

CITY OF BLOOMINGTON



December 10, 2018 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
December 10, 2018 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: October 2018 Special Hearing, November 2018 Regular Hearing, November 2018 Special Hearing

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

CONTINUE TO JANUARY:

PUD-30-18 **Curry Urban Properties**
100 Block of N. Pete Ellis Dr.
Rezone real estate identified as Lot #8 located in Deckard E 3rd St. neighborhood subdivision, Monroe County, IN, consisting of 3.2 acres from CL to Planned Unit Development. Preliminary plan & district ordinance.
Case Manager: Jackie Scanlan

PETITIONS:

SP-14-18 **Waterstone Bloomington Land LLC**
320 W. 11th St.
Site plan approval to allow a 51,720 sq. ft. mixed use building with 22 parking spaces.
Case Manager: Eric Greulich

****Next Meeting January 7, 2019**

Last Updated: 12/7/2018

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Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.**

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 320 W 11th Street**

**CASE #: SP-14-18
DATE: December 10, 2018**

PETITIONER: Waterstone Bloomington Land LLC
5784 Lake Forest Drive, Atlanta, GA

CONSULTANTS: Matte Black Architecture
2021 E Wexley Rd, Bloomington

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

BACKGROUND:

Area: 0.450 acres
Current Zoning: CD – Showers Technology Park Overlay
GPP Designation: Downtown
Existing Land Use: Undeveloped
Proposed Land Use: Commercial / Dwelling, Multi-Family
Surrounding Uses: North – Multi-family Residential
 West – Multi-family Residential
 East – Commercial /Dwelling, Multi-Family
 South – Showers Technology Park

REPORT: The property is located on the north side of 11th Street between Ashlyn Park Drive and Morton Street and is zoned Commercial Downtown (CD), in the Showers Technology Park Overlay. Surrounding land uses include a pocket park and multi-family residences to the north, a mixed-use building to the east, multi-family residences and Upland to the west, and the Trades District to the south.

This site is part of the Morton North petition that received site plan approval in 2007 under SP-28-07. That overall petition approved a parking garage, several multi-family dwelling units, a pocket park, a mixed-use building, and an office building. All of those structures (except for this office building) have been constructed or are currently under construction. At the time of that 2007 approval, the Certified Technology Park was in the renewal process discussion stages and it was uncertain if it would occur on the land to the south of this site. The Plan Commission wanted to insure that there was a mix of land uses within the Morton North petition, but given the uncertainty of the Technology Park, the Plan Commission included a zoning commitment with the approval that restricted the land uses on the petition site over time in order to provide some relief if the Technology Park did not progress. A copy of that zoning commitment, the staff report for SP-28-07, and minutes from that meeting are included with this packet. The zoning commitment required a certain amount of the office building that would be built on this site to be dedicated to technology park uses. There were 2 time periods outlined in the commitment, but after a 5-year time period elapsed then the site could be developed according to current zoning regulations, pending Plan Commission approval.

The Administration and the Department believe that the language in the zoning commitment allows the Plan Commission to require an office use if the Trades

District/Showers Technology Park is developing as hoped. The City has recently made a substantial investment in the Trades District with the new road network and remodeling and leasing of the existing historic buildings and therefore feels that office uses are still required per the zoning commitment. This is also in keeping with the intent of the overall site plan for Morton North where the Plan Commission previously expressed a desire to have a mix of land uses within the development.

The petitioner is proposing a 4-story building that will have 1,000 square feet of lower level commercial space and a parking garage with 22 parking spaces, 2 floors of hotel space with 40 rooms, and 2 floors of apartments with a total of 12, studio units and 18, 1-bedroom units. The height and design of the building is in keeping with the previously shown models and elevations that received STPO deviation approval with the 2007 approval.

Plan Commission Site Plan Review: The Department is bringing this to the Plan Commission for review per the language of the zoning commitment that stipulated the Plan Commission shall review the final site plan.

SITE PLAN ISSUES:

Residential Density: The allowable density in the Showers Technology Park Overlay (STPO) is 15 units per acre. The petition site is 0.45 acres and would be allowed 6.75 units. The number of units proposed meets the maximum 6.75 units allowed.

Non-Residential Uses on the First Floor: The ground floor consists of commercial and hotel space and meets the non-residential use requirement.

Height: The maximum height of the building is shown at 62'. Although the current height limit of the STPO is 35', a height waiver was granted with the original approval and listed a possible height of up to 78', however the building was restricted to four-stories in height. The ground floor with the parking garage was not included as a story. The proposed building meets the four-story height limit that was specifically outlined in the zoning commitment and is identical to what was approved with the 2007 approval.

Parking: The STPO does not require parking spaces for nonresidential uses and only requires parking spaces for residential bedrooms over 10 bedrooms, so a total of 5 parking spaces are required for the multi-family residential component. There are 22 parking spaces being provided on this site in the ground floor parking garage, which meets the parking requirement for the apartments.

Access: The parking garage is entered from a street level entrance on the west side of the building from Ashlynn Park Drive. This is in keeping with the original approved design of the building.

Bicycle Parking/Alternative Transportation: Bicycle parking spaces have been shown at the southwest corner of the building and also adjacent to the hotel entrance on the east side of the building. A total of 8 bicycle parking spaces are required and have been shown.

Architecture/Materials: The primary building materials include limestone veneer, brick, fiber cement panels, and a horizontal composite or metal panel along the bottom floor adjacent to the parking garage. Secondary materials are wood and cementitious siding. The building design meets window void-to-solid ratios. Limestone headers and sills have been shown as well. Since there is a substantial grade transition across the site, it is difficult to measure the ground floor void-to-solid ratio. The elevations include tall glass windows at the west end of the building that span the commercial and hotel space. A regular pattern of windows is included along the ground floor of the hotel space and the first floor of the hotel does meet the 40% void-to-solid ratio. Glass windows could be included instead of the horizontal composite or metal panel adjacent to the parking garage, however the Department believes the material shown provides a better visual screening of the interior of the parking garage. The proposed renderings are similar to the previous renderings, however previous renderings shown with the 2007 approval showed the east side of the building more at street grade with windows down to the street level because the current drawings are based on engineered elevations as opposed to the more conceptual 2007 renderings. If the petition is approved, then the Department recommends that either the ground floor be lowered in this area to be closer to street level or another entrance be included with steps extending to the street level.

Streetscape: Street trees were installed with previous approvals, however pedestrian-scaled lighting are required along 11th Street. These would need to be shown prior to issuance of any grading permits.

Impervious Surface Coverage: The STPO allows for 75% impervious surface coverage and this petition meets that requirement.

Building Façade Modulation: The proposed building meets the modulation requirements that were in place at the time of the original approval with two large modules along the east side of the building and a center module that extend the required 3' modulation.

CRITERIA AND FINDINGS FOR SITE PLANS

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

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

- (i) Is consistent with the Comprehensive Plan;

Findings:

- The site is in the Certified Technology Park and Trades District area of the Comprehensive Plan.
- The Trades District is highlighted as an ideal place to attract new investments and for the provision of jobs.
- One of the main goals of the Trades District is to create jobs in the technology sector. New businesses are identified as a primary use and work force focused residences to help support and serve these businesses. (p. 54)

- The Trades District, within the Showers Technology Park, and locations associated with the Convention Center are necessary for employment and business growth. These highly valued goals must be preferred when considering development approvals. (p.86)
- Land use policy guidance shall first utilize the 2013 Certified Technology Park Master Plan and Redevelopment Strategy to aid in land development approvals. (p.97) This document highly encourages the presence of Technology Park offices to support the development of the overall Technology Park.

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

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

Findings:

- The project does serve to protect and enhance the central business district by adding infill commercial and residential space on an existing vacant site.
- The project does provide a mix of land uses with storefront retail and residential dwelling uses.
- It is unclear whether or not the project promotes a diversity of residential housing for all income groups and ages because future renters are unknown. The project provides 20 one-bed or studio apartments, increasing the inventory for small units downtown.
- The project does incorporate some pedestrian-oriented design through first-floor window design and massing and does accommodate alternative means of transportation by providing ample bicycle parking.
- The project does intensify the use of vacant and under-utilized properties, by developing the vacant lot.
- The project does provide commercial on the ground floor with residential above.

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

Findings:

- A waiver from the maximum height limit of the district was approved with the previous approval. This project meets all other applicable development requirements of Chapter 5.

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

Findings:

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

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

Per 20.03.380, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.400, 20.03.410, and 20.09.120.

- The petition meets the standards that were in place with the original approval with the one approved waiver.

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

- 1.) The EC believes that overall this proposal falls short of the vision for the Showers Technology Park Overlay and should be revised to add innovative, unique, environmentally-sustainable features.

Staff Response: The Department encourages the petitioner to pursue options to add additional environmentally-sustainable features. It is not required per UDO standards at this time.

- 2.) The Petitioner should work with staff to revise the Landscape Plan, and ensure that removal of existing vegetation will not cause previously-built phases to be out of compliance.

Staff Response: There is one existing street tree that is being proposed to be removed and if possible, this should be relocated. This will be reviewed with a grading plan if approved.

CONCLUSION: This petition meets the STPO Development Standards except for the height limit which received a waiver with the 2007 approval. The plan and renderings are in keeping with the previous requirements of the 2007 site plan approval, however since one of the areas of concern with the 2007 approval was the incorporation of a mix of uses on this petition and the desire to promote the development goals of the Trades District and Shower Technology Park, the exclusion of office uses and the inclusion of multi-family residences with the petition does not promote that goal and does interfere with the goals of the Comprehensive Plan. The Department therefore does not recommend approval because it lacks the previously approved office space.

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



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: December 10, 2018

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP-14-18: Morton North/Waterstone Bloomington Land LLC
310 W. 11th 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 its environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

The EC believes that overall this proposal falls short of the vision for the Showers Technology Park Overlay and should be revised to add innovative, unique, environmentally-sustainable features.

1.) DISTRICT INTENT & REVIEW STANDARDS

The EC questions whether this petition follows the intent of the Showers Technology Park Overlay (STPO). Find concerns below.

- a. Providing motel and dwelling unit opportunities (plus an office for the dwelling units), does not seem to “promote mixed-use development focused on light industrial/manufacturing and office uses” as 20.03.360 STPO District Intent calls for.
- b. The Review Standards instruct us to look at the Design Guidelines outlined in the Downtown Vision and Infill Strategy Plan (DVISP). Design Guideline “Orient the primary entrance of a building toward the street”, and “Entries” describe features that are not reflected on the site plan for this petition, although those would enhance the walkability of the streetscape immensely.
- c. While the Architectural Character falls short of following the guidelines, the EC is pleased that limestone is being used on the building façade. The EC recommends that additional limestone be used around the main entrance to enhance the local character of the building.
- d. The STPO section Parking Structures provides guidance that should be followed for the exterior of this garage.

e. Section 20.03.380, Plan Commission Review, discusses a vision of buildings in the STPO that add unique and innovated character, and environmentally sustainable development design features. Neither the site nor building design accomplish that. The Petitioner's Statement lists some features that the EC does not consider innovative or green, and believes that the "proposed or under consideration" features are little more than modern typical building practices.

