

CITY OF BLOOMINGTON



PLAN COMMISSION

**JUNE 11, 2018 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION
June 11, 2018 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: May 2018

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

CONTINUED TO JULY:

- DP-06-18 **Whitehall Associates**
3477 W 3rd. St.
Final plan & preliminary plat approval for a 3 lot subdivision of an existing PUD
Case Manager: Amelia Lewis
- PUD-27-17 **Public Investment Corporation**
2700 W. Tapp Rd.
PUD Final Plan approval and preliminary and final plat approval of a 24-lot subdivision
Case Manager: Eric Greulich
- ZO-05-18 **JB's Salvage, Inc.**
1816 W. Fountain Dr.
Rezone from Residential Single Family (RS) to Industrial General (IG).
Case Manager: Jackie Scanlan

PETITIONS:

- PUD-08-18 **The Annex Group**
1100 N Crescent Dr.
PUD final plan approval to allow the construction of a 146 unit multifamily development
Case Manager: Eric Greulich

****Next Meeting July 9, 2018**

Last Updated: 6/8/2018

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

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

**CASE #: PUD-08-18
DATE: June 11, 2017**

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

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

REQUEST: The petitioner is requesting PUD final plan approval to allow the construction of a 146 unit multi-family apartment development.

BACKGROUND:

Area: 8 acres
Current Zoning: PUD
GPP Designation: Neighborhood Residential
Existing Land Use: Undeveloped
Proposed Land Use: Multi-family residences
Surrounding Uses: North – Single family residences (Crescent Point)
West – Industrial and Single family residences
East – Single family residences
South – Industrial and Single family residences

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

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

The site received approval in 2017 to rezone the property from RS to a Planned Unit Development (PUD-08-17). The petitioner is now requesting final plan approval in order to develop the site with three buildings with a total of 146 units and 245 bedrooms. The proposed density is 10 D.U.E per acre which is in keeping with the approved district ordinance. There will be 64, one-bedroom units; 63, two-bedroom units; and 19, three-bedroom units. A total of 146 parking spaces will be provided. Approximately 70-80% of the units will be used for affordable housing for tenants who are at or below the area median income and the remainder will be market rate units. The petitioner will be applying for Low Income Housing Tax Credits and HOME funds through the City. These programs would carry with them a 20-30 year commitment for affordability.

PUD FINAL PLAN REVIEW:

Development Standards: This PUD was approved with the Residential High-Density Multifamily (RH) district standards with the modifications listed in the district ordinance. The approved modifications to the RH standards included an increased building height of 62' for the main building, as well as deviations related to the Environmental Standards from karst buffer, riparian buffer, and steep slope regulations. The district ordinance allowed disturbance within the 25' karst buffer area and the 10' no-build area for the compound sinkhole in the southwest corner of the site to allow a small portion of a parking lot and a covered bike rack to be in the required 10' no-build area. In addition, there is an off-site sinkhole to the east of this site that the district ordinance allowed a portion of a proposed parking lot to encroach within the required buffer and 10' no-build area.

Architecture/Design: Renderings have been submitted for all 3 of the proposed buildings that are consistent with what was shown with the initial rezoning approval. The buildings will be finished with stone veneer, lap siding, and fiber cement panels. All of the buildings will have a pitched roof with asphalt shingles. In addition, Staff has worked with the petitioner to incorporate a pedestrian entrance for the western building facing Crescent Drive which connects directly to the sidewalk along Crescent. All of the buildings in this development will be 3 and 4-stories along the front with the center building being 5-stories in the rear.

Access: The project will be accessed at several points. There will be one access drive on Crescent Drive to the west as well as an extension of the road stub from Glandore Drive to the north into the parking lot. There will also be a connection provided through an unbuilt part of 14th Street to the east that connects to Oolitic Drive. Due to the limited amount of right-of-way for 14th Street, which only has 40' of right-of-way, the 14th Street extension will have a 5' sidewalk on both sides and a 5' wide tree plot on only the north side. The internal drive through the site will be a private drive with parking along both sides of the drive aisle. An access easement must be recorded for the parking area to ensure cross access through the site and a condition of approval has been included to that effect.

