residences and no increase in average daily trips will result from this proposed use.

- A list of the environmental and green building practices that will be incorporated with this petition.

REPORT: The property is located at 2182 W. Tapp Road and is within the Woolery Planned Unit Development (PUD-64-94). Surrounding properties are also within the Woolery PUD and include multifamily residences to the north and east, commercial (Bloomington United Gymnastics School) to the west, and Quarry to the south. The Woolery PUD included with a mix of land uses including single family residential, multi-family residential, and commercial parcels. This property, as well as the property to the west, were the only portions of the PUD designated for commercial uses. To the west of Weimer Road is the unbuilt Mill Creek PUD that was approved for almost exclusively commercial, office, and industrial uses in 1987 and totals approximately 100 acres. At the time the PUD was created the Woolery Mill was originally going to be used strictly for residential but the PUD was amended in 2001 to allow commercial uses as well, and has partially been developed with offices plus possible future commercial buildings along Kegg Rd. This parcel has remained vacant for almost 20 years. Staff has seen similar trends within old PUD's that originally had commercial tracts planned that were later developed with multi-family housing as the tracts have remained undeveloped (e.g. Canada Farm PUD). While neighborhood serving commercial uses were envisioned with several PUDs, Staff has noticed that grocery stores and other neighborhood serving uses have located along major arterial streets and not in neighborhoods.

The petitioner is proposing to amend the PUD to allow multi-family residences on this parcel rather than the original approved commercial uses. The petitioner proposes to construct 54, 1-bedroom units and 57, 2-bedroom units for a total of 111 units and 168 bedrooms. There will be several different buildings constructed that are predominantly centered around a large open space multi-purpose area. Most of the buildings will have a garage on the lower level with one additional parking space outside of the garage. In addition, there are total of 76 surface parking spaces plus 81 parking spaces in the garages for a total of 157 parking spaces for the 168 bedrooms. This equals approximately 0.93 parking spaces per bedroom.

The property will be accessed by a new road cut on Tapp Road envisioned in the PUD and will also have road connections to the Adams Village apartments to the east as well as a connection to Sunstone Drive to the north. The interior road will be private. There is currently an 8' asphalt sidepath along the Tapp Road property frontage. New interior sidewalks will be constructed to connect to the surrounding public streets. The inner multi-purpose area will have a swimming pool, playground, and pavilion with a firepit for use by the residents. There are two proposed stormwater basins that will be used to meet stormwater detention requirements. Architecture has been submitted for the proposed buildings and they will all be finished with a cementitous siding on all four sides. The petitioner has committed to setting aside 10% of the units for workforce housing and is continuing to work with the City to provide affordable housing on this site. The petitioner has committed to providing on-site recycling for the residents.

No PUD final plan approval is requested at this time. The PUD final plan must go back to the Plan Commission for approval.

GROWTH POLICIES PLAN: This property is designated as "*Community Activity Center*".

Since this area is designated as a CAC, most of the GPP comments center on a commercial center rather than a multi-family development. However, the GPP notes that the intent of these areas is to provide community-serving commercial opportunities in the context of a high density, mixed use development. The GPP notes that the primary land use in the CAC should be medium scaled commercial retail and services uses. Residential units may be developed as a component of the CAC, and would be most appropriate when uses are arranged as a central node rather than along a corridor. The GPP also gives guidance to The GPP also notes that-

- *"Public Transit access should be a major component of the urban services provided for any Community Activity Center".* This area is not yet served by Bloomington Transit. It is possible in the future when Adams Street is extended that transit service will be provided to this area.

- *"Incentives should be created to encourage the inclusion of second-story residential units in the development of Community Activity Centers".* This petition would feature exclusively residential units and no commercial uses are proposed.

<u>Conserve Community Character –</u>

Implementation Measures

> *CCC-1 In coordination with the Housing and Neighborhood Development Department, adopt neighborhood plans that will be designed to address housing, land uses, the provision of public infrastructure and services, affordable housing and infill development strategies.*
>
> This petition would incorporate affordable housing and would work to accomplish this goal. As this portion of the city grows with the construction of I-69 it is important to provide a mix of housing types adjacent to the corridor. Tapp Road will have an interchange with I-69 and could be an attractive location for residents using I-69.

This petition incorporates some of the goals described within the GPP including redevelopment of underutilized property, provision of open space, and the creation of a distinctive design style for this area. The main question surrounding this petition is whether or not it is essential that this property remain a commercial property or be developed with multi-family housing.

PRELIMINARY PLAN ISSUES:

Architecture/Design: Renderings have been submitted for all of the proposed buildings. There will be three different building types throughout the site with the majority of the buildings facing the central multi-purpose open space. All of the buildings will have pitched roofs and will be finished with hardiplank siding. The petitioner has requested to allow some of the buildings to exceed the 50' height limit and to allow for 60' tall buildings as a result of the existing topography and the desire for ground floor garage space. Based on the submitted new renderings showing the proposed taller buildings in relation to the existing building of Adams Village, Staff is comfortable with the proposed height.

Access: The project will be accessed through several access points. There will be a new drivecut on Tapp Road that will have acceleration and deceleration lanes as needed. There will also be road connections to the Adams Village apartments to the east and to Sunstone Drive to the north. There is one interior road that loops around the development and is private.

Development Standards: This PUD would use the Residential High-Density Multifamily (RH) district standards with the 3 modifications as outlined in the petitioner statement for building height, side yard building setback, and front parking setback. The proposed modifications are:

- To allow 2 of the "Flats" buildings to be 63' rather than the 50' that is allowed.
- To allow a 10' building setback along the east property line rather than the 15' that is required.
- To allow an entrance drive to run along the front of the property, this drive would be set back approximately 70' from the road and will be buffered with landscaping.

Parking: Most of the buildings will have a garage on the lower level with one additional parking space outside of the garage. In addition, there are total of 76 surface parking spaces plus 81 parking spaces in the garages for a total of 157 parking spaces for the 168 bedrooms, which equals approximately 0.93 parking spaces per bedroom. The UDO has a maximum of one parking space per bedroom and this project does not exceed that allowance.

Pedestrian Facilities: There is already an 8' wide asphalt sidepath along Tapp Road that is in good condition. Internal sidewalks will be provided to provide safe pedestrian routes through the site and will be evaluated with the site plan approval.

Utilities: The site is well served by existing utilities and no problems have been highlighted so far with providing utility services to the site.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 2 recommendations concerning this development.

1.) The Petitioner should use all native plant species in the Landscape Plan as committed to in the Petitioner's Statement, and increase the amount of species beneficial to pollinators.

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

CONCLUSION: Staff finds that this location would be ideal for high density multifamily housing and would be consistent with several goals of the Growth Policies Plan. The location close to the I-69 corridor presents a unique location for commuters as well as individuals working on that side of town. The presence of other land within this PUD as well as adjacent properties for possible future commercial uses provides opportunities for commercial businesses in this area to serve the residents. The 3 proposed modifications to the RH district standards for this petition are appropriate. At the first hearing the Plan

Commission in general expressed support for amending the list of uses for this parcel to allow multi-family residences.

RECOMMENDATION: Staff recommends forwarding this petition to the Common Council with a favorable recommendation if the issues related to affordable housing can be resolved and the following conditions of approval:

1. PUD final plan approval will be reviewed by the Plan Commission.
2. All landscaping for this project shall be native species.
3. If deemed necessary by the Planning and Transportation Department during final plan review, the petitioner shall install a left-turn lane into this project from Tapp Road.

MEMORANDUM

Date: March 1, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-30-16, Adams Village apartments
2182 W. Tapp Road

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 Petitioner's request is to amend the Woolery Farm Planned Unit Development (PUD) to change the use in Parcel 1, from commercial to Residential High-Density Multifamily (RH), as described in the Uniform Development Ordinance (UDO). The PUD Final Plan review for this site will come forward at a later date.

The EC applauds the Petitioner for the environment-enhancing features built into the site design and the building. Additionally, the EC is pleased that the Petitioner conducted a non-technical karst investigation that shows that this area is likely not a karst feature.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING
The Petitioner's Statement committed to using native plants; however, there are some listed in the Schematic Design that are not native to south central Indiana. The EC recommends that the Petitioner revise the Landscape Plan to include only native plants, and to increase the number of species beneficial to pollinating animals and insects.

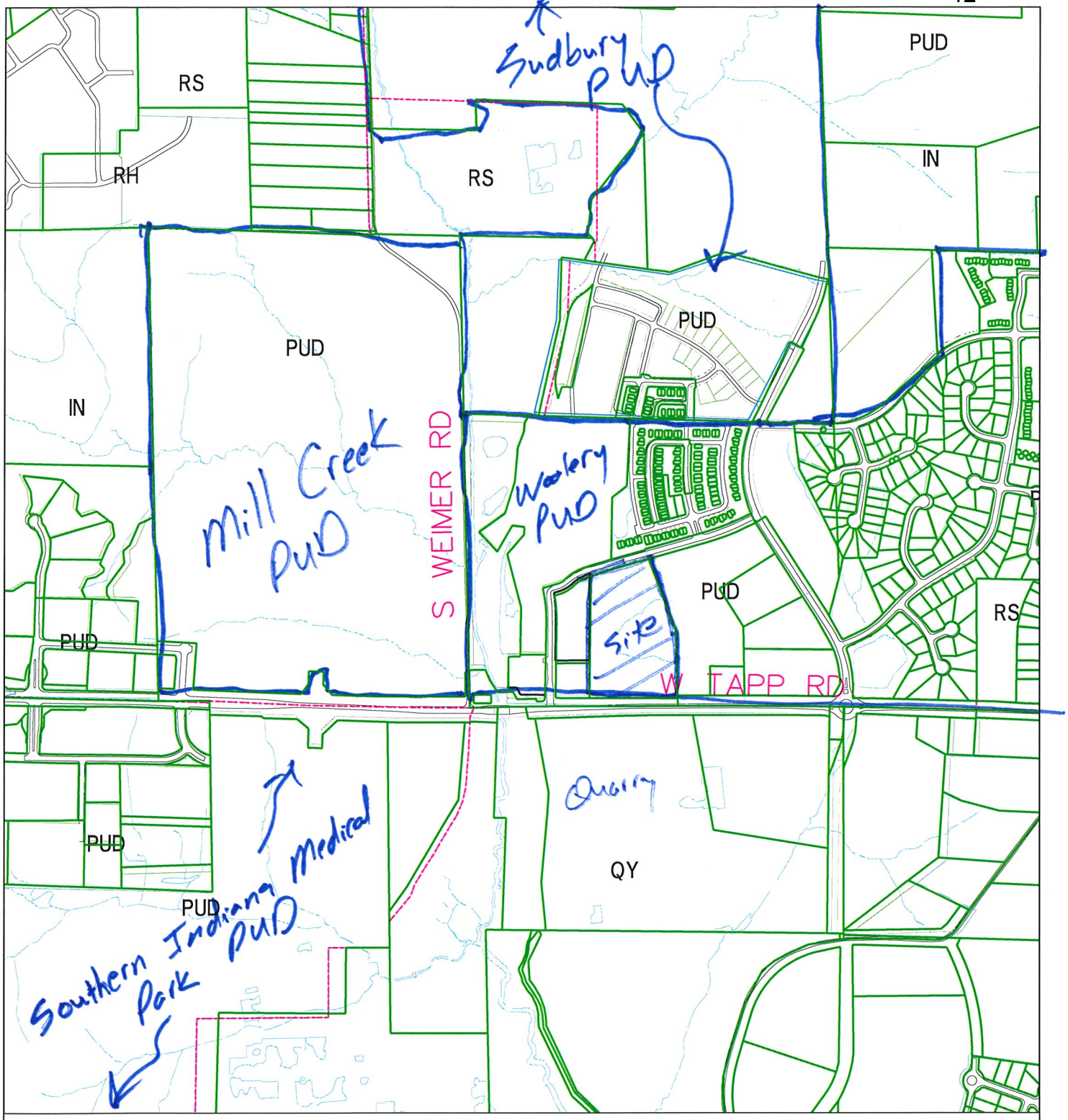
The EC believes that the proposed site represents an opportunity to enhance that special sense of environmental character that Bloomington is known for, by demonstrating through example that we are, indeed, a Tree City USA, a National Wildlife Federation Wildlife Habitat Community, and a winner of America in Bloom's national competition.

2.) CONSTRUCTION DEBRIS
The EC recommends that debris generated from 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.

EC RECOMENDATIONS

1.) The Petitioner should use all native plant species in the Landscape Plan as committed to in the Petitioner's Statement, and increase the amount of species beneficial to pollinators.

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



PUD-30-16 Regency Consolidated Residential, LLC

2182 W Tapp Road

Plan Commission

Surrounding land uses, parcels, zoning

By: greulice

31 Jan 17

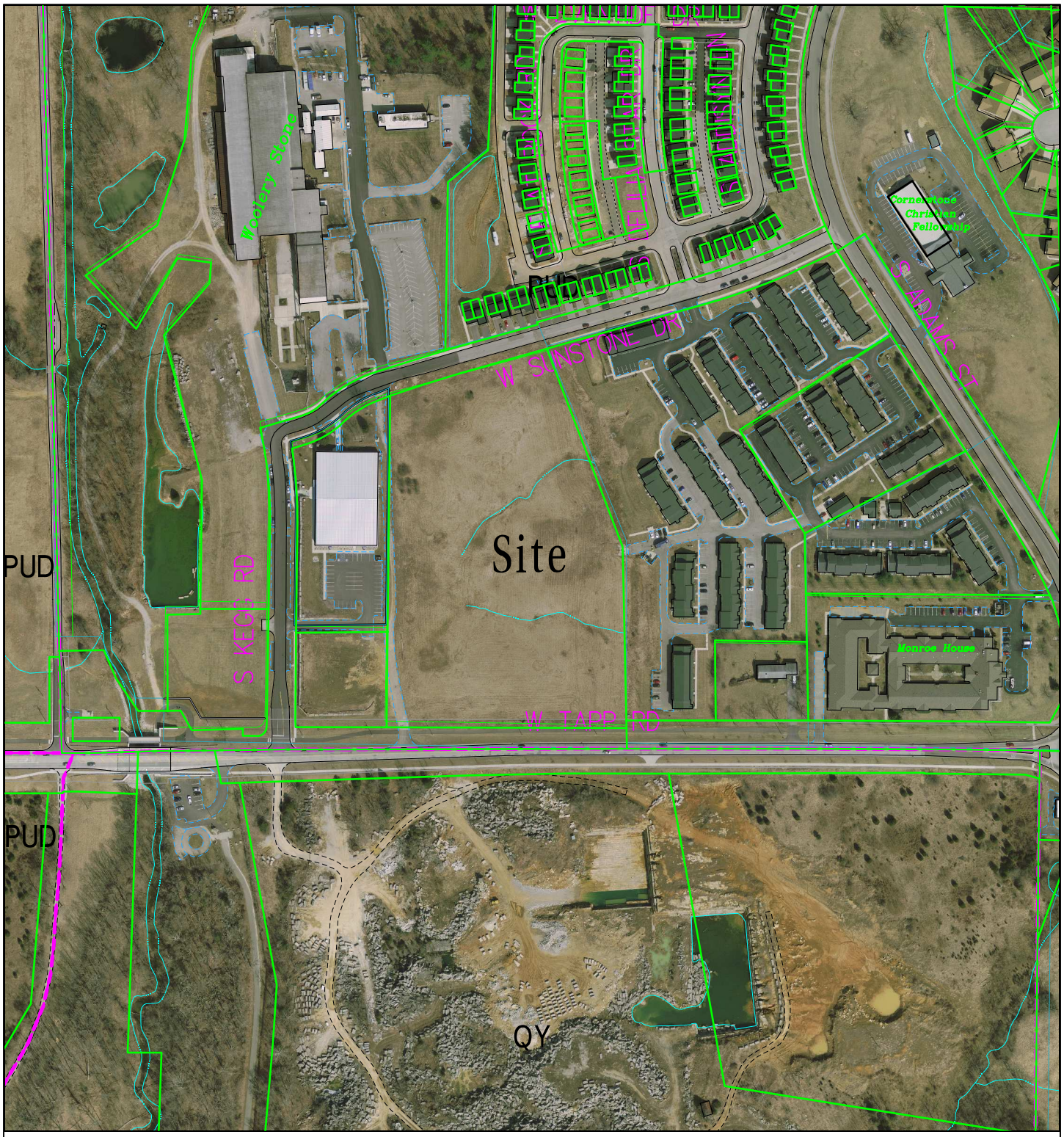
800 0 800 1600 2400

N

City of Bloomington
Planning & Transportation

Scale: 1" = 800'

For reference only; map information NOT warranted.



PUD-30-16 Regency Consolidated Residential, LLC

2182 W Tapp Road

Plan Commission

2014 Aerial Photograph

By: greulice

31 Jan 17

300 0 300 600 900

N

City of Bloomington
Planning & Transportation

Scale: 1" = 300'

For reference only; map information NOT warranted.

Regency Consolidated Residential LLC
Environmental/Sustainability Plans
For
Adams Village Expansion
Bloomington, IN
March 1, 2017

1. Execution
    a. Architect and General Contractor to have LEED credentials

2. Site
    a. Use of Bio-Retention with Bio-Filtration of rain/surface water with the Rain Gardens to enhance water quality for storm water discharge from this site AND from the existing Adams Village site as the existing Adams Village site drains through this site and was developed prior to the implementation of water quality enhancement practices.
    b. Retain all topsoil on site to be used to create ambient features in the open areas
    c. Use of all native plant material in the landscape design and permit no invasive plants
    d. Where natural flow of water so permits, direct rooftop water to rain gardens.
    e. Use of natural lawns (native prairie grasses) in lieu of turf grasses within the perimeter buffer areas.
    f. Non-toxic pest control
    g. Reduce light pollution – provide Dark Sky Friendly exterior lighting Drought tolerant plants
    h. Energy efficient exterior lighting

3. Resident
    a. Condensed Building Density to allow for increased open space
    b. Access to open space by all the residents of Adams Village
    c. Design of exterior feature areas for resident interactions in an environmentally friendly manner.
    d. Encourage biking – Since the site is located near the Clear Creek Trail, additional bicycle storage facilities above what are required by code. Secured parking inside a structure.
    e. Property Management Providing
        i. Bulletin board for ride-sharing
        ii. Proactive media campaign recommending recycling and other matters to sustain the environment.
        iii. Resident programs of bicycling, walking, exercising and use of the exterior green areas.

iv. Duke Energy Saving tips to save energy.

f. Encourage recycling through easy-access recycling areas.

4. Building Improvements
    a. Enhanced air filters in residential units
    b. Indoor contaminant control during construction
    c. Preoccupancy flush of buildings with fresh air
    d. Enhanced building insulation – R21 in walls
    e. Reduced envelope leakage
    f. High efficiency HVAC (SEER rating)
    g. Hot water pipe insulation
    h. Efficient plumbing fixtures (low flow toilets, showers and faucets)
    i. Energy Star residential appliances
    j. Water efficient clothes washers
    k. Low emitting materials - VOC (adhesives, paints, flooring)
    l. Improved daylight and views
    m. Comply With REScheck software program for energy compliance
    n. Provide a WUFI analysis to ensure that the building envelope is appropriate for the climate zone
    o. Project Office Building
        i. Built to same environmental standards as the residential units.
        ii. Provide occupancy sensors in the Lease Office
        iii. Walk-off mats in the office.
        iv. Smoke-free environment

PETITIONER'S STATEMENT

Regency Consolidated Residential LLC ("Petitioner" or "RCR") petitions for an amendment to the Woolery Farm PUD pertaining to Parcel I to add multi-family residential use and site – specific development standards. The original PUD outline plan was approved in 1995 comprising 170 acres, primarily along the north side of Tapp Road with a smaller parcel on the south side of Tapp Road.