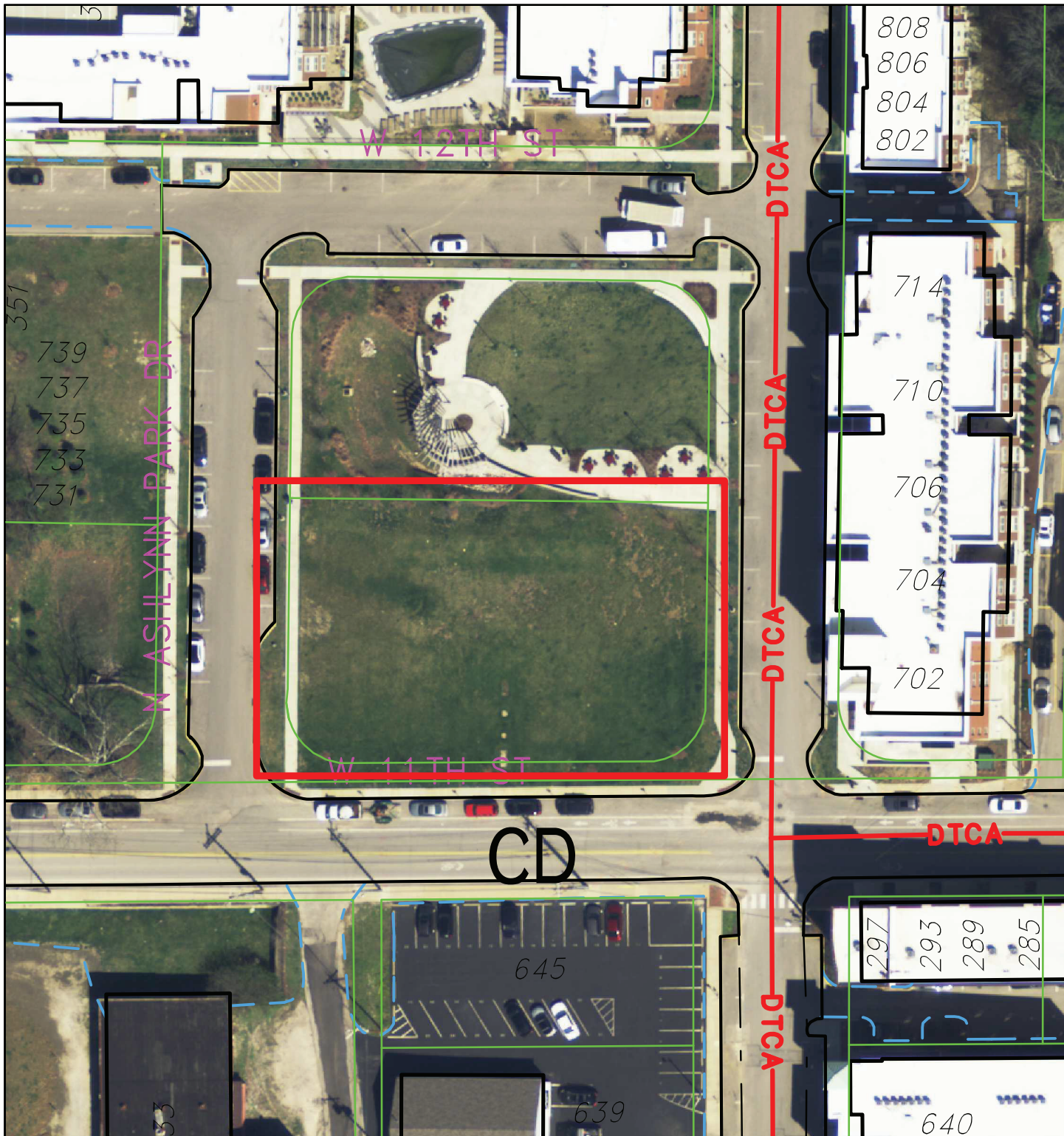
2.) LANDSCAPE PLAN

The Landscape Plan is not yet acceptable and needs some revisions. The Petitioner should work with staff to ensure compliance with the Bloomington Municipal Code, at the least. The EC recommends the site be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Native plants do not require chemical fertilizers or pesticides and are water efficient once established.

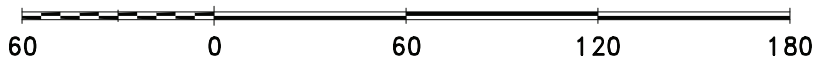
Additionally, some vegetation will be removed with this proposal. The EC requests assurance that the removed vegetation was not part of the landscape requirements for a previous phase of development. If it was, removal will cause said previously-built phase/structure to be out of compliance.

EC RECOMMENDATIONS:

- 1.) The EC believes that overall this proposal falls short of the vision for the Showers Technology Park Overlay and should be revised to add innovative, unique, environmentally-sustainable features.
- 2.) The Petitioner should work with staff to revise the Landscape Plan, and ensure that removal of existing vegetation will not cause previously-built phases to be out of compliance.



By: scanlanj
13 Jul 18



For reference only; map information NOT warranted.

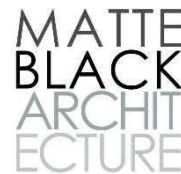


City of Bloomington
Planning & Transportation



Scale: 1" = 60'

Petitioner's Statement



Morton North Lot 1 Mixed Use

Attention: Bloomington Plan Commission

Petitioner: Eric Edee (Waterstone Bloomington Land LLC), property owner

Project Description

The petitioner is proposing a mixed-use development at 320 W 11th Street (Lot 1) to complete the previously approved site plan for the Morton North Project (Case #SP-28-07). This building was formerly depicted as an "Office Building", however, the requirements for exclusive use as office has expired and the current petition is based on both previously determined guidelines (max. height, area, etc.) and those from the current UDO that would apply (use, modulation, etc.).

The property is vacant (approx. 177' x 110' = .45 acres) and is surrounded by a pocket park directly to the north along with mostly 4-5 story mixed-use and apartment structures to the north and east and vacant property or 1 story commercial structures to the south and west. The new building consists of a masonry, fiber cement and glass exterior with a combination of concrete, steel and wood structural system. It will contain 2 stories of studio & 1 bedroom apartments over 2 stories of hotel (40 keys) over a basement story of parking with commercial (office or retail) space as well as space for trash & recycling, bike storage and building utilities. There will be an elevator, 2 stair towers, fire sprinkler system, ground floor patios and a grease interceptor for food service use. The petitioner is proposing a high-quality mixed-use development that will include **1120 sf of ground floor commercial space, (22) parking spaces, (40) hotel rooms with lobby/amenity space, (12) studio apartments, (18) 1 bedroom apartments and outdoor patio space.**

District Ordinance Guidelines

District: **Showers Tech Park Overlay (STPO)**

"Ensure that new development is compatible in mass and scale with historic structures in the showers technology park character area; Draw upon neo-traditional design concepts to extend the street grid and to create publicly accessible open space; Integrate a campus style of development that is strategically planned to provide convenient connections and access to the courthouse square for pedestrian and vehicular circulation; Promote mixed-use development focused on light industrial/manufacturing and office uses where live-work, young professional, single-family, empty nester and retiree housing markets are targeted."

Permitted Uses: Parking Garage, Office, Retail, Hotel, Dwelling, multifamily (upper floor units)

Maximum Residential Density: 20 units per acre

Property is **19,393 SF/43,560** (1 acre) = **.45 acre** x 15 = **6.9 DUE allowed**

Proposed Units: (12) Studio units @ .20/unit = **2.4 DUE**
 + (18) 1 Bedroom units @ .25/unit = **4.5 DUE**
 = (30) Units / **6.9 DUE proposed**

Maximum Impervious Surface Coverage: 75% allowed (14,545 sf) - **70% (13,600 sf) proposed**

Maximum Structure Height: 78' allowed per the original site plan approval. **75'-0"** proposed from **lowest grade to highest point of building**

Residential Parking Standards: For the first ten bedrooms, no parking shall be required. For bedrooms eleven through twenty, five-tenths parking spaces per bedroom shall be provided. For bedrooms above twenty, eight-tenths parking spaces per bedroom shall be provided. For 30 bedrooms (units) 13 spaces are required. **23 total parking spaces are provided (13 for residential).**

Nonresidential Parking Standards: no parking required.

Building Setback Standards: Build-to Line: **0 feet**, Minimum Side & Rear Setback: **5 feet**

Void-to-Solid Percentage: First Floor: **Transparent glass...** shall comprise a **minimum of 40%** of the total wall/façade area of the first floor façade/elevation facing a street.

Upper Stories: **Transparent glass...** shall comprise a **minimum of 20%** of the wall area of each floor above the first floor façade facing a street.

Materials: **Brick, limestone and fiber cement siding** are proposed as the primary and secondary materials. Painted metal is proposed as an accent material (window headers) as well as metal railings, metal awnings and supports.

Entrance Detailing: The primary pedestrian entrance shall incorporate three or more of the following architectural design features: **Plaza space with ornamental paving and integral landscape planters; canopy or awning; prominent building address, name and exterior lighting**

Building Façade Modulation: Building façades along each street shall utilize a maximum façade width interval of one hundred feet and minimum façade width interval of twenty-five feet. The module shall be offset by a minimum depth of **five percent of the total façade length** and the offset shall extend the length and height of its module.

Building Height Step Back: **Waiver granted per original site plan approval.**

Innovative and Green Design

In response to the City of Bloomington's desire to see more innovative and sustainable design the proposed addition incorporates a number of essential elements of a forward-thinking urban environment. Here are those that are proposed or under consideration:

Urban Densification – develop the property to fit within the surrounding context, height and density

Mixed Uses – commercial and residential uses for a dynamic development

ADA Accessibility – an elevator will provide accessibility to all floors

Energy Efficient Fixtures – apartment appliances and fixtures will meet Energy Star or better

High Efficiency HVAC – heat pumps with high-efficiency ac compressors

Highly Insulated Exterior – 2x6 exterior walls with R-19 insulation & R-38 roof insulation

Low-Emitting Material – low VOC finishes and paints

Highly Efficient Lighting – LED lighting throughout building

Natural Daylighting – large glazing and open unit plans for minimal lighting demand

Low E Glazing – thermally resistant frames with low solar heat gain

Reflective Roof Material – light colored roof finish to reduce the heat island effect

Thank you for your consideration of this petition.



Matt Ellenwood, AIA, LEED AP

PC--Summary Minutes October 8, 2007

PC minutes are transcribed in a summarized manner. Audiotapes are available in the Planning Department for reference. This audiotape begins in first staff report. The starting spot is noted. Videotapes are also available for viewing in the Audio-visual (CATS) Department (phone #349-3111 or E-mail address: moneill@monroe.lib.in.us) of the Monroe County Public Library, 303 E. Kirkwood Ave.

The City of Bloomington Plan Commission (PC) met on Monday, October 8, 2007, at 5:30 p.m. in the Council Chambers. Members present: Jack Baker, Scott Burgins, Susan Fernandes, Joe Hoffmann, Milan Pece, Adrian Reid, Tom Seeber, Bill Stuebe, Chris Sturbaum, and Pat Williams.

ROLL CALL

MINUTES TO BE APPROVED: Sept. 9, 2007: *Milan Pece moved approval of the minutes, Joe Hoffmann seconded the motion. The minutes were approved by a vote of 9:0.**

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

Tom Micuda reported that the Plan Commission agendas for November and December will be quite full. Staff will try to keep from overbooking the meetings by case management.

PETITIONS CONTINUED TO: November 5, 2007:

MP-33-07 City of Bloomington
Update to 2001 Alternative Transportation & Greenways Plan

SP-30-07 ERL-7 (The Village Condominiums)
626 N. Morton St.
Site plan approval for 25 condominium units and waivers from height and first floor void to solid ratio.

