

CITY OF BLOOMINGTON



October 7, 2019 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
October 7, 2019 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: UDO Hearings: August 29th, September 5th, 10th, and 16th

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO: November 4th, 2019

SP-23-19 **City of Bloomington**
105 & 111 W. 4th St., and 222 S. Walnut St.
Request: Site plan approval for a new parking garage with waivers in the Commercial
Downtown (CD) zoning district.
Case Manager: Jackie Scanlan

PETITIONS:

PUD-26-19 **First Capital Management**
3201 E. Moores Pike
Request: A PUD amendment to the list of permitted uses to allow multi-family apartments.
Case Manager: Eric Greulich

SP/UV-32-19 **Rimrock Companies**
1901 W. 3rd St. & 307 S. Cory Ln.
Request: Site plan approval and use variance recommendations to the Board of Zoning Appeals
for larger units in the “mini-warehouse facility” use in the Commercial Arterial (CA) zoning
district.
Case Manager: Jackie Scanlan

PUD-34-19 **Curry Urban Properties**
NW Corner of Longview Ave. & Pete Ellis Dr.
Request: PUD district ordinance and preliminary plan approval to rezone 3.2 acres to PUD.
Case Manager: Jackie Scanlan

****Next Meeting November 4, 2019**

Last Updated: 10/4/2019

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

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT – Second Hearing
LOCATION: 3201 E. Moores Pike**

**CASE #: PUD-26-19
DATE: October 7, 2019**

**PETITIONER: First Capital Group
810 S. Auto Mall Road**

**COUNSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut Street, Bloomington**

REQUEST: The petitioner is requesting a PUD district ordinance amendment to allow multi-family dwelling units.

BACKGROUND:

Area:	2.2 acres
Current Zoning:	Planned Unit Development (PUD)
Comp Plan Designation:	Regional Activity Center
Existing Land Use:	Undeveloped
Proposed Land Use:	Multifamily residential
Surrounding Uses:	North – Jackson Creek Shopping Center West – AMC movie theater South – Single-family residences (Bittner Woods/Shadow Creek) East – Multi-family apartments (College Park at Campus Corner) and retirement community (Red Bud Hills and Autumn Hills)

CHANGES SINCE FIRST HEARING: At the first hearing in August, the Plan Commission discussed numerous potential issues including-

- Height and massing
- Possibility for adjacent transportation connections
- Traffic study for impacts to Moores Pike
- What is the public benefit to this project?
- Have enough environmentally sustainable design features been included?
- Inclusion of more parking spaces
- Storm water runoff

Since that first hearing, the petitioner has submitted a commitment regarding the inclusion of affordable housing with this petition, a list of environmentally sustainable design features, and the height of the building has been reduced to 50’.

REPORT: This 2.2 acre property is located on the north side of Moores Pike just east of the intersection with College Mall Road. The property is zoned Planned Unit Development. The property is currently undeveloped and has several mature trees and emerging canopy species scattered throughout the property. The property had previously been used by a single family residence, but the residence was removed in 2000 when the property was rezoned.

This site was rezoned in 2000 (PUD-03-00) from RS3.5/PRO6 to a Planned Unit Development

to allow for a mixture of medical and office uses. A district ordinance and a specific list of uses, as well as prohibited uses, was approved with that petition. In 2003, an amendment (PUD-15-03) was approved to the PUD adding “climate-controlled storage” to the list of permitted uses as well as a final plan for an office building and separate climate controlled warehouse, however that project was never constructed. A site plan was later approved in 2013 (PUD-40-13) for a multi-tenant building, however that was also not constructed and the property has remained undeveloped.

The petitioner is requesting to amend the list of uses within the PUD district ordinance to allow for “dwelling, multi-family”. The petitioner is proposing to adopt a density of 18 units per acre, the remaining development standards would be those of the current RH zoning district standards for site plan review. No site plan approval is being requested or given at this time and a site plan must come back to the Plan Commission for approval if this amendment is approved. The petitioner has submitted a potential building elevation and site plan. The proposed site plan shows a 4-story building with 48 two-bedroom units, 28 one-bedroom units, and 4 studio units for a total of 80 units with 128 bedrooms. Parking is being provided in a parking area with 62 parking spaces. There would be one drivecut on Moores Pike to provide access for the site.

COMPREHENSIVE PLAN: This property is designated as *Regional Activity Center* in the Comprehensive Plan. The Comprehensive Plan notes the following about the intent of the *Regional Activity Center* area:

- ...district is a large commercial area that provides high intensity retail activity.
- Regional Activity Centers contain higher intensity uses such as national retailers, offices, food services, lodging, and entertainment.
- The district may also incorporate medium- to high-density multifamily residential uses.
- The main purpose of the district is to provide semi-urban activity centers that complement, rather than compete with, the Downtown district.
- The district is expected to change with increasing activity through infill and redevelopment.
- Incorporating multifamily residential within the district is supported.
- Less intense commercial uses should be developed adjacent to residential areas to buffer the impacts of such development. Multifamily residential and office uses could likewise serve as transitional elements.
- Redevelopment within the district should be encouraged to grow vertically, with the possibility of two- or three-story buildings to accommodate denser office development, residential multifamily, structured parking, and improved multimodal connectivity.

The proposed use of the property for multi-family residences is somewhat consistent with the Comprehensive Plan (although a mixed-use building would be preferred). The Comprehensive Plan encourages two- or three-story buildings, so the proposed 4-story building would not be in keeping with the design guidelines.

PRELIMINARY PLAN:

List of Permitted Uses: The list of permitted uses was set forth in the 2000 initial rezoning and amended in 2003. The petitioner is proposing to retain this list and add “dwelling, multi-family”. The list of existing permitted uses as outlined in previous approvals includes:

Permitted Uses:

- Climate controlled storage *added in the 2003 amendment
- Business Professional Office (including, but not limited to- Accounting, Consulting, Legal, Real Estate, and Insurance)
- Corporate Offices
- Government Offices
- Contractor's Offices (subject to the "Further Restrictions" as outlined below)
- *Medical Offices
- *Dental Offices
- *Clinics

These uses are limited to 16,000 square feet. If mixed use is requested, then the maximum gross square footage allowed would be 32,000 sq. ft., with all () uses square footage being doubled when calculating the total square footage. For example, 8,000 sq. ft. of medical office space and 16,000 of professional office space would be allowed in this PUD under the calculation $[8,000(2) + 16,000=32,000]$

Specifically Prohibited Uses:

- Veterinary Clinics
- Bureau of Motor Vehicle Offices
- Post Offices

Further Restrictions on Permitted Uses:

- No outdoor storage of equipment or materials
- No warehouse/garage space is permitted

The petitioner is proposing to add "dwelling, multi-family" to the list of approved uses. No other changes to the use list are proposed.

Residential Density: The Comprehensive Plan designates this area as a *Regional Activity Center* and calls for medium- to high-density multifamily residential in the *Regional Activity Center* designation. The proposed site plan shows a possible bedroom and unit count of 48 two-bedroom units, 28 one-bedroom units, and 4 studio units for a total of 80 units with 128 bedrooms. Using the UDO defined DUEs, the 2-bedroom units count as 0.66 units, the one-bedroom units count as 0.25 units, and the studio units count as 0.20 units. There are 39.48 DUEs proposed, which based on the 2.2 acre lot size results in a density of 17.48 units per acre. With this request the petitioner is requesting an allowable maximum density of 18 units per acre.

Height and Bulk: The petitioner is proposing one, four-story building. The original PUD had very specific development standards for setbacks and building height. The building height was limited to 30' in height. The petitioner is proposing to use the RH zoning district standards which would change the allowable building height to 50'.

The approved development standards in the PUD versus the RH district are as follows:

	Current	RH District
Building Front	65'	15' from proposed ROW

Building Side (East)	25'	15'
Building Side (West)	10' *reduced with the 2003 amendment	15'
Building Rear	25'	15'
Parking Front	75'	20' behind building
Parking Side (East)	12'	10'
Parking Side (West)	8'	10'
Parking Rear	18'	10'
Height	30'	50'

Parking, Streetscape, and Access: The property has approximately 180' of frontage on Moores Pike. A possible total of 62 parking spaces are proposed for the 128 bedrooms. This equals 0.48 parking spaces per bedroom. The UDO does not have a minimum number of required parking spaces for this location, only a maximum of 1 parking space per bedroom. A new 8' wide asphalt multi-use path will be constructed along the Moores Pike frontage. The site has one access point on Moores Pike that will be widened with this petition to allow two-way traffic. A passing blister was required along the south side of Moores Pike with previous approvals and is still being evaluated. This would be installed within the right-of-way if deemed necessary by the City Transportation and Traffic Engineer.

Bicycle Parking and Alternative Transportation: The development has 128 proposed bedrooms. The UDO requires one bicycle parking space for every 6 bedrooms for a total of 22 required bicycle parking spaces. Compliance with this requirement will be reviewed with the development plan approval. This site is not located on a Bloomington Transit route.

With all of the previous approvals, an internal sidewalk connection was required through this property linking the Redbud Hills/Autumn Hills buildings to the east to the Jackson Creek Shopping Center to the northwest. A pedestrian easement was recorded along the northern property line as well to provide for that future connection. The Plan Commission required the Autumn Hills development to the east to install a sidewalk stub and staircase at the common property line with the intent that a pedestrian connection through this petition site would be installed at the time it came forward for site plan approval. That sidewalk connection and staircase were installed. Staff has inspected the site and determined that the most appropriate location for the sidewalk connection would still be to follow the existing topography along the east and north property lines to connect to Jackson Creek Shopping Center. This connection has been shown on the site plan and would be installed at the development plan stage.

Architecture/Materials: The petitioner proposes to meet RH architectural standards. This request would remove the 30' height limit as part of the current district ordinance and use the proposed 50' height limit. The building will have one main entrance on the east side of the building with an additional entrance on the south side of the building facing Moores Pike. The Department has concerns that the south side of the building lacks appropriate pedestrian interface with Moores Pike and believes that a better design would include smaller buildings with a building directly facing Moores Pike, rather than a side of a building as shown.

Environmental Considerations: The petition site has a large area of mature canopy trees along the north side of the property. Based on the size of the property and existing canopy coverage, approximately 50% of the existing tree coverage must be preserved. Staff has inspected the site and determined an appropriate area to be preserved and that has been shown on the proposed site plan. The site plan meets the minimum tree preservation requirements. There are several mature trees along the property boundary that should be saved and that aspect will be reviewed with the development plan approval if this petition is approved. There were limited provisions in the initial rezoning that dealt with the removal or replacement of trees that died during or after construction, this is outlined under item #3 in the staff report from the 2000 rezoning. If this amendment is approved, the petitioner is proposing to place the remaining undeveloped north portion of the property containing the required tree preservation area in a Conservation Easement. No additional sensitive or protected environmental features are present on the site.

Housing Diversity: The petitioner has committed to setting aside 10% of the bedrooms for affordable housing. Information regarding the petitioner's proposal is included in their petitioner statement. With previous projects, petitioners have set aside 15% of bedrooms for affordable housing. Proposed language in the new Unified Development Ordinance also uses 15% as the minimum standard.

Lighting: While a specific lighting plan has not been submitted, the PUD required that the front parking area be lighted with maximum 36" tall bollard lighting. The Department still believes this is appropriate for the front parking area adjacent to the building and closest to the single family residences to the south.

Stormwater: Preliminary approval has been submitted for the proposed stormwater management plan. A stormwater detention/water quality pond is being shown to meet detention and water quality improvement requirements.

Utilities: There is an existing water line along Moores Pike, and a sanitary sewer line has been stubbed on the east side of the property. Both are adequately sized to accommodate this development.

Neighborhood Input: The Department has received many letters of concern from adjacent neighbors. These have been included in the packet.

20.04.080(h) Planned Unit Development Considerations

In 20.04.080(h) The UDO outlines that in their consideration of a PUD District Ordinance and Preliminary Plan, the Plan Commission and Common Council shall consider as many of the following as may be relevant to the specific proposal. The following list shall not be construed as providing a prioritization of the items on the list. Each item shall be considered individually as it applies to the specific Planning Unit Development proposal.