Parcel I in the original PUD was 13.5 acres approved for arterial commercial land uses. Through a series of PUD Amendments, Parcel I has been reduced and partially used and now consists of 8.02 acres. Parcel I is located in the southwest corner of the PUD with frontage on Tapp Road.

Parcel I remains undeveloped in the more than 20 years subsequent to the PUD approval. Adjacent to Parcel I is Adams Village, a multi-family residential development constructed in three (3) phases. Regency Consolidated Residential purchased Phase I of Adams Village already constructed and expanded Adams Village with subsequent phases. Regency now seeks to add Phase IV for the Adams Village development with additional multi-family housing.

Development standards to be applied to multi-family use will be consistent with the residential high intensity development (RH) under the Uniform Development Ordinance. Architectural standards, lighting, landscaping, pervious surface area, density and other development standards for the RH zone would apply except for specific deviations stated herein. Petitioner proposes a parking plan that has 76 surface level spaces. Townhome apartments will have interior garages.

The project consists of 1and 2 bedroom apartments. The DUE will be well under the RH standard of 15 DUE/acre. The conceptual plan calculates DUEs at 11.28/acre. The bedroom and apartment configuration is for all 1-bedroom units as flats. The 2-bedroom apartments will be 33 townhomes and 24 flats. The 33 townhome apartments will have interior garages.

Development of the parcel as an expansion of Adams Village will an eastside connection by an interior street to the existing Adams Village to allow for all residents throughout the Adams Village complex to make use of common space and tenant amenities, including a pool, clubhouse and fitness center. Direct access to Tapp Road (south side) and Sunstone Drive (north side) provides access to public roads.

Petitioner will dedicate 10% of the apartments to a workforce housing program, wherein rent structure is priced based on workforce housing standards.

The original PUD anticipated a commercial development of Parcel I. This parcel has been available for over 20 years and there has been a concerted effort to develop it commercially over the last 3 ½ years, but it remains undeveloped. Petitioner has analyzed housing requirements in the existing tenant mix in Adams Village. Market niche for housing is heavily weighted toward tenants seeking shorter, moderate term rental periods, one and two years, with a heavy emphasis on employment at Crane. Tenants are seeking housing in the Bloomington area, but with close access to I-69 for commuting to Crane. The available commercial zone ground adjacent to I-69 and specifically commercial zoned ground at the Tapp Road and I-69 interchange is more likely

to capture available commercial development for the foreseeable future. Commercial developments generally are seeking exposure and access to I-69 that cannot be equaled at Parcel I being further distant from the access to I-69.

Petitioner proposes a multi-family complex consisting of 111 units. The apartments are designed to attract families with young children and residents without children in the household. The tenant amenities to be included are intended to serve tenant needs for young families, including recreation areas, the pool, fitness center and access to a walking trail and large open green space, but with modern apartment construction and a garage for use for vehicle storage or tenant storage. The apartments are larger than average 1 and 2 bedroom apartments at approximately 850 square feet for 1-BR units and 2-BR units ranging from 1080 square feet to 1450 square feet. The development will provide modern construction and efficiencies with tenant amenities with a work force housing component. Work force housing does not mean austere, older or "bare bones" housing. The multi-family use helps meet a market need on the west side of Bloomington.

Minor deviations from the full RH development standards:

1. RH standard is 15' side yard setback for buildings. Along the south east property line, adjacent to green space on the existing Adams Village development, request 10' sideyard setback.

2. Building height. RH standard is 50'. Establish height ranging from 53' to 63', adapting buildings to grade changes

Site Plan commitments

1. Connectivity to Adams Village, Tapp Road and Sunstone Drive
2. On-site recycling
3. Landscape plan to use native plants

Michael L. Carmin
Attorney for Petitioner

401382 / 23596-2

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.

MEMORANDUM

To: Eric Greulich
From: Steve Brehob
Date: 2-20-17
Re: Woolery Lot 1 – Adams Village Expansion
Karst Investigation

Summary

It appears that the broad flat area along the western side of the property was in part created by filling of the area over time and not providing for a means of drainage of the valley leading to it. Evidence of karst features within the valley (soil piping, shallow depressions) were not present. There are some locations with a shallow depth to bedrock within drainage channel areas where soil erosion over time has exposed the bedrock. The only two depressions found were immediately adjacent to the old mill access drive on the west side of Woolery Lot 1. These depressions appear to have been created by subsidence of fill material placed over a former limestone block and scrap embankment.

Background

The site is located at the SW corner of the Woolery PUD along the north side of Tapp Road immediately east of the old Woolery Mill building. The site topography is rolling and generally drains from NE to SW towards Clear Creek. A karst study was requested to determine if there were karst features on the site and specifically focus on the SW corner of the property. On February 20th, a field investigation of the site was conducted. The entire site was traversed looking for evidence of karst features. All of the drainage ways were studied from low to high end and a thorough review of the large flat area in question was completed. The large flat area currently drains, though poorly in some locations towards the old mill access drive. The access drive is a few inches higher than the large flat area and it is evident that some ponding occurs. The slope in the area is remarkably flat and was likely filled or graded. After field review, several sources of information and data was studied to determine if the low areas on site had previously been identified as a karst features or if there was evidence available to lead to that conclusion.

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

Exhibit A
Existing site topographic survey showing the large flat area in question.

Exhibit B
In reviewing the 1966 Bloomington Quad Map, a closed contour is evident immediately east of the eastern drive connecting the old Woolery Mill building to Tapp Road. The quad map indicates that a valley ran from NE to SW across Lot 1 towards Clear Creek.

Exhibit C
Aerial photography from 1961 shows this drive and large mill blocks on either side of it. A darker area in the photograph that follows the valley leads to the east side of the access drive and stops at the mill blocks. This dark area resumes in line with the center of the valley on the west side of the access drive at the mill blocks. This darker area evident in the photograph indicates a drainage way. It is doubtful that the drive would have been constructed by the Woolery Mill across the valley without some means to convey runoff from the upstream drainage basin under the access drive. A fill slope from the roadway down on both sides, constructed of mill blocks is also evident.

Exhibit D
Aerial photography from 1967 shows the same pattern described above.

Exhibit E
A current photograph of the site shows that the mill blocks staked along the roadway are no longer evident and the area has likely been filled.

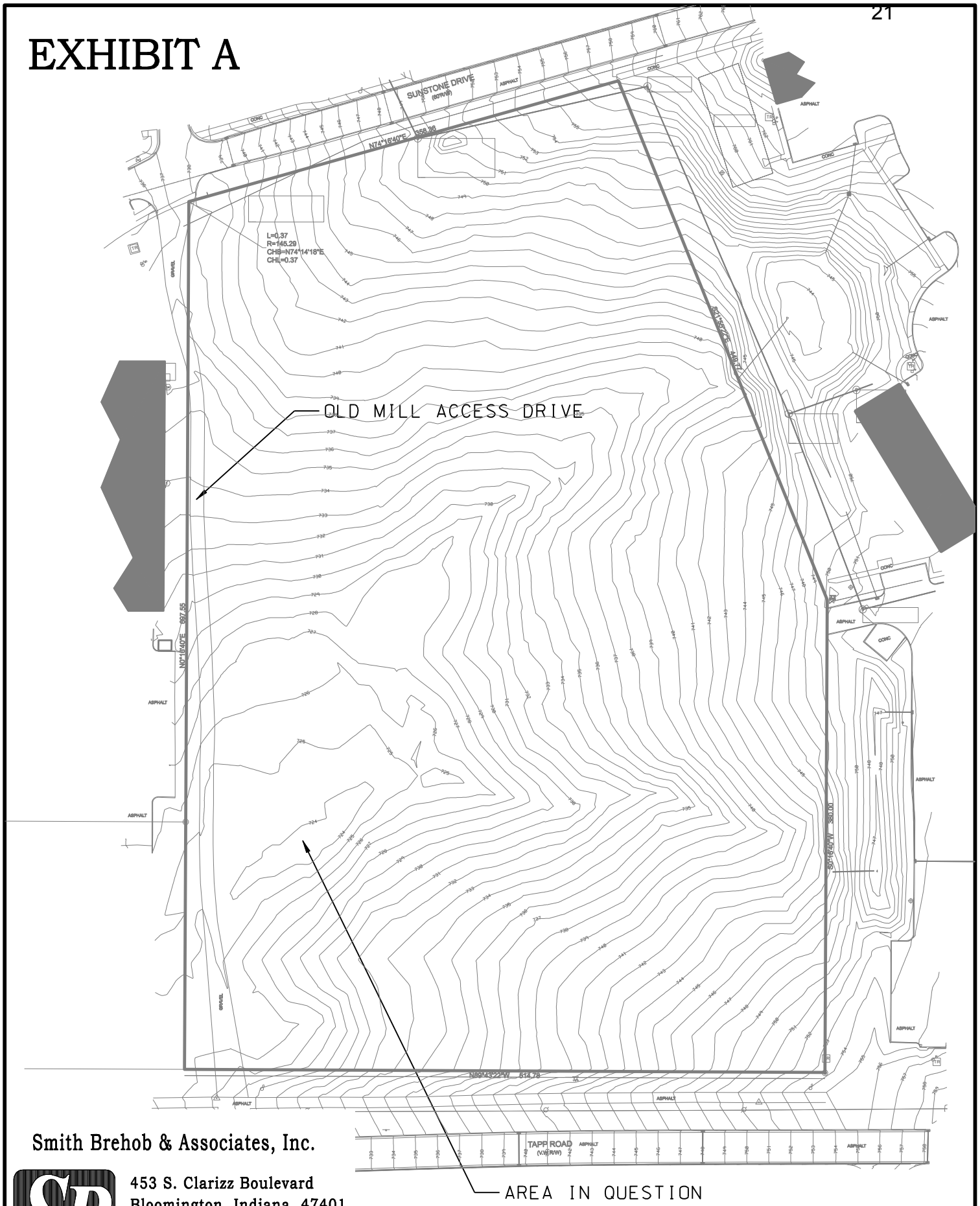
Exhibit F
The Woolery Farm PUD drawings from 1994 were hand drawn, but utilized the 1975 City of Bloomington 2' aerial contour maps for background data. That data shows a closed shape on the east side of the mill access drive with a WE (water edge) notation. By that time, the area in question was holding water and may have been a pond.

Exhibit G
This attachment is a current photograph of two depressions along the east side of the access drive. The area to the east of the access drive is now level with the drive. There are several depressions adjacent to the drive where limestone scrap and blocks with square cut edges are evident where dirt has washed down between the void spaces in the blocks creating a hole. The limestone below is not layered but appears that it was randomly dumped. There is no pipe visible in the area. The underlying limestone appears to be evidence of the limestone block embankments visible in the aerial photographs from 1961 and 1967. Without a pipe to drain the area from one side of the drive to the other, water will migrate to the drive above and below grade, pulling soils though the void spaces in the blocks and scrap creating depressions.

Exhibit H

Attachment G is the PUD Outline Plan staff report from 1994 (RS/PUD/BA/BL/PCD-64-94) . The report mentions the presence of karst features on Parcels J and H, but does not note any features on Parcel I (Woolery Lot 1). This report would have been prepared prior to any work or fill placement on the adjacent Woolery Mill PUD. Had karst features been present on Parcel I, I presume that they would have been noted in the Environmental Commission report prepared at that time.

EXHIBIT A



Smith Brehob & Associates, Inc.

453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com

EXHIBIT B

Smith Brehob & Associates, Inc.

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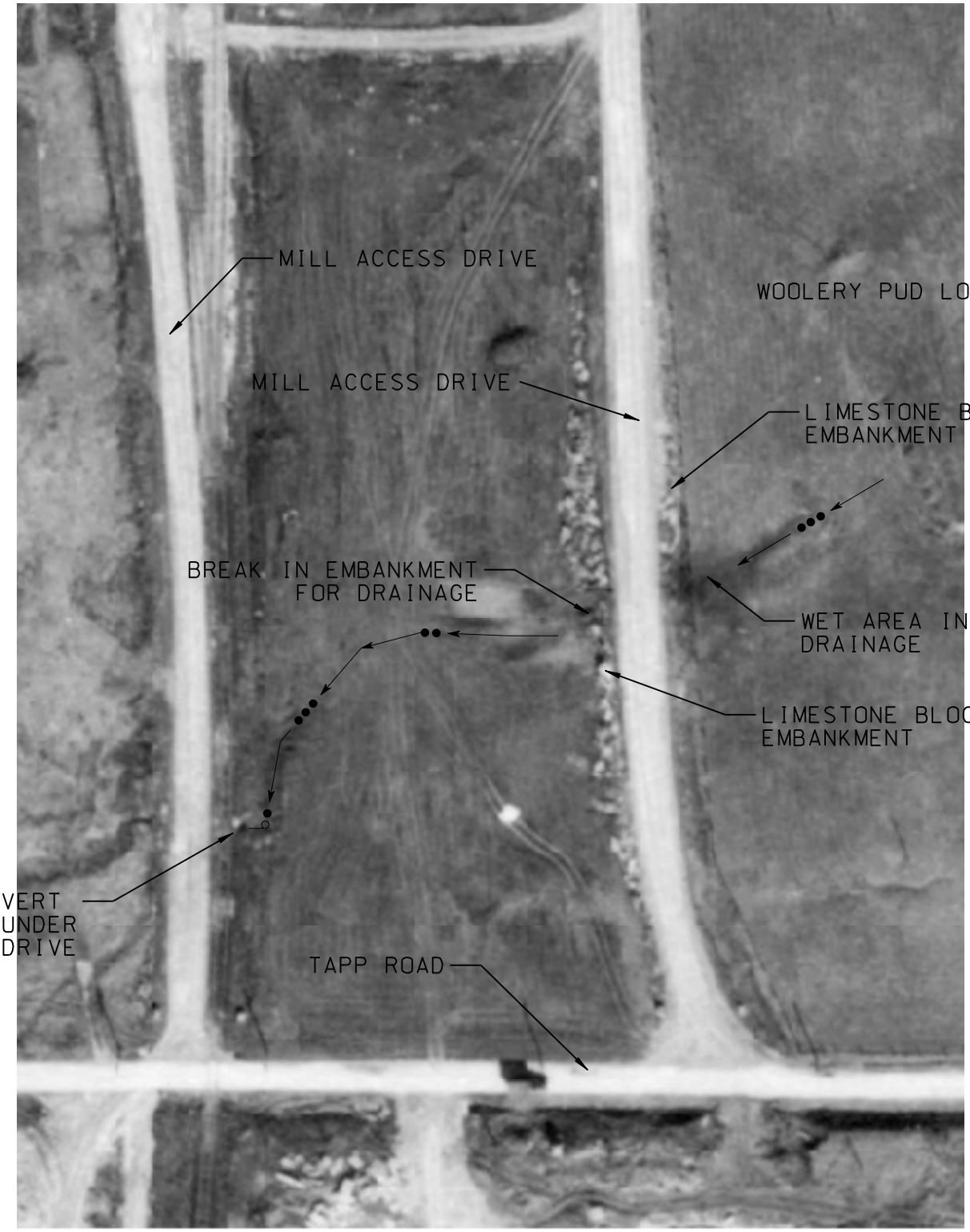
EXHIBIT C



Smith Brehob & Associates, Inc.

453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
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EXHIBIT D