PETITIONS:

SP-28-07 Westwood Property Investment, LLC (Morton North)
300 W 11th St.
Site plan approval of a mixed-use development on approx. 7.9 acres including 208 total residential units

Tom Micuda presented the staff report. The petitioner is requesting site plan approval of a mixed-use development on 7.96 acres. The property is zoned Commercial Downtown (CD) with 2 character overlays. The eastern portion of the property is under the Downtown Gateway overlay and the western portion is under the Showers Technology Park Overlay (STPO). There are 3 old platted rights-of-way that were purchased by the Illinois Central Railroad. The site plan encroaches on 2 of them. Those rights-of-way will have to be vacated by City Council should this site plan be approved. The property is at the northeast edge and makes up about 12% of the STPO area. In 2005 a site plan proposal was denied for this site due to lack of connectivity of Morton St. Staff has 5 main goals for the development of this property:

1. To facilitate the extension of Morton St.
2. To achieve a better balance of land uses
3. To provide high technology office space specifically linked to the City's goals of the STPO
4. To provide publicly visible and easily accessible downtown green or park space.
5. To have a project with more urban style architecture that will blend in with the downtown

The site plan includes a 39,000 sq. ft. office building, a mixed-use 10,200 sq. ft. commercial/apartment building, an approximately ½-acre pocket park, the extension of Morton St. with possible future at-grade railroad crossing, a parking garage and various styles of townhouses and apartment buildings. He presented details and elevations of each building. There is second parking garage on the south side of the project underneath the pocket park. Requested waivers include:

1. Density—The project has 472 bedrooms. There are less bedrooms in the Gateway overlay than there are in the STPO. A waiver is necessary to reallocate the density.
2. Ground floor residential in STPO—The PC can grant this. The petitioner is making a very

- significant commitment to mixed-use. Non-residential square footage measures nearly 50,000 sq. ft.
3. Height—These structures are higher than allowed in this area. The increased height allows for compressed density and more open space. There isn't a lot of building height context in the area. Several existing area buildings will probably be replaced in time. Large setbacks and existing trees buffer the building height impacts.
 4. Front setback—The townhouse building has a larger setback from Morton than the other buildings. This is to create a break in the frontage and a bit of pocket greenspace on Morton.
 5. Display windows—They are not present on the townhouse units. Ground floor display windows are required. Staff supports no display windows on residential units.
 6. Materials—The proposed buildings will have masonry bases. The amount of masonry will vary. Other possible materials include cementitious siding, some metal paneling or EIFS material.
 7. Stepbacks—Buildings higher than 40 feet are supposed to have stepbacks. Staff feels the taller buildings are acceptable considering the lack of nearby height context. The petitioner has provided wider sidewalks with tree grates to provide some relief from the height impacts.

There are some issues with tree preservation. Approximately 20-39% of the site has some tree cover. The UDO would require 80% of the tree cover to be preserved. The current proposal has 50% tree cover preservation. The BZA or Hearing Officer will have to grant a variance. The City is requiring a recordable commitment to address the proposed office building along 11th St. This is to insure the usage of office space is really for high technology-related companies. Staff recommends continuance of this petition to the November 5, 2007 Plan Commission hearing.

Stuebe asked if the EC's remarks are contained in his summary.

Micuda said no. He will go through the EC's comments and Kelly Boatman can answer questions. The EC doesn't support a variance from the requirements. They would like to see a revised site plan that improves tree preservation and complies with the ordinance. The EC and staff want to see more species variety in the landscaping plan. They recommend that recycling service be included. Additional green development design elements should be incorporated.

Kelly Boatman with the EC said that Micuda covered most of their points. The EC thinks there is opportunity to focus more tree preservation on the backside of the property along the rail corridor. It is best to continue green corridors. There are some very steep slopes in the northwestern part of the property.

Mary Krupinski with Kirkwood Design spoke for the petitioner, Westwood Development. They focused the project to include an extension of the downtown grid pattern, the extension of Morton St. to promote connectivity, defining the business edge along 11th St., giving focus into the gateway into the project, promoted pedestrian-scaled streetscapes, supported a focused green area (pocket park), providing a variety of residential components, and providing a consolidation of commercial space into an office building. They believe the plan responds to the goals of the downtown vision plan and will contribute to the continued growth of the Technology Park. She noted that the technology sector has informed them that a forward-thinking aesthetic is important to them in order to create the right image for their customers.

Chris Sturbaum asked about LEED incentives.

Micuda said they are in our ordinance although the petitioner has not chosen to go that direction.

Sturbaum said that granting extra height and density without requiring anything from the developer may appear to be a disincentive for developers to pursue green development.

PC--Summary Minutes October 8, 2007

Micuda responded that increased densities are always considered in downtown developments.

Sturbaum wanted to know what the community gets for granting these variances. He would like to see a different level of affordability in this project.

Micuda said he didn't think staff wants to see waivers granted as a trade. However, there are benefits included in extending Morton St., allowing an at grade railroad crossing, providing a large pocket park, etc. Higher densities allow the larger greenspace. Staff believes the waivers make sense in this case.

Sturbaum said we will never see the incentives used if we simply grant all the waivers that come along. That is what we've seen so far. Why are we using EIFS if we want this building to last a long time?

Krupinski said they are keeping their options open as to what is allowed and what building materials are available.

Micuda said that the use of EIFS doesn't require a waiver.

Pat Shay pointed out that EIFS is a permitted material in these overlays.

Sturbaum asked if any of these apartments are convertible to other uses in the future.

Micuda said that providing office and retail services are most viable at this time on 11th St.

Jack Baker asked about project phasing.

Krupinski said that nothing is definitive at the moment. It will be phased in over at least 2 years.

Baker wanted to make sure that we don't build out all the residential and end up not getting any commercial. Does the City plan to connect Morton St. to the north?

Micuda said an at-grade crossing is now feasible.

Baker asked what kinds of businesses we could expect to see moving into the tech portion.

Micuda answered hardware companies, software companies, life sciences research and development companies. Staff will bring more information to the next hearing.

Scott Burgins noted that bringing in a few companies could result in more business growth. Has staff worked with BEDC to make sure we are answering all the high tech issues?

There was more discussion about the technical requirements of high tech office space.

Susan Fernandes asked Tom Micuda to explain how this project could fit into a Certified Technology Park Overlay. The overlay doesn't seem to reserve this area to be used as a technology park.

Micuda said that the Showers Technology Park Overlay (STPO) zoning district is different than the Certified Technology Park (CTP). The Park is the City's 66-acre technology park that was created several years ago. The STPO was created as part of the downtown plan in 2005. It encompasses a portion of the CTP. The STPO is still primarily an architectural design overlay. The STPO does not permit first floor residential uses. There are certain uses in this overlay that are conditional uses. The petitioner would have to seek special approval from the BZA. Those are the protections. It is not a strict office park overlay. If this was a petition for single-use residential—particularly on 11th St.—

PC--Summary Minutes October 8, 2007

staff would be concerned with that.

Fernandes said it seems that virtually nothing reserves this for technology uses. Micuda agreed.

Fernandes said that since this is such a large parcel, she would like to see it used wisely for the future of the community. At the next meeting, she'd like some comment from Ron Walker's office about how they feel about this proposed usage. Would they think that a little less than 12% of this site for technology uses is adequate? If as Krupinski said, companies are looking for a floor plate of 8,000-10,000 sq. ft., we are providing space for 3 or 4 companies.

Micuda said that he has talked to Ron Walker about this site plan and he expressed support. He will try to get more feedback for the next PC meeting.

Krupinski said in previous talks with Walker, he had said that a 25,000 sq. ft. office building would be adequate.

Fernandes said she would like to work on ways to reserve a larger portion of the remaining technology park for a larger percentage of technology use. She'd like to know how close the nearest residence would be to the project. How large is the railroad right-of-way?

Micuda answered that the rights-of-way were originally set up to continue the street and alley grids to the north. Then, the railroad bought the land. The rights-of-way have never been improved. Given the difficulty of crossing the railroad track at-grade as it is, it seems inconceivable that there would be public use of these rights-of-way to further the grid to the north.

Burgins agreed that he would have to see a lot more about the high tech space in order to convince him that this is a good project. He works around the state trying to recruit these businesses and he knows that it is a huge effort involving the local economic development organizations, the town councils, etc. Otherwise, they risk that the commercial property will sit around unbuilt and will be converted to something else. How did we go from 336 to 472 bedrooms? Is that a result of the additional space that they added?

Micuda said that is a result of the addition of the 1.4 acres and to provide a little less risk for the developer to putting in the commercial and the office space.

Burgins asked if staff is recommending waiving the 80% tree canopy preservation and, if so, why.

Micuda said the decision about tree preservation issue would take place at BZA or HO. It would require a variance from standards. Staff thinks that tree preservation here is not the same issue we would have in other locations. It is an urban site. There is an expectation of urban density and urban development. And, the quality of the trees is poor.

Burgins asked if the green roof is at grade. Krupinski said yes.

Milan Pece asked for a view of what the neighbors from the north would see.

Shay said there are a lot of trees around the railroad tracks. That shields the view from Woodburn.

Pece asked if there is any public right-of-way to the east that they could connect to. Micuda said no. Pece asked about on-street parking.

Micuda noted that there is on-street parking for nearly the entire project. There is a pedestrian path connecting the northeastern part of the property to College.

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Pece asked if any of the residential buildings are convertible. (Micuda said no.) Will any of the residential components will be marketed to tech park users. Micuda said not specifically but there would be opportunities especially in the mixed-use building.

Pece asked if compact urban form is still supported as a concept. Micuda explained how the taller buildings and increased density makes sense on this site.

Krupinski noted that this project is not as dense as the several recent downtown projects. More land is involved which makes the numbers look bigger.

Hoffmann asked if the landscaping and bicycle parking issues are things that the petitioner intends to comply with. (Micuda said yes.) Is the entrance to the parking garage under the pocket park off of Morton? (Micuda said it would be off the other street to the west.) Is the pedestrian path in the northeastern part of the site plan a viable path?

Micuda said yes. Safety and lighting were issues when the site was first visited. When they decided to locate the path at the edge of the treeline, north of the parking lot, the pathway made sense there.

Adrian Reid asked if the land where the path will be located is buildable. (Micuda said yes.) Will there be stairs and/or a handrail along the path? (Micuda said the path will not be a purely ADA-accessible path.)

Reid noted that they had discussed the distance between the parking lot entrance and 11th St. What is going on with that?

Shay said the petitioner would have to have something from an engineer stating that the location is safe or the entrance would have to be moved.

Reid asked about dedication of right-of-way. Are they holding it back?

Micuda said no, they are only coming forward for site plan approval now. Eventually, it will need to be subdivided to create a lot east and a lot west of Morton. At that time, the rights-of-way will be conveyed to the City.

Reid said he would like to know something about their phasing plans by the next hearing if possible. Is there a way to tie the public improvements to the construction of the office building? He asked about a possible typo on page 19 concerning street dedication. Is a lift station planned?

Bill Riggert said that one of the buildings may need a lift station to get the waste water up to the gravity system. That could be the lower residential units near the Upland Brewery or the Tech part portion along 11th St. in the southwest portion of the building.

Reid asked if the City would maintain them. (Riggert said no.)

Reid asked if the green roof on the parking garage would count as pervious or impervious.

Riggert said they would like it to count as pervious. It is much like a lawn. It will serve as a detention basin in some ways.

Reid noted that the site is nearly all impervious surface at the present time. He would like to know how much storage they will need to have.

Riggert said that CBU would allow them to compare the pre- and post-development runoff from what it is now. It is handling the runoff now. He will do some analyses for the next hearing.

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Reid asked if the petitioner is looking into slope stabilization for the steep slopes in the northwest corner.

Riggert said they will try to leave that undisturbed. If necessary, they would install wall terracing.

Tom Seeber asked how many lots will be created.

Micuda said they will create 1 lot east and 1 lot west of Morton. Additional lots would be created to make the east/west grid also public. There will be several lots in order to dedicate public streets.

Seeber noted that there is on-street parking surrounding the commercial building and the southeast corner but no parking around with the 5-story structure and commercial. We are treating that part like CD.

Micuda said parking serving the commercial buildings will essentially be off-site. The parking provided in the north garage would be for residential uses.

Seeber was curious about having only one entrance under a building for emergency services to use. Is that considered adequate? (Shay said he'd find out for the next hearing.)

Krupinski said there is a 4-hour separation between the garage and the apartment building.

Seeber asked for details about the recordable commitment. Why are we asking them to go beyond the zoning requirements?

Micuda said the while the overlay has some restrictions on land use; they are not adequate alone to guarantee that a technology-based office use opens up in this development.

Pat Williams said she was concerned about the proposed tree preservation on the north side of the site. She wanted an idea of the proximity to the neighboring residences to the north. She didn't think that a 4-story parking garage would be compatible with a neighborhood.

Shay said that it looks like the closest residence is about 230 feet away from the parking garage.

Hoffmann pointed out that on page 16 there is an aerial photograph from Oct. 2007.