Affordable Housing: With this petition at least 70% of units would be affordable housing for a minimum of 30-years. The project will be using the Indiana Housing and Community Development (IHCDA) guidelines for Low Income Housing Tax Credits (LIHTC) which means the tenants must be at or below 60% of the area median income to qualify. At this time the petitioner can only commit to a 30-year commitment. The petitioner previously committed to a 99-year commitment for the affordable housing component of this petition.

Environmental:

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

Karst Features: There is a compound sinkhole in the southwest corner of the site that the district ordinance allowed limited disturbance within. There is also an off-site sinkhole to the east of this site that was also allowed limited disturbance for a parking area and

sidewalk.

Steep Slopes: There are 2 areas of steep slopes (greater than 18%) and several areas of 12-18% slope on this site. The approved district ordinance allowed a portion of one of the buildings and parking area to encroach within these steep slope areas. Erosion control measures shall be reviewed with the grading permit to insure that any disturbance within the steep slope areas is adequately mitigated.

Riparian Buffer: There is an intermittent stream on the north side of the site with a regulated riparian buffer. The district ordinance allowed a portion of a parking area and drive aisle to be in the riparian buffer.

Right-of-Way Dedication: With this petition there would be 25' of right-of-way that would be required to be dedicated for Crescent Drive. This must be done prior to issuance of a building permit.

Parking: The petitioner is proposing to provide 146 on-site parking spaces which equals one space per unit and 0.59 parking spaces per bedroom. A total of 43 bicycle parking spaces are required. The site plan shows 34 Class I surface bike parking spaces and 20 covered bike parking spaces for a total of 54 bicycle parking spaces provided which meets the UDO requirements.

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

Utilities: Utility plans have been submitted to the City of Bloomington Utility Department and no problems with providing utility service to this property have been identified. Stormwater detention will be handled through underground detention beneath the parking area.

Lighting: A specific lighting plan has not been received and will be reviewed prior to issuance of a building permit. Staff has encouraged the petitioner to incorporate pedestrian scale lighting throughout the interior of the site and to appropriately place lighting along the public street frontages as well. All interior site lighting will be powered by solar power collected on-site.

RECOMMENDATION: The Department recommends approval of PUD-08-18 with the following conditions of approval:

1. Right-of-way for Crescent Drive must be dedicated prior to issuance of a building permit.
2. Native species will be used for all plantings.
3. Understory vegetation planting is required within the riparian buffer area to the extent practical.
4. An access easement must be recorded for the parking area to allow cross access.
5. Redundant erosion control measures will be incorporated into the site plan and must be shown with the grading permit.

MEMORANDUM

Date: June 11 2018
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: PUD-08-17, Bloomington Union PUD Final Plan
1100 N. Crescent Drive

The Environmental Commission (EC) does not have additional comments for this Final Plan request. The EC was not fond of the concessions given to the City's environmental standards at the time of the Preliminary Plan proposal and wrote extensive memos at that time. However, some changes to the original design were made that lessened the environmental damage, and the EC appreciates that.

Now that the Preliminary Plan is approved, there have been no environmental changes made to the plan; hence the EC has no further comments.

Please find the original memos below for your edification.

MEMORANDUM

Date: June 2, 2017
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: PUD-08-17, Bloomington Union PUD rezone, second hearing
Mecca Companies, LLC
1100 N. Crescent Drive

PURPOSE

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

SITE & PROJECT DESCRIPTION

The site is located on Bloomington's west side within a vicinity of financially-subsidized housing units, on a piece of property that is home to several topographically, geologically, and biologically environmentally sensitive features. This complex is advertised as low income units of 1 (675 ft²), 2 (886 ft²), and 3 (1050 – 1098 ft²) bedrooms; however, neither the number of low income units, nor the length of time they are to remain low income, are committed to in the PUD District Ordinance.