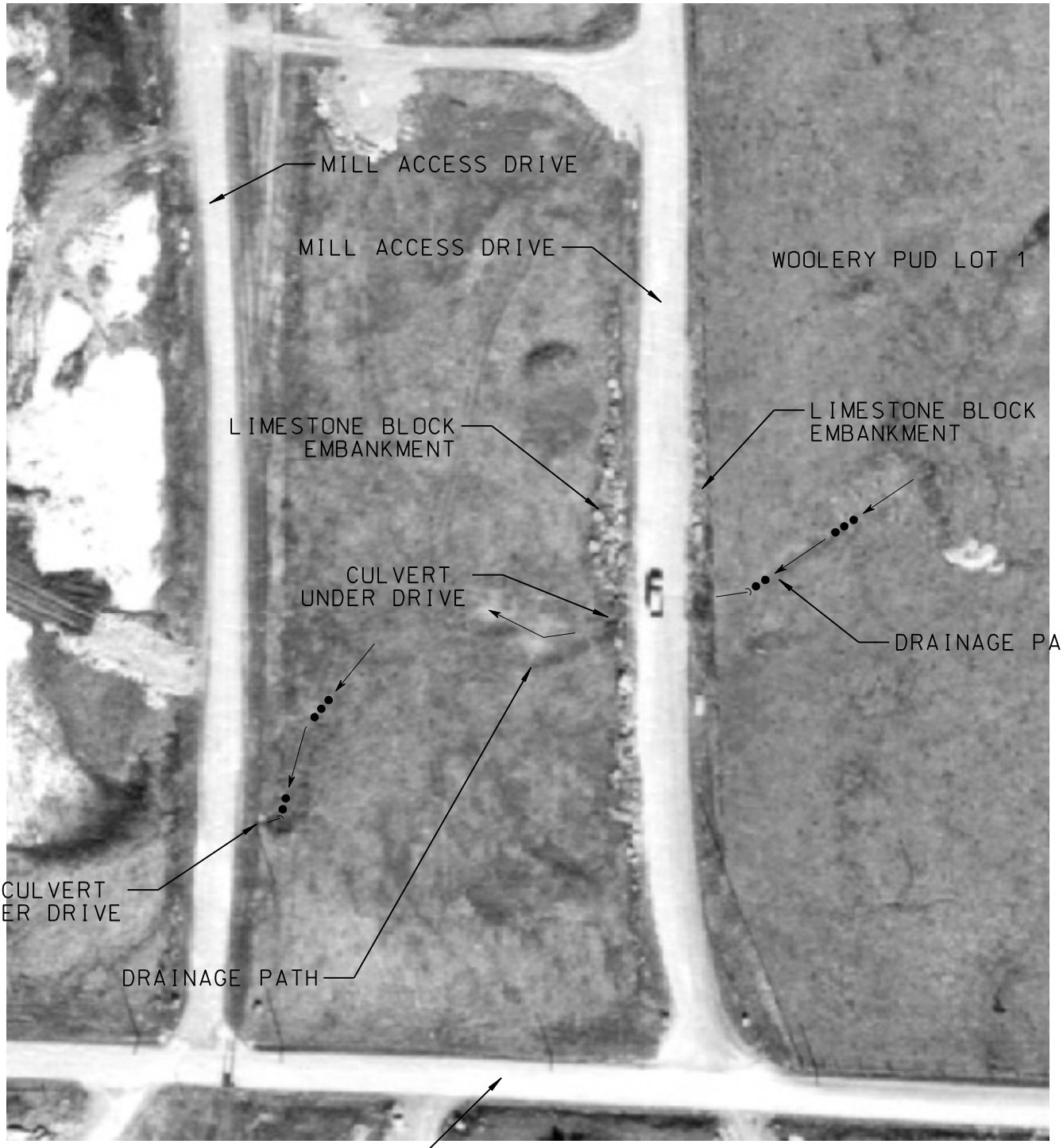

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EXHIBIT E

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EXHIBIT F

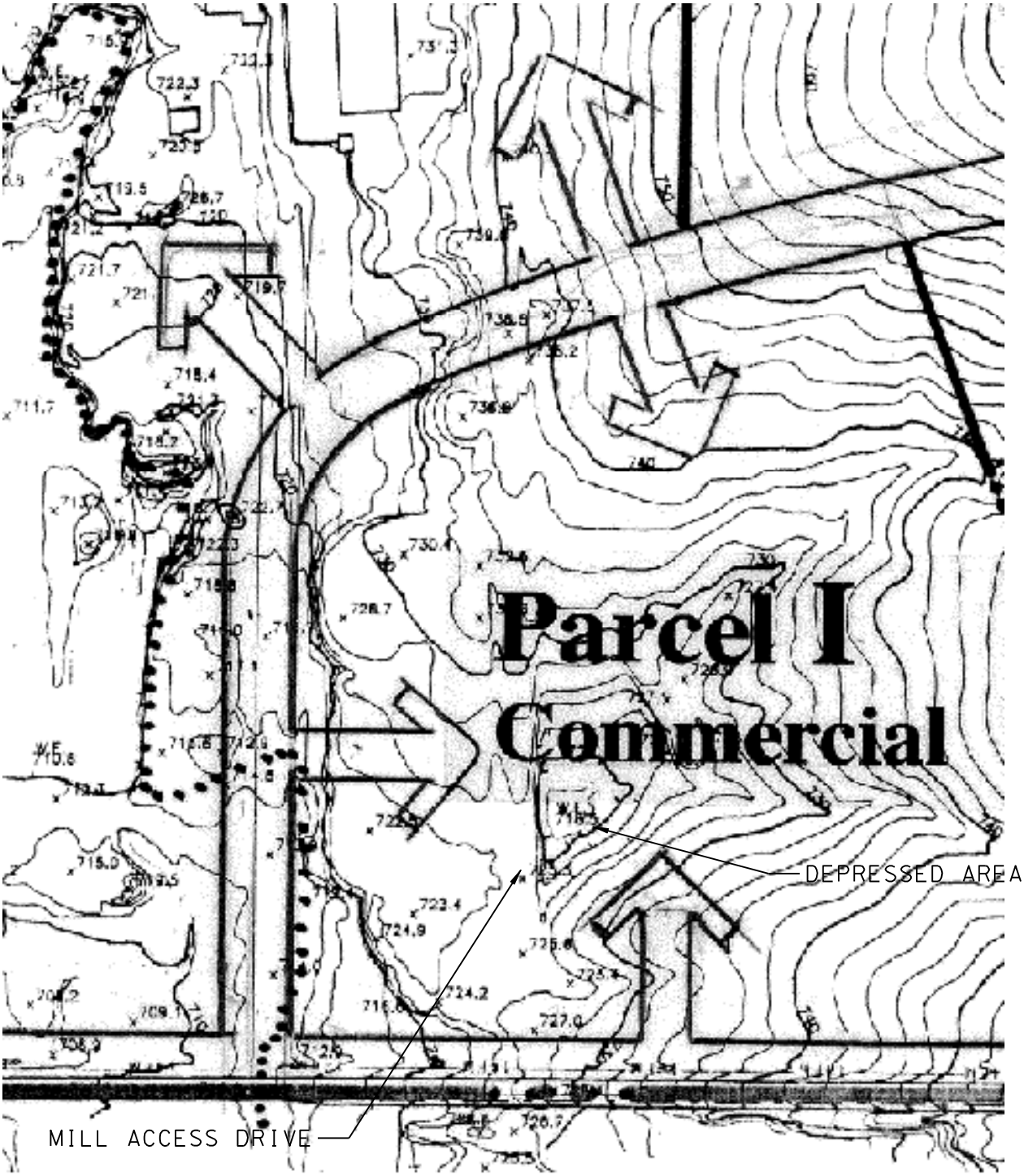

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EXHIBIT G

SQUARE CUT STONE VISIBLE.

SQUARE CUT STONE VISIBLE.

Smith Brehob & Associates, Inc.

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Web: http://smithbrehob.com

October 31, 1994

To: Tim Mueller

From: T. Micuda, K. Komisarcik, G. Heise,
M. Wedekind, P. Werner

Subj: RS/PUD/BA/BL/PCD-64-94 Woolery Stone Company 2080 & 2101 Tapp Rd.

For a description of the site and a general overview of environmental conditions, see our report for the October 10 Plan Commission meeting. This report will concentrate on specific recommendations.

Tree Preservation - Because existing trees are scattered and generally found on the perimeter boundaries of the site, there are great opportunities for tree preservation. The Environmental Commission recommends that the petitioners locate and design around these tree concentrations prior to submission of development plans to staff. The Environmental Commission expects the petitioners to utilize setback variances, adjusted lot configurations, retaining walls, and common space if they are necessary to achieve tree preservation goals. The most important areas for tree preservation on the site include a grove of oaks and hickories between Parcels E and F, some oaks, maples, beeches, and tulip poplars on the northwest and eastern portions of Parcel H, and a nice grove of sugar maples on Parcel J.

Floodway/Wetland Preservation - The western portion of Parcel A is located in an urban floodway zone. This zone consists of a stream which runs parallel to Weimer Road, several small, open ponds, one small wetland pond, and a much larger wetland pond. This is a high quality wildlife habitat that is proximate to areas that have suffered flooding problems from Twin Lakes dam. The Environmental Commission would be very resistant to future proposals involving cut and fill in this floodway zone and recommends that this area be preserved in its natural state. There is also an intermittent stream with a special conservancy zoning status located in the central portion of the property. The Environmental Commission is much less concerned about this stream because of its lack of streamside vegetation and its heavy agricultural use. We do not have any objections to the detention basins proposed for this stream.

Karst Topography - There are sinkholes on the property, including a larger sink on Parcel J and a series of sinkholes on the northern portion of Parcel H. We also observed shallow depth-to-bedrock throughout the site. The Environmental Commission recommends that all sinkholes be located prior to development plan stage and that the petitioners submit information about depth-to-bedrock throughout the site. In general, our recommendations for sinkhole protection are as follows:

1. to avoid increasing stormwater runoff into sinkholes
2. to avoid the location of structures, utility cuts, and roads over karst features
3. to protect existing vegetation surrounding sinkholes

Landscaping and Erosion Control - These issues will be addressed at development plan stage.

70

E.C. Report
RS/PUD-BA/BL/PCD-64-94

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.

MEMORANDUM

To: Eric Greulich
From: Steve Brehob
Date: 3-01-17
Re: Woolery Lot 1 – Adams Village Expansion
Trip Generation

Summary

Total traffic volume generated by the site will be greater with site development as a shopping center as opposed to a multifamily development. However AM peak traffic volume will be higher with a multifamily development as people are leaving and returning from work when the shopping center may not be open at the peak times for traffic on Tapp Road. Specific uses within the shopping center could skew that finding to generate a higher AM peak if a large breakfast restaurant were included in the shopping center.

Background

The site is approximately 8 acres in size and is zoned for commercial development. The proposed PUD Outline Plan Amendment would add multifamily residential to the list of approved uses on the parcel. The conceptual plan for multifamily development indicates a total of 111 units (168 beds). A comparison was made for traffic volumes based on data available in the ITE Manual, 7th Edition for codes 220 Apartments and 820 Shopping Center

<u>Traffic Generation – Multifamily</u>

Average Vehicle Trip Ends vs. Dwelling Units on a Weekday
50% entering, 50% exiting
T = 6.01(X)+150.35 = 6.01(111 units)+150.35 = 817.46 trips

Average Vehicle Trip Ends vs. Dwelling Units – AM Peak
20% entering, 80% exiting
T=0.49(X)+3.73 = 0.49(111)+3.73 = 58.12 trips

Average Vehicle Trip Ends vs. Dwelling Units – PM Peak
65% entering, 35% exiting
T=0.55(X)+17.65 = 0.55(111)+17.65 = 78.70 trips

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Average Vehicle Trip Ends vs. Dwelling Units – Saturday
50% entering, 50% exiting
T=7.85(X)-256.19 = 7.85(111)-256.19 = 615.16 trips

Average Vehicle Trip Ends vs. Dwelling Units – Sunday
50% entering, 50% exiting
T=6.42(X)-101.12 = 6.42(111)-101.12 = 611.50 trips

Traffic Generation – Shopping Center

Using a rule of thumb of 10,000 SF leasable area per acre , assume 80,000 SF of shopping center

Average Vehicle Trip Ends vs. Square foot leasable area
50% entering, 50% exiting
LnT = 0.65Ln(X)+5.83 = 0.65Ln(80)+5.83 = 5874 trips

Hourly variations for shopping centers of less than 100,000 SF indicate that the highest percentage of entering traffic for a shopping center is 5-6 pm (10.3% of total ADT) and the highest period of exiting traffic is also at 5-6 pm (11.0% ADT). The table does not list variation times prior to 10:00 am. Using those variations, it could be anticipated that the PM peak would be in the range of 587 to 646 vehicles.

ADAMS VILLAGE - BLOOMINGTON, IN

SCHEMATIC DESIGN

January 30, 2017

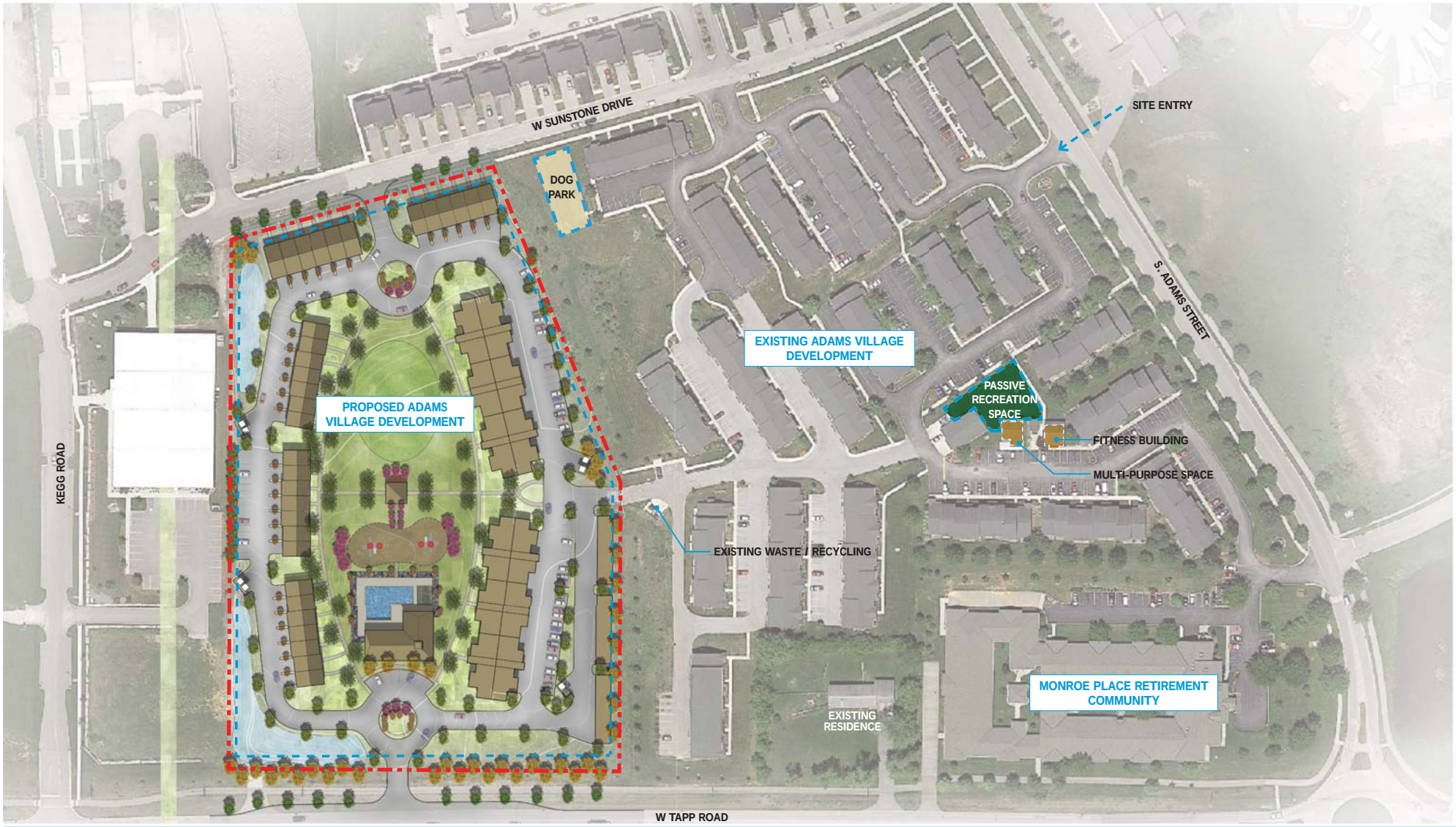
A RESIDENTIAL COMMUNITY TO BE DEVELOPED BY:

REGENCY CONSOLIDATED RESIDENTIAL, LLC

NILES BOLTON ASSOCIATES

Overall Site Plan - Context Map

Adams Village - Bloomington, IN



Regency Consolidated Residential, LLC| 01.30.17| Scale:1:120|

NILES BOLTON ASSOCIATES

Schematic Design - Site Plan

Adams Village - Bloomington, IN

SITE KEY:

- 15' SETBACK BUILDING - FRONT / SIDE
- 20' SETBACK - FRONT PARKING
- 10' SETBACK - SIDE PARKING / BUFFER YARD

PROJECT DATA:

SITE AREA: 8 ACRES +/-

RESIDENTIAL:

TOWNHOMES (TYPE A AND B)

33 (2) BED UNITS = **66 BEDS TOTAL**

FLATS (TYPE C)

12 (2) BED UNITS = 24 BEDS
24 (1) BED UNITS = 24 BEDS
36 UNITS/BLDG = 48 BEDS/BLDG

@ 2 BUILDINGS
72 UNITS TOTAL = **96 BEDS TOTAL**

CARRIAGE UNITS (TYPE D)

2 (1) BED UNITS = 2 BEDS

@ 3 BUILDINGS
6 UNITS TOTAL = **6 BEDS TOTAL**

TOTAL UNIT TYPES:

1 BEDROOM=54 units
2 BEDROOM=57 units
111 TOTAL UNITS = 168 TOTAL BEDS

PARKING:

GARAGE SPACES:	
TOWNHOME GARAGES:	33
FLAT GARAGES:	24
CARRIAGE GARAGES:	24
TOTAL GARAGE SPACES	**81**
TOTAL SURFACE SPACES:	**76**
TOTAL PARKING SPACES:	**157**
(0.93 SPACES/BED)	
(1.41 SPACES/UNIT)	

PERVIOUS / IMPERVIOUS STUDY:

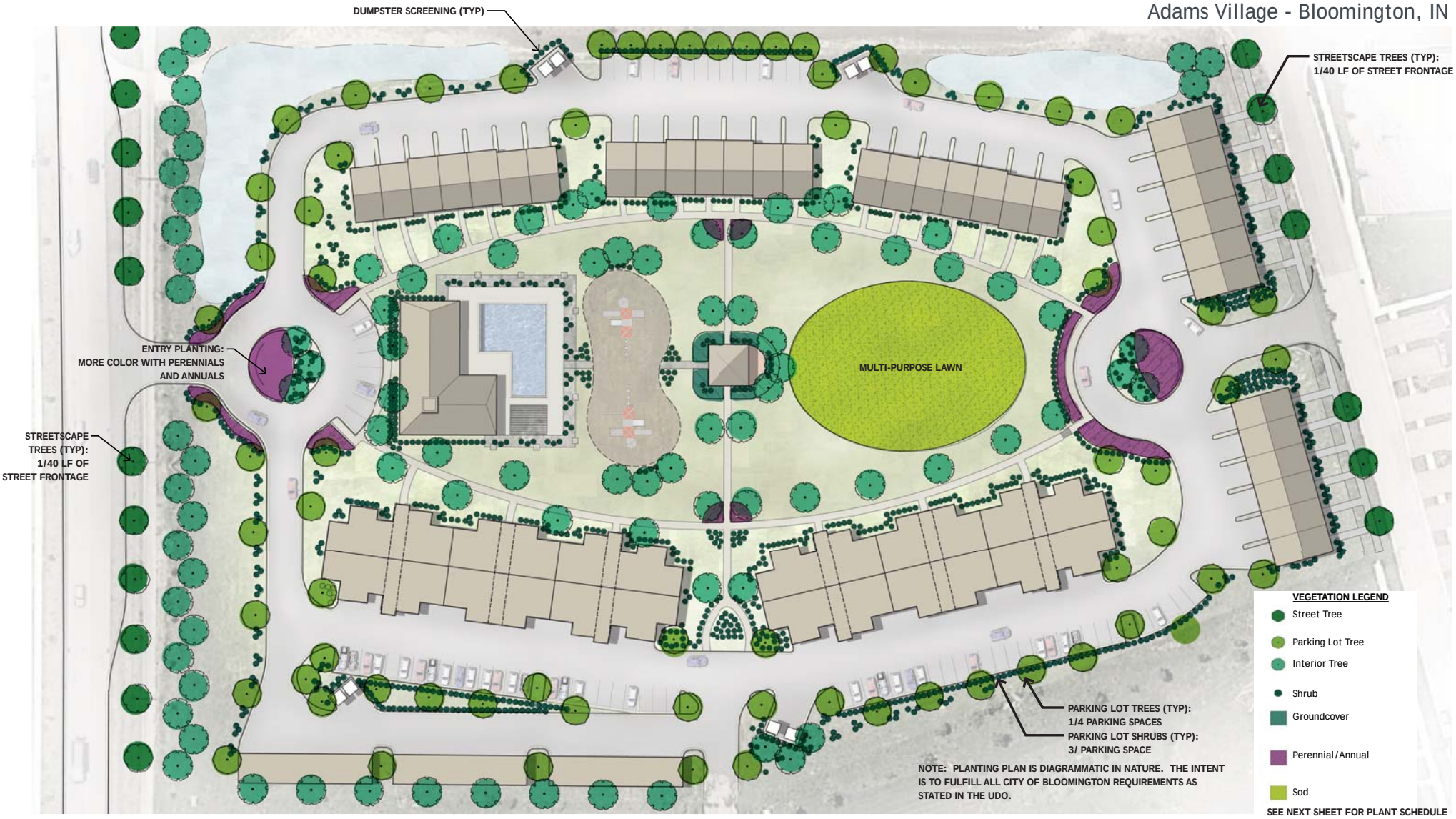
SITE AREA: 357,767 SF

PERVIOUS: 183,673 (51%)

IMPERVIOUS: 174,094 SF (49%)

Conceptual Planting Plan

Adams Village - Bloomington, IN



Conceptual Planting Plan

Adams Village - Bloomington, IN

CONCEPT PLANT SCHEDULE

STREET TREES
FAGUS GRANDIFOLIA / AMERICAN BEECH
QUERCUS ALBA / WHITE OAK
QUERCUS RUBRA / RED OAK

PARKING LOT TREES
ACER RUBRUM / RED MAPLE
CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN

INTERIOR TREES
ACER GRISEUM / PAPERBARK MAPLE
ACER RUBRUM "AUTUMN FLAME" / AUTUMN FLAME MAPLE
AMELANCHIER ARBOREA / DOWNY SERVICEBERRY
CARYA CORDIFORMIS / BITTERNUT HICKORY
CARYA TOMENTOSA / MOCKNUT HICKORY
ILEX OPACA / AMERICAN HOLLY
JUGLANS NIGRA / BLACK WALNUT
PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY
SASSAFRAS ALBIDUM / SASSAFRAS
TSUGA CANADENSIS / CANADIAN HEMLOCK