Shay noted that a 4-story parking garage is shorter than a 4-story building.

Micuda said upper-floor residential is a permitted use within the Showers Tech Park. A waiver would be necessary for first-floor residential. This is a transition site at the edge of the tech park. Residential uses make more sense here.

Bill Stuebe asked for public comment.

Cathy Haggerty lives directly north of this site. She opposed the residential since it will surely be more student housing and will degrade the entire area. Property values will decrease. There will be runoff problems. She asked them to consider zoning the entire neighborhood for business all the way to 14th St.

Buff Brown spoke about parking. There is too much parking on this plan. He noted that Dom Nozzi will be speaking on parking issues on October 22 at 7:00 pm. We need to make parking scarce and expensive. He discussed the cost of subsidizing public parking. B-TOP suggests eliminating parking requirements. The developers want to build only what is necessary. B-TOP supports that. We should not allow the petitioner to build more parking than is necessary. He believes that many people

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live without cars in downtown Bloomington. Indianapolis uses 1.7 spaces per 1000 sq. ft. downtown. That is a more realistic number than the number on the petition. That would reduce rents since less parking would have to be provided. Portland uses .4 spaces/1000 sq. ft. downtown. He supports that number. He will provide corrected numbers to staff within the next week.

Peggy Cantrell wanted to clarify that the lots on Woodburn north of the train tracks are not vacant. They have houses on them.

Hoffmann pointed out that our maps have lots south of her home appearing as vacant.

Ms. Cantrell noted that Woodburn is roughly a one-lane street. The houses sit about 15 feet from Woodburn. How would they widen the street? She believes the development will increase parking on their street and traffic tremendously. What kind of compensation is being considered for the houses on N. 14th St. as well as the ones on Woodburn?

Doug Dayhoff (who owns the Upland Brewery) said they have some concerns. He has been talking to Mary Krupinski and Barre Klapper about them. They have different concerns than the residential neighbors have.

*****Joe Hoffmann moved that SP-28-07 is continued to the Nov. 5 Plan Commission hearing. Jack Baker seconded the motion.**

Hoffmann said at the next meeting, he would like to hear the petitioner say how much parking they would build here if they had no parking requirements. He would like to hear about any possible extension on N. Woodburn. Is there an easement where the train tracks run through part of this property? (Shay said there would be an easement there.)

Chris Sturbaum would like staff to ask the petitioner if they would consider these incentives for higher density. He doesn't want to okay increased density without getting more greenspace or including a small percentage of affordability. He thinks it's odd that the petitioner is building hi-tech but refuses to build green, include affordability and refuse to include recycling.

Mary Krupinski noted that no one has refused or agreed to any of those things at this point.

Milan Pece noted that there's an 18-inch water main on Morton St. At some point, it is only covered by 3 feet of dirt. Are we expecting the petitioner or the City to correct that?

Micuda said the petitioner will need to correct that as part of their utility plan.

Jack Baker wanted to see phasing especially concerning the streets. He'd like to see what kinds of tech businesses we could expect to see. The neighbors to the north need to have some idea of what might happen to them should Morton St. go through.

*****The motion was approved by a vote of 7:3. (Fernandes, Sturbaum & Williams voted no.)**

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**
Location: 300 W. 11th Street

**CASE #: SP-28-07
DATE: March 17, 2008**

PETITIONER: Westwood Property Investment, LLC
The A.R.B. Bldg., St. 165, 5784 Lake Forrest Drive, Atlanta, GA

CONSULTANT: Kirkwood Design Studio
613 E. 6th Street, Bloomington

REQUEST: The petitioner is requesting site plan approval of a mixed-use development on 7.96 acres. The petitioner is also requesting preliminary plat approval of a 4-lot subdivision.

Area:	7.96 Acres
Zoning:	CD/DGO & STPO
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant - former site of auto dealership
Proposed Land Use:	Mixed-Use - Office, Retail & Multi-family
Surrounding Uses:	East - Restaurant, Bed & Breakfast, former Gas Station
	South - IU, Warehouse, retail
	West - Brewery/Restaurant
	North - Single Family, Maple Heights Neighborhood

Plan Commission Site Plan Review: Four aspects of this project require it to be reviewed by the Plan Commission, per BMC 20.03.300 & 20.03.370. These aspects are as follows:

- The project proposes more than 30 bedrooms.
 - The project includes ground floor residential units within the STPO.
 - The project is adjacent to a residential use.
 - The project proposes several waivers to the development standards and architectural standards in Chapter 3 of the Unified Development Ordinance.
-

REPORT: This project was last heard at the October 8, 2007 Plan Commission meeting. Due to the time between first and second meetings, staff has included a copy of the original staff report and site plan in your packet. Since that time, the petitioner has made several changes to the proposal.

Major Changes to Petition:

1. The original site plan featured three larger apartment buildings. These buildings, originally labeled Apartment Buildings A, B, and C, have now been combined into two structures (Apartment Buildings A and B on new plan). These structures are now more centrally located and connected by a 5-level parking structure. The apartment buildings wrap the garage spaces concealing the majority of the parking

- garage. A courtyard has also been designed along the west end of Apartment Building B providing additional greenspace for the individual units in this building.
2. Two townhouse buildings with a total of 13-four bedroom units have now been placed along the north property line. With the removal of the original Apt. A and parking garage from this area, a right-of-way vacation is no longer necessary and is not being requested. This has reduced the building scale on the portion of the site closest to the Maple Heights Neighborhood.
 3. The three townhouse structures on the northern half of the eastern property line of the original site plan have been amended to be combined into one structure totaling 14 units, 10-3:BR and 4-4:BR.
 4. The garage below the proposed park has been removed from the plan, while the park itself remains. There will still be structured parking below the office building.
 5. A townhouse structure just north of the Commercial/Apartment building at the northeast corner of 11th Street and Morton Street was combined into a single Commercial/Apartment building that will still be 5 stories in height.
 6. A commitment has been made by the petitioner regarding the future use and development of the office building located along 11th Street. The details of this commitment are outlined later in this report.

SITE PLAN REVIEW DEVELOPMENT STANDARDS

- *Residential Density:* Although the density of this project is one of the lowest for new downtown developments (see chart below), it has the second largest total bedroom count. The density of the nearly 8 acre project is 60 beds/acre, with a mix of 1, 2, 3 and 4 bedroom apartment and townhouse units. As previously stated, this property is currently located within two overlay districts. Approximately 2 acres is within the DGO and would permit a maximum of 208 bedrooms or 100 br/ac. The nearly 6 remaining acres located within the STPO would be permitted to have 265 bedrooms or 45 br/ac.

Smallwood Plaza	415 N. College Ave.	702 beds	359 beds/acre
10 th and College	601 N. College Ave.	123 beds	268 beds/acre
The Mercury	202 N. Morton St.	84 beds	195 beds/acre
TJL Development	116 E. 6 th St.	38 beds	190 beds/acre
The Village @ 10 th & College	602 N. Morton St.	134 Beds	176 beds/acre
Washington St. Townhouses	240 N. Washington St.	32 beds	160 beds/acre
The Omega	252 N. Walnut St.	30 beds	150 beds/acre
Lockerbie Court	500 N. Walnut St.	48 beds	130 beds/acre
Pavilion Heights	119 E. 7 th St.	36 beds	129 beds/acre
Burnham	444 E. 3 rd St.	74 beds	121 beds/acre
Lofts on College	702 N. College Ave.	43 beds	120 beds/acre
The Kirkwood	315 W. Kirkwood Ave.	96 beds	114 beds/acre
Omega Manor	302 N. Washington St.	20 beds	100 beds/acre
Morton North	300 W. 11th Street	472 beds	60 beds/acre

The proposed total bedroom count does lie within the number of bedrooms permitted without a waiver. However, the petitioner is requesting a waiver to allow a more even distribution of the bedrooms over the site. A waiver is therefore necessary to allow for more than 265 bedrooms within the STPO.

Density Waiver-20.03.400(a)(2): Staff finds this waiver request to be appropriate for the following reasons:

- 1) The petition meets the combined bedroom density requirement for both overlays on the total 8 acre site.
 - 2) The total bedroom density of this project (60 br/ac) is very similar to the 2005 petition (51 br/ac) but also features approximately 48,800 square feet of office/retail uses.
 - 3) Both the City's Downtown Vision and Infill Strategies Plan and Certified Technology Park Plan view this particular property not as an office park but as a mixed use transition zone between the residential neighborhoods north of the downtown and the more office/light manufacturing areas envisioned for Indiana University property south of 11th Street.
- *Ground Floor Retail:* The petitioner has proposed several residential buildings on the property. The STPO does not permit residential use on the ground floor without a waiver. The petitioner is proposing to concentrate the non-residential use into a mixed-use building at the southeast corner of the property, a large office building along 11th St., and potentially in live/work townhouses at the southwest corner of the property, rather than having non-residential uses within each building in the STOP.

Ground Floor Residential Waiver – 20.03.390: The STPO is one of two downtown overlays that does not allow ground floor residential units without Plan Commission waiver. The reason for this ground floor residential restriction is to encourage office park related uses in the City's Certified Technology Park area. Staff recommends that the Plan Commission waive this provision for the following reasons:

- 1) The petitioner is providing 48,800 square feet of mixed uses along the 11th Street frontage of this site, thereby providing ground floor office/retail uses where they are most viable and important to the City.
 - 2) The property's 8 acre size warrants more flexibility than other downtown development sites in how ground floor areas are utilized.
 - 3) The Downtown Plan envisions significant residential uses for this specific property.
- *Height:* There are 8 proposed structures on the site. The petitioner has proposed structures ranging in height from 42 feet to 78 feet. The proposed heights of the buildings exceed the thresholds for both the STPO (45') and the DGO (40'). The

chart depicted below shows the heights of the different buildings as proposed:

Office Building	78'	Apartment A	69'	Townhouse (east) (DGO)	53'
				Townhouses (north)	42'
Commercial/Apartment Building (DGO)	72'	Apartment B	69'	Townhouse (west)	53'

Height Waiver-20.03.330(b)(2) & 20.03.400(b)(2): Staff finds that the proposed heights create several advantages over a project that would fall within the height thresholds outlined by both overlays. Being able to compress office/retail square footage and residential density in larger structures allows the petitioner to create a development with a much better street grid system. The plan also incorporates a high level of greenspace including the pocket park and courtyard.

The heights of the buildings will not have a significant negative impact on surrounding properties, as the tallest structures are located in the central portions of the site and along 11th Street. The retail/apartment building at the proposed northeast corner of 11th and Morton is 72 feet in height and would be set back 33 feet from the closest property line. The proposed office building and apartment buildings have setbacks that easily exceed the 5 foot minimum side and rear setback. Apt. Bldg. B has a nearly 50 foot setback from the western property line.

The townhouse units found closer to the perimeter of the site also have increased setbacks. The townhomes have setbacks exceeding 25 feet from all side and rear property lines.

The Downtown Plan does not provide any specific height guidance for the Showers Technology Park character district. Therefore, staff notes the Plan's general guidance on height:

Guideline 3.9 recommends that new buildings "maintain the perceived building scale of two to four stories in height." It goes on to state that "if a building must be taller, consider stepping upper stories back from the main façade."

The proposed development features buildings between three and five stories. However, staff finds that the development overall meets the Plan's guidelines, despite inclusion of some five story buildings, due to the site specific factors noted above:

- 1) large perimeter setbacks that have been incorporated;
- 2) positioning of the taller structures along 11th Street and the interior of the site;
- 3) presence of the railroad and perimeter trees which act as a significant buffer;
- 4) benefits to site design (park/greenspace/street grid) which come from having taller structures.

- **Parking:** This project is required to have a total of 355 spaces for the residential component, 18 for the commercial building, and 104 for the office building (which could also have 3,000 square feet of supporting retail services. Therefore, the minimum number of parking spaces for this development is 477 parking spaces.