The project is designed for 257 bedrooms within 149 units, situated in 3 buildings up to six stories, or 70 feet high. The PUD District Ordinance is not applying the Bloomington Municipal Code (BMC), Unified Development Ordinance (UDO) rules regarding several environmental protections, nor is it applying innovative design in green building or other forward-thinking construction practices. The green building initiatives listed in the PUD District Ordinance are customary building practices, and don't even include recycling for tenants. The buildings will be clad primarily in cast concrete to simulate the look of stone (decorative stone veneer made of Portland cement; concrete mixture; pigments; and Stalite, a lightweight expanded slate aggregate), fiber cement board, and vinyl siding. The buildings are difficult to tell the fronts from the backs, and do not offer a "sense of place".

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

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

There is a large sinkhole onsite, and two more on adjacent properties. All three sinkholes have parts of their respective Karst Conservation Easements (KCEs) and their ten-foot building buffers on this development site.

Overall, the site provides habitat for a variety of wildlife, including songbirds, cavity-nesting birds, small mammals, reptiles, and woodland amphibians. It's been reported by a neighbor that copperhead snakes live on the site also.

Carbon sequestration, reduced heat island effect, flood mitigation, surface water filtration, and more, contribute to the environmental benefits of these eight acres provide.

THE PRELIMINARY PLAN

Since the first hearing, the Petitioners have modified the Preliminary Plan to eliminate one building and increase the height of the others in order to protect some of the steep (>18%) slopes, and part of the riparian buffer. However, the EC finds that there are still too many environmental-protection regulations being disregarded for this petition to be approved.

The location and scope of this Preliminary Plan do not fit this property and surrounding areas. The housing portfolio in this vicinity is made up of low-rise multi-family, single family, and publically-owned units, thus a building as large and tall as “B” is, will perceivably be out of place.

The size of this total complex is not compatible with the size of the buildable acreage on this property. To encroach into so many environmentally sensitive features for the sake of in-fill is not the most desirable urban design practice. Perhaps this complex would be better suited in a different location, or the size substantially reduced to fit into this buildable area.

RECOMMENDATION

As proposed, the EC does not support this proposal and recommends that the PUD be forwarded to the City Council with a negative recommendation for the following reasons.

RATIONALE

Please find a list of reasons below that support the EC’s decision to recommend denial of the PUD rezone.

A. PUDs

The EC has maintained a stance that a PUD District Ordinance should not be allowed to use environmental regulations that are less stringent than straight zoning. The flexibility that a PUD offers should not be at the expense of environmental protection.

If the Plan Commission and City Council choose to override the established environmental regulations, it could set a disturbing and difficult precedent when considering similar petitions in the future.

B. Noncompliance of Environmental Regulations

Environmental rules from the BMC, UDO, 20.05 Environmental Standards that are still not being followed are listed below.

1. 20.05.039; Steep Slopes

The plan still includes encroachment into a large area of slopes too steep to build on in the southeastern corner of the property, albeit they are preventing some in the northern area.

2. 20.05.041; Riparian Buffer

The plan still encroaches into the riparian buffer, albeit not as much as it did in the previous version of the plan.

3. 20.05.042; Karst Geology

The plan still does not follow the UDO Karst Geology regulations in the following ways.

- a. Parking lot in SE corner encroaches into a sinkhole.
- b. Parking lot in the SE corner still encroaches into the Karst Conservation Easement (KCE).
- c. The entire ten-foot building set back from the KCE is omitted from the PUD District Ordinance.
- d. The Compound Sinkhole regulation is not being followed.

4. 20.07.070; Easement Standards

All the non-buildable areas should be placed in common, Conservation Easements on the Final Plat, and should be clearly marked with signage.

C. Lack of “green building” practices

“Affordable” housing must not only be accessible at the time of rental or purchase, but also remain affordable in the future. Green building practices not only reduce the carbon footprint, but will lower the cost of energy for residents in the long term. If the developer is serious about helping its residents, they would construct a forward-thinking “green” building to keep energy costs at a minimum, and provide homes that the residents can continue to live in as energy costs rise.