SHRUBS
BUXUS SEMPERVIRENS / AMERICAN BOXWOOD
CALYCANTHUS FLORIDUS / SWEET SHRUB
CHAMAECYPARIS SPP / FALSE CYPRESS
HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
ILEX VERTICILLATA / WINTERBERRY
ITEA VIRGINICA / VIRGINIA WILLOW
JUNIPERUS SPP / JUNIPER SPECIES
PHYSOCARPUS OPULIFOLIUS / NINEBARK
RHODODENDRON SPP / RHODODENDRON SPECIES
TAXUS CANADENSIS / AMERICAN YEW

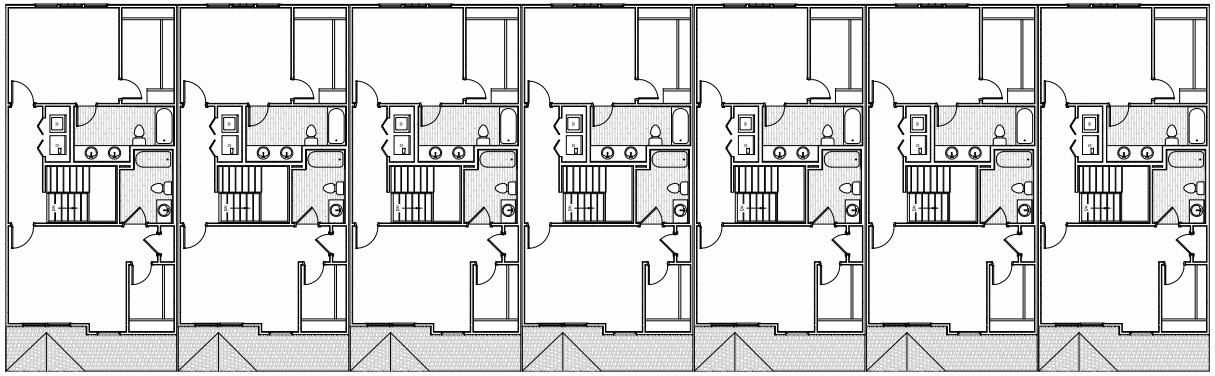
GROUNDCOVER
BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA
CHRYSOGONUM VIRGINIANUM / GOLDEN STAR
PANICUM VIRGATUM / SWITCH GRASS
PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER
PHLOX SUBULATA / MOSS PHLOX
POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN

PERENNIALS
ECHINACEA PURPUREA / PURPLE CONEFLOWER
EUPATORIUM MACULATUM / JOE PYE WEED
HOSTA SPP / HOSTA SPECIES
PHLOX DIVARICATA / WILD BLUE PHLOX
RUDBECKIA HIRTA / BLACK-EYED SUSAN

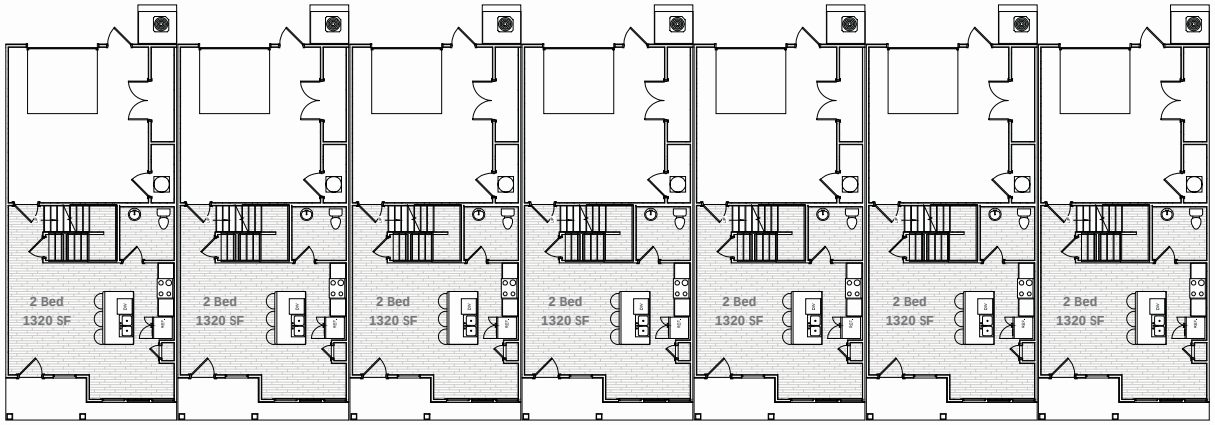
SOD
CYNODON DACTYLON "CELEBRATION" / CELEBRATION BERMUDA GRASS

Townhome Plan - (Building Type A)

Adams Village - Bloomington, IN



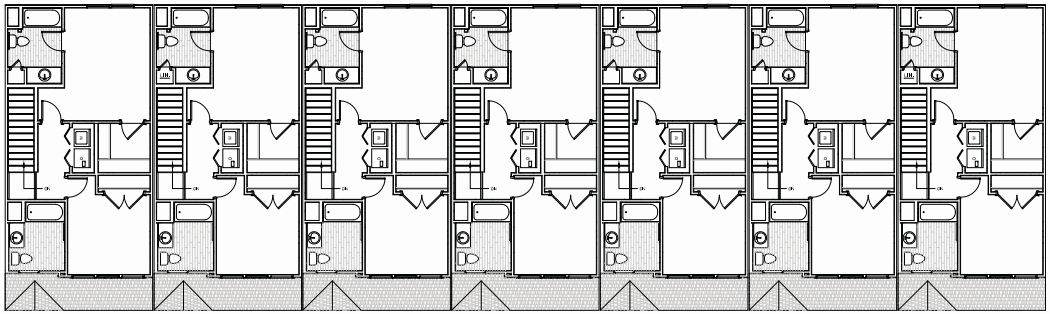
Level 2



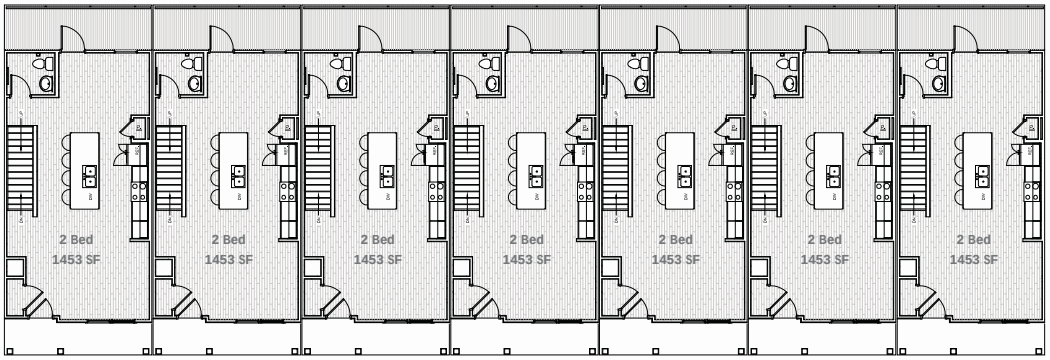
Level 1

Townhome Plan - Levels 1-3 - (Building Type B)

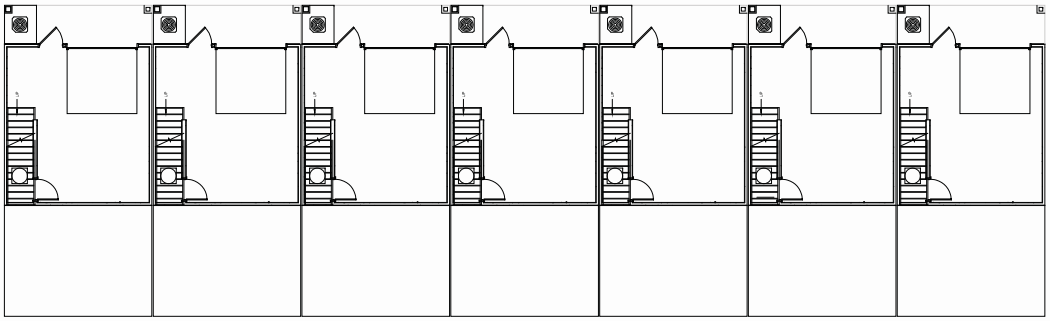
Adams Village - Bloomington, IN



Level 3



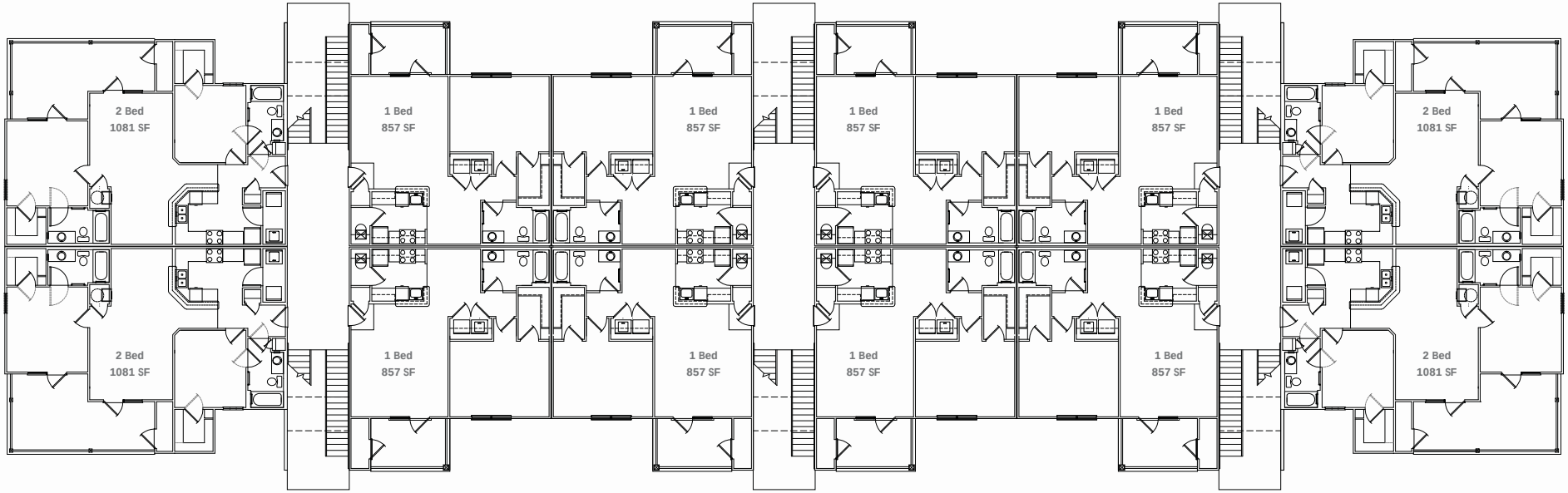
Level 2



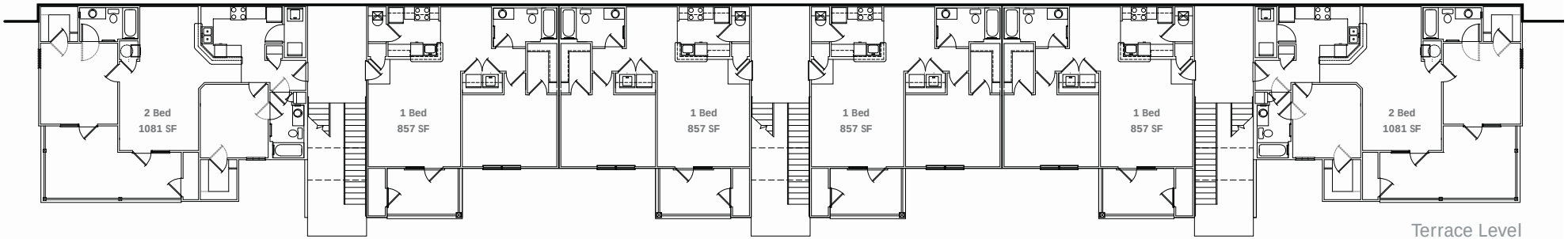
Level 1

Flats Building Plan - (Building Type C)

Adams Village - Bloomington, IN



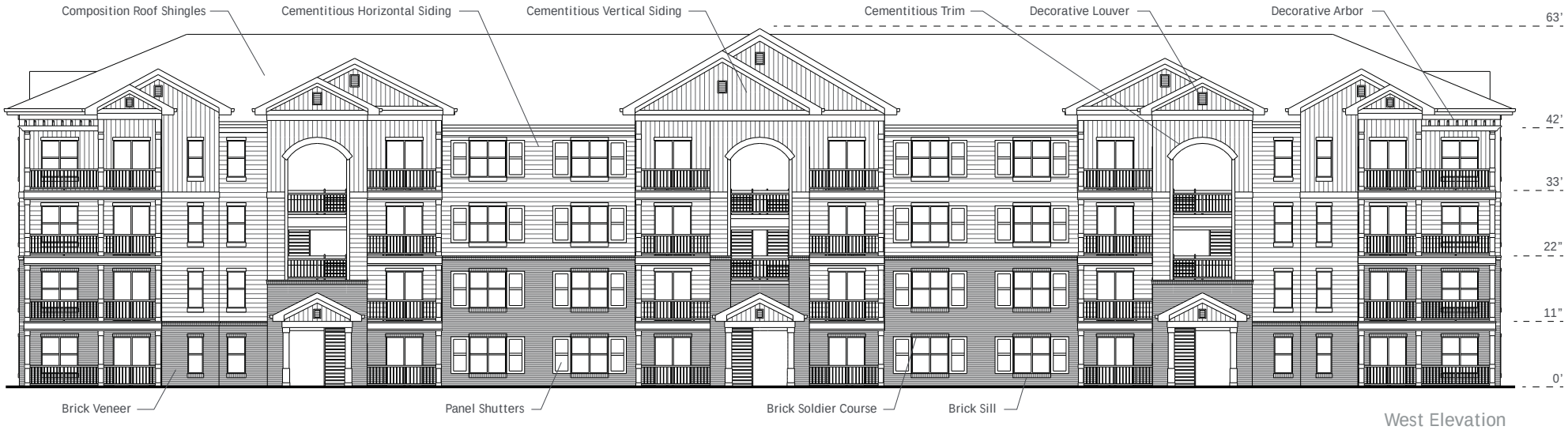
Levels 3 and 4



Terrace Level

Flats Building Elevation - (Building Type C)

Adams Village - Bloomington, IN



West Elevation

South Elevation

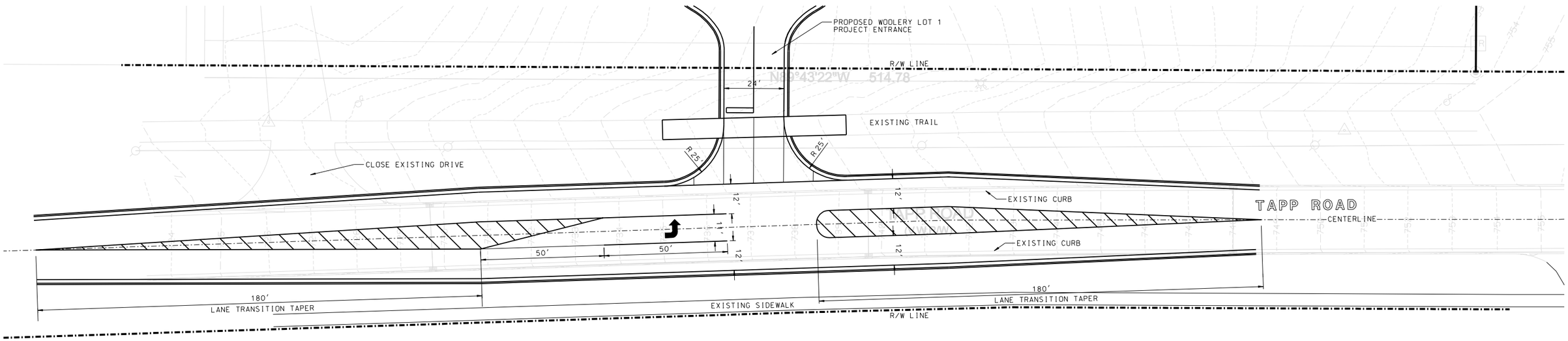
Schematic Design - Perspective Rendering