The petitioner has proposed to place a total of 478 private parking spaces within the development. They have also proposed to install 65 new on-street public spaces within the future public rights-of-way to add to the 11 existing on-street spaces along 11th St. The total number of parking spaces is 554. The proposed parking for this project has been summarized in the following chart.

Type of Spaces	Number of Spaces
Central Garage	330
Office Garage	30
Townhouse Garage	64 (27 stacked spaces)
Parking Lots	15
Private parallel spaces on-street	39
Public parallel spaces on-street	76

- **Bicycle Parking:** Since the first hearing, the petitioner has committed to providing the 79 bicycle parking spaces required for the residential portion and the 9 required for the non-residential portion. A minimum of 40 of the residential spaces will be covered spaces and at least 20 will be "Class I" long-term bicycle parking facilities. These spaces will be distributed throughout the site.
- **Setbacks:** With one exception, all setbacks are met with this proposal for building and parking. The one exception is the buildings and parking area along the western property line. In this instance, there is an existing unimproved street right-of-way that divides this property from the Upland Brewing Company site. The UDO would require a building setback of no more than 15 feet from this right-of-way as well as a 35-foot parking setback.

Setback Waiver 20.03.330(d)(2) & 20.03.400(d)(2): The intent of these setbacks are to create a building forward design. The petitioner has submitted a plan that achieves this goal by placing almost every building close to the proposed street network. Since the right-of-way located between this site and the Upland property does not contain a functioning street, staff finds that this setback is more appropriately treated as a side or rear yard rather than as a street frontage. Given the fairly large scale of the proposed buildings in this area, it is more desirable to have a larger building setback.

ARCHITECTURAL STANDARDS

- *Building Alignment, Orientation and Entrances:* The proposed site plan meets all requirements for alignment and orientation. The petitioner has submitted conceptual elevations for these structures and a typical entrance detail. Staff will review future individual building entrances with future building permits. The petitioner is not seeking any waivers from these standards. All requirements for entrances will be met.
- *Street Trees:* The petitioner has proposed to place street trees in a combination of tree grates and tree plots throughout the site. Tree grates will be utilized along 11th Street and along the portion of Morton Street adjacent to the office and commercial buildings.
- *Lighting:* Both overlay districts require utilization of pedestrian scale lighting with maximum fixture height being 15 feet. The petitioner will comply with this requirement.
- *Mechanicals:* The petitioner has committed to complying with the mechanical screening requirements of the UDO with the majority of the mechanicals located on roofs.
- *Architectural Character:* The petitioner is proposing a mixture of materials and building styles to avoid monotony in the design and create the desired variety in construction. The petitioner is asking for some flexibility in the final design and materials of the residential structures. The different buildings are characterized below:

Office Building: The office building will have four stories and contains four primary elevations. Access to a lower parking level will be gained from the new street to the west of the building. The facades will be masonry on the lower levels while glass and panel systems will be utilized on the upper two levels with an architectural roof form also being incorporated.

Commercial/Apartment Building: This building is proposed at five stories with commercial located on the first floor and four floors of apartments. Approximately half of the first floor will be used in association with the residential portion of the site (i.e. Leasing office, gym, mail, etc...). The primary façades will be constructed of masonry.

Apartment Building A: This is proposed as a four to five story apartment building and effectively screens the proposed structured parking by wrapping it on three sides. This structure would also have a masonry base with cementitious siding or paneling and EIFS or Metal above. A waiver to allow cementitious siding is necessary.

Apartment Building B: Again, this will be four to five story building. This building will conceal the western façade of the parking garage and has incorporated a west facing courtyard. The east and west façades will be primarily masonry with an additional mix of cementitious siding, EIFS and metal. A waiver for cementitious siding is once again necessary.

Townhouses: The townhouse units are between 3 and 4 stories. All primary façades will be of masonry. All but three of these units will have garages on the first floor with access from the rear. The primary finish material for these units will be a masonry base with cementitious siding or metal paneling above. A waiver is necessary if metal is utilized within the DGO or cementitious siding within the STPO.

- *Roof/Building Caps* – The proposed structures comply with the roof requirements of the DGO and STPO. The majority of the buildings incorporate a flat roof with parapet, differing materials, and varied rooflines.

Void-to-Solid Percentage – The DGO and STPO require that lower floors maintain a minimum of 50% void-to-solid ratio and that upper floors maintain a minimum 20% void-to-solid ratio for façades that face a street. All of the proposed structures meet the upper level ratios. Many of the structures are also residential in nature. The required ratios were designed with non-residential use in mind. The Commercial/Apartment building meets the ratio requirement while the office building is just over 30%. This is largely due to grade of the property that slopes to the west to expose the lower level of structured parking.

- **Void-to-Solid Waiver-20.03.340(b)(2) & 20.03.410(b)(2):** A waiver from the standards of the UDO is required to allow portions of the first floor to have less than 50% void area. A 50% void-to-solid ratio would be typically seen on buildings with first floor retail storefronts and not those with residential uses. Staff believes that the proposed architecture is appropriate on the first floor of the proposed structures. The first floor of the façade has various architectural features that differentiate it from the upper floors and will provide an inviting and walkable streetscape. While the Downtown Plan does not specifically address a first floor void-to-solid ratio, it does recommend that new buildings incorporate a base, middle and cap, with the base including “large display windows, kickplates below windows, sign band, and building entrance.”
- *Windows* - The DGO (located east of the Morton St. extension) requires that the first floors of buildings must utilize large display windows. The Townhouse units within this area are more residential in design and do not have large display windows.

Window Waiver – 20.03.340(b)(3): If the Plan Commission finds that the first floor residential units are appropriate, staff finds that the townhouse units should not be required to utilize large display windows within the DGO area.

Material Waiver-20.03.340(b)(4)(C) & 20.03.410(b)(4)(D): Staff supports a waiver from this standard to allow both primary façade usage of metal in the DGO and cementitious siding in the STPO. Staff bases its support on the following factors:

- 1) These building materials are being used within the interior of the 8 acre site.
 - 2) Cementitious siding is a material typically associated with residential structures.
 - 3) The cementitious siding and metal components are being utilized on upper levels, with the lower levels using more traditional masonry construction.
- *Pedestrian Entrance Detailing:* The petitioner has submitted conceptual elevations for these structures and a typical entrance detail. Staff will review future individual building entrances with future building permits. The petitioner is not seeking any waivers from these standards. All requirements for entrances will be met.
 - *Mass, Scale and Form:*
 - Modulation: The petitioner has proposed buildings with significant modulation.
 - Step back: The overlays note that any building over 35 feet in height step back the portion over 35 feet a minimum of 15 feet from the façade. Several of the structures do not meet this step back standard.

Building Height Step Back Waiver-20.03.340 & 20.03.410(c)(3): A waiver from the standards of the UDO is required to allow the buildings to be constructed without a building step back. Staff supports a waiver from this standard based on the following:

- 1) The purpose of incorporating step backs into building designs is to either ensure appropriate context with surrounding structures or ensure that taller buildings don't negatively impact pedestrian comfort. In this instance, there is no established scale of buildings north of the 11th and Morton intersection. This scale will be newly created by the petitioner's proposal. Staff also anticipates that the current building scale along the south side of 11th Street as well as at the corner of 11th and College Avenue is temporary in nature. Both areas will be substantially changed with future redevelopment. The only established building scale along 11th Street is at the Upland Brewery Company. While the building occupied by this business is only a tall one-story structure, it will be protected to the north by an existing tree buffer and to the east with a reasonable setback from the proposed project.
- 2) On the pedestrian comfort issue, the petitioner will be offsetting the larger building heights by creating larger streetscape areas along 11th Street and Morton Street. Both streets will have wider than required sidewalk areas containing tree grates, creating a very similar proportionality of building height to pedestrian width as one might see walking along Morton Street or College Avenue next to the Mercury Building or Hilton Garden Inn.

- *Landscaping:* The petitioner has revised the submitted landscape plan since the first meeting. They have diversified the tree list and have provided a typical planting plan for the units. Staff is confident that all landscaping requirements will be met. Two of the species on the petitioner's submitted plant list must be further specified to determine compliance.
- *Tree Preservation:* The site in question is currently approximately 22% wooded. For sites of at least two acres in size, the UDO requires that 80% of this coverage be maintained and preserved. The proposed site plan shows 62% of the wooded area being retained. This standard is not one that can be waived by the Plan Commission and will require a variance from the BZA. The majority of these trees are located within the area of land that was added to the petition and has been owned by the railroad company for many years.

The vegetation is very poor in quality and has a significant amount of invasive ground cover. Staff finds minimal benefit to require the majority of these trees to be preserved. There are additional trees on the north side of the rail road tracks to help buffer the adjacent neighborhood. Furthermore, it was not anticipated to have tree preservation issues associated with new development within the Commercial Downtown zoning district. This may be the only site within the downtown that has more than two acres as well as a significant amount of trees. Staff has always anticipated that the more urban development encouraged in the downtown would have a fairly high level of impervious surface coverage. The tree preservation requirements were intended to preserve large, high quality stands of trees in association with less intense urban development.

The petitioner has provided a higher amount of pervious surface than is required to counter the loss of the trees along the northern portion of the property. There is also a large sycamore tree located at the southwest corner of the property. The petitioner has designed the site plan to avoid disturbance within the dripline of this tree.

Pedestrian Accommodations: The site is well served with 5-foot sidewalks on both sides of all internal streets. The majority of the sidewalks are separated from the street by a 5-foot tree plot and on-street parking. Along 11th Street and adjacent to the commercial building, the petitioners are proposing to widen the sidewalk and install tree grates. The petitioner has also committed to providing a very valuable sidewalk extension that would connect the development to N. College Avenue.

Utilities: The property is served by an 18 inch water line that runs through the site in approximately the location of the proposed Morton St. extension. Sewer will flow mostly to an existing line within Morton St. south of 11th Street. The petitioner is working with the City Utilities Department to determine stormwater conveyance. There are multiple options for the petitioner. The most likely option is through the use of an adjacent stormwater line to the west.

Neighborhood Comments: At the first hearing, adjacent property owners expressed some concerns regarding the increase in traffic and parking that might impact their properties if a connection to Woodburn Avenue is made. While impacts would certainly occur if the City extends Morton Street north of the railroad tracks, staff believes that the connectivity benefits outweigh such concerns.

Environmental Commission Report: The EC has reviewed this petition again since the first hearing and has offered 5 recommended conditions of approval.

- 1.) The petitioner shall redesign the plan to include all required tree preservation.

Staff response: As previously stated, staff finds a variance from these standards to be appropriate. The quality of these trees is very poor and many are invasive species.

- 2.) The petitioner shall redesign the plan to avoid all excessive slopes and avoid 50% of the steep slopes.

Staff response: Staff does not interpret this requirement the same as the EC. Although staff understands the EC's position, it is quite clear that the slopes on the property were artificially created to construct the adjoining rail line. Staff does not believe a variance is necessary, and that the proposed disturbance on a site zoned for high intensity downtown development should be accepted.

- 3.) A revised and complete landscape plan shall be submitted.

Staff response: Staff is in agreement that two of the individual plants need more specificity. Regarding the overall landscape plan, staff is comfortable that all requirements can be met with this petition. Typical landscaping for the townhouses and apartments has been submitted in addition to the tree plan. With the longer build-out period for this development, the specific landscape plan will likely need modifications in the future. Staff will ensure that a fully compliant landscape plan will be reviewed with building permits. Staff will incorporate the Environmental Planner into the review of this plan.

- 4.) The petitioner shall ensure that recycling space and amenities be provided for all residents and that the most convenient and comprehensive recycling facilities are provided.

Staff response: While highly desirable, these elements are not requirements of the UDO.

- 5.) The petitioner should agree to incorporate any or all of the following green building practices into the building design: additional green roofs, installation of energy

savings lighting and appliances, recycling or salvaging construction and demolition debris, and utilization of local building materials or products.

Staff response: While highly desirable, these elements are not requirements of the UDO.