- (1) The extent to which the proposed Preliminary Plan meets the requirements, standards, and stated purpose of Chapter 20.04: Planned Unit Development Districts.

Section 20.04.010 of the UDO, states that the purpose of the planned unit development (PUD) is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to

encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities, and city services; to preserve the natural, environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions. It is anticipated that planned unit developments will offer one or more of the following advantages:

- (a) Implement the guiding principles and land use policies of the Comprehensive Plan; specifically reflect the policies of the Comprehensive Plan specific to the neighborhood in which the planned unit development is to be located;
- (b) Buffer land uses proposed for the PUD so as to minimize any adverse impact which new development may have on surrounding properties; additionally provide buffers and transitions of density within the PUD itself to distinguish between different land use areas;
- (c) Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
- (d) Counteract urban monotony and congestion on streets;
- (e) Promote architecture that is compatible with the surroundings;
- (f) Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area; and
- (g) Provide a public benefit that would not occur without deviation from the standards of the Unified Development Ordinance.

PROPOSED FINDING: The Department does not feel that this PUD amendment accomplishes many of the goals outlined in the section above. While the PUD amendment does add residential density adjacent to goods and services, some of the other aspects that are highly desired within PUD's related to environmental preservation, appropriate architecture along a street front, sustainable building design, and compatibility with surrounding buildings is not sufficient to warrant a PUD amendment.

- (2) The extent to which the proposed Preliminary Plan departs from the Unified Development Ordinance provisions otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

PROPOSED FINDING: This PUD is proposing to allow a density of 18 units per acre. This PUD was initially approved with no residential dwelling unit allowance, so it is therefore up to the Plan Commission to designate an appropriate density if the requested land use of multifamily dwelling units is deemed appropriate. In addition, this PUD was approved with a 30' height limit, and the Plan Commission must also determine if the proposed increased height of 50' is appropriate for this location.

- (3) The extent to which the Planned Unit Development meets the purposes of this Unified Development Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.

PROPOSED FINDING: This petition does further many of the goals of the UDO and the Comprehensive Plan. Specifically it places residential dwelling units in close

proximity to goods and services and has a commitment toward affordable housing. Although there is a commitment to set aside some dwelling units for affordable housing, the amount being set aside is not consistent with other approved projects or expectations. In addition, with a PUD amendment, the expectation would be that a higher level of services and design is provided than what would be the minimum required by the UDO. A high level of environmental sustainability and architecture are encouraged within the Comprehensive Plan and the Department does not feel that either has been accomplished so far.

- (4) The physical design of the Planned Unit Development and the extent to which it:
- a. Makes adequate provision for public services;
 - b. Provides adequate control over vehicular traffic;
 - c. Provides for and protects designated common open space; and
 - d. Furthers the amenities of light and air, recreation and visual enjoyment.

PROPOSED FINDING: The property is not located on a Bloomington Transit route, although it is near to the route along College Mall Road. There are no vehicular road stubs on adjacent properties to connect to, so access is restricted to one access point on Moores Pike. A portion of the rear of the property will be set aside in a conservancy easement to provide a common open space, but will be largely wooded and set aside in a conservancy easement. A pedestrian connection will be extended through the site to connect this property to the adjacent sidewalk stub to the east.

- (5) The relationship and compatibility of the proposed Preliminary Plan to the adjacent properties and neighborhood, and whether the proposed Preliminary Plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.

PROPOSED FINDING: This site is surrounded by a mix of commercial properties to the north and west, residential care buildings to the east, high density multifamily residences to the northeast, and single family residences to the south. While the density proposed on this site is higher than surrounding properties, this type of dense infill development is encouraged by the Comprehensive Plan when surrounded by appropriate infrastructure and goods and services. In addition, it is located immediately adjacent to several grocery stores and shopping areas.

- (6) The desirability of the proposed Preliminary Plan to the City's physical development, tax base and economic well-being.

PROPOSED FINDING: The provision of up to 18 dwelling units per acre along this corridor will increase the tax base to the City. In addition, the construction of the building will benefit the local workforce and adjacent commercial businesses.

- (7) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.

PROPOSED FINDING: This site will be accessed directly from Moores Pike and no traffic will be directed through or within the adjacent residential neighborhoods. Moores Pike at this location currently has approximately 9,000 ADT's. With the

addition of 80 dwelling units on this site there will be a slight increase in traffic along Moores Pike, however there is already a signalized intersection at the Moores Pike and Sare Road/College Mall Road intersection to control traffic. A passing blister will be evaluated along Moores Pike with the final development plan and can be installed if deemed necessary to mitigate any potential impacts. There are existing utilities to this area in place to support this development.

- (8) The proposal preserves significant ecological, natural, historical and architectural resources.

PROPOSED FINDING: There are no known significant ecological, natural, historical or architectural resources on this site. The petitioner will be setting aside the minimum required tree preservation area in a conservation easement. The Department would encourage revisions to the site plan that protect existing mature trees along the property boundary.

- (9) The proposal will not be injurious to the public health, safety, and general welfare.

PROPOSED FINDING: At this time the Department does not identify any negative impacts to the public health, safety, or general welfare of the community.

- (10) The proposal is an effective and unified treatment of the development possibilities on the PUD site.

PROPOSED FINDING: The inclusion of multi-family dwelling units does expand the uses for this PUD and allow for a land use that is consistent with surrounding uses. However, with the approval of a PUD it is an expectation that a development is able to achieve a higher standard than the minimum requirements of the UDO. The list of environmentally sustainable design features does not constitute a high level of features unique to this project. In addition, although some improvements have been made to the south façade of the building, the building's main façade faces the interior of the site with the side of the building facing the public street. The Department does not feel that a demonstrated public benefit has been provided with this proposed amendment to the PUD. In addition, this approval would result in a single use project rather than a mixed-use project, which is not preferred within a PUD.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 3 recommendations concerning this development:

- 1.) The Petitioner should work with staff to revise the Landscape Plan to at least meet the minimum standards of the UDO.

Staff Response: The petitioner shall submit a landscape plan showing compliance with the UDO during the review of the development plan stage prior to the issuance of a grading permit.

- 2.) The Petitioner should incorporate best practices for green building.

Staff Response: Although not required, the Department encourages the petitioner to

incorporate as many green building practices as possible.

- 3.) The Petitioner shall show proper grading contour lines that indicate exactly where the land-disturbing activity will occur and ensure it will remain outside of the conservation easement.

Staff Response: This will be reviewed with the final development plan if the amendment is approved.

CONCLUSION: While this petition does provide an affordable housing component, the affordable housing commitment does not meet the City's expectations nor is it consistent with previous projects or the direction of the new UDO. The Department feels that the design of the building places the side of the building on Moores Pike rather than a true front and does not adequately create a pedestrian friendly streetscape as encouraged by the Comprehensive Plan. In addition, the petitioner has not shown a sufficient level of sustainable design features to promote environmentally sustainable design. In addition, some of the neighbor's concerns regarding adding additional parking spaces or reducing the number of stories in the building were addressed.

RECOMMENDATION: The Department recommends that the Plan Commission forward PUD-26-19 to the Common Council with a negative recommendation.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: October 7, 2019

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: PUD-26-19: Moores Pike Apartments
3201 E. Moores Pike

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance the project's environment-enriching attributes.

This request is for an amendment to the Planned Unit Development (PUD) District Ordinance to allow the use 'Dwelling, Multifamily' and some Residential High-Density Multifamily (RH) design standards.

1.) LANDSCAPE PLAN

The Landscape Plan needs revision before it meets the Unified Development Ordinance (UDO) regulations, and can be approved. The Petitioner must have an approved Landscape Plan in place prior to the issuance of the required Grading Permit. The EC recommends the site be designed with diverse plantings that benefit local pollinating insects and birds, reduce the heat island effect, sequester carbon dioxide, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies, and other beneficial insects while promoting biodiversity in the city. Native plants do not require chemical fertilizers nor pesticides and are water efficient once established.

2.) GREEN/ENVIRONMENT-ENHANCING BUILDING PRACTICES

The EC previously recommended that the developer design the building with as many best practices for energy savings and resource conservation as possible for the sake of the environment and because attention to green building best practices is a community expectation of new structures. Although the Petitioner was advised of these expectations prior to their initial presentation to Plan Commission in August, they have not added any meaningful environment-enhancing, climate-protecting practices at this site.

The EC does not consider committing to a UDO or building code requirement to be an enhancement. Additionally, if the Petitioner expects practices such as 'rainwater capture and reuse' to be looked at as a best practice, then a design with specifics must be included in their petition materials to Planning and Transportation (P&T) staff. It is possible that the Petitioner's Statement could mean nothing more than rainwater soaking into the ground.

Designing more sustainably than the basic minimum building code standards is expected and considered responsible business by the EC. Because this petition includes no environmentally-responsible or public benefits, the EC sees no reason to allow the increased density requested.

3.) GRADING FOR DETENTION BASIN

The contour lines shown for the grading on the detention basin are incomplete and confusing because the contour lines end abruptly without closure. No land disturbing activities are allowed within the Conservation Easement (CE) except for the path, and this plan implies the grading will extend into the CE. This design must be changed so no construction or land-disturbing activity will occur in the CE except for the path.

EC RECOMMENDATIONS:

- 1.) The Petitioner shall revise the Landscape Plan to meet, at the very least, the minimum standards of the UDO.
- 2.) The Petitioner should incorporate best practices for green building.
- 3.) The Petitioner shall show proper grading contour lines that indicate exactly where the land-disturbing activity will occur and ensure it will remain outside of the conservation easement.

**BLOOMINGTON PLAN COMMISSION
PRELIMINARY PLAN REPORT (SECOND HEARING)
LOCATION: 3209 Moores Pike**

**CASE NO.: PUD-3-00
DATE: January 31, 2000**

PETITIONER: Dorothy Grubb
ADDRESS: 3209 Moores Pike

COUNSEL: Smith Neubecker & Associates, Inc.
ADDRESS: 453 Clarizz Blvd.

PRELIMINARY HEARING: January 5, 2000
FINAL HEARING: January 31, 2000

REQUEST: The petitioner is requesting a rezone of 2.2 acres from RS3.5/PRO6 to Planned Unit Development (PUD) and preliminary plan approval for a 32,000 square foot office building. The petitioner is also requesting delegation of final plan approval to staff.

CHANGES TO SITE PLAN: Since the January 5 hearing, the petitioner has submitted a revised site plan similar to one that was shown at that meeting. The new site plan introduces an eight foot multi-use path along the northern property line with stubs to University Commons, the Redbud Hills Retirement Community, and the Jackson Creek Shopping Center. In addition, the parking area has been reconfigured to create a centrally located pedestrian way. A passing blister along the southern end of Moores Pike has also been added.

RESOLUTION OF FIRST HEARING ISSUES: Several issues were raised at the January 5 Plan Commission Hearing concerning this petition. Since the first hearing, staff and the petitioner have worked to resolve these issues. The current status of these issues are outlined as follows:

1. **Passing blister on Moores Pike:** The Plan Commission addressed concerns that this project could create a potential back-up situation at its Moores Pike entrance. This concern centered on left-in movements during peak traffic times. Staff worked with the petitioner and the City Engineer to determine that there is adequate right-of-way along the south side of the road to install a passing blister at the Moores Pike entrance. The addition of this blister will not interfere with the existing landscaping for the adjacent property in Bittner Woods.
2. **Accel/Decel lanes along Moores Pike:** The petitioner has met with the City Engineer, where it was determined that this site did not meet the warrants to require accel/decel lanes at the entrance to this project. The lack of accel/decel lanes will allow for additional tree preservation to occur.