ADDITIONAL INFORMATION TO SUBMIT

If the PC chooses to forward a positive recommendation to the City Council, the EC recommends the following Conditions of Approval be adjoined.

1. Conduct a study of Indiana bat habitat. Because federal money will be used for this apartment complex, a study regarding endangered species, particularly Indiana bat, must be completed. This site boasts several potential roost trees, is large enough, and is within close enough proximity to hibernacula and other roosting sites that a habitat survey merits completion.
2. Conduct a tree inventory that identifies the species of all trees greater than 6 inches diameter at breast height (DBH) that will be removed with development. Also identify any trees on the edges of development that are greater than 10 inches DBH that could potentially be protected with some minor adjustments.
3. State in the PUD District Ordinance a commitment to specific innovative green building practices that will reduce not only the carbon footprint, but the cost of energy for residents.
4. Provide the Phase 1 Environmental Assessment that was conducted.
5. Provide the number of units within a 1-mile radius of the site that currently has any kind of

financially-subsidized housing.

6. Knowing that the Petitioner has not yet crafted a grading plan, erosion and sediment control plan (E/SCP), or stormwater pollution prevention plan for the site, a commitment in the PUD District Ordinance that describes the erosion control best practices intended for use should be provided. These practices shall employ, at the minimum, all requirements in the BMC Titles 10 and 20, and 327 IAC 15-5. All practices adjacent to environmentally sensitive areas are required to apply redundant erosion control measurements and be appropriate to the characteristics of the site.

Environmental Commission memo from the first hearing

MEMORANDUM

Date: April 27, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

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

PURPOSE

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

SITE DESCRIPTION

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

maple, hackberry, and several large dead trees.

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

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

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

DILEMMA

This site has many environmental characteristics which provide ecological services that benefit humans, animals, and plants, but encumber development. On the other hand, the Petitioner is proposing 80% affordable housing, which is very much needed in Bloomington. The question we struggle with is what provides the most benefit: protecting the natural environment, or providing affordable housing, and at what cost.

TESTAMENT

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

RECOMMENDATION

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

RATIONALE

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

1. PUDs:

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

In this case, the Petitioner is requesting a PUD instead of working within our vetted regulations because they would have to request so many variances that they would render our regulations and the public process that created them meaningless. PUDs should not be used to evade environmental design standards. The EC does not believe the offer of affordable housing is a

reasonable trade for the cost of bending so many environmental regulations. This apartment complex could be built in scores of other locations in Bloomington.

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

2. Environmental Justice:

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

In this case, the city’s environmental laws would be enforced differently than on other developments solely because of income. Furthermore, because property values of environmentally-challenged land are depressed, low income people are being forced to cluster in areas that will become low income neighborhoods. This looks to be the opposite of inclusionary zoning; in other words, reverse exclusionary zoning. This proposal appears to be inconsistent with Environmental Justice.

3. Developer track record:

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

4. Karst geology:

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

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

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

The proposal is to encroach into the karst conservation easement and the building setback. This is an ill-advised idea for a number of reasons, including inhibiting protection for subsurface

habitats, preventing nearby floodwater alterations, attempting to ensure building stability, and possibly creating new sinkholes on someone else's property. There are many examples around town where sinkholes are growing or developing, causing damage to building foundations.

5. Riparian buffer:

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

6. Steep slopes:

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

7. Woodland protection:

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

8. Buffers:

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

ADDITIONAL INFORMATION TO SUBMIT BEFORE THE SECOND HEARING

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

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

2. Conduct a geological study to determine the stability of the bedrock. Because the site is within a sinkhole plain, a bedrock stability study is necessary for the safety of the building residents.

The geologic study needs to identify karst features that may be uncovered with excavation, thus revealing the limitations such features impose on site development, and predict changes in hydrologic behavior. This will require a geologic investigation conducted by a Professional

Geologist. The investigation results need to include, depict, illustrate, and/or portray at least the following to the satisfaction of the EC and the Senior Environmental Planner.