Adams Village - Bloomington, IN

FOR SAL
KELLER FINAN
LAND

FOR SAL
SELLER FINAN
LAND

WOOLERY PUD LOT 1
LEFT TURN LANE
CONCEPTUAL PLAN



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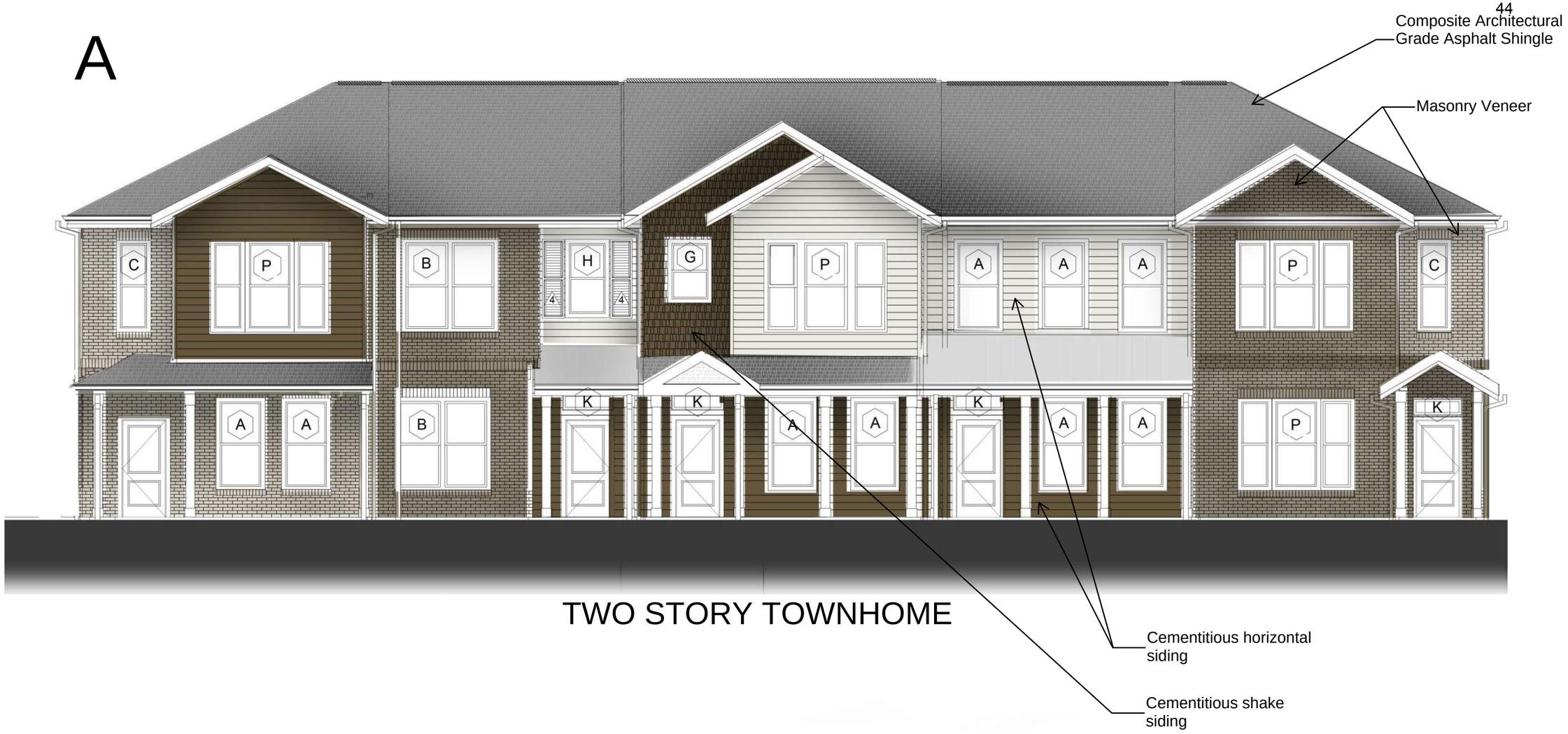
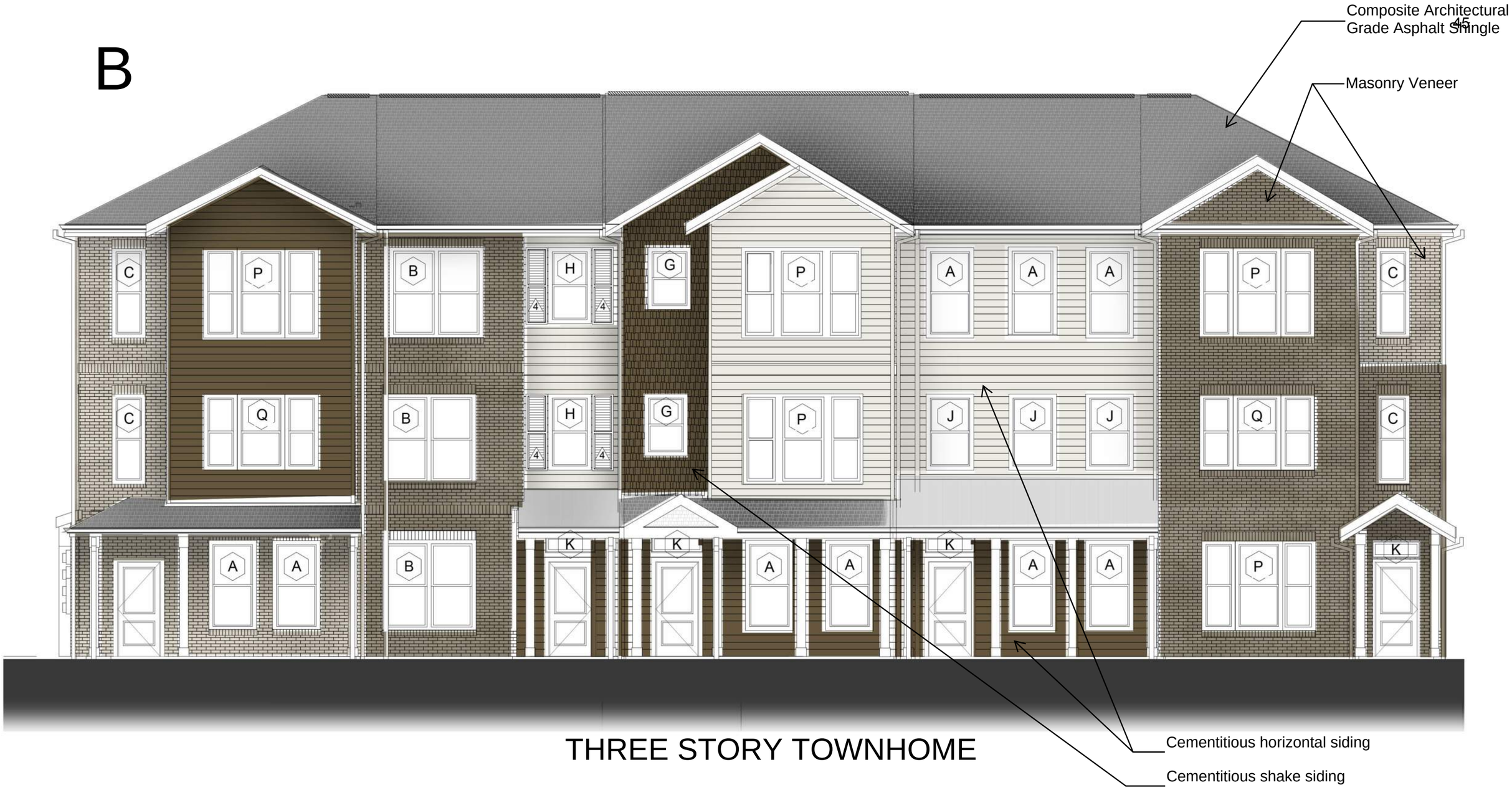
A



TWO STORY TOWNHOME

B



THREE STORY TOWNHOME

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-04-17**
STAFF REPORT **DATE: March 6, 2017**
Location: 405 E. 17th Street

PETITIONER: RCR Properties, LLC
2417 Fields South Drive, Champaign, IL

CONSULTANT: Michael Carmin
116 W 6th Street, Bloomington

REQUEST: The petitioner is requesting PUD final plan approval to allow the construction of a new multi-family apartment complex with 281 dwelling units and 754 bedrooms.

BACKGROUND:

Area:	5.95 acres
Current Zoning:	RH
GPP Designation:	Urban Residential
Existing Land Use:	Multi-family residences
Proposed Land Use:	Multi-family residences
Surrounding Uses:	North – Multi-family Residences
	West – Multi-family Residences
	East – Indiana University
	South – Single and Multi-family Residences

REPORT: The properties are located at 310, 304, 307, 308, 318 E. 18th St.; 405 E 17th Street; 1405, 1407, 1407½ N. Dunn St; 310 E 19th St.; and 1313, 1400 N Grant St. The properties are all located within the Planned Unit Development that was approved under PUD-14-16. Surrounding land uses include multifamily residences to the north and west, single and multifamily residences to the south and Indiana University Memorial Stadium to the east.

The petitioner is proposing to redevelop the property in accordance with the plans that were approved with the PUD. There will be a total of 281 units and 754 bedrooms. The petitioner previously committed to restrict the occupancy of each unit to one person per bedroom and a condition of approval has been included to that effect.

The project is proposed to be developed as 3 parcels and includes-

- Parcel A - (4.626 acres) is proposed to contain two main buildings (Building #100 and Building #200) and a parking garage.
    - Building #100 will have a total of 23 studio units, 21 one-bedroom units, 43 two-bedroom units, 33 three-bedroom units, and 63 four-bedroom units.
    - Building #200 will have a total of 3 studio units, 45 two-bedroom units, 5 three-bedroom units, and 19 four-bedroom units. A parking garage with 539 spaces is also part of Building #200. The proposed total bedroom and

unit count on Parcel A equals 229.5 D.U.E. for a density of 49.6 D.U.E. per acre, which is within the allowed 50 units per acre that was approved for this parcel.

- Parcel B - (0.724 acres) is proposed to contain one mixed-use building, a surface parking lot with 22 parking spaces, and a townhome building.
    - The mixed-use building will have 5,660 sq. ft of commercial space only on the ground floor. There will be two floors of apartments on the upper floors with a total of 4 two-bedroom units, 2 three-bedroom units, and 2 four-bedroom units.
    - The townhome building will have 4 four-bedroom units. The proposed total bedroom and unit count on Parcel B equals 18.94 D.U.E for a density of 24.36 D.U.Es per acre, which is within the 27 units per acre that was approved for this parcel.
- Parcel C - (0.680 acres) is proposed to contain 3 townhome buildings and a surface parking lot with 16 spaces. A total of 12 four-bedroom units will be spread among the 3 proposed buildings. The proposed total bedroom and unit count on Parcel C equals 18 D.U.E for a density of 26.47 D.U.E per acre, which is within the 27 units per acre that was approved for this parcel.

New sidewalks and street trees will be constructed throughout the site on all portions of the project with frontage on a public street. A 10' wide concrete sidewalk will be constructed along the 17th Street, Dunn Street, and 18th Street frontages. A 5' wide concrete sidewalk and minimum 5' wide tree plot will be constructed on the remaining frontages. New on-street parking spaces will be constructed along 18th Street, 19th Street, and Grant Street. Rain gardens will be constructed throughout the site to provide stormwater quality improvements. The petitioner has committed to providing on-site recycling for residents of this development.

As part of the PUD approval the Common Council required that the parking garage shall include at least 32 visitor parking spaces, that all landscaping be native with no one species numbering more than 10 percent of the total, and that the project be marketed to not just students. The petitioner also committed to a financial contribution toward an affordable housing program based on the total number of bedrooms that must be given to the City with initial application of a building permit.

PUD FINAL PLAN REVIEW:

Access: The project will be accessed by cars at several points. The parking garage will be accessed through a right-in/right-out only drive-cut on 17th Street with full access from 18th Street. The proposed "Green Belt" between Building #100 and Building #200 provides access for bicycles, pedestrians, and limited access for emergency services through the site, connects 17th St. with 18th St., and will be a common public amenity. The City Council approved a right-of-way vacation request for a portion of Grant Street that extended onto this site.

Architecture/Design: Renderings have been submitted for all of the proposed buildings that are fully consistent with what was shown with the initial approval. All of the buildings on Parcel A will have a flat roof design with a white reflective roofing material and will be between 4-6 stories tall. Several exhibits have been submitted

showing the proposed modulations and look of the buildings along the street frontages. Building #100 has been designed to have a large recess in the center of the building along the north and east side that breaks up the building into two separate modules and each section of the building will have the required modulation. All of the exterior finishing materials are also consistent with what was approved with the PUD.

Development Standards: This PUD was approved to use the Residential High-Density Multifamily (RH) district standards for setbacks with the modifications listed in the district ordinance and architectural standards similar to the Downtown Core Overlay District standards for Architecture.

Parking: The PUD was approved with a parking maximum of 0.85 parking spaces per bedroom. A 5-story parking garage with 539 parking spaces will be provided in addition to 38 surface parking spaces for a total of 577 on-site parking spaces for the 754 bedrooms, which equals 0.76 parking spaces per bedroom. New on-street parking spaces are proposed to be added along the south side of 18th Street in front of the planned commercial space in Building #100. New on-street parking spaces will also be added along 18th Street, 19th Street, and Grant Street. Approximately 34 on-street parking spaces will be created with this project.

Bicycle parking will be provided per the UDO requirements. Based on the proposed 754 bedrooms, a total of 126 bicycle parking spaces are required and of those one-half of those (63) must be covered and one-quarter (32) are required to be long term Class I facilities. The petitioner has shown several bicycle parking areas adjacent to all of the buildings and includes covered bike parking. The proposed site plan shows all of the covered bike parking areas occurring within the courtyard on Parcel A and staff recommends that these spaces be distributed so that there are covered bike parking spaces on Parcel C and Parcel B, a condition of approval to that effect has been included. Indoor storage areas for bicycles has been provided to meet the long-term storage requirements.

Pedestrian Facilities: A 10' wide concrete sidewalk will be built along the entire 17th Street property frontage and will extend to the intersection of 17th St. and Dunn. A 5' wide concrete sidewalk and minimum 5' wide tree plots will be constructed along the north side of 18th St and both sides of 19th St. and Grant Street. The petitioner has shown a 10’ concrete sidewalk along the south side of 18th Street that will connect to a proposed 10’ sidewalk along the west side of Dunn Street. A green belt corridor has been designed through the site to provide a connection from 17th Street to 18th Street. This corridor has been designed to include a 20' wide pervious paver path that will provide an access point for bicyclists and pedestrians, but also serves as an emergency access route that can be used for emergency responders. Any portions of sidewalk or sidepath that are not located in public right-of-way must either be placed in dedicated right-of-way or within a pedestrian easement. The petitioner will be constructing a pedestrian crossing at 18th Street that will include a cross walk, curb ramps, and a rectangular rapid flashing beacon. In addition, the petitioner is working with Indiana University to allow a sidewalk connection from the 18th St. crossing directly to the bus stop to direct pedestrians to the stop and reduce the likelihood for mid-block crossings.

Signage: A sign package was approved with the District Ordinance for this project that

includes freestanding monument signs in accordance with the RH district size standards which allow for 6' tall, 32 sq. ft. monument signs. A total of 4 freestanding signs were approved for the development. The petitioner has shown the location of the proposed wall signage on the renderings and each wall sign would not exceed 24 sq. ft. The petitioner was approved to allow a 24 sq. ft. wall sign for each side of the main building along the street frontages.

Utilities: Plans have been submitted to the Utility Department for review. No problems have been identified with any of the proposed utility connections. Final acceptance and approval is required prior to issuance of a grading permit.

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. Pedestrian scale lighting should be incorporated along the Green Belt. A lighting plan must be submitted prior to issuance of a grading permit.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 2 recommendations concerning this development:

1. The Petitioner shall provide the species and location before the Landscape Plan can be approved.

   Staff response: A fully compliant landscape plan must be submitted prior to issuance of a grading permit.

2. The Petitioner should install photovoltaic (PV) solar panels where possible.

   Staff response: Although not required, staff encourages the petitioner to incorporate this suggestion if possible.

CONCLUSION: The proposed site plan is consistent with the plans that were submitted with the initial PUD rezoning. The petitioner's commitment to funding affordable housing with this project provides a significant public benefit that could not be accomplished without the establishment of this PUD.

RECOMMENDATION: Staff recommends approval with the following conditions of approval:

1. Right-of-way dedication is required for all streets that do not currently have the required amount of right-of-way. This must be done by April 19, 2017.
2. Occupancy for each unit is restricted to one occupant per bedroom.
3. The sidewalk along 17th Street must be extended as close as possible to the intersection of 17th St. and Dunn St.
4. Curbing used adjacent to the central Greenbelt must be approved by the Fire Department prior to issuance of a grading permit.
5. All trees planted along the west side of the parking garage shall be a minimum of 3" diameter.

6. Any portions of sidewalk or sidepath that are not located in public right-of-way must either be placed in dedicated right-of-way or within a pedestrian easement.
7. Covered bike parking must be provided on Parcel B and Parcel C.
8. All landscape vegetation, with the exception of turf grass and annual flowering plants, that is required by this District Ordinance shall be a highly diverse mix of ecologically beneficial stock, with no one species numbering more than 10 percent of the total. The Petitioner shall use as many plants as practicable that are source identified Indiana genotypes rather than cultivars, and native to south central Indiana. Preference should be given to plants that provide habitat advantages (forage, nectar, cover, height and density variations, etc.) for pollinators and other native animals. Under no circumstance, shall any invasive species as listed in Bloomington Municipal Code (BMC) Section 20.05.059 be planted. The density of all vegetation shall be at least what the BMC requires, with added plantings along 17th and Dunn Streets as dense as feasible
9. The parking garage, located on the west side of Parcel A, shall include at least 32 visitor parking spaces with signage posted at the main entrance of the development and also at the garage entrance on 18th Street pointing visitors to those garage parking spaces.
10. Petitioner will consistently market the property to attract a diverse tenant mix, not targeting Indiana University undergraduate students, seeking to attract tenants across the full spectrum of Indiana University students including graduate students.

MEMORANDUM

Date: March 1, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-04-17, Evolve Bloomington (Dunn Hill Apartments), Final Plan
405 E. 17th 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. Please see the previous memoranda for additional initial recommendations.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING
The Landscape plan does not list the species that are planned. The Petitioner needs to depict the species before the Landscape Plan can be approved.

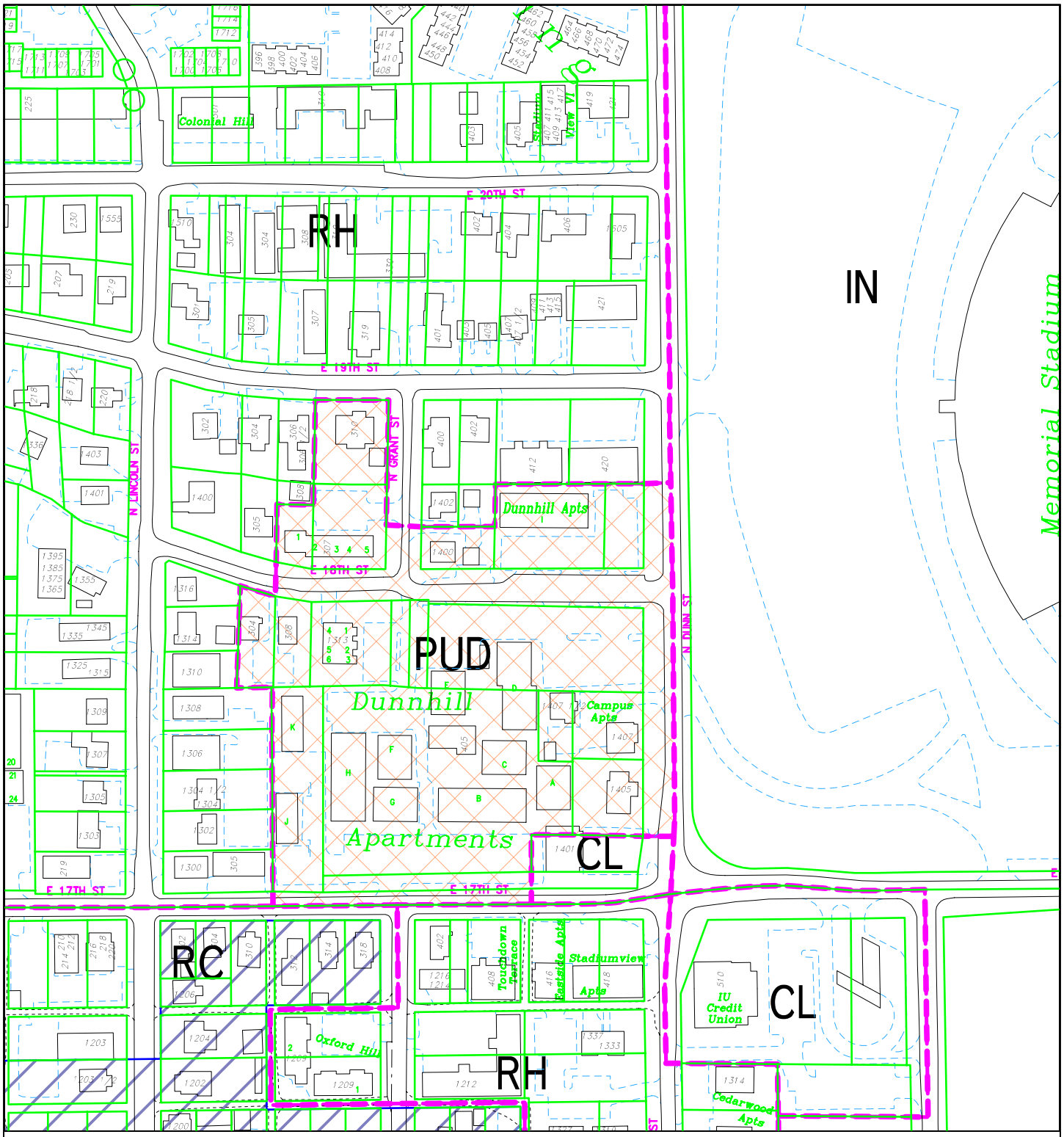
2.) GREEN BUILDING
The EC is pleased that the Petitioner included some green building and infrastructure best practices into the PUD specifications such as some white roofs, salvage of construction and demolition materials, rain gardens, and furnished rooms.