*Final Hearing
Staff Report*

- 3. Tree Preservation:** The petitioner has committed to saving all of the existing trees on the front of this property. However, there are a few trees that currently have questionable health, as well as a possibility that two of the trees must be removed due to sight distance problems at the Moores Pike entrance. To compensate for the potential loss of these trees as well as any trees which could be negatively impacted during construction, the petitioner has agreed to enter into a recordable commitment to replace any removed or damaged trees with new stock of a minimum 3 ½ inch caliper.
- 4. Car lights spilling onto adjacent property:** During the first hearing, a Plan Commission member also asked whether lights from cars exiting the subject parcel would cause glare into the single family home to the south. There is a distance of approximately 200 feet between the entrance of this project and the home in question. There is also both ample landscaping (including evergreen species) and an opaque fence along the home's north property line that would adequately screen any car lights.
- 5. Architecture of the western façade and lighting of the front parking area:** Since the initial hearing, the petitioner has submitted architectural renderings of the proposed office building. These renderings are only schematic and do not represent the final architecture, but the petitioner is willing to commit to using windows on the western and eastern facades to enhance the aesthetics and increase the compatibility with the surrounding uses. In addition to the architecture, the petitioner has also agreed to place 36 inch high bollard lights within the front parking area along Moores Pike. The petitioner had previously agreed to pedestrian scale lighting of no more than ten feet in height, but is now willing to use the bollard lights to allay any lighting concerns for the front of the building. These lights will be similar to those at the recently constructed office building in the new Clarizz Office Park.
- 6. Vehicular/pedestrian connection to Jackson Creek Shopping Center, University Commons, and Redbud Hills:** The petitioner is currently exploring the potential of connecting this site to the Jackson Creek Shopping Center via a vehicle connection. The petitioner is willing to accommodate for this connection, but must first receive the approval from the manager of the adjoining parcel. If this connection cannot be made with a vehicular access, then the petitioner is still proposing to place an 8 foot multi-use path along the rear of the property that will stub to both the University Commons and Redbud Hills properties. Staff would prefer to see the vehicular access, if feasible, to give an alternative route to Moores Pike. If this connection is not feasible, than a bike/pedestrian connection could adequately serve the site. Staff did analyze this connection for potential cut-through traffic. Staff found that this connection provided almost no cut-through incentive, and therefore would not create a problem.

7. Permitted Uses: At the first hearing for this petition, the Plan Commission requested that staff research and create a more specific list of uses that would be appropriate for this site. The Plan Commission felt that professional office was too broad of a category to be permitted without further clarification/restrictions. With this in mind, staff researched past PUD cases as well as consulted the ITE Manual with regards to trip generation rates for different office uses. As a result, a more specific list of uses was developed that focuses on restricting uses that would create a nuisance to surrounding uses by either noise or traffic. Staff then conferred with the petitioner, who has agreed to the use list as follows:

Permitted Uses:

- Business/Professional Offices (including but not limited to accounting, consulting, legal, real estate, and insurance)
- Corporate Offices
- Governmental Offices
- Contractor's Offices (only subject to the "Further Restrictions" as outlined below)
- *Medical Offices
- *Dental Offices
- *Clinics

These uses are limited to 16,000 square feet. If mixed use is requested, the maximum gross square footage allowed would be 32,000 square feet, with all () use square footage being doubled when calculating the total square footage. For example, 8,000 square feet of medical office space and 16,000 of professional office space would be allowed in this PUD under the calculation $[8,000(2) + 16,000 = 32,000]$.

Specifically Prohibited Uses:

- Veterinary Clinics
- Bureau of Motor Vehicle Offices
- Post Offices

Further Restrictions on Permitted Uses:

- No outdoor storage of equipment or materials
- No warehouse/garage space is permitted

RECOMMENDATION: Staff recommends approval of PUD-3-00 with the following conditions:

1. Final Plan review for this PUD shall be delegated to the Planning Staff.
2. Office land uses for this PUD shall be limited as outlined in this staff report.

3. In addition to the architectural restrictions outlined within the Revised (1-24-00) Preliminary Plan Statement, the petitioner must include windows for both the east and west building elevations.
4. Pending approval from the adjacent property owner, the final plan for this PUD shall incorporate a bicycle or vehicular connection to the Jackson Creek Shopping Center. The minimum required connection shall be an 8 foot multi-use path. All other pedestrian improvements shall be installed in accordance with the petitioner's preliminary site plan.
5. The design of the passing blister on Moores Pike shall be reviewed by the City Engineer at final plan stage.
6. The front parking area shall only utilize 36 inch high bollard light fixtures.
7. Signage for this PUD shall be reviewed under the Scenic/Gateway Corridor sign regulations.
8. Final drainage/detention design shall be approved at the final plan stage.
9. A 40 foot right-of-way dedication from the centerline of Moores Pike is required.
10. As a requirement of final plan approval, the petitioner is required to file a recordable commitment which will insure the preservation of existing trees during construction. More specifically, this agreement will address inspections by the City's Urban Forester, the time period of these inspections, and tree replacement requirements.

**BLOOMINGTON PLAN COMMISSION
PRELIMINARY REPORT**
Location: 3209 Moores Pike

**CASE NO.: PUD-3-2000
DATE: January 5, 2000**

PETITIONER: Dorothy Grubb
ADDRESS: 3209 Moores Pike

COUNSEL: Smith Neubecker & Associates, Inc.
ADDRESS: 4625 E. Morningside Dr.

PRELIMINARY HEARING: January 5, 2000
FINAL HEARING: January 31, 2000

REQUEST: The petitioner is requesting a rezone of 2.2 acres from RS3.5/PRO6 to Planned Unit Development (PUD) and preliminary plan approval for a 32,000 square foot office building. The petitioner is also requesting delegation of final plan approval to staff.

HISTORY: This property was considered for a PUD designation in late 1997. The proposal was to allow a mini-warehouse facility to be placed. The request was denied by the City Council due to concerns for truck traffic, compatibility of the use with surrounding uses, and aesthetics of the project.

SURROUNDING LAND USES: The petitioner's site is located along the north side of Moores Pike. This site is directly bordered by the following; 1) On the west by Kerasotes Theater (zoned Arterial Commercial), 2) On the North by Jackson Creek Shopping Center (zoned Arterial Commercial), 3) On the East by Redbud Hills Retirement Center and University Commons multifamily residential (both zoned PUD), and 4) On the south by Single Family Residential, Bitner Woods (zoned RS3.5/PRO6).

EXECUTIVE SUMMARY: This infill parcel lies between a theater and multifamily/retirement residential housing. It is also located across from an established single family neighborhood (Bitner Woods). The Growth Policies Plan designates the property as "low density residential". The petitioner is contending that an office use is a more appropriate transitional use between the adjacent commercial properties and the bordering residences than single family or multifamily dwelling units.

The petitioner's proposal includes rezoning 2.2 acres of residential land (RS3.5/PRO6) to PUD to allow the construction of an office building. The property involved does not meet the minimum three acres of land that are required for PUD petitions. Staff recommends that the Plan Commission waive the three acre minimum for this site. A PUD request was considered by the Plan Commission for

this property in the past. As with this previous request, staff finds that this infill site has significant issues that can more effectively be addressed as a PUD.

The petitioner wishes to remove the existing single family home and build up to 32,000 square feet of office space. Potential users for this office building are not yet known. The petitioner would like the flexibility to allow medical offices as well as professional offices in the proposed building. The petitioner has committed to count the square footage of a medical office use as double when calculating the building's gross floor area.

The office building will be one story on the southern elevation, and two stories on the northern elevation. A small portion of the parking is proposed to be placed in front of the building, while the majority of the parking would be located to the rear of the structure at a grade lower than the front. The petitioner is proposing to construct this office building with more of a residential appearance to provide additional compatibility with the surrounding land uses.

PROPOSED PERMITTED USE LIST: Office (up to 32,000 square feet), or Medical Office (up to 16,000 square feet). *If mixed office use is requested the maximum gross square footage allowed would be 32,000, with all medical office square footage doubled when calculating the total square footage.*

PRELIMINARY PLAN REVIEW ISSUES:

Growth Policies Plan Recommendation: The Growth Policies Plan designates this property as "low density residential". This property, along with the surrounding area have been more specifically broken down into the "College Mall Shopping District" critical subarea. The overall policy regarding this area is to contain new commercial establishments. This designation would not lend itself to supporting a commercial office use within this area. Other planning considerations that are addressed within this subarea and relevant to this petition are; 1) Control and limit access, 2) Improve roadway landscaping, 3) Improve parking area landscaping and buffering, 4) Improve pedestrian/cyclist amenities, 5) Improve the vehicle and pedestrian linkages among the various commercial activity centers, and 6) Add pedestrian-scale lighting.

Staff GPP Analysis: With the adjacent development of the Rogers Farm PUD, this parcel was left isolated as a small infill development opportunity. The shape and location of this parcel do not physically lend itself to development as low density residential housing. The close proximity of the rear side of the theater and other commercial uses when added to the planning decisions made with the Rogers Farm PUD, create the legitimate question of what the most appropriate transitional use is for this property.

By developing this parcel as a PUD, it allows the Plan Commission the leverage to approve a use that is both appropriate and compatible with the surrounding area, while creating a buffer between the existing land uses. Staff will report its findings of the appropriateness of medical and other professional offices at the second hearing. Staff has in the past supported non-residential use of this property, and still finds that a non-residential use would be an appropriate transitional use.

The petitioner's proposal would also help to attain many of the relevant goals and objectives of the College Mall Shopping District critical subarea. The critical subarea map also shows a "buffer" between the commercial (Kerasotes) and the residential areas (Redbud and University Commons). Although this "buffer" is not specifically defined, the petitioner contends that offices as a transitional use would function as a buffer between the commercial to the north and west and the residential to the east and south.

Traffic Analysis: The petitioner has submitted estimated comparisons between single family, multifamily, professional office and medical office uses. The proposed uses for this site would generate more average daily trips (ADT) than either the single family or multifamily land uses. Staff will more specifically address these traffic issues prior to the second hearing.

It should be noted that although medical offices, in general, create more ADTs than other professional offices, these trips are more evenly spread throughout the day. There is not a large disparity in the number of peak hour trips for the medical offices and other professional offices. The petitioner's analysis of the driveway access for this project at Moores Pike suggests that it can support the traffic that would be generated from this proposal.

One other traffic issue to be examined is the potential for a vehicular access from the rear of this site to the Jackson Creek Shopping Center. As with the potential pedestrian connections, staff will need to determine if there is a true need for this connection, and if a connection is feasible. There are also concerns that a connection may not be possible due to the unwillingness of the managers of the adjacent property to allow traffic to access through the rear of their property.

Right-of-Way Dedication: Moores Pike is classified as a Secondary Arterial by the 1983 Master Thoroughfare Plan. With this classification, Right-of-Way dedication 40 feet from the centerline of Moores Pike is required. The petitioner has shown this dedication on their proposed site plan.

Environmental Impacts: This site poses no critical environmental constraints. The best specimen trees are located at the front of this property surrounding the existing home. The submitted site plan shows these trees being preserved.

Landscaping Design: To this point, a specific landscaping plan has not been submitted to staff. Staff is confident that with the proposed setbacks and the existing trees on this site that the petitioner will be able to adequately provide landscaping. Staff finds that it might be more appropriate to allow less landscaping along the west and north ends of this site. These areas border the rear of the adjacent theater and a loading dock for the strip center. Staff would recommend that the petitioner exchange these requirements for additional landscaping/buffering along the other setbacks. Staff suggests that larger stock evergreens and shade trees be used instead of requiring additional plantings.

Bike/Pedestrian Accommodations: The petitioner is proposing two sidewalk connections with this project. The first of these connections is a 5 foot sidewalk that is required to connect the existing links along the Rogers Farm PUD and the Kerasotes Theater site. The second proposed pedestrian connection shown is to the Jackson Creek Shopping Center. It would provide access from the rear (north) end of this site to a loading area just off the main service drive. This connection will mostly serve the employees and patrons of the proposed office building by providing convenient access to the commercial and restaurant establishments of Jackson Creek Shopping Center. The impacts of this connection would be the reduction of vehicular trips using the Moores Pike entrance.