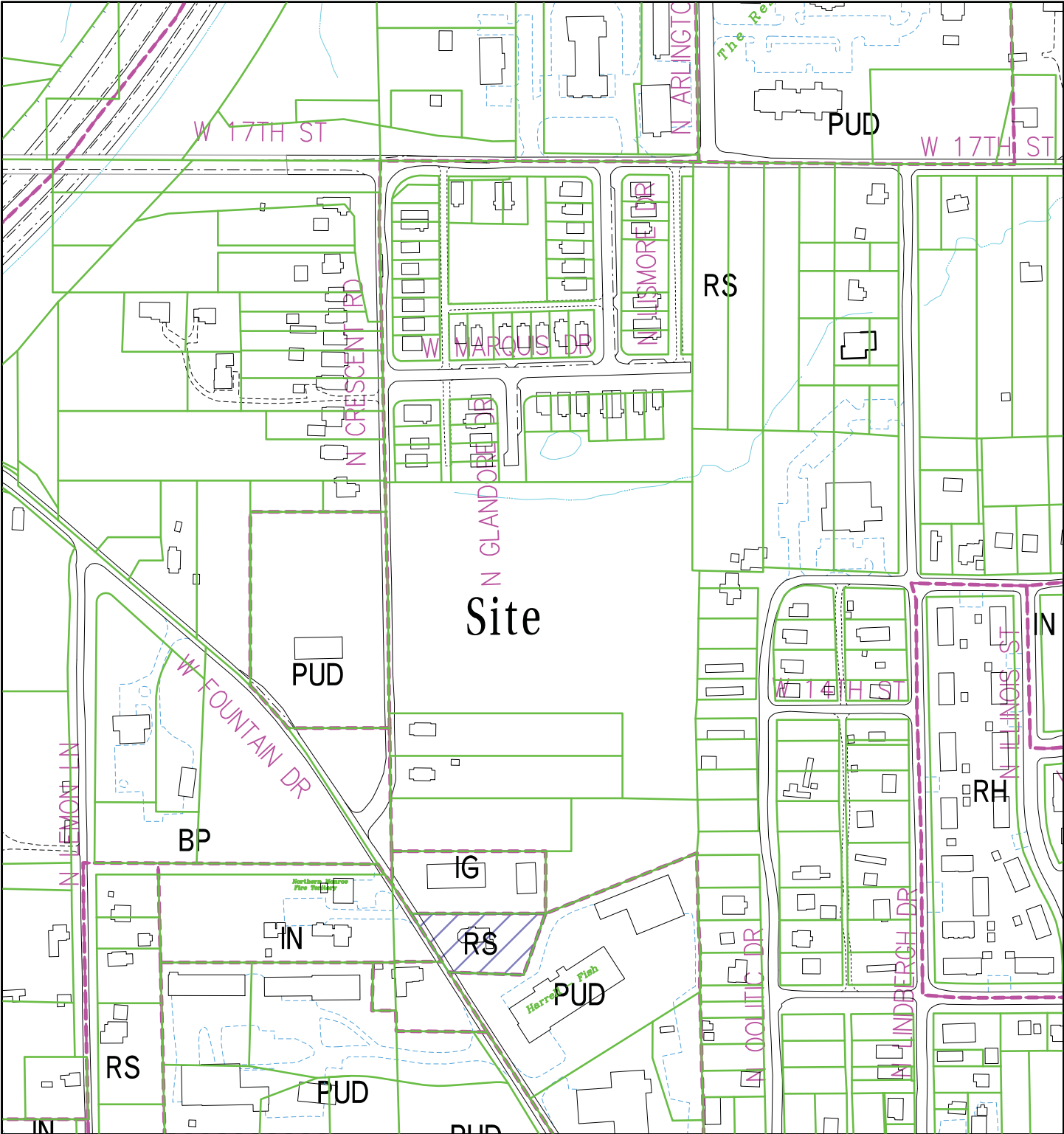
- a. A karst inventory for the entire sub watershed. The site is an integral part of a regional karst system and does not stand alone; therefore, it cannot be evaluated without considering the whole surface and subsurface drainage system. This includes all karst features (sinkholes, springs, grikes, underground water conduits, fracture liniments, voids, caves, etc.) expressed on the surface and in the subsurface.
- b. Due to the intensity of karst features in the vicinity, the soil borings used to portray the bedrock surface should be drilled on a densely-space grid, and drilled to refusal.
- c. After identifying any newly-found karst features that will contribute to the change in behavior of the drainage regime, the stormwater and groundwater flow patterns must be identified and mapped.
- d. Rock cores should be drilled so that the bedrock lithology can be described and voids can be located.
- e. The results of the research and methods used to reach the conclusions of the above suggestions should be included within the environmental review plan. Examples of research methods that could be employed are:

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

3. Conduct a tree inventory. A diverse cover of hardwood trees impressively cover this site. Bloomington doesn't have very many wooded places left, and we should know before we destroy the trees and the habitat they nurture, what we intend to give up.

4. Commit to green building practices that will reduce not only the carbon footprint, but the cost of energy for residents. If the developer is serious about saving money for its residents, they would construct a very "green" building to keep energy costs at a minimum.

5. Commit to using native plants in the landscape plan because of the adjacent woodland. This is a common recommendation from the EC. If developing adjacent to a woodland, the plants should be native species to enable species interaction.



PUD-08-17 Mecca Companies

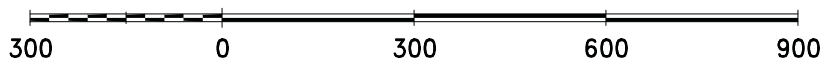
1100 N Crescent Dr

Plan Commission

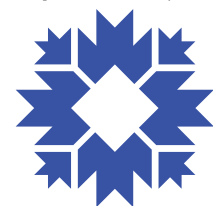
Site Location, Zoning, Parcels

By: greulice

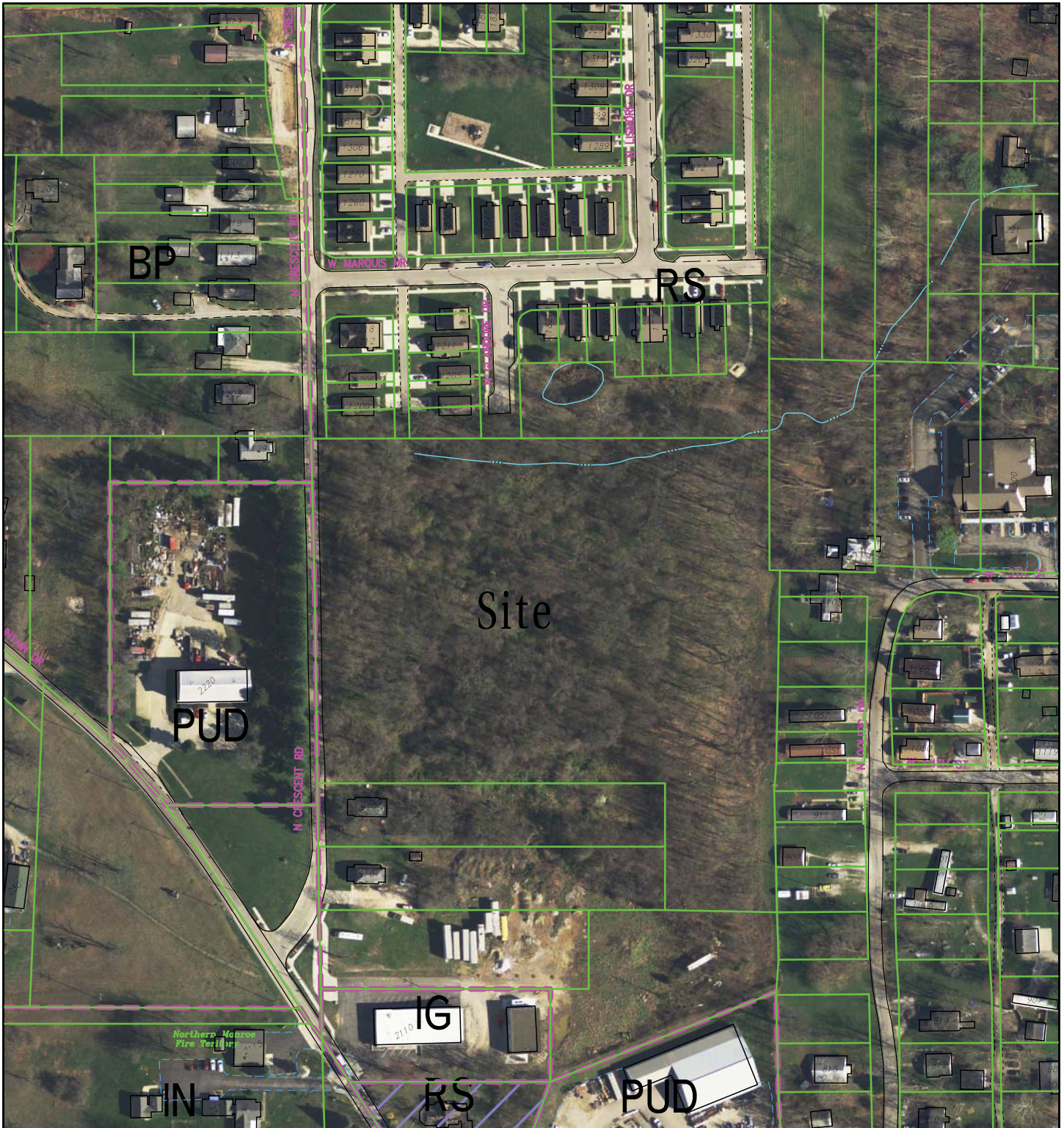
8 Jun 18



City of Bloomington
Planning & Transportation



Scale: 1" = 300'



PUD-08-17 Mecca Companies

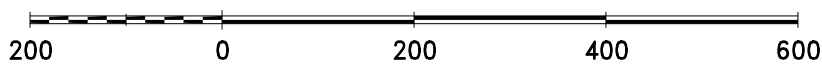
1100 N Crescent Dr

Plan Commission

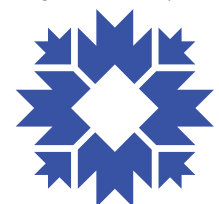
2016 Aerial Photograph

By: greulice

8 Jun 18



City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.



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

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

Union at Crescent Petitioner's Statement

Location

The site is located at 1200 N Crescent Road and contains 8 acres of land which will have three access points. The main access will be off of Crescent Road with two secondary access points at a continuation of N Glandore Road into Crescent Pointe and a continuation of 14th Street through already existing right-of-way.

Project Size & Scope