The EC still recommends installing solar panels where possible. Some of these buildings are ideal for photovoltaic (PV) solar panels because the roofs are flat. The price of PV systems continues to drop and the full-cost-accounting price of carbon-based electricity is skyrocketing.

EC RECOMENDATIONS

1.) The Petitioner shall provide the species and location before the Landscape Plan can be approved.

2.) The Petitioner should install photovoltaic (PV) solar panels where possible.



PUD-04-17 Evolve Bloomington

405 E 17th Street

Plan Commission

Site Location, Zoning, Land Use, Parcels

By: greulice

3 Mar 17

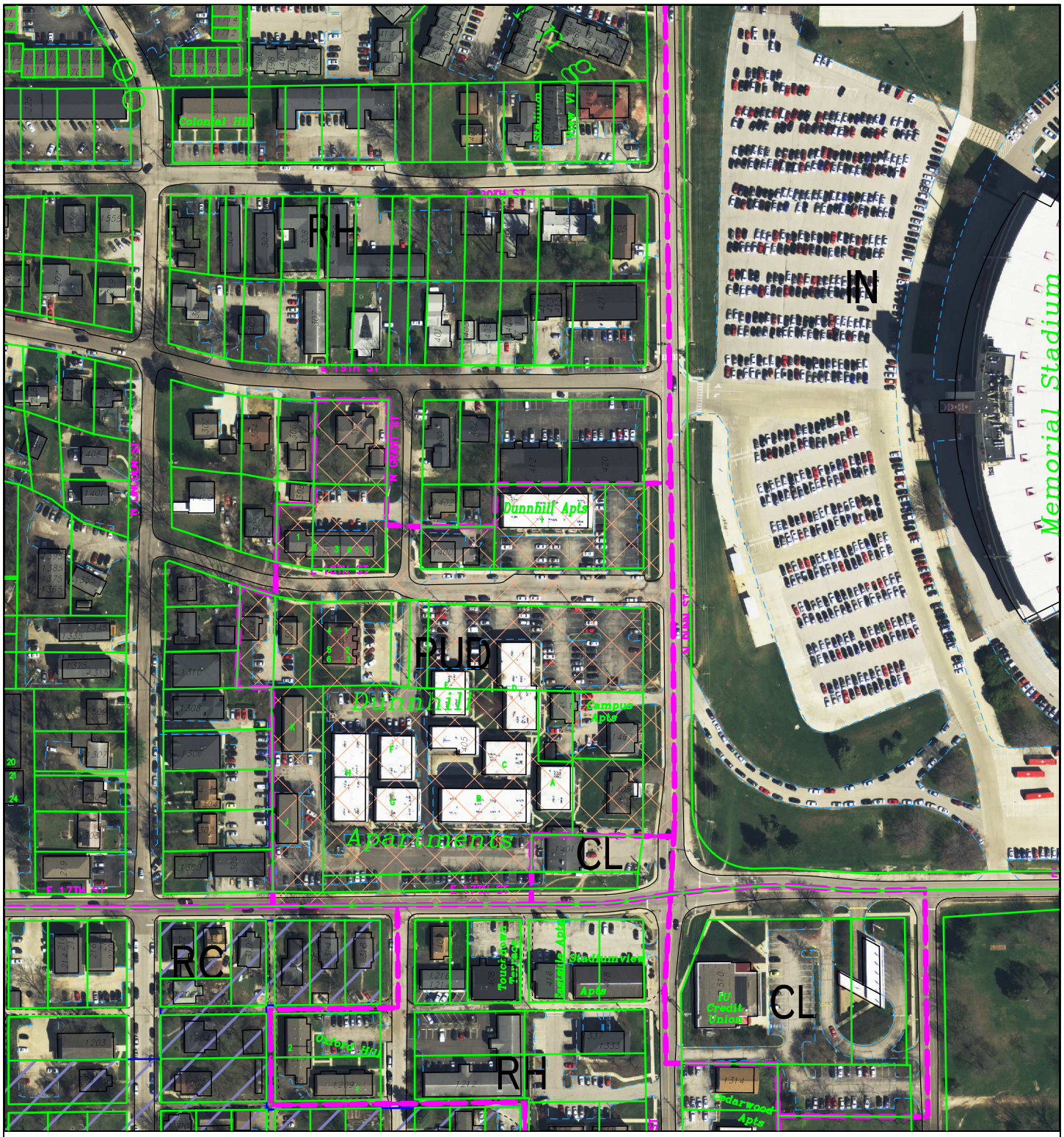
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: greulice
3 Mar 17

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.

NILES BOLTON ASSOCIATES

PETITIONER'S STATEMENT
EVOLVE BLOOMINGTON
Bloomington, Indiana
February 9, 2017

ARCHITECT'S AND LANDSCAPE ARCHITECT'S PETITIONER'S STATEMENT:

DENSITY:

Parcel A has an actual density of 49.04 Dwelling Unit Equivalent (DUE) per acre. The maximum Dwelling Unit Equivalent per acre is 50 DUEs per acre.

Parcel A = 4.68 Acres

Parcel B has an actual density of 18.94 Dwelling Unit Equivalent (DUE) per acre. The maximum Dwelling Unit Equivalent per acre is 27 DUEs per acre.

Parcel B = 0.72 Acres

Parcel C has an actual density of 26.47 Dwelling Unit Equivalent (DUE) per acre. The maximum Dwelling Unit Equivalent per acre is 27 DUEs per acre.

Parcel C = 0.68 Acres

PARKING SETBACKS:

Parcel A – Only garage parking is provided on this parcel.

Parcel B – Surface parking complies with setback requirements.

Parcel C – Surface parking complies with setback requirements.

MAXIMUM BUILDING HEIGHT:

Parcel A:

Dunn Street Frontage	50' maximum at South end (proximity to 17th Street)
	72' maximum at North building corner (adjacent to 18th Street). (Measured from terrace level to top of parapet.)
	62' maximum at Building frontage between corner buildings (Measured from terrace level to top of parapet.)
17th Street Frontage	50' maximum

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18th Street Frontage (South side)	Building height is a maximum of 61' closest to Grant Street as well as 61' to the far west of Grant Street. Building height varies along this elevation due to existing topography along 18th Street.
	61' maximum east of Grant Street, first building
	Building height varies at the second and third building along this elevation due to existing topography along 18th Street.
	72' maximum at Corner Building at Dunn Street. (Measured from terrace level to top of parapet.)
Parcel B & C	35' maximum at townhome buildings
	46' maximum at Retail/Residential Building 300
Parking Garage west exposure	62' maximum.

BICYCLE PARKING:

Bicycle parking will be provided to accommodate at least 31 Class I spaces, 63 covered Class II spaces, and 31 uncovered Class II spaces located at building entrances. The developer has agreed to exceed the bicycle parking spaces required in the UDO and PUD on the site by 20%, for a total of at least 150 spaces.

USES:

Dwellings, multi-family	(Group R2)
Office	(Group B)
Amenity	(Group A3)
Retail / Commercial	(Group M Mercantile and Group A2 Restaurants)

SUSTAINABLE PRACTICES:

Recycling –	See Site Petitioner's Statement.
Roof –	White EPDM roof
Energy Efficiency –	Energy Star Appliances will be provided in all units.

NILES BOLTON ASSOCIATES

PETITIONER'S STATEMENT
EVOLCE BLOOMINGTON
Bloomington, Indiana
February 9, 2017
Page 3

CONSTRUCTION PRACTICES:

Recycling or salvaging of non-hazardous demolition material will be provided to the extent that economical facilities can be found to provide these services.

Concrete and asphalt will be recycled to the maximum extent possible.

Exterior brick veneer from the single family home located at 310 E. 19th Street will be salvaged and incorporated into the interior or exterior of this project, or will be offered to interested individuals.

LIGHTING:

The site and pedestrian lighting will satisfy the lighting standards set forth in the Bloomington UDO. Full cut-off pedestrian scale light fixtures will be provided along the public streets and the Greenbelt to comply with light trespass, glare, and shielding provisions of the UDO. Lighting for the amenity pool areas will comply with Bloomington pool code.

SECURITY AND EMERGENCY ACCESS:

Gates and Building entrances shall be provided with emergency access by providing Knox Boxes as required by the Authority Having Jurisdiction.

Access between Dunn Street and the courtyard of Building 100 will be provided through Building 100. A Knox Box will be provided along Dunn Street and at the courtyard of Building 100.

ARCHITECTURAL STANDARDS:

Mass, Form and Scale:

B.M.C. 20.03.130(c)(1) (Building Façade Modulation)	Building Façade Modulation is achieved by using a variety of exterior materials including cast stone veneer, brick veneer, fiber cement board, aluminum storefront windows, metal awnings, and Aluminum Composite Material (ACM Metal Panels). A variety of complimenting colors are also used to articulate the exterior façade. A façade module will be provided every 65' maximum along exterior elevations with street frontage. The façade module will project or recess at least 3% of the total façade length at Building 200 and project or recess at least 3% of the façade length between major offsets at Building 100.

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B.M.C. 20.03.130(c)(3)	
(Building Height Step Back)	Building facades which exceed 45' in height incorporate Building Step Backs of 15', except where building heights are specifically approved in the PUD to be higher than 45'.
Pitched Roofs	Residential townhome buildings on Parcel B & C incorporate pitched roofs. The Retail/Residential Building 300 on Parcel B incorporates a flat roof.
Flat Roofs	Buildings located on Parcel A have flat roofs.
Exterior Materials	Cast stone veneer, brick veneer, and fiber cement board are being used as the primary building materials on Parcel A as well as for the Retail/Residential Building 300. Brick veneer, and fiber cement board are being used as the primary building materials on the townhome buildings on Parcel B & C. The west elevation of the Parking Garage will be screened with a metal mesh product. Cementitious siding is being used as secondary materials on all parcels.
Building Entrances	Building entrances are designed with a residential scale and design. Primary entries are provided with a metal awning and decorative lighting, which will be consistent with the requirements of the UDO.

SIGNAGE:

One (1) project entrance sign will be provided on 17th Street.

Two (2) project entrance signs will be provided on Grant Street at the intersection of 18th Street.

One (1) project entrance sign will be provided on Grant Street at the intersection of 19th Street.

One (1) project entrance sign will be provided on Dunn Street at the intersection of 19th Street.

Signs shall meet Residential Sign Standards for RH Zone.

NILES BOLTON ASSOCIATES

Signage will be provided at the Parking garage and at all Commercial uses as permitted in CG zone.

An information wall sign will be provided at each entrance/exit of the parking garage.

Free standing parking and information signs will be provided at surface level parking areas.

Information, direction and warning signs will be provided along the greenbelt. These signs will be no more than four feet per side and four feet in height.

LANDSCAPE DESIGN

The landscape plan will meet the requirement for street trees, interior plantings, and parking lot planting listed in the Bloomington UDO. Additionally, all vegetation, except turf grasses and annuals, will be comprised of plants native to South Central Indiana. Preference will be given to plants that provide habitat advantage for pollinators and other native animals. No invasive species, as listed in Bloomington Municipal Code (BMC) Section 20.05.059, will be used on the project. The plant density will be at least what the BMC requires, with added plantings along 17th and Dunn Streets.

KMR/lsh

Z:\ADMIN\STUDIO1\Dunnhill\PetitionersStatement.docx

EVOLVE BLOOMINGTON

02.09.17

PARCEL A 4.68 ACRES

BUILDING 100													
Level		**S**	**1**	**2**	**3**	**4**	**Total Units**		**1**	**2**	**3**	**4**	**Total Beds**
Level U1													
Level 01		2	3	4	4	7	20		5	8	12	28	53
Level 02		4	4	10	6	14	38		8	20	18	56	102
Level 03		6	5	11	8	15	45		11	22	24	60	117
Level 04		6	5	11	8	15	45		11	22	24	60	117
Level 05		5	4	7	7	12	35		9	14	21	48	92
TOTALS	0	23	21	43	33	63	**183**		44	86	99	252	**481**

BUILDING 200													
Level		**S**	**1**	**2**	**3**	**4**	**Total Units**		**1**	**2**	**3**	**4**	**Total Beds**
Level U2		0	0	2	0	1	3		0	4	0	4	8
Level 01		0	0	5	1	3	9		0	10	3	12	25
Level 02		0	0	9	1	4	14		0	18	3	16	37
Level 03		1	0	10	1	4	16		1	20	3	16	40
Level 04		1	0	10	1	4	16		1	20	3	16	40
Level 05		1	0	9	1	3	14		1	18	3	12	34
TOTALS	0	3	0	45	5	19	**72**		3	90	15	76	**184**

PARKING DECK													
Level U2													
Level 01													
Level 02													
Level 03													
Level 04													
Level 05													
TOTALS	0	3	0	45	5	19	**72**		3	90	15	76	**184**
PARCEL A TOTALS		**26**	**21**	**88**	**38**	**82**	**255**		**47**	**176**	**114**	**328**	**665**
DUE		5.2	5.25	58.08	38	123	**49.04**						

PARCEL B .72 ACRES

BUILDING 300													
Level		**S**	**1**	**2**	**3**	**4**	**Total Units**		**1**	**2**	**3**	**4**	**Total Beds**
Level 01		0	0	0	0	0	0		0	0	0	0	0
Level 02		0	0	2	1	1	4		0	4	3	4	11
Level 03		0	0	2	1	1	4		0	4	3	4	11
TOTALS		0	0	4	2	2	8		0	8	6	8	**22**

TOWNHOME													
Level		**S**	**1**	**2**	**3**	**4**	**Total Units**		**1**	**2**	**3**	**4**	**Total Beds**
Level 01												0	0
Level 02													
Level 03													
Total Unit						4	4					16	16
TOWNHOME TOTALS		0	0	0	0	4	4		0	0	0	16	16
PARCEL B TOTALS		**0**	**0**	**4**	**2**	**6**	**12**		**0**	**8**	**6**	**24**	**38**
DUE		0	0	2.64	2	9	**18.94**						

PARCELC .68 ACRES

TOWNHOME													
Level		**S**	**1**	**2**	**3**	**4**	**Total Units**		**1**	**2**	**3**	**4**	**Total Beds**
Level 01													
Level 02													
Level 03													
Total Unit						12	12					48	48
PARCEL C TOTALS						**12**	**12**					**48**	**48**
DUE		0	0	0	0	18	**26.47**						

PROJECT TOTALS

		ST	**1**	**2**	**3**	**4**	**Total Units**		**1**	**2**	**3**	**4**	**Total Beds**
		26	**21**	**92**	**40**	**100**	**279**	**0**	**47**	**184**	**120**	**400**	**751**

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.

January 31, 2017

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

RE: Evolve Bloomington – (Dunnhill)

Dear Eric,

On behalf of our client, CA Ventures, we respectfully request to be placed on the March 6th agenda for the City of Bloomington Plan Commission for PUD Development Plan approval. Civil and architectural information is attached. Additional information will be submitted on February 9th when you return from vacation. Plan sheets have been e-mailed with additional e-mails to follow. The filing fee, in the amount of $56,062.80 will be hand delivered to the Planning office on Wednesday February 1st.
Sincerely,

Steven A. Brehob
Smith Brehob & Associates, Inc.

Cc: 5212_Dunnhill\Approval processing\PC application letter_1-31-17.

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

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Todd M. Borgman PLS
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Donald J. Kocarek, LA.

Site Petitioner's Statement

Project Location and Size

The project is located at the northwest corner of the intersection of N. Dunn Street and 17th Street. Several parcels comprise the site, parcels A, B and C. Parcel A is located north of 17th Street, west of Dunn Street and south of 18th Street. Parcel B is located north of 18th Street, west of Dunn Street and east of Grant Street. Parcel C is located north of 18th Street, west of Grant Street and south of 19th Street. The PUD district is 6.75 acres in size. Parcel A is 4.626 acres, Parcel B is 0.724 acres, and Parcel C is 0.680 acres.

Impervious Surface Coverage

Based on the PUD approval, limitations on impervious surface coverage were approved for the various parcels.

Parcel A was limited to a maximum impervious surface coverage of 70%. As proposed, the impervious surface coverage is 66.3%. Permeable pavers have been used along the greenway connecting 17th and 18th Street as well as within the courtyard area of Building 100 to meet this requirement.

Parcel B and C were limited to a maximum impervious surface coverage of 50%. As proposed, Parcels B and C are at the 50% maximum respectively. Permeable pavers have been used within the parking lot of Building 300 on Parcel B and within the parking lot of townhouse Buildings 500,600 and 700 to meet this requirement.

Roadway Improvements

The streetscape of 18th Street will include on-street parallel parking and 20' of clear travel lane pavement. Diagonal parking has been included in front of the retail space at the northeast corner of Building 100. The existing right-of-way width of 18th Street is 50'. To accommodate a tree plot, sidewalks will be located outside of the right-of-way and placed within a platted pedestrian access easement. Similarly, Grant Street will be improved on the west side to include on-street parallel parking and the roadway will be widened from its current width of 12' to accommodate the on-street parking and 20' of clear travel lane pavement. All roadways will have 6" standing curb. Existing driveway cuts along north Dunn Street and 17th Street which are no longer necessary will be removed.

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

Pedestrian Accommodations
A 10' wide side path will be constructed along the north side of 17th Street from the Dunn Street intersection west across the property frontage. A 10' wide side path will also be constructed along the west side of Dunn Street from the 17th Street intersection to the north boundary of the property. Due to the high pedestrian volume along 18th Street from the project site and adjacent area, a 10' wide sidewalk will be constructed along the south side of 18th Street. The sidewalk will cross Dunn Street and continue across Indiana University's property to the transit stop located near the stadium. A 5' wide sidewalk will be constructed along the north side of 18th Street and the west side of Grant Street. Accessible crossings will be included at the intersections of streets and other logical pedestrian crossing points.

Greenway
A greenway area to accommodate pedestrian traffic and emergency service vehicles will connect 17th and 18th Street through the middle of the site between Buildings 100 and 200. The greenway will be an all-weather drivable surface (permeable pavers and concrete) and will be a minimum width of 12'. The greenway will flare out at the street intersections to accommodate fire truck turning movements. It will also be wider at the midpoint of Buildings 100 and 200 near the Building 100 courtyard to allow for fire truck staging area.

Recycling
Trash rooms including recycling area have been included within Buildings 100 and 200. Dumpsters of sufficient width have been coordinated with the service provider for recycling capability on Parcels B and C.

Parking
On-street parallel parking spaces provided total 34 spaces. Surface parking on Parcel B totals 22 spaces. Surface parking on Parcel C totals 16 spaces. Parcel A will have 539 spaces. Total parking provided in the garage and on site will be 611 spaces. The bedroom count for the project is 754. That equates to a parking ratio of 0.81 spaces per bed. The maximum parking ratio per the approved PUD is 0.85.

Parking Garage Access
Access to the parking garage within building 200 will be derived from 17th Street and 18th Street. The 17th Street entrance is limited to a right-in/right-out. The 18th Street entrance is a full access entrance.

Storm Water Management

The existing Parcel A site is nearly 100% impervious surface. Development and the inclusion of permeable pavers will result in a net decrease in storm water runoff. Storm water quality is being provided for in various rain garden areas scattered around the site. Parcels B and C will provide for storm water quality enhancement through the use of permeable pavers within the parking lot areas. Detention will be provided for on these sites through the use of below grade storage systems. This approach is not uncommon and has been used on many projects in Bloomington.