Other potential bike/pedestrian issues that were not specifically addressed or proposed by the petitioner are connections to University Commons along the northeast corner of the property and to Redbud Hills Retirement Community along the eastern property line. Staff is unsure of the necessity of these connections due to the existence of sidewalk along Moores Pike. Further review of these connections will be made prior to the second hearing.

One issue that has been raised is a request from a neighbor for an off-site improvement to the existing sidewalk network. The neighbor has suggested that the addition of steps or other means that would more readily allow the residents of Bitner Woods to access the sidewalk on the Kerasotes Theater property. The sidewalk directly across from the Bitner Woods entrance is elevated significantly higher than the roadway, making it very difficult for this neighborhood to use the existing sidewalk.

Storm Water Detention/Drainage Design: Detention is proposed to be on the northern portion of the site, where there is a natural low area. The petitioner is hoping to provide additional detention for the area if feasible. The feasibility of this additional drainage should be known at the next hearing. Specific drainage calculations have not yet been submitted to the City Stormwater Engineer. These calculations are nearly completed and will be submitted prior to the second hearing. Findings on this issue will be further addressed by staff at that time.

Utilities: All public utilities are available to this site. A detailed utilities plan has not been approved by CBU. These issues will be addressed at final plan stage.

Signage: Although this site does not fall within a designated Scenic/Gateway Corridor, the petitioner is proposing to have the Scenic/Gateway Corridor Sign Regulations as outlined in section 20.06.06.04(l) of the Zoning Ordinance apply to any future sign requests.

Architectural Design: The petitioner has not submitted specific architectural renderings to staff. With their submittal, the petitioner has committed to four architectural design criteria to regulate their development:

- 6:12 maximum roof pitch
- Shingled roof
- 30 foot maximum building height above the main floor (upper floor), *this means that the south elevation from Moores Pike would not exceed 30 feet in height measured to the peak of the roof.*
- The exterior must be wood, brick or other masonry or dry-vit (no vinyl or aluminum siding)

The petitioner has also agreed to use pedestrian scale lighting within the front parking area, to minimize any potential disturbance to the surrounding residential uses. These lights would have a 10 foot maximum height limitation.

Staff will give a recommendation concerning architecture for this proposal at the second hearing. Staff is interested mostly in the south elevation and what the view from Moores Pike will be. Staff recommends that the petitioner submit a rendering of the site from a Moores Pike perspective that shows not only *sample* architecture, but also how the grade will affect the view of the rear of the building as well as the rear of the site.

RECOMMENDATION: Staff recommends forwarding this case to the January 31, 2000 Plan Commission Hearing. The following issues must further analyzed and be adequately addressed prior to final staff recommendation:

1. **Land Use Compatibility:** This project should be assessed to determine if it is an appropriate transitional use for this parcel of land. Overall compatibility with the adjoining neighborhood and GPP consistency must also be further considered prior to second hearing.
2. **Traffic Concerns:** It must be decided if the intensity of a non-residential use places an undue burden upon Moores Pike. Staff must determine if medical offices create an unreasonable amount of traffic to Moores Pike in relation to other office uses.

3. **Architecture:** Although the petitioner has committed to multiple design controls, architectural renderings are needed to determine if additional controls are needed to ensure compatibility with the surrounding area.
4. **Neighborhood Concerns:** Staff has received very few expressions of concern from the surrounding neighbors. Staff is waiting to see if any potential concerns are raised by the neighbors at the first hearing. The petitioner will report to the Plan Commission the results of the initial neighborhood meeting that was held on December 1, 1999.
5. **Drainage:** A preliminary drainage report must be reviewed and approved by the City of Bloomington Stormwater Utility.
6. **Bike/Pedestrian Issues:** The need for additional connections from this project to land uses located to the east (Redbud and University Commons) must be assessed. It should also be determined if there is an appropriate solution to getting people from Bitner Woods to the sidewalk in front of Kerasotes, and if this responsibility should fall upon the petitioner as an off-site improvement.



January 24, 2000



Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Cn.T.
Timothy A. Hanson, B.S.C.E., B.S.L.S.

City of Bloomington Plan Commission
C/o Tom Micuda, Planner
P. O. Box 100
Bloomington, IN 47402-0100

RE: Addendum – Moores Pike Office Planned Unit Development

Dear Tom and Plan Commissioners:

This letter and attachments are the first to the Moores Pike Office Planned Unit Development. These changes are the result of continued neighborhood contact, Planning staff dialog and the initial Plan Commission hearing. A revised outline plan drawing and statement are being submitted with this letter to compliment these changes. Changes to the outline plan proposal are as follows:

1. The allowable land use for this Planned Unit Development will be refined as follows:

- Business Professional Office, such as: accounting, legal, insurance, engineering, consulting, realtor.
- Corporate Office: medical
- Dental or Clinic.
- Governmental
- Contractor Office

No outdoor storage or yard area, no warehousing or garage space would be an allowed use on the site. The following uses would be excluded:

- Veterinary Clinic
- Bureau of Motor Vehicles Office
- Post Office

2. A passing blister will be constructed on the south side of Moores Pike across from the entry to the project. Geometric design of the passing blister will be determined at development plan stage in conjunction with the Engineering and Public works Departments.



City of Bloomington Plan Commission

January 24, 2000

Page two

3. The east/west path across the northern end of the site will be changed from a sidewalk to an 8' multi-use path. The multi-use path will provide connection with University Commons and the senior care housing to the east as well as Kerasotes and Jackson Creek Shopping Center to the west. The parking setback will be increased to 18' to provide 5' setback green space on both sides of the path.

4. The parking layout will be reconfigured to provide a pedestrian pathway from the building to the north property line, ultimately leading to the Jackson Creek shopping area. This reduces the parking available in the lot, but significantly increases the pedestrian friendliness of the area.

5. A guarantee will be provided that trees will be preserved in the front of the site. This guarantee will be in the form of a pre-construction inspection with the City and the developer followed by a post-construction inspection and an inspection three years after construction is complete. Trees that die because of the construction process will be replaced with 3 1/2" caliper Maple trees. The purpose of the pre-construction inspection is that several of the trees on the site are already experiencing distress while others on the site are vibrant and healthy.

6. Perspective drawings have been prepared (copy attached) that show the approximate height and bulk of the building. These drawings are made from panoramic photographs of the site with the house removed and new building added in a sketch format. Commitment is made that exterior walls will have architectural features and lines or windows and not be blank walls.

7. The lighting in front of the building between the building and Moores Pike will be limited to building lighting and a maximum 36" ballard lighting.

8. A driveway from this site connecting to the rear of Jackson Creek Shopping Center will be provided subject to Plan Commission desiring such a connection and subject to the owner of Jackson Creek Shopping Center (Sierra Financial Group) approving the connection. Information was sent to Sierra Financial on January 17, 2000. We will contact them prior to the Plan Commission meeting.



City of Bloomington Plan Commission
January 24, 2000
Page three

I will continue to be in contact with you over the next couple of weeks in preparation for the Plan Commission meeting on January 31st.

Very truly yours,

A handwritten signature in blue ink that reads "Steve".

Stephen L. Smith
SMITH NEUBECKER & ASSOCIATES, INC.

SLS:vp

Enclosures

Cc: File #2591A



December 1, 1999

Stephen L. Smith P.E., L.S.
President

Daniel Neubecker L.A.
Project Manager

City of Bloomington Plan Commission
C/o Tom Micuda, Planner
City of Bloomington Plan Department
P. O. Box 100
Bloomington, IN 47402-0100

RE: Moores Pike Office Planned Unit Development

Dear Plan Commissioners and Tom:

We are pleased to submit this proposal for a planned unit development on the 2.2 acre Dorothy Grubb site that lies east of Kerasotes along Moores Pike. This is an infill parcel with unique requirements that make it appropriate to follow the PUD route as opposed to a straight zone.

This petition is being filed in part because we believe that the PR06 residential zoning is not an appropriate land use at this site. Family housing is not practical because this site is too close to high intensity uses that are open late into the night. Student housing is in adequate supply in this area and the site is remote from the main campus.

These problems prompt a petition for a transition use. A professional office space providing quality site and architecture can serve as both buffer and transition. The recent success of the Clarizz Corporate Park just one mile north serves as an excellent example.

The following items are being submitted with this letter as application:

- Outline Plan Statement
- Outline Plan Drawing (24" x 36" and 8 1/2" x 11")
- Application, Form and Fee
- Property Deed

Communications have begun with neighbors and the council representatives. A neighborhood meeting is scheduled for tonight at 6:00 p.m. in the East Plex Office Building on Morningside Drive. You are welcome to attend. In any case, we will report back to you the results of the discussions. We intend to work closely with the neighbors, the council representatives and your staff to develop a plan that fits the unique requirements of this site.



City of Bloomington Plan Commission
December 1, 1999
Page two



We are applying to be on the January and February Plan Commission hearings and are asking the Plan Commission to delegate the final plan review to the staff.

Very truly yours,

A handwritten signature in blue ink that reads 'Steve'.

Stephen L. Smith
SMITH NEUBECKER & ASSOCIATES, INC.

SLS:vp

Enclosures

Cc: File #2591A
Jane Flieg
Tony Pizzo
Mike Diekhoff

**MOORES PIKE OFFICE
PLANNED UNIT DEVELOPMENT
OUTLINE PLAN STATEMENT
REVISED 1-24-2000**

This Planned Unit Development proposes a high-quality professional office building on this infill site on the east side of Bloomington. The site poses a variety of challenges as an infill site with higher intensity uses on three sides and single-family residential on the south side across Moores Pike. Limited retail could be the most appropriate use transition between the arterial commercial and the high-density residential uses. The Growth Policies Plan took a firm stand that no more retail commercial would be allowed in this area. Higher density student housing would be the closest to matching the Growth Policies Plan. At this time there is more than adequate supply of housing in this area and this location is remote from Campus for student housing.

Professional office space, which is in demand on the east side, can provide quality architecture and serve as a buffer between surrounding land uses and enhance the quality of the neighborhood. An excellent example of this type of transition can be found in the recently approved Clarizz Corporate Park. Quality architecture and quality site planning can be controlled in this environment resulting in appropriate transitions between disparate land uses.

LAND USE

The allowable land use in this Planned Unit Development will be "office". The office space will be limited to a maximum of 32,000 s.f. gross building area. Medical office will be an allowed use, but the gross square footage will be 50% of that allowed for other office space. This limitation is being placed because of the increased parking demand and the increased traffic generated by a medical office. This medical office square footage limitation would not apply to more limited medical activities, such as psychiatrist/psychologist, who don't have a high demand for parking and do not generate high volumes of traffic.

The allowable land use for this Planned Unit Development will be refined as follows:

- Business, Professional Office, such as: accounting, legal, insurance, engineering, consulting, realtor
- Corporate Office: medical
- Dental or Clinic
- Governmental
- Contractor Office

No outdoor storage or yard area, no warehousing or garage space would be an allowed use on the site. The following uses would be excluded:

- Veterinary Clinic
- Bureau of Motor Vehicles
- Post Office

SITE DEVELOPMENT CRITERIA

An illustrative outline plan drawing is submitted with this Planned Unit Development statement. The plan shows that the building will be forward on the site with about 15 parking spaces in front of the building along Moores Pike. The balance of the parking will be in the rear, at a lower elevation hidden from most of the surrounding users. Yard setbacks shall be as follows:

Rear yard setback: 18' for parking
 Side yard setback on the west side: 15' building, 8' parking
 Side yard setback on the east side: 25' building, 12' parking

A 5' sidewalk shall meander across the front of the site connecting to the east and west, but avoiding the mature Maple trees. The sidewalk will also connect to the building area.

A multi-purpose path connection will be made to the north accessing the commercial and bus service area of Jackson Creek Shopping Center and connecting parcels to the east.

ARCHITECTURE AND LIGHTING

The building architecture is intended to serve as a transition between the surrounding land uses with the following controls:

- 6:12 maximum roof pitch.
- Shingled roof.
- Maximum height is 30' above the main floor (upper floor).
- The exterior shall be wood, brick or other masonry or dry-vit (no vinyl or aluminum siding).