This project is a mix of affordable and market rate multi-family housing and the goal is to maximize density on site yet provide for preservation area and the proposed density is 18.25 units per acre for a total of 146 units. The site will have three buildings on site ranging from 3.5 – 4.5 stories and uses the natural grade in order to add a half story and minimize the amount of grading and disturbance area for the development. Per IHCD recommendations for development characteristics, the project will provide 1 parking space per unit (146 parking spaces). The following unit mix is proposed:

64- 1 bedroom units
63 - 2 bedroom units
19 - 3 bedroom units
146 Total Units; Total beds = 247

The project will provide at least 20% of the units at market rate. At least 70% of the units shall be affordable in the first 30 years. At least 50% of the units shall be affordable from year 30 to 99. The affordable housing commitment shall not be less than 99 years.

PUD Outline Plan

The PUD Development Plan meets all items within the approved PUD Outline Plan and commitments and conditions of approval.

Project Amenities

The project will contain a playground and picnicking area maintaining the existing wooded area for shade, community garden, and covered bicycle parking. A clubhouse area with fitness, community gathering area, laundry area, and computer access is located within the first floor of Building A.

Alternative Transportation

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

Smith Brehob & Associates, Inc.



Proposed Trail

As part of this development, prior to the start of construction, the owner will dedicate R/W along Crescent Road in accordance with the Master Thoroughfare Plan as well as a pedestrian easement that will include a 10' trail along Crescent Road. The width from the edge of pavement along Crescent Road to the path varies from 7' to 10'. This area is encompassed with overhead utilities lines, utility poles and fire hydrants.