Sanitary Sewer and Water

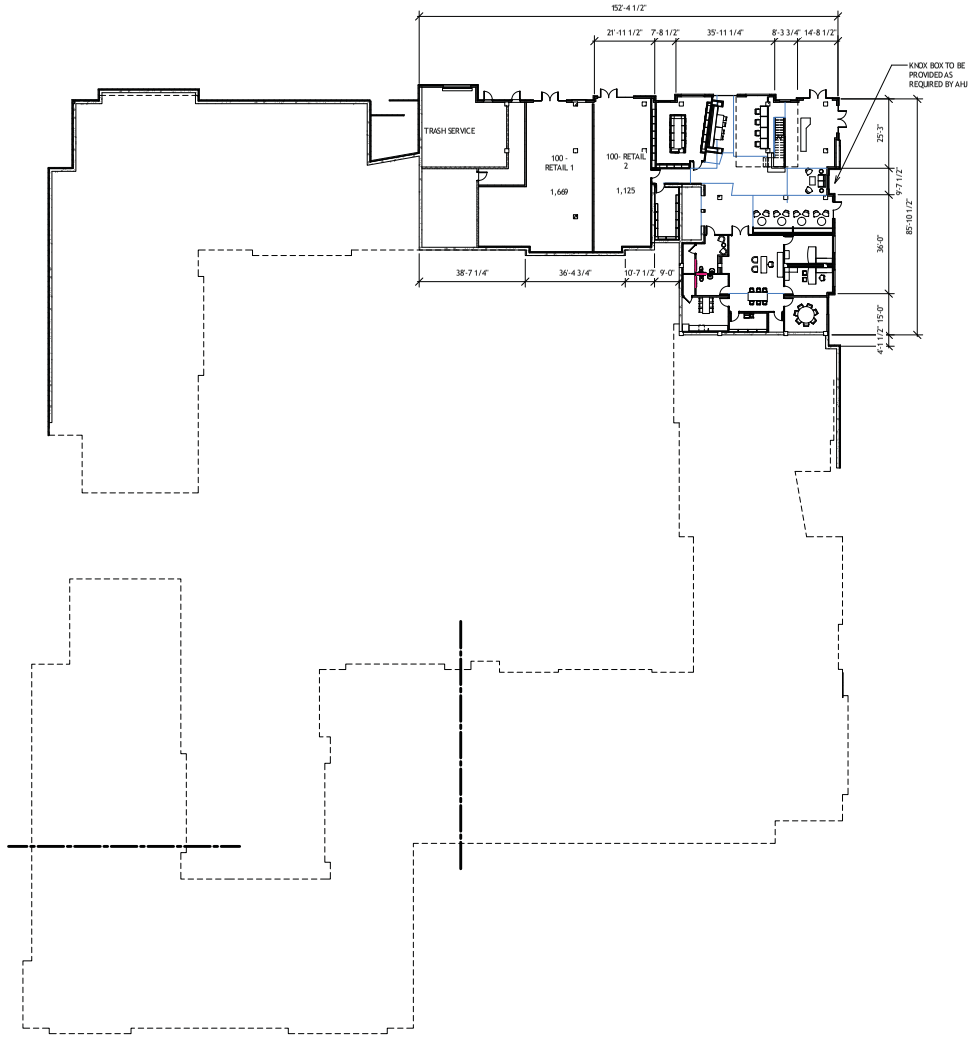
Buildings 100 and 200 will connect to the existing 16" water main along Dunn Street for fire and domestic service. Building 300 will connect to the existing 8" water main along 18th Street for fire and domestic service. Buildings 400,600 and 700 will also connect to this water main along 18th

Street. Building 500 will connect to the existing 6" water main on 19th Street. A new water main will be installed down the greenway from the existing 16" water main on 17th Street to provide for interior fire suppression within the courtyard area and area between Buildings 100 and 200.

Buildings 100, 200 and 300 will connect to the existing sewer main in 18th Street. A new sewer main will be installed within the rear parking lot area of Buildings 500, 600 and 700 for sanitary sewer service.

Private Utility Service

Existing overhead lines within the project area will be relocated and or removed. A new underground electric main will be installed under the sidewalk along the south side of 18th Street to serve the project and to continue service to areas east and west of the project site. All private utilities (gas, electric, phone and cable) are available in the area to meet the project service needs.



1 A1.100 BUILDING FLOOR PLAN- LEVEL U1
3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
5. DOOR ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A7 SERIES DRAWINGS FOR ALL STAIR, RAMP, AND ELEVATOR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMINITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
8. ALL DOOR HARDWARE IS TO BE COORDINATED WITH THE CODE REQUIRED EGRESS COMPONENETS, ACCESSIBILITY REQUIREMENTS, AND ACCESS CONTROL REQUIREMS PER THE LOW VOLTAGE DRAWINGS.
9. ACCESS CONTROL FOR ALL DOORS ARE TO BE COORDINATED WITH THE LOW VOLTAGE CONSULTANT, ARCHITECT, AND THE CLIENT.
10. UNLESS TAGED, WALL TYPES ARE ARE NOTATED IN THE ENLARGED PLANS.
11. ALL SLABS ON GRADE TO RECEIVE VAPOR BARRIER, HARDENER AND BREATHABLE SEALERS.
12. ANY WINDOW OR GLASS WITHIN A 24" HORIZONTAL DISTANCE OF A DOOR SHALL HAVE TEMPERED GLAZING. ANY WINDOW OR GLAZING LESS THAN 18" AFF SHALL BE TEMPERED. ANY WINDOW OR GLAZING WITHIN A STAIRWELL OR BATHROOM SHALL BE TEMPERED.
13. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.

LEGEND:

- GUEST ROOM W/ MOBILITY FEATURES
- GUEST ROOMS W/ COMMUNICATION FEATURES
- FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%
- A — WINDOW TYPE
- MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600
F 404 365 7610

www.nilesbolton.com

No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the architect.

EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- FLOOR PLAN- LEVEL U1

SHEET NUMBER:
A1.100

02/08/17

NOT RELEASED FOR CONSTRUCTION

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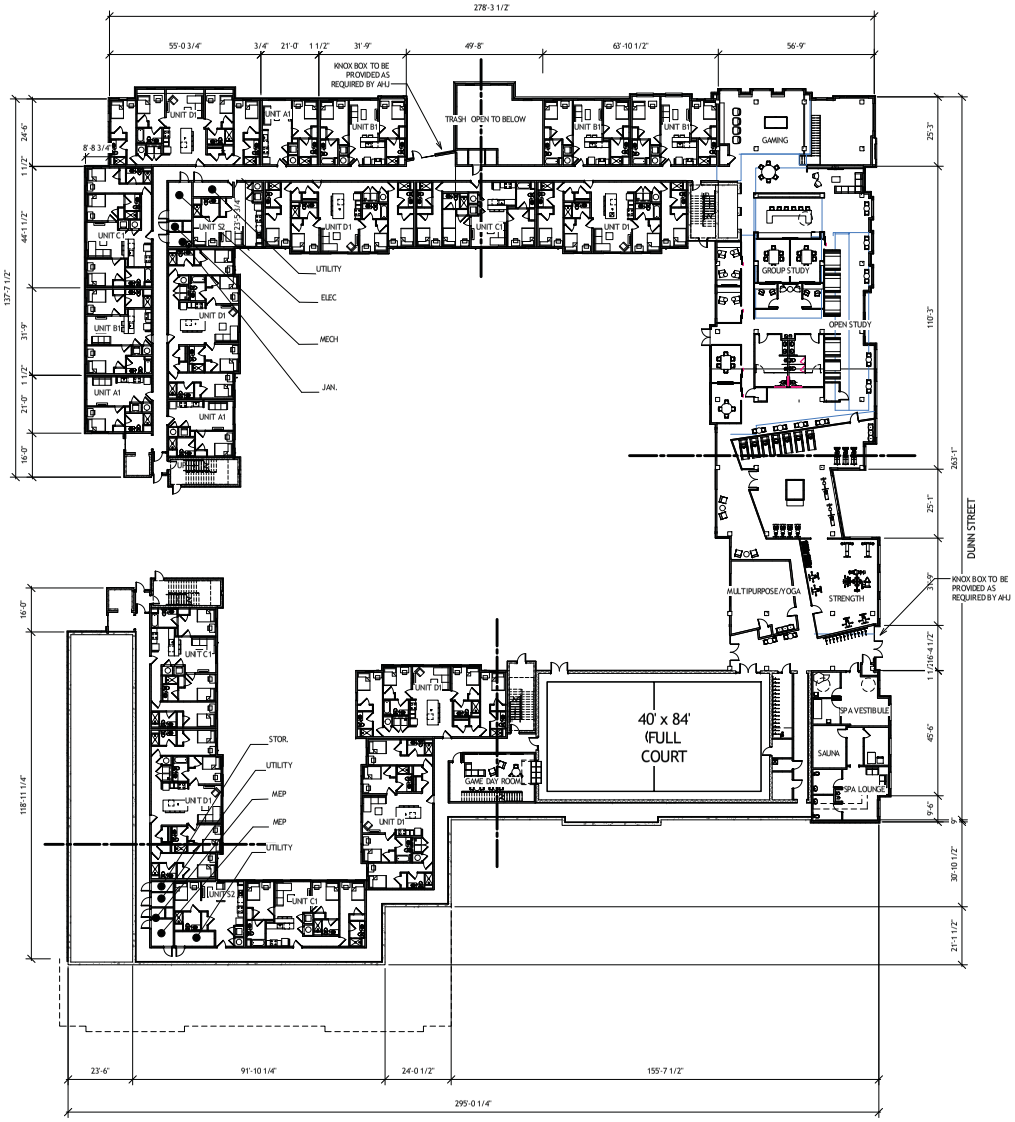

1 BLDG 100- FLOOR PLAN- LEVEL 1
A1.110 3/64" = 1'-0"

FLOOR PLAN NOTES

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LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

A WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- FLOOR PLAN- LEVEL 1

SHEET NUMBER:
A1.1~~10~~ 30

02/08/17

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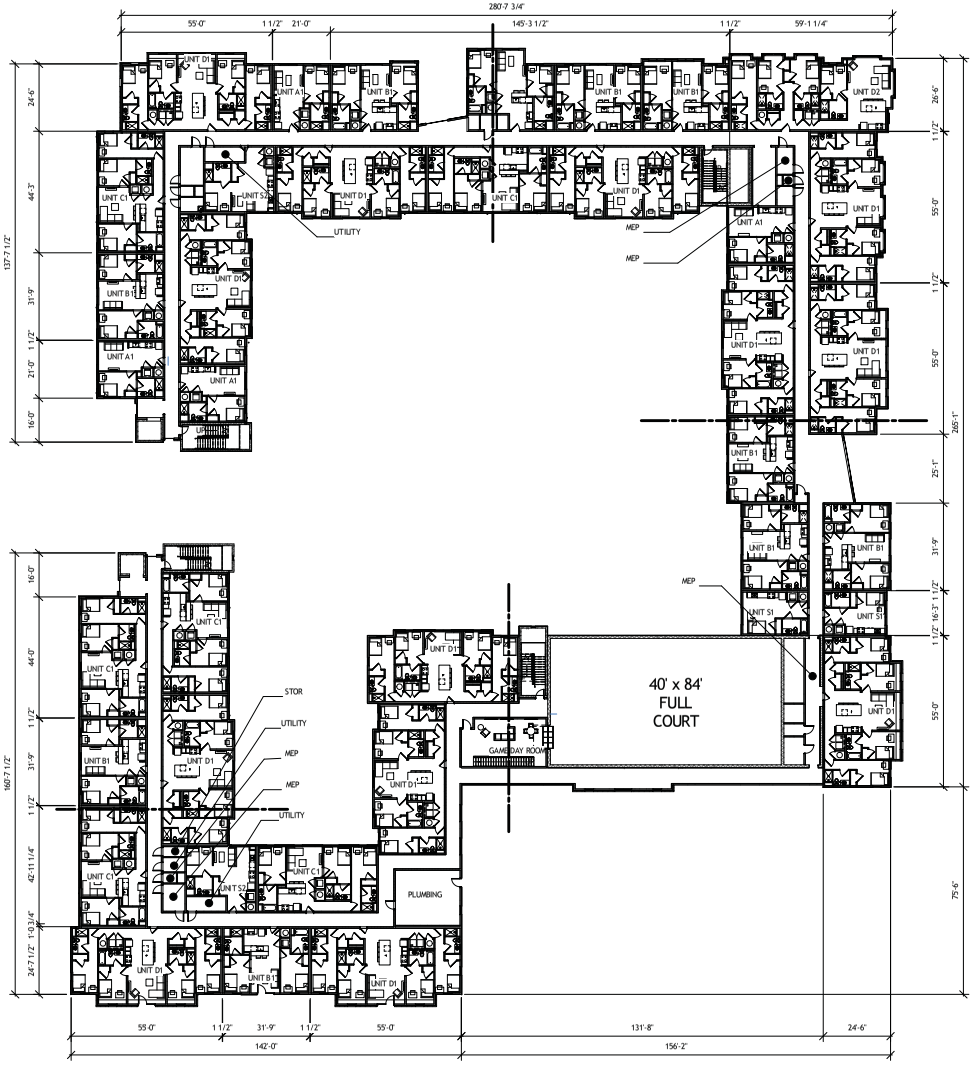

1 BLDG 100- FLOOR PLAN- LEVEL 2
A1.120 3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
5. DOOR ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A7 SERIES DRAWINGS FOR ALL STAIR, RAMP, AND ELEVATOR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMENITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
8. ALL DOOR HARDWARE IS TO BE COORDINATED WITH THE CODE REQUIRED EGRESS COMPONENETS, ACCESSIBILITY REQUIREMENTS, AND ACCESS CONTROL REQUIREMS PER THE LOW VOLTAGE DRAWINGS.
9. ACCESS CONTROL FOR ALL DOORS ARE TO BE COORDINATED WITH THE LOW VOLTAGE CONSULTANT, ARCHITECT, AND THE CLIENT.
10. UNLESS TAGED, WALL TYPES ARE ARE NOTATED IN THE ENLARGED PLANS.
11. ALL SLABS ON GRADE TO RECEIVE VAPOR BARRIER, HARDENER AND BREATHABLE SEALERS.
12. ANY WINDOW OR GLASS WITHIN A 24" HORIZONTAL DISTANCE OF A DOOR SHALL HAVE TEMPERED GLAZING. ANY WINDOW OR GLAZING LESS THAN 18" AFF SHALL BE TEMPERED. ANY WINDOW OR GLAZING WITHIN A STAIRWELL OR BATHROOM SHALL BE TEMPERED.
13. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.

LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

A WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

NILES BOLTON ASSOCIATES

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- FLOOR PLAN- LEVEL 2

SHEET NUMBER:
A1.120

02/08/17

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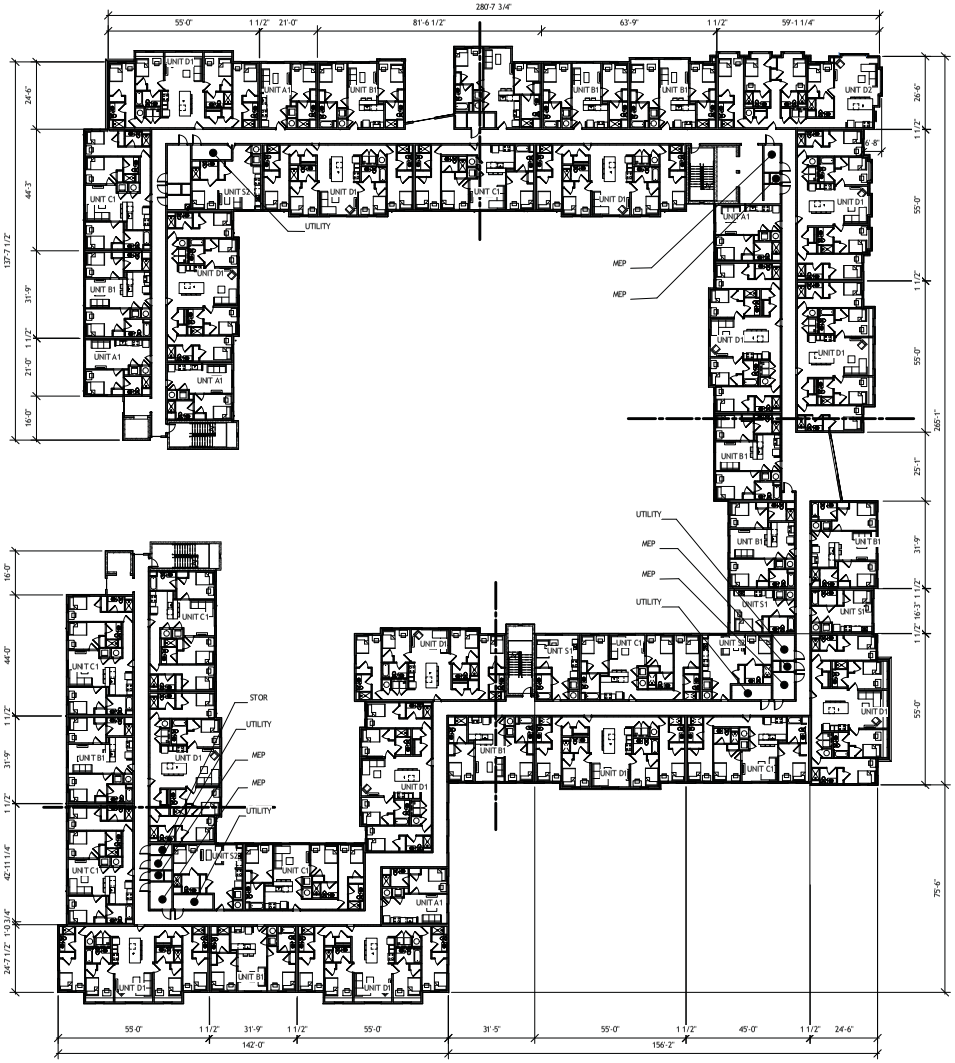

1 BLDG 100- FLOOR PLAN- LEVEL 3
A1.130 3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
5. DOOR ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A7 SERIES DRAWINGS FOR ALL STAIR, RAMP, AND ELEVATOR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMENITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
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LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

A WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- FLOOR PLAN- LEVEL 3

SHEET NUMBER:
A1.130

02/08/17

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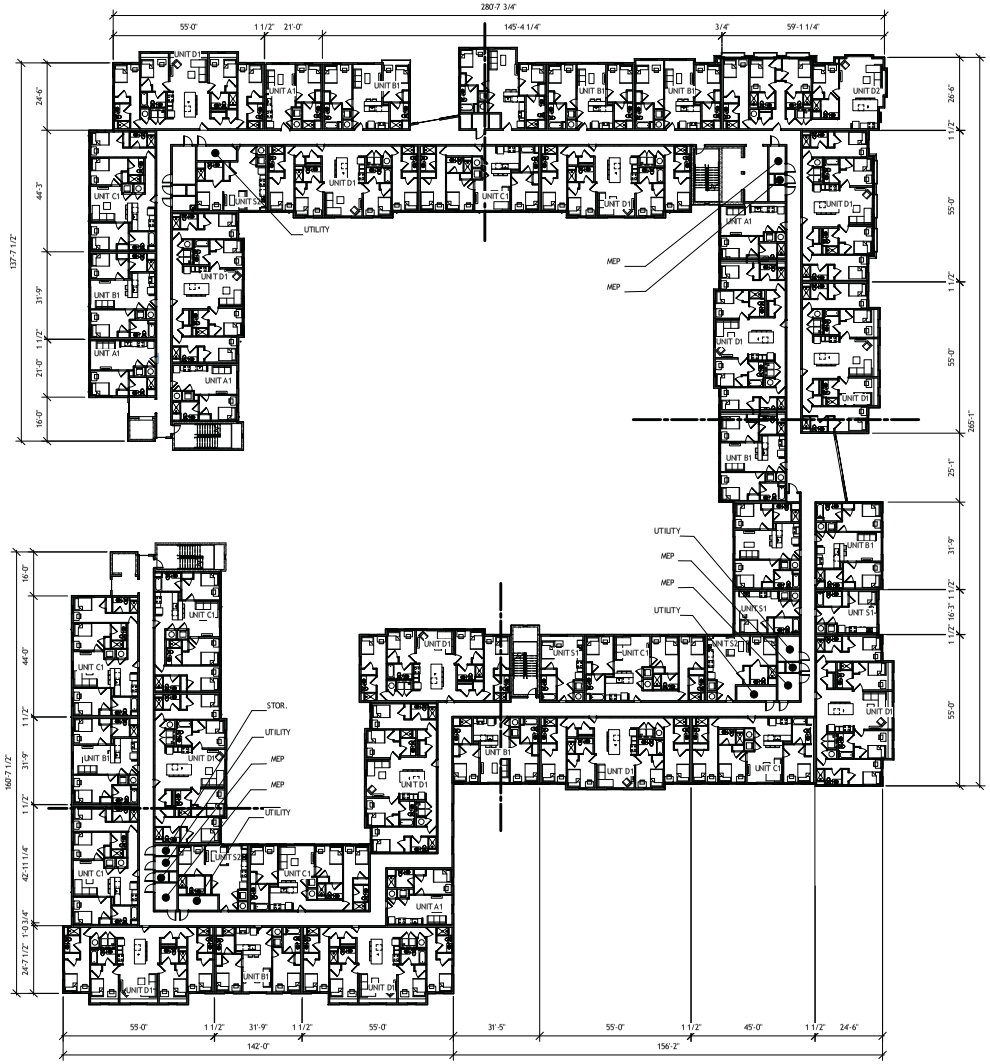

1 BLDG 100- FLOOR PLAN- LEVEL 4
A1.140 3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
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LEGEND:

- GUEST ROOM W/ MOBILITY FEATURES
- GUEST ROOMS W/ COMMUNICATION FEATURES
- FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%
- A — WINDOW TYPE
- MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- FLOOR PLAN- LEVEL 4

SHEET NUMBER:
A1.140

02/08/17

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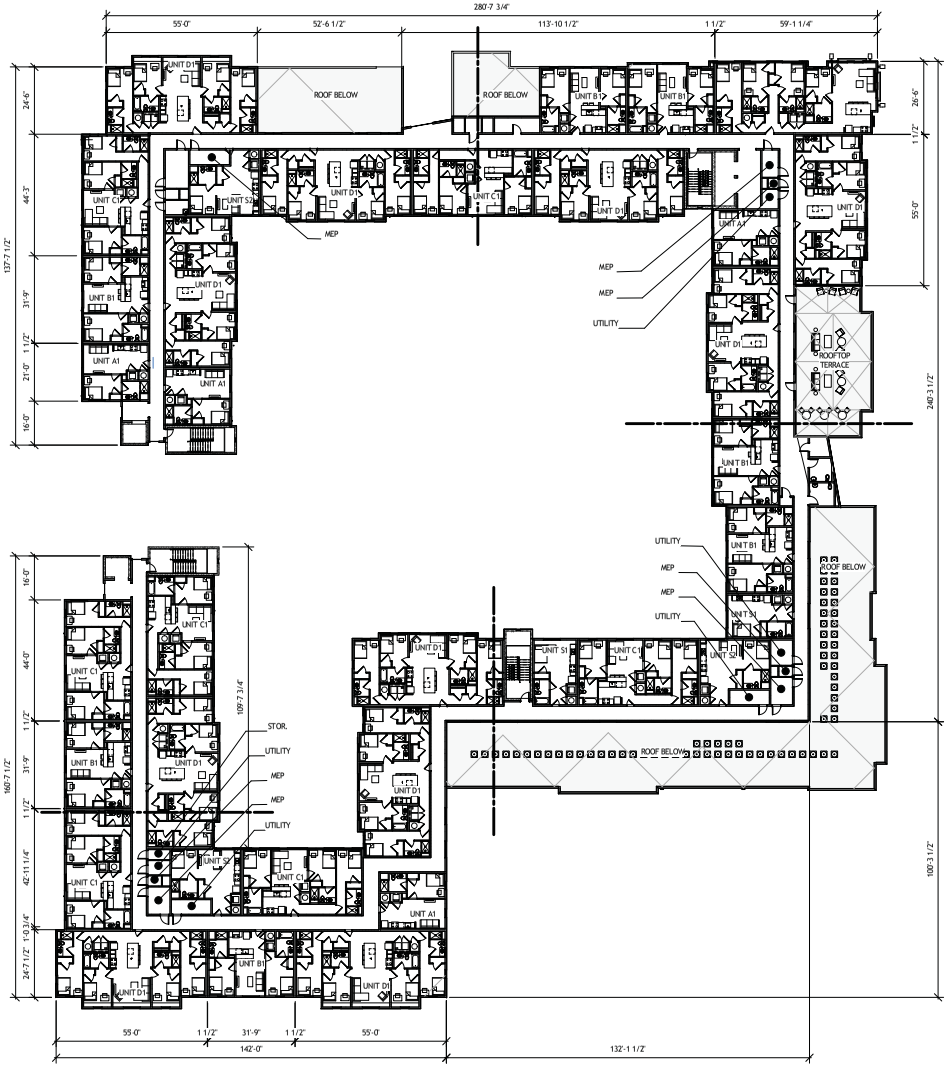

1 BLDG 100- FLOOR PLAN- LEVEL 5
A1.150 3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
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LEGEND:

- GUEST ROOM W/ MOBILITY FEATURES
- GUEST ROOMS W/ COMMUNICATION FEATURES
- FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%
- A — WINDOW TYPE
- MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

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No.	Description	Date
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	SCHEMATIC DESIGN	11/09/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 100- FLOOR PLAN- LEVEL 5

SHEET NUMBER:
A1.180

02/08/17

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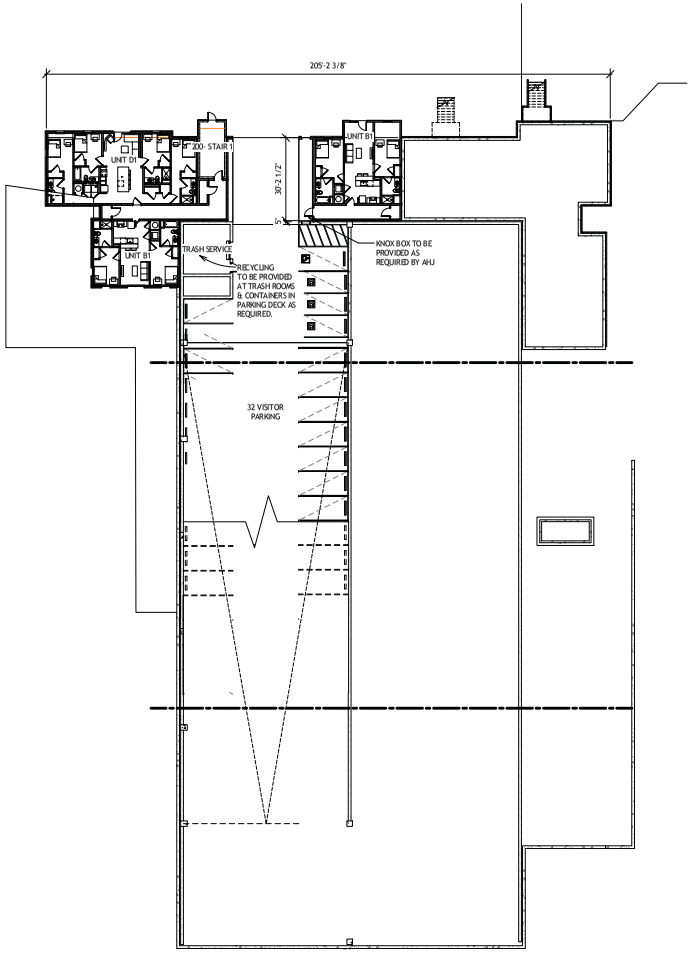

1 A1.200 BUILDING FLOOR PLAN- LEVEL U2
3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
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LEGEND:

- GUEST ROOM W/ MOBILITY FEATURES
- GUEST ROOMS W/ COMMUNICATION FEATURES
- FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%
- A — WINDOW TYPE
- MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	REVISED SCHEMATIC DESIGN	12/23/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408
CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 200- FLOOR PLAN- LEVEL U2

SHEET NUMBER:
A1.200

02/08/17

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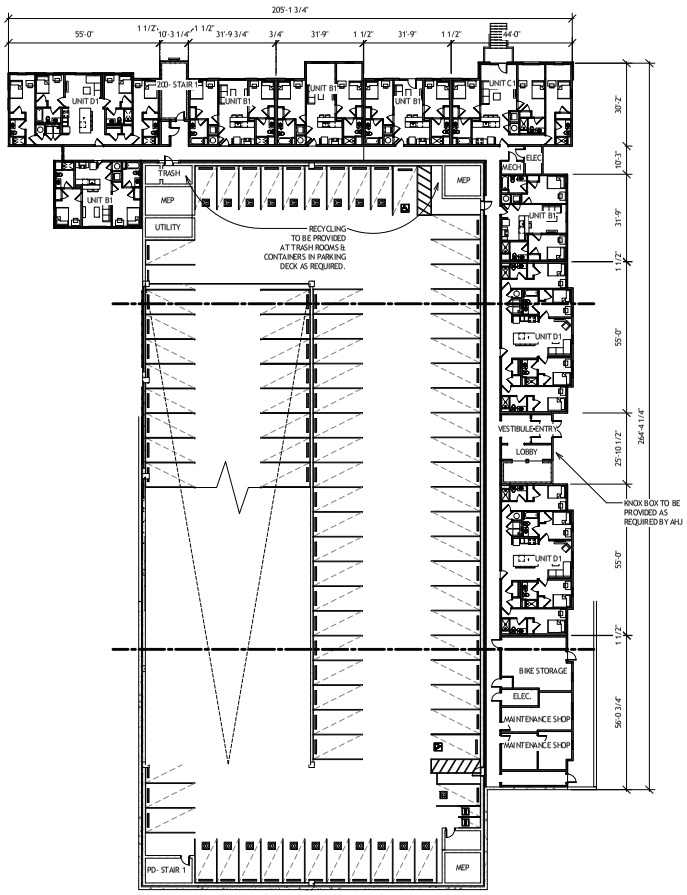

1 A1.210 BLDG 200- FLOOR PLAN- LEVEL 1 (1)
3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
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LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

A WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

NILES BOLTON ASSOCIATES

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	DRC SUBMISSION	2/09/17

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BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 200- FLOOR PLAN- LEVEL 1

SHEET NUMBER:
A1.210

02/08/17

NOT RELEASED FOR CONSTRUCTION

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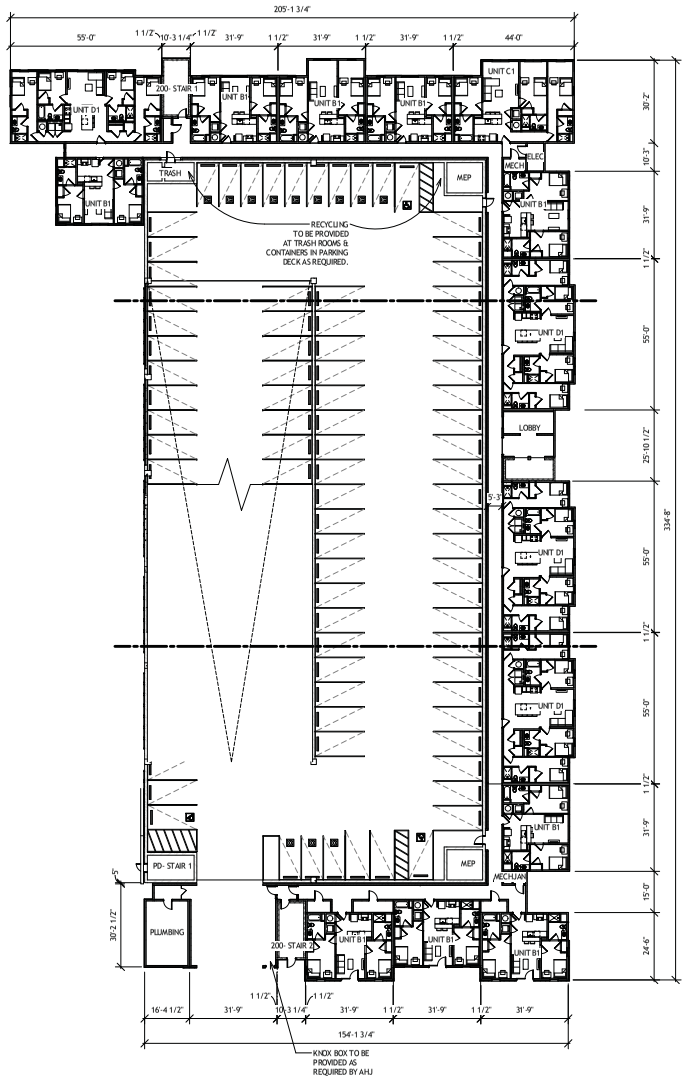

1 / A1.220 BLDG 200- FLOOR PLAN- LEVEL 2
3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
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LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

A WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	REVISED SCHEMATIC DESIGN	12/23/16
	50% DESIGN DEVELOPMENT	1/20/17
	DRC SUBMISSION	2/09/17

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EVOLVE BLOOMINGTON
BUILDING 100 & 200
N DUNN STREET & E 17TH STREET
BLOOMINGTON, IN, 47408

CA / REGENCY DUNNHILL JV, LLC

SHEET TITLE:
BLDG 200- FLOOR PLAN- LEVEL 2

SHEET NUMBER:
A1.220

02/08/17

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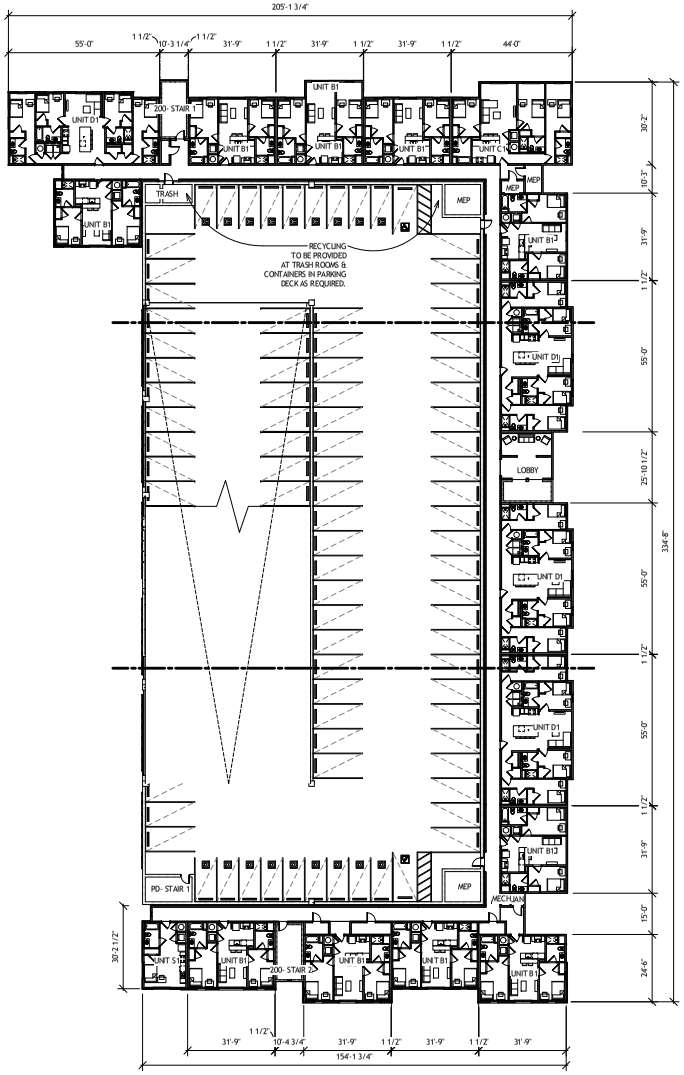

1 A1.230 BLDG 200- FLOOR PLAN- LEVEL 3
3/64" = 1'-0"

FLOOR PLAN NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR SITE WORK AND SIDEWALK DETAILS.
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS AND GENERAL NOTES.
3. SEE A5.00 FOR ACCESSIBILITY REQUIREMENTS, MINIMUM CLEARANCES, AND MOUNTING HEIGHTS.
4. REFER TO UNIT PLANS FOR UNIT DIMENSIONS AND ACCESSIBILITY INFORMATION.
5. DOOR ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.
6. REFER TO THE A7 SERIES DRAWINGS FOR ALL STAIR, RAMP, AND ELEVATOR INFORMATION.
7. PROVIDE SOUND ATTENUATION BATT IN AMINITY, RETAIL, AND COMMERCIAL WALLS WHERE THE SAID WALL ADJOINS A RESIDENTIAL UNIT OR ADJACENT AMENITY, RETAIL, OR COMMERCIAL SPACE.
8. ALL DOOR HARDWARE IS TO BE COORDINATED WITH THE CODE REQUIRED EGRESS COMPONENETS, ACCESSIBILITY REQUIREMENTS, AND ACCESS CONTROL REQUIREMS PER THE LOW VOLTAGE DRAWINGS.
9. ACCESS CONTROL FOR ALL DOORS ARE TO BE COORDINATED WITH THE LOW VOLTAGE CONSULTANT, ARCHITECT, AND THE CLIENT.
10. UNLESS TAGED, WALL TYPES ARE ARE NOTATED IN THE ENLARGED PLANS.
11. ALL SLABS ON GRADE TO RECEIVE VAPOR BARRIER, HARDENER AND BREATHABLE SEALERS.
12. ANY WINDOW OR GLASS WITHIN A 24" HORIZONTAL DISTANCE OF A DOOR SHALL HAVE TEMPERED GLAZING. ANY WINDOW OR GLAZING LESS THAN 18" AFF SHALL BE TEMPERED. ANY WINDOW OR GLAZING WITHIN A STAIRWELL OR BATHROOM SHALL BE TEMPERED.
13. DOORS ARE 6" FROM STRUCTURE OR CENTER IN THE HOST WALL UNLESS DIMENSIONED OTHERWISE.

LEGEND:

GUEST ROOM W/ MOBILITY FEATURES

GUEST ROOMS W/ COMMUNICATION FEATURES

FLOOR DRAIN - MINIMUM SLOPE OF 1/8" PER FOOT AND A MAX OF 2%

A WINDOW TYPE

MATCH LINE

PROJECT NORTH

ARCHITECTS NAME
ARCHITECTS AR NUM 2016/XX/XX

PROJECT # : 116022
DRAWN BY: DT, KJR, AM
CHECKED BY: KWR

NILES BOLTON ASSOCIATES

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No.	Description	Date
	PROGRESS SET	11/02/16
	SCHEMATIC DESIGN	11/09/16
	REVISED SCHEMATIC DESIGN	12/23/16
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