The lighting will be designed to compliment the building. The parking lot lights will be limited to a maximum height of 36" in the front of the building and the rear shall be designed in accordance with City Code.

Perspective drawings have been prepared (copy attached) that show the approximate height and bulk of the building. These drawings are made from panoramic photographs of the site with the house removed and new building

in a sketch format. Commitment is made that exterior walls will have architectural features and lines or windows and not be blank walls.

SIGNAGE

Signage will be in full compliance with the Bloomington sign regulations and specifically the scenic gateway corridor provision (20.06.06.04I).

ENVIRONMENTAL ASSESSMENT

The site has been a grass yard and meadow for many years. There are 14 quality Maple trees in the front yard that are proposed to be saved with this project. There are a variety of smaller Walnut trees in the rear that will mostly be removed; though some may be retained in the detention area. The landscaping on the project will be in accordance with the City Code.

A guarantee will be provided that trees will be preserved in the front of the site. The guarantee will be in the form of a pre-construction inspection with the City and the developer followed by a post-construction inspection and an inspection three years after construction is complete. Trees that die because of the construction process will be replaced with 3 ½" caliper Maple trees. The purpose of the pre-construction inspection is that several of the trees on the site are already experiencing distress while others on the site are vibrant and healthy.

STORM WATER

Storm water at the front of this site flows towards Moores Pike and will be left unchanged. The remainder of the site flows to the rear, and all new developed and paved areas will also flow to the rear in the same pattern. Detention will be provided in the lower area at the back of the site. Extra detention will be provided if possible. A more detailed, though preliminary study, will be submitted prior to the first Plan Commission hearing.

GROWTH POLICIES PLAN

This site is too small to show up specifically in the Growth Policies Plan or the detailed drawings (attached). The Growth Policies Plan encouraged planned residential development south and east of College Mall at an average density of 6 units/acre with higher densities along Moores Pike and adjacent to the commercial parcels. The Growth Policies Plan apparently assumed that this parcel would be a part of the Rogers Farm Planned Unit Development, though given separate ownership, it was not developed as a part of the Rogers Farm. The Growth Policies Plan also shows a buffer between the commercial along College Mall Road frontage and the planned residential to the east.

The question now becomes "What is the best transition and buffer between the existing land uses and consequently the most appropriate use for this infill parcel?" Following the Growth Policies Plan, high-density housing would be the zoning of choice. Multi-family housing, however, does not meet many of the Growth Policies Plan's goals and would not provide the best transition between existing parcels. An office PUD can provide for those concerns. The recent success of Clarizz Corporate Park to provide transition between the intense development of College Mall and the large lot single-family of Hoosier Acres should be viewed as a positive precedent for this type of land use. High quality architecture and site planning can serve both as buffer and transition between the disparate land uses.

TRAFFIC

This is a small infill site (2.2 acres) with reasonable average daily traffic and peak hour volumes compared to the existing volume on Moores Pike. The existing volume on Moores Pike, however, does caution one to use care in the zoning of this parcel. The volumes of traffic that are generated are easily accommodated with a single drive to Moores Pike and do not warrant additional acceleration or deceleration lanes or tapers at Moores Pike.

Average daily traffic trip generation has been reviewed for various types of development. These include:

<u>Description</u>	<u>Number of Units</u>	<u>ITE Code #</u>	<u>ADT Rate</u>	<u>ADT</u>
Single-Family	12 Units	210	9.6	115
Duplex Units	12 Units	220	6.6	79
Apartments	24 Units	220	6.6	158
Office	32,000 s.f.	710	11	352
Medical Office	16,000 s.f.	720	36	576

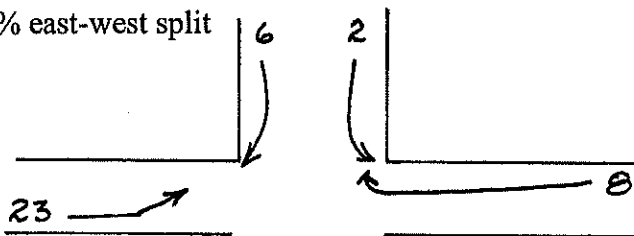
Morning and afternoon peak hour volumes for medical/dental office and general office are as follows:

Medical/Dental – 16,000 s.f.

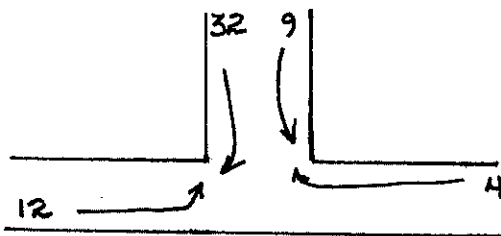
	<u>RATE</u>	<u>IN</u>	<u>OUT</u>
7-9 a.m.	2.43	80% 31	20% 8
4-6 p.m.	3.66	27% 16	73% 43

Assume 75% to 25% east-west split

A.M.



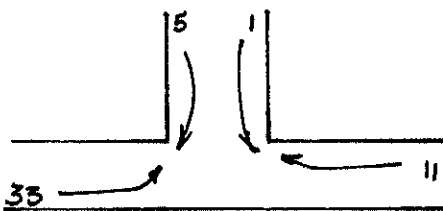
P.M.



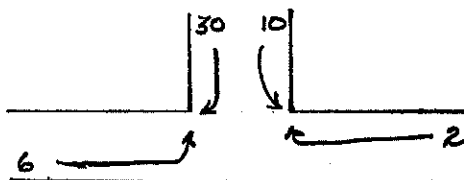
General Office – 32,000 s.f.

	<u>RATE</u>	<u>IN</u>	<u>OUT</u>
7-9 a.m.	1.56	88% 44	17% 6
4-6 p.m.	1.49	17% 8	83% 40

A.M.



P.M.



This information indicates that the site can easily support 32,000 s.f. of general office or 16,000 s.f. of medical office. The general office and medical office have similar peak hour turning movements, though the medical office has a higher average daily traffic. The medical traffic is more evenly distributed through the day.

The left turn movements into the site at the peak hour combined with through traffic volumes on Moores Pike warrant a left turn passing blister. The passing blister shall be provided with this project.

A driveway from this site connecting to the rear of Jackson Creek Shopping Center will be provided subject to Plan Commission desiring such a connection and subject to the owner of Jackson Creek Shopping Center (Sierra Financial Group) approving the connection. Information was sent to Sierra Financial on January 17, 2000. We will contact them prior to the Plan Commission meeting.



**MOORES PIKE OFFICE
PLANNED UNIT DEVELOPMENT
OUTLINE PLAN STATEMENT
12-1-99**

This Planned Unit Development proposes a high-quality professional office building on this infill site on the east side of Bloomington. The site poses a variety of challenges as an infill site with higher intensity uses on three sides and single-family residential on the south side across Moores Pike. Limited retail could be the most appropriate use transition between the arterial commercial and the high-density residential uses. The Growth Policies Plan took a firm stand that no more retail commercial would be allowed in this area. Higher density student housing would be the closest to matching the Growth Policies Plan. At this time there is more than adequate supply of housing in this area and this location is remote from Campus for student housing.

Professional office space, which is in demand on the east side, can provide quality architecture and serve as a buffer between surrounding land uses and enhance the quality of the neighborhood. An excellent example of this type of transition can be found in the recently approved Clarizz Corporate Park. Quality architecture and quality site planning can be controlled in this environment resulting in appropriate transitions between disparate land uses.

LAND USE

The allowable land use in this Planned Unit Development will be "office". The office space will be limited to a maximum of 32,000 s.f. gross building area. Medical office will be an allowed use, but the gross square footage will be 50% of that allowed for other office space. This limitation is being placed because of the increased parking demand and the increased traffic generated by a medical office. This medical office square footage limitation would not apply to more limited medical activities, such as psychiatrist/psychologist, who don't have a high demand for parking and do not generate high volumes of traffic.

SITE DEVELOPMENT CRITERIA

An illustrative outline plan drawing is submitted with this Planned Unit Development statement. The plan shows that the building will be forward on the site with about 15 parking spaces in front of the building along Moores Pike. The balance of the parking will be in the rear, at a lower elevation hidden from most of the surrounding users. Yard setbacks shall be as follows:

Rear yard setback: 5' for parking
Side yard setback on the west side: 15' building, 8' parking
Side yard setback on the east side: 25' building, 12' parking

Original Outline (Preliminary)
Plan Statement
PUD-3-00

A 5' sidewalk shall meander across the front of the site connecting to the east and west, but avoiding the mature Maple trees. The sidewalk will also connect to the building area.

A sidewalk connection will also be made to the north accessing the commercial and bus service area of Jackson Creek Shopping Center.

ARCHITECTURE AND LIGHTING

The building architecture is intended to serve as a transition between the surrounding land uses with the following controls:

- 6:12 maximum roof pitch.
- Shingled roof.
- Maximum height is 30' above the main floor (upper floor).
- The exterior shall be wood, brick or other masonry or dry-vit (no vinyl or aluminum siding).

The lighting will be designed to compliment the building. The parking lot lights will be limited to a maximum height of 10' in the front of the building and the rear shall be designed in accordance with City Code.

SIGNAGE

Signage will be in full compliance with the Bloomington sign regulations and specifically the scenic gateway corridor provision (20.06.06.04I).

ENVIRONMENTAL ASSESSMENT

The site has been a grass yard and meadow for many years. There are 14 quality Maple trees in the front yard that are proposed to be saved with this project. There are a variety of smaller Walnut trees in the rear that will mostly be removed; though some may be retained in the detention area. The landscaping on the project will be in accordance with the City Code.

STORM WATER

Storm water at the front of this site flows towards Moores Pike and will be left unchanged. The remainder of the site flows to the rear, and all new developed and paved areas will also flow to the rear in the same pattern. Detention will be provided in the lower area at the back of the site. Extra detention will be provided if possible. A more detailed, though preliminary study, will be submitted prior to the first Plan Commission hearing.

GROWTH POLICIES PLAN

This site is too small to show up specifically in the Growth Policies Plan or the detailed drawings (attached). The Growth Policies Plan encouraged planned residential development south and east of College Mall at an average density of 6 units/acre with higher densities along Moores Pike and adjacent to the commercial parcels. The Growth Policies Plan apparently assumed that this parcel would be a part of the Rogers Farm Planned Unit Development, though given separate ownership, it was not developed as a part of the Rogers Farm. The Growth Policies Plan also shows a buffer between the commercial along College Mall Road frontage and the planned residential to the east.

The question now becomes “What is the best transition and buffer between the existing land uses and consequently the most appropriate use for this infill parcel?” Following the Growth Policies Plan, high-density housing would be the zoning of choice. Multi-family housing, however, does not meet many of the Growth Policies Plan’s goals and would not provide the best transition between existing parcels. An office PUD can provide for those concerns. The recent success of Clarizz Corporate Park to provide transition between the intense development of College Mall and the large lot single-family of Hoosier Acres should be viewed as a positive precedent for this type of land use. High quality architecture and site planning can serve both as buffer and transition between the disparate land uses.

TRAFFIC

This is a small infill site (2.2 acres) with reasonable average daily traffic and peak hour volumes compared to the existing volume on Moores Pike. The existing volume on Moores Pike, however, does caution one to use care in the zoning of this parcel. The volumes of traffic that are generated are easily accommodated with a single drive to Moores Pike and do not warrant additional acceleration or deceleration lanes or tapers at Moores Pike.

Average daily traffic trip generation has been reviewed for various types of development. These include:

<u>Description</u>	<u>Number of Units</u>	<u>ITE Code #</u>	<u>ADT Rate</u>	<u>ADT</u>
Single-Family	12 Units	210	9.6	115
Duplex Units	12 Units	220	6.6	79
Apartments	24 Units	220	6.6	158
Office	32,000 s.f.	710	11	352
Medical Office	16,000 s.f.	720	36	576

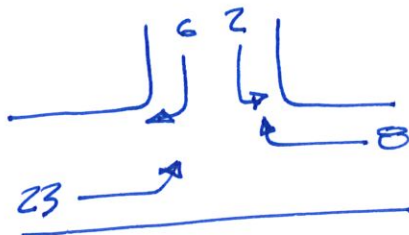
Morning and afternoon peak hour volumes for medical/dental office and general office are as follows:

Medical/Dental – 16,000 s.f.