ADDITIONAL PRELIMINARY PLAT ISSUES: The petitioner is now seeking preliminary plat approval of a 4-lot subdivision that would allow for dedication of three public street segments. Morton Street would be extended to the north property line. Two additional street segments that border the office and park area to the north and west would also be dedicated as public streets. The remaining streets within the development would remain private at this time.

Streets: Morton St. would have a 56-foot right-of-way and the remaining streets would have 50-foot rights-of-way. Additional right-of-way is also required along 11th St. to meet the Master Thoroughfare Plan requirement of a 32.5-foot half right-of-way.

RECORDABLE COMMITMENT: At the October Plan Commission hearing, both Planning staff and several Plan Commissioners expressed a strong desire to have a significant non-residential land use component in this project. Since that time, staff has been working with the developer to ensure that the proposed 208 unit, 473 bedroom residential component is balanced with both commercial services and professional office space that facilitate other City policy goals for the downtown.

The petitioner will be providing two locations for commercial development on the project. The first will be on the ground floor of the proposed building north of 11th Street and west of Morton. This structure would contain up to 3,000 square feet of commercial space. On the east side of Morton, a second ground floor location will be provided containing 7,200 square feet of commercial space.

With respect to office use, the 7.9 acre development site is located at the northern edge of the City's Downtown Certified Technology Park (CTP). The CTP is 66 total acres in size and encompasses an area bounded roughly by the Illinois Central Railroad to the north, Morton Street to the east, 7th Street to the south, and Fairview Street to the west.

This geographic area was created by the City to stimulate downtown employment oriented towards technology-related companies.

After lengthy discussions with the City, the petitioner has committed to subdividing an approximately 1.2 acre "office technology" parcel located at the northwest corner of 11th and Morton Street. This parcel would encompass the development's pocket park as well as contain a future nonresidential building featuring no less than 31,200 square feet (3 stories) but no greater than 41,600 square feet (4 stories). Within the building would be 3,000 square feet of commercial tenant space as well as high technology office space and professional office space.

Discussions between the petitioner and City have centered on two aspects of this agreement. The first issue which needed to be resolved is how to guarantee that this proposed building actually contains high technology office space. The mechanism for meeting this goal is to require the developer to create a recordable zoning commitment. For reference, a draft agreement has been included in the packet. The second and more difficult issue to resolve was how to create enough flexibility in the commitment given some uncertainty about the future of the City's Certified Technology Park. Indiana University, which is the City's required academic partner in the Downtown Certified Technology Park, is initiating construction of a business incubator development project east of the State Road 45/46 Bypass. In discussions with the City, the University has indicated a preference for this near campus area as a possible Certified Technology Park location.

As a result of this uncertainty, staff recommends that the Plan Commission approve a phased recordable commitment. This phasing would work as follows:

Phase I – The owner of the 1.2 acre Office Technology Parcel would be responsible for:

- A. At least Twenty-Thousand (20,000) square feet of space that is designed and constructed in a manner suitable for occupancy and use only as Technology Park Office, and that is neither marketed nor used for any other purpose; and
- B. At least Eight-Thousand Two-Hundred (8,200) square feet of space but no greater than Twenty One-Thousand Six-Hundred (21,600) square feet of space that is designed and constructed in a manner suitable for occupancy and use as Business/Professional Office, which may include but need not be limited to Technology Park Office, and that is neither marketed nor used for any other purpose; and
- C. No greater than Three-Thousand (3,000) square feet of space for retail uses permitted by the City's Unified Development Ordinance.
- D. All of the space required by A, B, and C above shall receive an occupancy permit or permits from the proper authorities and be restricted to the square footage limits in this commitment for a period of two (2) years after the recording of a final subdivision plat. At the sole discretion of the City of Bloomington Planning Department, this two-year time period may be shortened if the City of Bloomington Planning Department determines that the Twenty-Thousand (20,000) square feet of Technology Park Office space cannot be reasonably achieved by the Owner.

Phase II – The owner would be responsible for:

- A. At least Twenty Eight-Thousand Two-Hundred (28,200) square feet of space that is designed and constructed in a manner suitable for occupancy and use as

Business/Professional Office, which may include but need not be limited to Technology Park Office, and that is neither marketed nor used for any other purpose; and

- B. No greater than Three-Thousand (3,000) square feet of space for retail uses permitted by the City's Unified Development Ordinance.
- C. All of the space required by A and B above shall receive an occupancy permit or permits from the proper authorities and be restricted to the square footage limits in this Commitment for a period of three (3) years after the Phase I period has ended.
- D. After the period required in C has elapsed, the Owner may utilize the entire square footage of the building for land uses permitted by the City's zoning regulations in place at such time, subject to Plan Commission approval.

Essentially, what this commitment does is create a 5-year landbanking of 1.2 acres (15% of the property) to allow the developer and the City to work cooperatively to establish either the first high technology office building in the downtown or a substantial amount of Class A professional office space. This second option should not be overlooked. Both Talisha Coppock of Downtown Bloomington Inc. and Danise Alano, the City's Director of Economic Development, have indicated that there is a need for this type of more general office space in order to facilitate companies with 10 or more employees.

DEVELOPER TRACK RECORD: The petitioner has no development history in Bloomington.

CONCLUSION: The Planning Department staff is satisfied that this petition meets the City's five key goals for the property as outlined on page two of the October staff report. Specifically, Planning staff notes that: 1) this is a much better balanced project in comparison to the 2005 petition still under litigation, 2) this particular property is viewed by both the Downtown Plan and Certified Technology Park Plan as a residential transition site, and 3) the commitment from the petitioner to facilitate downtown high technology office space is a substantial one that should not be overlooked.

RECOMMENDATION: Staff recommends approval of SP-28-07 with the following conditions:

- 1) As a condition of Final Plat approval, a recordable zoning commitment restricting the land use of an approximately 1.2 acre tract located at the northwest corner of 11th and Morton Streets must be executed by the developer. The final language of this commitment is subject to approval by the Planning and Legal Departments. This commitment shall restrict the subdivided parcel as outlined in this staff report. No residential building permits for this site plan shall be issued until the recordable zoning commitment has been approved.

- 2) The petitioner must provide appropriate cross-access rights between subdivided lots as part of the Final Plat to accommodate the proposed shared parking arrangement between uses on the site.
- 3) All entrances must meet UDO detailing requirements prior to building permit issuance.
- 4) Lighting must be limited to pedestrian scale lights no higher than 15 feet and must be full cut-off fixtures. A lighting plan for the public streets must be approved by the Board of Public Works with the plat approval.
- 5) All landscaping species shall show the full scientific name with building permit submittals.
- 6) A temporary turnaround at the end of Morton St. must be installed to the Engineering Department specifications.
- 7) Per petitioner's request, the site plan shall remain valid for a maximum period of three years from this approval.
- 8) The arrangement of buildings and parking areas on the submitted site plan is contingent upon the petitioner receiving a variance from tree preservation standards from the Board of Zoning Appeals. If such variance is not granted, the site plan must be modified to meet code requirements. A modified site plan could be approved by staff or the Plan Commission, per the Planning Department's discretion.

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04/02/2012 01:37:53P 8 PGS
Jim Fielder
Monroe County Recorder IN
Recorded as Presented

ZONING COMMITMENT CONCERNING USE OF REAL ESTATE
CITY OF BLOOMINGTON, INDIANA PLAN COMMISSION CASE NO. SP-28-07

This Commitment is made as a requirement and condition of approval for City of Bloomington Plan Commission Case # SP-28-07, such Case being a Site Plan approval by the City of Bloomington Plan Commission (hereinafter "Plan Commission") for the construction of a 7.9 acre mixed use development located at 300 West 11th Street. The commitment does not apply to the entire 7.9 acre development but does apply to future use of a subdivided tract of Real Estate located in Monroe County, Indiana (hereinafter "Real Estate"), the legal description of which is attached hereto and incorporated herein as Exhibit A, and which is commonly known as "Morton North", and which is owned by Westwood Bloomington, LLC, d/b/a Westwood Property Development (hereinafter "Owner") by virtue of a deed recorded in the office of the Recorder, Monroe County, Indiana.

I. DEFINITIONS. For purposes of this Commitment, the following terms shall have the following meanings:

A. "Technology Park Office" shall mean a facility in which predominantly non-retail business, professional, administrative, production, and/or clerical activities are conducted in association with high-technology companies. High-technology companies shall include but not be limited to the following sectors:

(1) Advanced computing, which is any technology used in the design and development of any of the following:

(A) Computer hardware and software.

(B) Data communications.

(C) Information technologies.

(2) Advanced materials, which are materials with engineered properties created through the development of specialized process and synthesis technology.

(3) Biotechnology, which is any technology that uses living organisms, cells, macromolecules, microorganisms, or substances from living organisms to make or modify a product, improve

plants or animals, or develop microorganisms for useful purposes.

(4) Electronic device technology, which is any technology that involves:

- (A) microelectronics, semiconductors, or electronic equipment;
- (B) instrumentation, radio frequency, microwave, and millimeter electronics;
- (C) optical and optic electrical devices; or
- (D) data and digital communications and imaging devices.

(5) Engineering or laboratory testing related to the development of a product.

(6) Technology that assists in the assessment or prevention of threats or damage to human health or the environment, including environmental cleanup technology, pollution prevention technology, or development of alternative energy sources.

(7) Medical device technology, which is any technology that involves medical equipment or products other than a pharmaceutical product that has therapeutic or diagnostic value and is regulated.

(8) Product research and development.

(9) Advanced vehicles technology, which is any technology that involves:

- (A) electric vehicles, hybrid vehicles, or alternative fuel vehicles; or
- (B) components used in the construction of electric vehicles, hybrid vehicles, or alternative fuel vehicles.

B. "Business/Professional Office" shall mean a facility in which business, professional, administrative and/or clerical activities are conducted, including but not limited to insurance agencies, architects, lawyers, engineers, real estate offices, advertising agencies, travel agencies, abstract and title agencies or title insurance companies, and stockbrokers. A

“Business/Professional Office” can provide office functions which serve other off-site land uses. The term “Business/Professional Office” includes Technology Park Offices, but does not include medical offices or medical clinics.

II. STATEMENT OF COMMITMENT – PHASE 1. As required by the Plan Commission as a condition of the above-referenced Site Plan Approval, Owner hereby commits to the City of Bloomington for itself, its heirs, successors and assigns, that the development shall be restricted to the following non-residential components contained within no less than a three (3) story, 31,200 square foot building but no greater than a four (4) story, 41,600 square foot building over the time period set forth below:

A. At least Twenty-Thousand (20,000) square feet of space that is designed and constructed in a manner suitable for occupancy and use only as Technology Park Office, and that is neither marketed nor used for any other purpose; and

B. At least Eight-Thousand Two-Hundred (8,200) square feet of space but no greater than Twenty One-Thousand Six-Hundred (21,600) square feet of space that is designed and constructed in a manner suitable for occupancy and use as Business/Professional Office, which may include but need not be limited to Technology Park Office, and that is neither marketed nor used for any other purpose; and

C. No greater than Three-Thousand (3,000) square feet of space for retail uses permitted by the City’s Unified Development Ordinance.

D. All of the space required by II A, B, and C above shall receive an occupancy permit or permits from the proper authorities and be restricted to the square footage limits in this commitment for a period of two (2) years after the recording of a final subdivision plat. At the sole discretion of the City of Bloomington Planning Department, this two-year time period may be shortened if the City of Bloomington Planning Department determines that the Twenty-Thousand (20,000) square feet of Technology Park Office space cannot be reasonably achieved by the Owner.