Adjacent Property Access

Prior to occupancy, an access easement shall be prepared and recorded encompassing the internal drive through the parking lots to provide cross access between adjacent properties and public streets.

Proposed Development Roadway Sections

There is 1 typical roadway section within the development that is illustrated on the Site Plan.

Public Street – 14th Street Extension

40' R/W width (existing)

20' pavement for two travel lanes

6" monolithic curb one side with 6' concrete sidewalk

6" standing curb one side with 6' tree plot and 5' concrete sidewalk

Impervious Surface Coverage

The PUD Outline Plan allows for 35% total impervious surface coverage. With the use of permeable pavers, the proposed impervious surface coverage for this development is 1.98 ac. (24.75%). A Storm Water Operation and Maintenance Manual will be prepared for the development which will include maintenance guidelines for the permeable pavers.

Environmental Constraints

The site poses several environmental constraints, but the design team has worked diligently to utilize the existing grade in building design to avoid the majority of the steep slope areas, designed parking to avoid Karst features and only impact the Riparian Buffers to make street connections required by the City.

Tree Canopy

The site has approximately 7.30 acres of tree coverage. The required tree canopy preservation is 50% and the site is preserving 54% of the existing tree canopy.

Steep Slopes

Steep slopes on the site (18% and above) comprise approximately 3.27 acres of the property. Approximately 57 % (1.88 acres) of the steep slope area will be preserved while only 50% is required to remain undisturbed.

Karst Feature

There is one large sinkhole located in the southwest area of the site. This sinkhole will be placed within a conservancy easement. The development on-site will not encroach into the sinkhole conservancy area nor will surface runoff from the development be directed to the sinkhole. There is a disturbed sinkhole on the adjacent property to the south of the site. The site features have been located to minimize further disturbance to this sinkhole to the greatest extent possible.

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Riparian Buffer

The original PUD Outline Plan permitted the encroachment within the 75' riparian buffer area on intermittent streams to the minimum extent necessary to construct the required roadway connection to Glandore Drive.

Environmental Development

- Understory planting has been provided to the extent practical within the riparian buffer area
- Existing trees have been preserved within the playground area and where practical on site.
- Redundant erosion control measures will be incorporated into the site plan for protection of environmental features.
- The site landscape design utilized all native landscape plant material to reduce the need for irrigation and water consumption. Native species have been specified for all plantings.
- The site will utilize solar energy to generate electricity for site lighting within the site common areas including parking lot and sidewalk lighting. Panels will likely be located on the roofs of the buildings facing in a southwesterly direction.

Green Development Initiatives

- The project will be designed and certified as an NGBS Bronze level project at a minimum
- Incorporation Green friendly building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Examples of these materials include flooring, drywall, cement, asphalt, stone, permeable pavers, and all landscaping.
- Recycling 50% of non-hazardous construction and demolition debris.
- Permeable paving materials.
- Close proximity (within 1/4 mile) to Bloomington Transit stop.
- Energy efficient “Energy Star” appliances.
- Energy efficient windows with low-E glazing.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Energy efficient lighting fixtures.
- Building shell and demising wall insulation.
- Water sense labeled/low flow water fixtures
- Solar power for exterior common area lighting
- Low VOC paints

Storm Water Management

The development will have two underground detention structures within the parking lot. The storm water detention system will meet the required quantity release rates.

Utility Service Lines

Water, sewer and private utility lines are located near the property to serve the needs of the development. Prior to occupancy, utility easements as required will be prepared and recorded.

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Water – water service will be provided by connection to the existing main on Glandore Drive and extended into and through the development.

Sanitary Sewer – Sanitary sewer service will connect to an existing 8” main along Oolitic Drive. The new sanitary sewer main will provide service for all buildings for the development. Each building will have a separate sanitary lateral and connect to the new sanitary sewer main.

Private utilities – Electric, telephone and cable service is available on Crescent Drive and along Oolitic Drive.