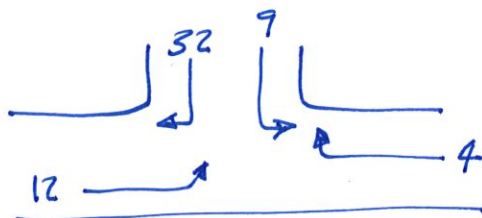
	<u>RATE</u>	<u>IN</u>	<u>OUT</u>
7-9 a.m.	2.43	80% 31	20% 8
4-6 p.m.	3.66	27% 16	73% 43

Assume 75% to 25% east-west split

A.M.



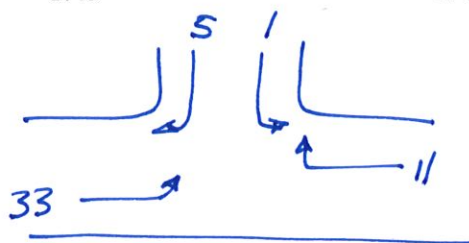
P.M.



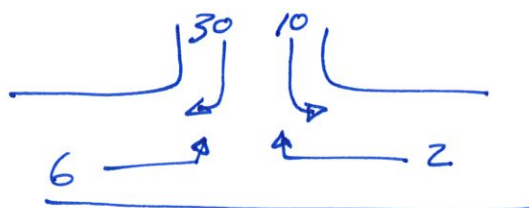
General Office – 32,000 s.f.

	<u>RATE</u>	<u>IN</u>	<u>OUT</u>
7-9 a.m.	1.56	88% 44	17% 6
4-6 p.m.	1.49	17% 8	83% 40

A.M.



P.M.



This information indicates that the site can easily support 32,000 s.f. of general office or 16,000 s.f. of medical office. The general office and medical office have similar peak hour turning movements, though the medical office has a higher

average daily traffic. The medical traffic is more evenly distributed through the day.

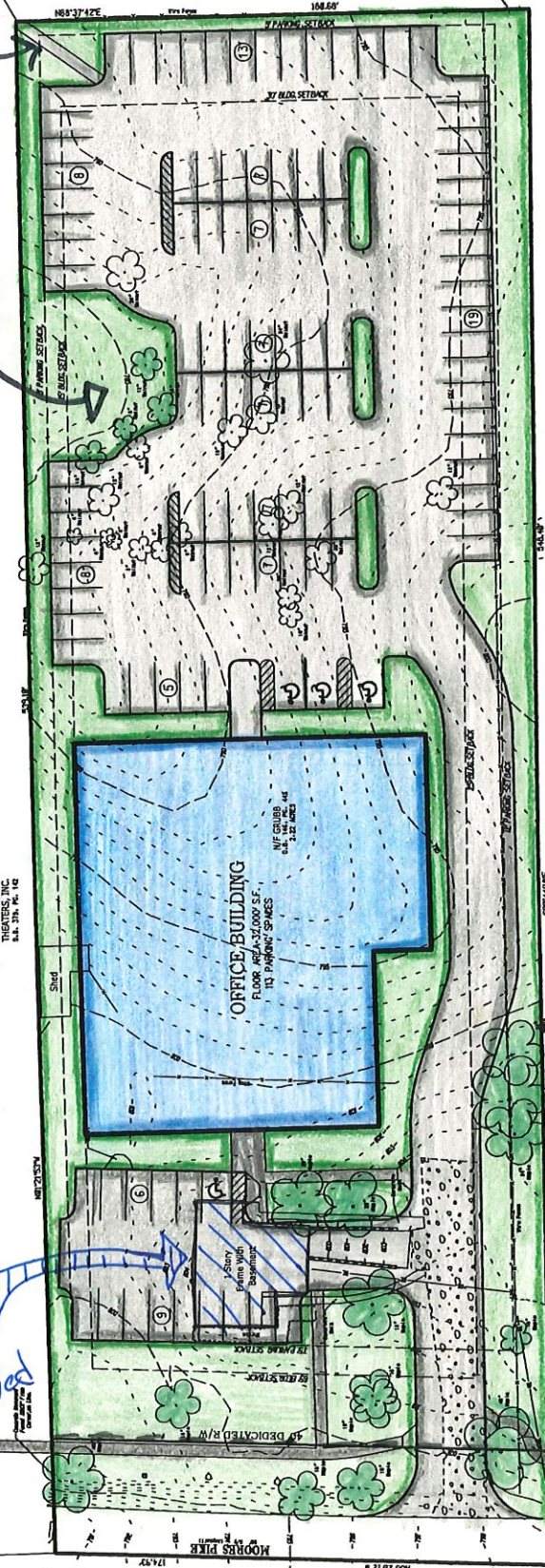
The turn movements in and out of the project during the peak hours are relatively low and do not justify decel lanes or tapers.

SCALE: 1" = 40'
 Proposed
 Redestrian
 Connection
 Detention
 Area



EXISTING THEATER

Existing home to be removed



MOORES PIKE OFFICE PARK
 PUD SITE PLAN

R.O.W. DEDICATION

ORIGINAL SITE PLAN PUD-3-00

ORDINANCE 00-06

TO AMEND THE BLOOMINGTON ZONING MAPS FROM RS3.5/PRO6 TO PUD AND TO APPROVE THE PRELIMINARY PLAN

Re: 3209 East Moores Pike (Dorothy Grubb, Petitioner)

WHEREAS, on May 1, 1995 the Common Council adopted Ordinance 95-21, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning," including the incorporated zoning maps, and Title 21, entitled "Land Use and Development"; and

WHEREAS, the Plan Commission has considered this case, PUD-3-00, and recommended that the petitioner, Dorothy Grubb, be granted a rezone of the property located at 3209 East Moores Pike from RS3.5/PRO6 to PUD and also receive Preliminary Plan approval;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the property located at 3209 East Moores Pike shall be rezoned from RS3.5/PRO6 to PUD and the Preliminary Plan shall be approved. The property is further described as follows:

A part of the Southwest quarter of the Southwest quarter of Section Two (2), Township Eight (8) North, Range One (1) West, described as follows:

Beginning at the Southeast corner of said quarter quarter, thence West Ten (10) rods, thence North Thirty-two (32) rods, thence East Ten (10) rods to the East line of said quarter quarter, thence South Thirty-two (32) rods to the place of beginning, and containing two (2) acres, more or less.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 15th day of March, 2000.

Handwritten signature of Timothy Mayer, President of Bloomington Common Council.


ATTEST:

Handwritten signature of Regina Moore, Clerk of City of Bloomington.

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 6th day of March, 2000.

Handwritten signature of Regina Moore, Clerk of City of Bloomington.

SIGNED AND APPROVED by me upon this 6th day of March, 2000.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones approximately 2.2 acres of property located at 3209 East Moores Pike from RS3.5/PRO6 to PUD. It also approves a Preliminary Plan that allows the construction of a new office building with a maximum of 32,000 square feet and a limited range of office uses.

*Copies to: Petitioner
Planning
Controller
Leg. & I*

PETITIONS:

PUD-3-00 Dorothy Grubb (Second Hearing)
3209 E. Moores Pike
 Rezone from RS3.5/PRO6 to PUD.

Patrick Shay reported. This was the second hearing for this case. There have been a few changes to the site plan. The rear parking area has been changed. It was determined that accel/decel lanes on Moores Pike are not needed at this site. The lack of these lanes allows for additional tree preservation to occur. On the south side of the road there is adequate right-of-way for a passing blister. This has been added to the site plan. There will be some tree removal for construction at the front of the lot. The trees that will be removed are old and not in the best of health. With the guidance of the Plan Commission at the first hearing, staff and the petitioner have agreed to enter into a recordable commitment that will guide the future of these trees and will provide for inspection and replacement if necessary in the future. There is an 8-foot tall privacy fence and a line of tall evergreen trees in place on the property to the west. This will help buffer lighting impacts. No additional improvements to the lighting plan were required by staff. He discussed how the architecture will blend into the neighborhood. The petitioner has agreed to install bollards (36" in height max.). Staff believes that this will enhance the aesthetics at the front of the site. Staff and the petitioner have agreed to add an 8-foot multi-purpose path along the north end that would also connect and stub in two places to the PUD to the east. This would allow bicycles to enter via the main access drive and utilize the connections to go to either Jackson Creek or to the PUD to the east. There is also a pedestrian pathway through the middle of the rear of the site. Staff has advocated for a vehicle connection to the Jackson Creek site to the north of this. They have not received a final answer to date. This can be dealt with at the final plan stage. A permitted use list was unresolved at the last hearing. He presented a list of permitted and prohibited uses drawn up by staff (see staff report for details).

Staff recommends approval of PUD-3-00 with the following conditions:

- 1) Final Plan review for this PUD shall be delegated to the Planning Staff.
- 2) Office land uses for this PUD shall be limited as outlined in this staff report.
- 3) In addition to the architectural restrictions outlined within the Revised (1-24-00) Preliminary Plan Statement, the petitioner must include windows for both the east and west building elevations.
- 4) Pending approval from the adjacent property owner, the final plan for this PUD shall incorporate a bicycle or vehicular connection to the Jackson Creek Shopping Center. The minimum required connection shall be an 8-foot multi-use path. All other pedestrian improvements shall be installed in accordance with the petitioner's preliminary site plan.
- 5) The design of the passing blister on Moores Pike shall be reviewed by the City Engineer at final plan stage.
- 6) The front parking area shall only utilize 36-inch high bollard light fixtures.
- 7) Signage for this PUD shall be reviewed under the Scenic/Gateway Corridor sign regulations.
- 8) Final drainage/detention design shall be approved at the final plan stage.

Plan Commission--Summary Minutes, January 31, 2000

9) A 40-foot right-of-way dedication from the centerline of Moores Pike is required.

10) As a requirement of final plan approval, the petitioner is required to file a recordable commitment which will insure the preservation of existing trees during construction. More specifically, this agreement will address inspections by the City's Urban Forester, the time period of these inspections, and tree replacement requirements.

Steve Smith, of Smith Neubecker, spoke as the petitioner. He said that the building he is proposing would be a good transitional use between residential and other more high volume business uses in the area. He reiterated that the passing blister will be installed on Moores Pike. If any trees die as a result of construction, the petitioner will replace them with trees with as large a caliper as possible. The trees will be monitored before, during, and for several years after construction. If the Plan Commission wants the connection at the back of the parking lot and Sierra Financial Group will allow it to be put in, the petitioner will put it in. It is up to Sierra at this point. The building will appear to be a single-story structure from Moores Pike. He noted that the 36-inch bollard lights on the front look very attractive.

Stuebe asked for questions from the Plan Commission.

Willsey asked about the multi-use path. Will there be an easement that will be dedicated to the City of Bloomington?

Smith said that he would be willing to dedicate the easement to the City.

Willsey asked how many trees would be removed? If a tree is currently damaged will it automatically be eliminated? If one of the trees on the site is damaged now and dies within the time of the agreement, you will replace it regardless of its current condition?

Smith said yes and that the trees will be evaluated with the help of the Urban Forester.

Willsey asked if the blister would be at public cost?

Smith said that the developer will pay for the blister.

Micuda said that the multi-use path will very likely become an easement and not a dedicated right-of-way.

Willsey said that he would hate to see a future owner change their mind about the path.

Micuda said that since this is a condition of approval, it would take Plan Commission approval to allow a new owner to eliminate the path.

Smith said that the path easement will be dedicated to the City.

Pece asked about the sidewalk in front of the building on Moores Pike.

Smith said that the petitioner will install an east-west sidewalk on Moores Pike.

Fleig asked who would provide upkeep of multi-use path?

Plan Commission--Summary Minutes, January 31, 2000

Smith said the owner would.

Stuebe asked who is responsible for upkeep for paths in PUDs?

Shay said that it is the same as any other easement.

Stuebe asked for public comment. There was none.