III. STATEMENT OF COMMITMENT – PHASE 2. After the period required in II D has elapsed, Owner hereby commits to the City of Bloomington for itself, its heirs, successors and assigns, that the development shall be restricted to the following non-residential components

contained within no less than a three (3) story, 31,200 square foot building but no greater than a four (4) story, 41,600 square foot building over the time period set forth below:

- A. At least Twenty Eight-Thousand Two-Hundred (28,200) square feet of space that is designed and constructed in a manner suitable for occupancy and use as Business/Professional Office, which may include but need not be limited to Technology Park Office, and that is neither marketed nor used for any other purpose; and
- B. No greater than Three-Thousand (3,000) square feet of space for retail uses permitted by the City's Unified Development Ordinance.
- C. All of the space required by III A and B above shall receive an occupancy permit or permits from the proper authorities and be restricted to the square footage limits in this Commitment for a period of three (3) years after the Phase I period has ended.
- D. After the period required in III C has elapsed, the Owner may utilize the entire square footage of the building for land uses permitted by the City's zoning regulations in place at such time, subject to Plan Commission approval.

IV. POCKET PARK – DIMENSIONS AND TERMS OF USE. Contained within the boundaries of Exhibit A is a park space specifically approved as part of Plan Commission Case # SP-28-07. The dimensions of this park space shall be no less than 94 feet running from north to south and 177 feet running from east to west. The park space shall be maintained in perpetuity within Exhibit A and shall be accessible to the public. If this park space is disturbed during construction of the adjacent technology park office building or during construction of nearby residential dwelling units, all disturbed areas shall be stabilized in accordance with the City of Bloomington's erosion control regulations.

V. TECHNOLOGY PARK OFFICE BUILDING – ARCHITECTURE. The specific architectural designs of the exterior building facades shall be governed by the petitioner's statements submitted by Kirkwood Design Studio as part of Plan Commission Case # SP-28-07. Any proposed deviations in exterior architectural designs must be approved by the Planning Department.

VI. BURDEN ON OWNER. Owner shall include restrictive covenants containing restrictions identical to the restrictions contained in this Commitment in all deeds to, and other instruments of conveyance of, any interest in any part of the Real Estate, and shall take all other measures reasonably necessary to make a good faith attempt to ensure compliance with and enforceability of such restrictions by and against such future owners of any interest in any part of the Real Estate, including but not limited to giving prominent notice of these restrictions in communications with prospective and actual purchasers.

VII. RECORDING AND PROOF THEREOF. This Commitment shall be recorded in the office of the Recorder of Monroe County, State of Indiana and shall be binding upon the Owners and upon any subsequent owner or other person acquiring an interest in the Real Estate or any part thereof, and shall run with the land. Owners shall be responsible for transmitting a copy of this recorded Commitment to the City of Bloomington Planning Department within ten (10) working days of the date below.

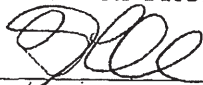
VIII. MODIFICATION AND TERMINATION. This Commitment may be modified or terminated only by action of the City of Bloomington Plan Commission.

IX. ENFORCEMENT, PENALTIES AND REMEDIES. This Commitment shall be enforceable by the City of Bloomington, by any owner of land adjacent to the Real Estate, or by any owner of land that abuts land adjacent to the Real Estate and is located within three-hundred (300) linear feet of the Real Estate.

Failure to honor this Commitment shall subject the person then obligated hereby to revocation of any Site Plan approvals for the Real Estate referenced herein, revocation of occupancy permits for the Real Estate, refusal to issue building permits for the Real Estate and all such other action as may be available to the enforcing party in law or equity, and in addition shall constitute a violation of the Unified Development Ordinance, Title 20 of the Bloomington Municipal Code, or such ordinance as may hereafter replace said Unified Development Ordinance, and shall subject the person then obligated hereby to all penalties and remedies provided under said Ordinance, including but not limited to fines and injunctive relief.

Dated this 16th day of March, 2012.

WESTWOOD BLOOMINGTON LLC, D/B/A
WESTWOOD PROPERTY MANAGEMENT



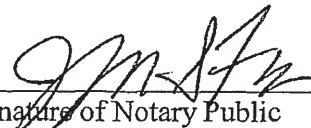
By: Eric Edee, Manager of Westwood Bloomington, LLC, D/B/A

STATE OF INDIANA)
)SS:
COUNTY OF MONROE)

Personally appeared before the undersigned, a Notary Public in and for said County and State, Eric Edee, Manager of Westwood Bloomington, LLC, D/B/A who acknowledged execution of the above and foregoing instrument to be his voluntary act and deed.

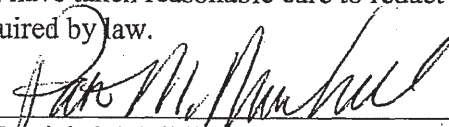
WITNESS my hand and Notarial Seal this 16th day of MARCH, 2012.

JEFFREY S. Fanye
Printed Name of Notary Public


Signature of Notary Public

My Commission Expires:
November 3rd, 2014

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.


Patricia Mulvihill

This instrument prepared by Patricia Mulvihill, Attorney at Law, City of Bloomington, P.O. Box 100, Bloomington, Indiana 47402.

EXHIBIT A

Lot 1, Morton North, a subdivision to the City of Bloomington, Indiana as shown by the plat thereof recorded as Instrument # 2012 005085, Office of the Recorder of Monroe County, Indiana.



SP-28-07
Site Plan

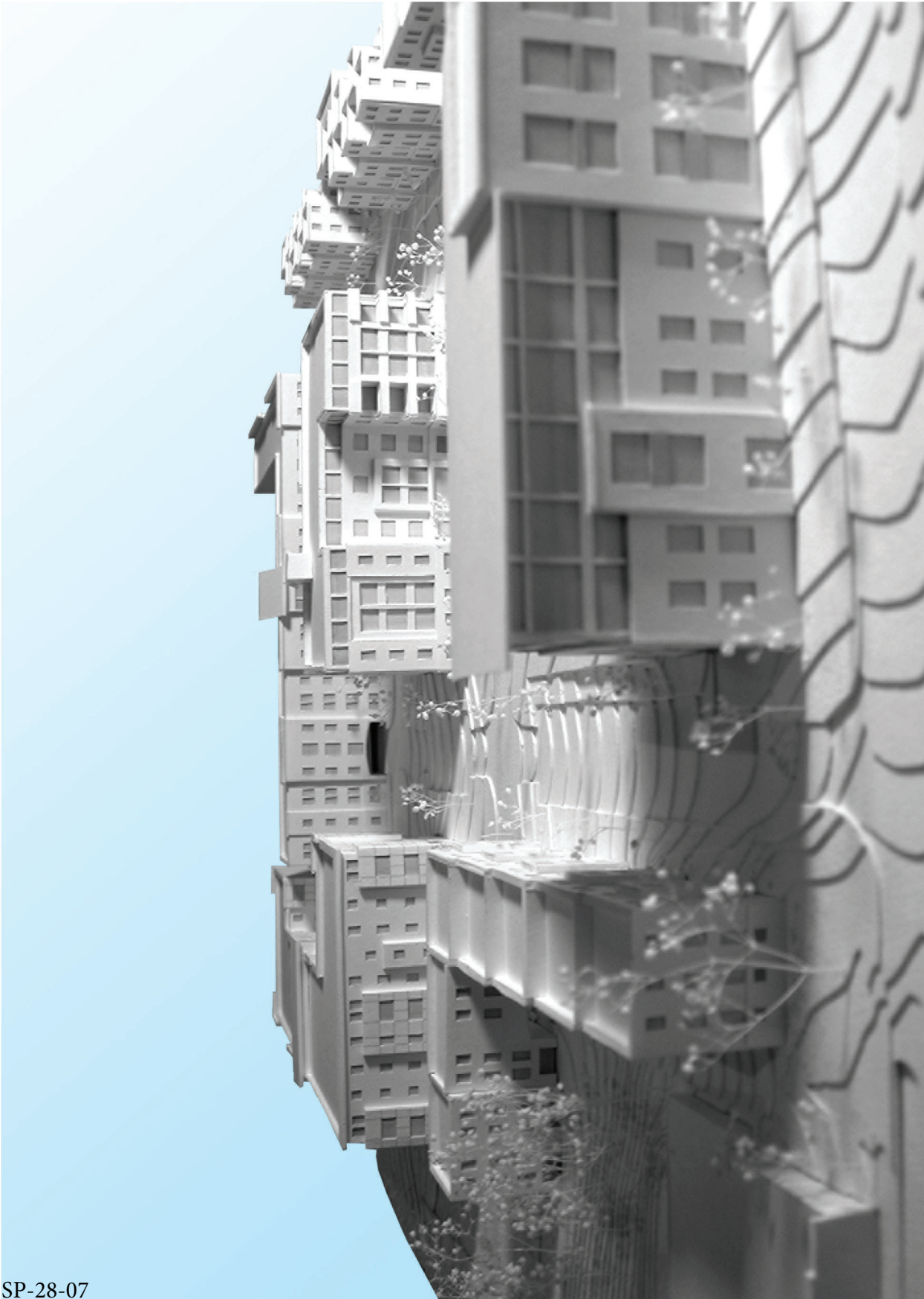
ENTRANCE AT MORTON STREET

WESTWOOD PROPERTY INVESTMENT, LLC

MORTON NORTH



SP-28-07
Pictures from approved model



SP-28-07

Pictures from approved model

NORTH VIEW AT STREET '1'

WESTWOOD PROPERTY INVESTMENT, LLC

MORTON NORTH

PARK ON 11TH - LOT 1



(OVERALL HEIGHT)
75'

+62.0' (884.0') MAX. HTL.
+53.0' (873.0') MAIN FLOOR
+45.0' (865.0') FOURTH FLOOR
+28.0' (853.0') THIRD FLOOR
+16.0' (841.0') SECOND FLOOR
0' (825.0') FIRST FLOOR
-11.0' (814.0') BASEMENT

+62.0' (884.0') MAX. HTL.
+53.0' (873.0') MAIN FLOOR
+45.0' (865.0') FOURTH FLOOR
+28.0' (853.0') THIRD FLOOR
+16.0' (841.0') SECOND FLOOR
0' (825.0') FIRST FLOOR

WEST ELEVATION
SCALE: 1/16" = 1'-0"

EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION SCALE: 1/16" = 1'-0"

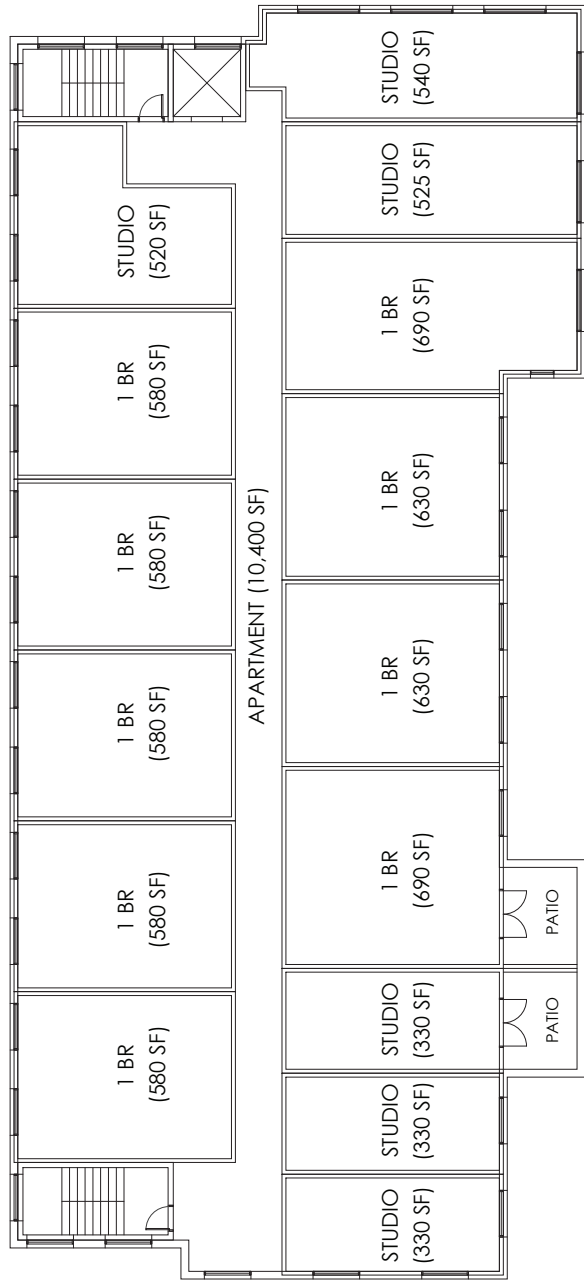
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- +53.0' (872.0) MAIN ROOF
- +40.0' (865.0) FOURTH FLOOR
- +28.0' (853.0) THIRD FLOOR
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- 0' (825.0) FIRST FLOOR
- -11.0' (814.0) BASEMENT