***Hoffmann made the motion to approve PUD-3-00 based on the findings in the staff report with delegation of final plan approval to staff and the conditions of approval, Demlow seconded. There was unanimous approval, 9:0.

**PUD-3-00 Dorothy Grubb
 3209 E. Moore's Pike**

Pat Shay reported. (Please see Staff Report for details.) The petitioner is requesting a rezone of 2.2 acres from RS3.5/PRO6 to Planned Unit Development and preliminary plan approval for a 32,000 square-foot office building. The petitioner is also requesting delegation of final plan approval to staff. He pointed out surrounding land uses including Rogers Farm, Kerasotes Theatres, and Redbud Hills. This is the second non-residential petition for this area. Staff feels any future petitions for this site would likely be for non-residential uses. This petition is for professional and possibly medical uses for this parcel. Staff recommends forwarding this case to the January 31, 2000 Plan Commission Hearing. The following issues must be further analyzed and be adequately addressed prior to final staff recommendation:

- 1) **Land Use Compatibility:** The parcel is currently zoned low density residential. This project should be assessed to determine if it is an appropriate transitional use for this parcel of land.
- 2) **Traffic Concerns:** Staff must determine if medical offices create an unreasonable amount of traffic on Moore's Pike in relation to other uses.
- 3) **Architecture:** The architecture of this development would have to be compatible with Redbud and have a residential feel. The petitioner has agreed to restrictions on roof pitch, height restrictions, exterior materials, and lighting materials. Staff would like Plan Commission input on these. Staff would like to see the Moore's Pike elevation by the next hearing.
- 4) **Neighborhood concerns:** Tree preservation is a concern. The site plan avoids as many trees as possible.
- 5) **Drainage:** A preliminary drainage report must be reviewed and approved by the City of Bloomington Stormwater Utility.
- 6) **Bike/Pedestrian Issues:** The petitioner will, as required, connect the existing sidewalk links east to Redbud and west to Kerasotes Theater. He is also looking at a pedestrian connection that would go to the Jackson Creek commercial area.

Stuebe asked for comments from the petitioner.

Steve Smith spoke for Smith Neubecker who is the petitioner. He said that there is demand for owner-occupied office space on the East side. It is an appropriate transition use for the area. He has talked to neighbors and City Council representatives for the area. The adjoining uses would make the PRO6 not work very well. Families won't want to live there. The PUD process will assure that the architectural details make the project compatible with Bitner Woods. Multi-family housing would work but they don't want to build more student housing in this area. Building placement will be important. It must be one story on the Moore's Pike frontage. The back side will be two story with a walkout basement. It will have a shingled roof. They will use masonry, drivet or wood. The parking lot will be hidden from Moore's Pike. They will provide for pedestrian circulation at the rear of the property. They feel pedestrian accommodations will serve neighbors and people within the project. Signage will be limited to the restrictions for

Plan Commission--Summary Minutes, January 5, 2000

scenic entryway areas. The rear of the building needs to be well lit. Pedestrian level lighting will be 6-feet in front. The small parking lot doesn't need a lot of light. Medical office traffic is steady in volume. That makes the total count higher, but doesn't impact the streets more than a regular office. There are not rush hours per se for medical offices.

Stuebe asked for questions from the Plan Commission.

Hoffmann asked Smith if the sidewalk connections are already there to the east and west?

Smith said not yet. There will be a gap of 30-40 feet at University Commons and a longer gap at Redbud.

Hoffmann asked staff about the status of Redbud Hills expansion.

Shay said that it is planned. The sidewalk is planned, too.

Hoffmann asked what the grade of the driveway is? He expressed concern about cars exiting the project with headlights shooting across Moore's Pike.

Shay said that the subject parcel is somewhat higher than Moore's Pike. The property across the street is shielded with vegetation.

Fernandes asked staff what kind of offices are considered professional?

Micuda said medical, business professional, contractor's, consumer and non-consumer based offices. If you can think of certain specific office uses that would be of concern, this would be the time to raise them.

Fernandes said she would appreciate input on this from staff. The broad definition worried her.

Micuda said that staff would exclude retail uses.

Fernandes asked about excluding uses?

Micuda said that there is a good, specific list of permitted offices that had been drawn up for the Tarzian Property. Staff could show that list to the petitioner and see if that would be okay. The Bureau of Motor Vehicles would be an office but would be very high usage.

Fernandes asked if this would be owner-occupied?

Smith said there is interest in this but we would not be restricted to this use.

Fernandes asked if 30 feet tall was to the top of the roof?

Smith said yes.

Fernandes asked if people in the building would walk through the parking lot for pedestrian

Plan Commission--Summary Minutes, January 5, 2000

access?

Smith said yes.

Fleig asked Smith about volumes of traffic not warranting additional accel/decel lanes. What do you base that on?

Smith said they are looking at INDOT warrants.

Micuda said that this is a decision under Plan Commission and staff control. The advantages would be obvious. The disadvantage would be that they would lose a couple of trees in front. We should consider that.

Smith said that this is a small usage to warrant accel/decel lanes.

Stubbings asked staff about waiving the size requirement on PUD?

Shay said that staff was fully comfortable with waiving that requirement. This parcel is unique in how it developed. To allow the flexibility and leverage from Plan Commission and staff with a PUD is much better than what we might get with a rezone or spot zone change.

Stubbings asked Smith if this project would be bicycle friendly?

Smith said that the only sidewalk they have planned from east and west will be along the front. There are no bike pathways to connect to in the area. They will have bicycle parking.

Stuebe said that the Bike and Pedestrian Committee is considering this plan. They will give feedback.

Micuda said that they should consider a vehicular (instead of just a pedestrian only connection) connection back to the College Mall area. That would allow bike access.

Smith said that Jackson Creek did not want the mini-warehouses that had been proposed connected to them. This is a different use and would bring customers to them. They don't know how Jackson Creek feels about this connection.

Stubbings asked about signage.

Smith reiterated that they would adhere to a ground sign.

Stubbings asked about the petitioner providing a list of possible uses for this project?

Smith said that he would work on that with staff. He will bring that back to the next hearing.

Willsey asked about the traffic capacity on Moore's Pike. Since the Plan Commission has some input on design parameters, what will the petitioner submit?

Plan Commission--Summary Minutes, January 5, 2000

Smith said that he will provide conceptual elevations—the shape of the building be, etc.

Willsey asked how far the Plan Commission could go with design review?

Micuda said that staff has taken design review to a higher degree than we will with Smith.

Willsey said that since we don't have design standards built into the code, the PUD presents an opportunity to participate in design review.

Hastings pointed out that at the site plan review we will have a better opportunity to get into the design specifics.

Shay displayed the traffic capacities on Moore's Pike in answer to Willsey's question.

Willsey asked if there was berming on the south side?

Smith said the ground naturally rises. The intent is to make it look attractive from Moore's Pike—not hide the project.

Willsey asked if there would be landscaping to address the land elevations?

Smith said that to the west you look right into Kerasotes parking lot. The building will be very visible on that side. To the east, the ground will block most of the building from view. There are landscape plans on both sides.

Willsey asked if there is any opportunity to increase connectivity from the public sidewalk in front of the building through the property to the back for pedestrians?

Smith said that some neighbors had mentioned that it might be good to have pedestrian access to the theatres.

Micuda said that staff will consider pedestrian connectivity along the drive.

Smith noted that Bitner Woods connects there.

Willsey asked about maintenance of landscaping.

Micuda said that the Plan Commission can require maintenance agreements. They can direct the staff to investigate it.

Willsey said that in regards to the trees that are represented in the site plan, there would be some provision for replacement.

Stuebe asked for public comment. There was none.

Stuebe said that the Plan Commission is concerned with appearance especially from the south and the west. He would appreciate a good rendering of landscaping and buffering. He asked staff

Plan Commission--Summary Minutes, January 5, 2000

to bring back a list of uses. He asked the other commissioners to consider uses before next hearing.

***Hoffmann moved to forward PUD-3-00 to a second hearing, Seeber seconded.

Hoffmann said that he has been concerned with PRO6 projects creating less localized traffic than what is being proposed here. This project will generate more local traffic but less cross-town traffic. The traffic link with Jackson Creek connection is important. In the long run, if this goes in as medical, we ought to be thinking about a bulge on Moore's Pike. ¾ of traffic will be coming from the west. When even one eastbound car makes a left turn, it will back up traffic from the many residential units to the east. It is a traffic and safety issue. Pedestrian links would be great. He would like the petitioner to talk to the property owner across Moore's Pike. He suggested the petitioner put some evergreens as a screen for the south side of Moore's Pike.

Fernandes agreed about the left turn issue. She urged any kind of pedestrian access for the residents of Redbud Hills. Internal connections would be best.

Stubbings emphasized bike connections. People need to think about bikes when they build projects. It is illegal to ride a bike on a sidewalk. We need to come up with some kind of multi-use arrangement.

Willsey asked if staff could add in numbers for the current project to traffic counts when they do presentations. It would be helpful. The turn lane is critical. He suggested pushing design review as much as possible. There are legal issues about pedestrian connections without right-of-way dedication through the property. He proposed some kind of lasting landscape maintenance agreements.

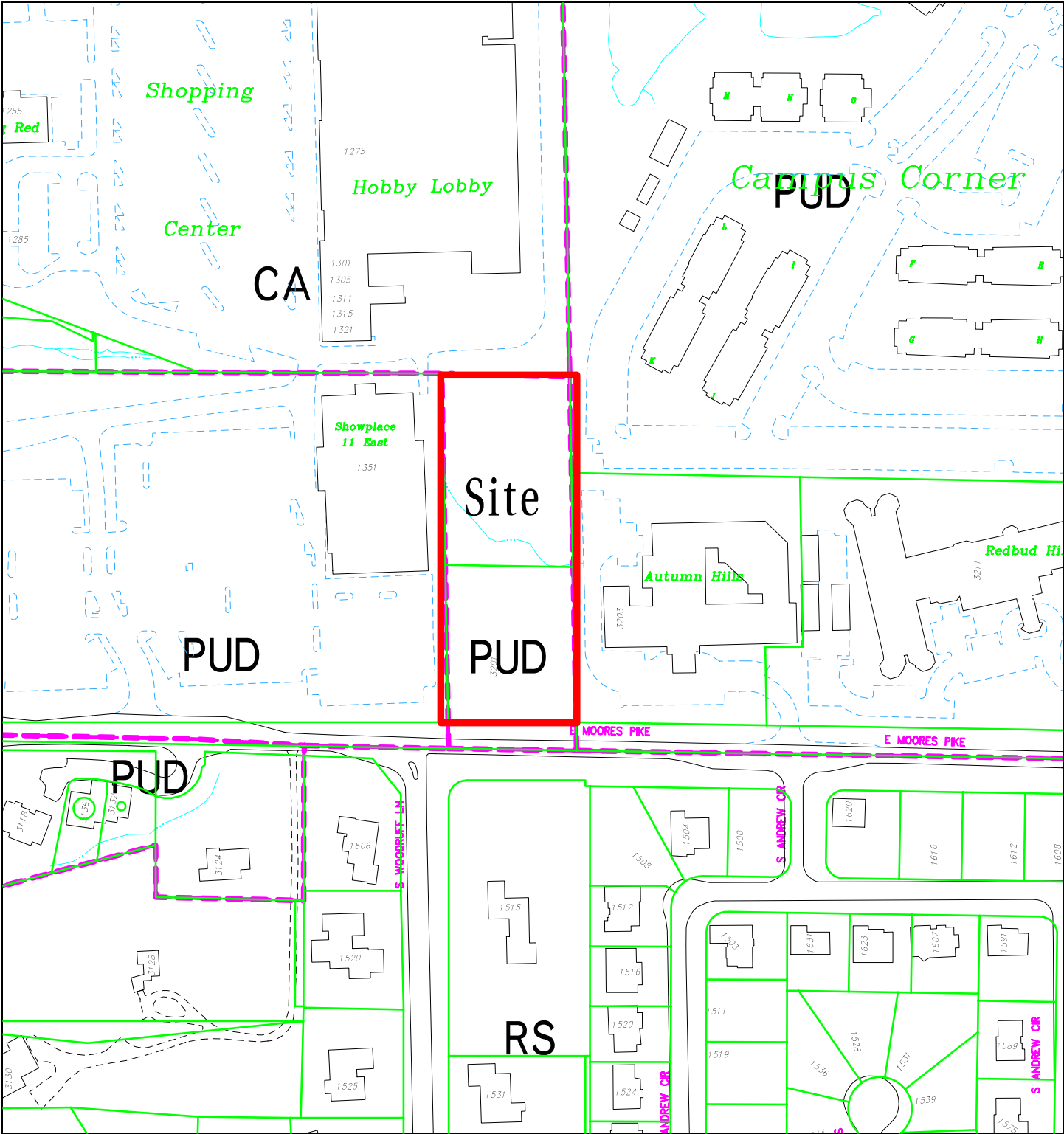
Stuebe asked about the waiver of the 2.2-acre parcel. For the next meeting, he wanted to know what form does that need to be in? It appears that most commissioners agree that this is a good adaptive use for this property. He called for the vote.