NORTH ELEVATION SCALE: 1/16" = 1'-0"

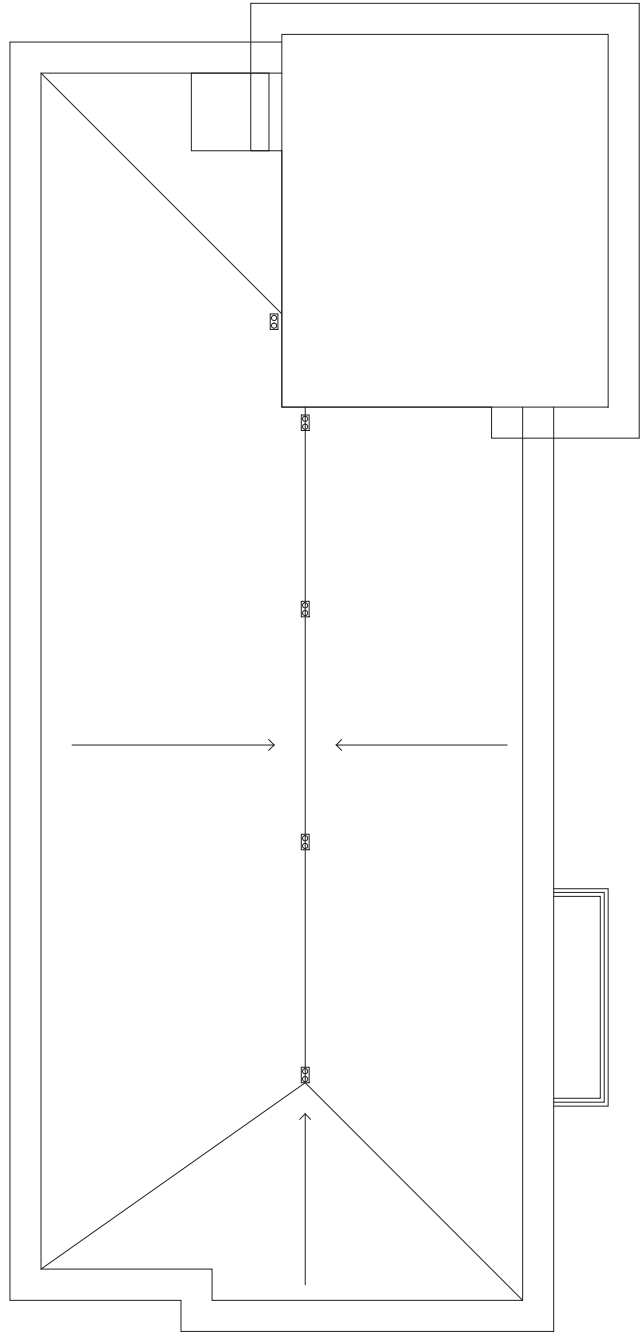
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Proposed renderings

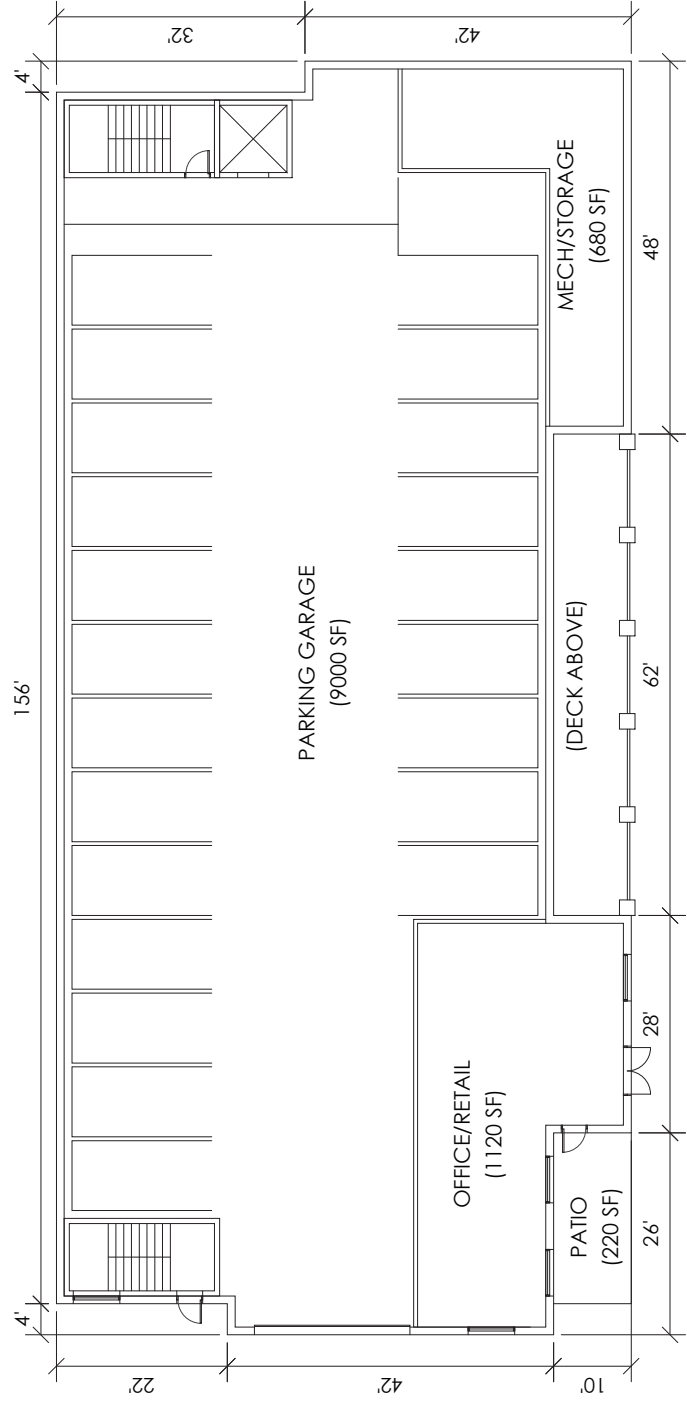


FOURTH FLOOR PLAN

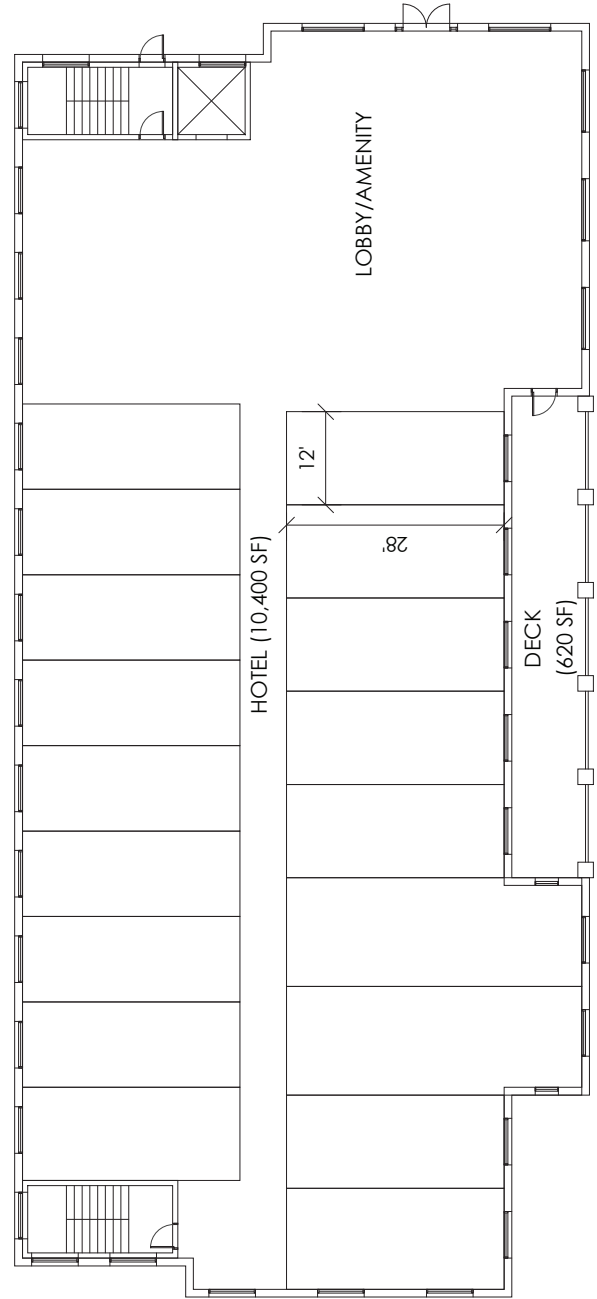
SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

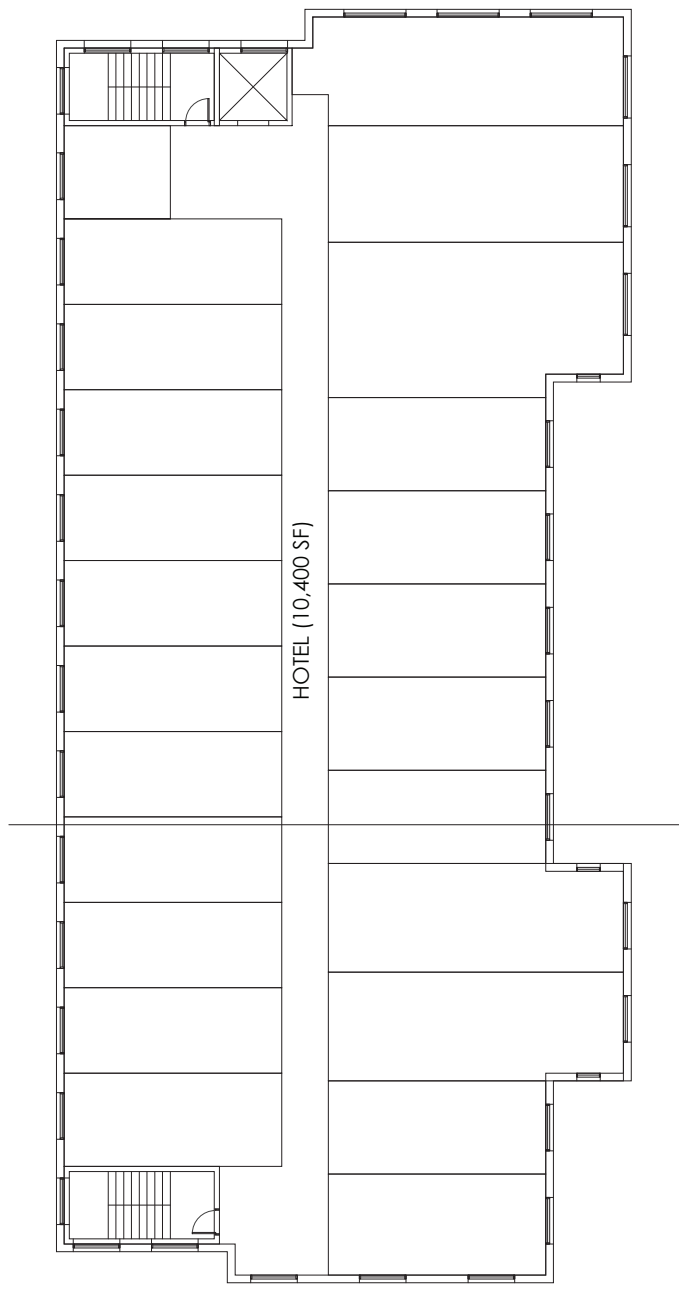


GARAGE FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