***The vote was unanimous 8:0.

Stuebe noted that the Plan Commission had received a calendar for the Plan Commission lunchtime worksessions. He asked the commissioners to look at the calendar and respond to the Planning Department.

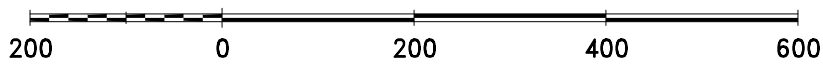
Hastings noted that at the Jan.31 Plan Commission hearing, the Planning Department will present the "Annual Report on Erosion Control." He asked that any comments be directed to the Planning Department.

Adjourned 7:40 p.m.



PUD-26-19 First Capital Group
 3201 E Moores Pike
 Plan Commission
 Site Location, Zoning, Parcels

By: greulice
 9 Aug 19

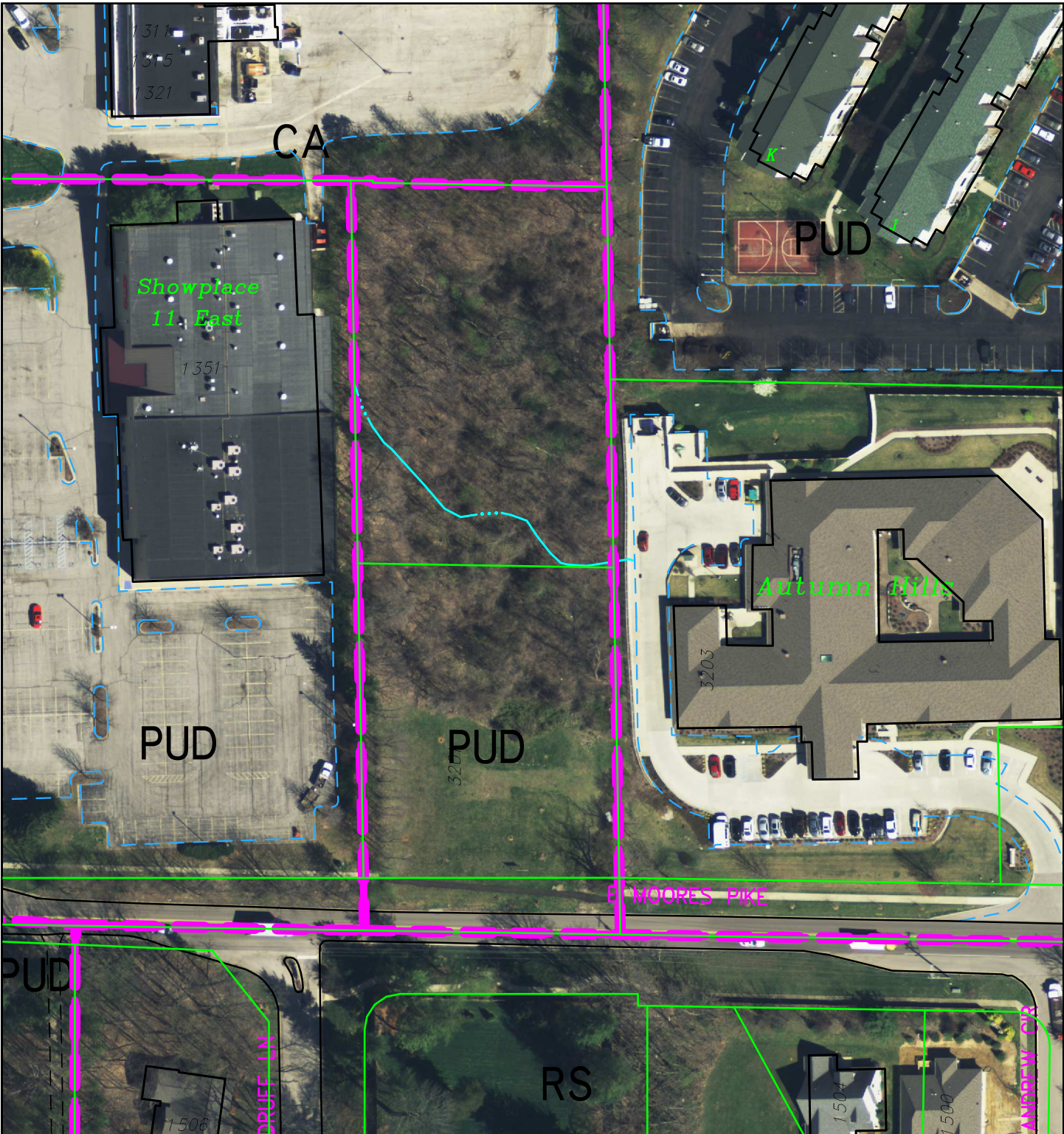


City of Bloomington
 Planning & Transportation

N

Scale: 1" = 200'

For reference only; map information NOT warranted.



PUD-26-19 First Capital Group

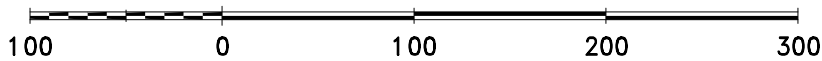
3201 E Moores Pike

Plan Commission

2016 Aerial Photograph

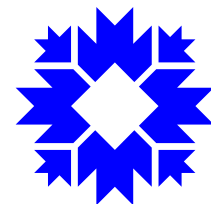
By: greulice

9 Aug 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'

September 23, 2019
City of Bloomington Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

Re: 3201 E Moores Pike PUD Amendment Request, **Revised**

Dear Plan Commission:

As presented at the August Plan Commission hearing the purpose of our request is to add RH uses to the existing PUD. The revised petition will now have a total of 80-units contained in a four-story building consisting of 48 two-bedroom units and 32 one-bedroom units. The proposed density shall not exceed 18 units per acre, the proposed building height shall be limited to 50 feet and the proposed impervious surface area will not exceed 50%.

Moore's Pike Sustainability Initiatives:

The proposed development will have 128 bedrooms in 80 units and will commit to having UDO required covered and uncovered bicycle parking spaces. The property is not currently on the Bloomington Transit Route, but we will provide access to BT via a paved trail access to the route that runs between the AMC Theatre and Hoppy Lobby. Additionally, the project has easy walking access to a myriad of retail shopping at Jackson Creek (Kroger) Center and the College Mall area amenities.

Tree Preservation:

Tree preservation and undisturbed green area is provided at a standard greater than the UDO requires at the rear of the site.

Building/Site Features:

Several sustainable features are incorporated as follows: high-efficiency HVAC systems, energy star appliances, low-flow plumbing fixtures, reflective roof, rainwater capture and reuse, electric vehicle charging station.

MOORE'S PIKE HOUSING DIVERSITY PLAN

THE PETITIONER COMMITS TO PROVIDE FOR 10% OF THE BEDROOMS APPROVED SHALL BE AFFORDABLE DEFINED AS FOLLOWS:

- A. Two-thirds shall be rented at 80% of the Area Median Income (AMI) for Bloomington based on a tenant spending 25% of AMI on rent. The tenant's income can be at 100% of AMI (\$51,700) or less.
- B. One-third shall be rented at 100% of the Area Median Income (AMI) for Bloomington based on a tenant spending 25% of AMI on rent. The tenant's income can be at 120% of AMI (\$62,040) or less.
- C. The City of Bloomington, Indiana's Housing and Neighborhood Development has the current AMI at \$51,700 per annum. Calculating affordable bedrooms in this analysis shall be rounded down.
- D. The current monthly rent rates per HAND are:

% OF AMI	STUDIO	1 BR (BASELINE)	2 BR	3 BR
80%	\$646	\$862	\$1078	\$1293
100%	\$808	\$1077	\$1346	\$1616

Sincerely,

Jeffrey S. Fanyo, P.E. CFM

Bynum Fanyo and Associates, Inc.



- T.O. RIDGE
ELEV .49'-6" A.F.F.
- ROOF
ELEV .42'-8" A.F.F.
- FOURTH LEVEL
ELEV .32'-0" A.F.F.
- THIRD LEVEL
ELEV .21'-4" A.F.F.
- SECOND LEVEL
ELEV .10'-8" A.F.F.
- FINISH FLOOR
ELEV .0'-0" A.F.F.
- GRADE
ELEV -0'-6" A.F.F.

Proposed East Elevation



Moore's Pike Residential

Bloomington, Indiana
September 23, 2019



- 
 T.O. RIDGE
 ELEV. \square 49'-6" A.F.F.
- 
 ROOF
 ELEV. \square 42'-8" A.F.F.
- 
 FOURTH LEVEL
 ELEV. \square 32'-0" A.F.F.
- 
 THIRD LEVEL
 ELEV. \square 21'-4" A.F.F.
- 
 SECOND LEVEL
 ELEV. \square 10'-8" A.F.F.
- 
 FINISH FLOOR
 ELEV. \square 0'-0" A.F.F.
- 
 GRADE
 ELEV. \square 0'-6" A.F.F.

Proposed South Elevation



Moore's Pike Residential
 Bloomington, Indiana
 September 23, 2019





Conceptual Rendering: View From North



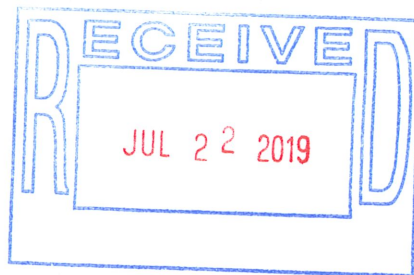
Moore's Pike Residential

Bloomington, Indiana
September 23, 2019

architects forum

8555 NORTH RIVER RD SUITE 220 | INDIANAPOLIS INDIANA 46240 | 317.842.8500

Anita & Ken Brouwer



1500 S. Andrew Circle, Bloomington, IN 47401
Anita's Cell (515) 975-7900
AKBwillbe@gmail.com

15 Jul 2019

Theresa Porter, Director & Scott Robinson, Assistant Director
City of Bloomington, Indiana Planning & Transportation Dept.
401 N. Morton Street, Suite #130, Bloomington, IN 47404

Ref: PUD Amendment: 3201 E. Moores Pike, Bloomington, IN

Dear Ms. Porter & Mr. Robinson,

This short letter will likely accompany others you will receive from residents of Shadow Creek and Bittner Woods Subdivisions and others who live in the general proximity of the PUD Notice recently sent out proposing an amendment to allow multi-family apartments at the aforementioned address.

This notice has been received and discussed by many people who live near this property and there is considerable concern as it relates to the proposed amendment and to what will happen to the immediate area if this amendment is ultimately passed. Additionally, the petitioner's sense of urgency to also request a waiver of a required second hearing is also concerning especially since only a limited number of residents and/or property owners seem to have gotten the notices in the first place. Clearly, in situations like this, requirements are there for a reason and a no surprise rule should be in effect.

As residents and home owners of Shadow Creek we feel that there is a significant list of concerns about the proposed amendment and also a lack of details describing what has been done by your office to thoroughly investigate the likely result of such a multi-family apartment complex and the issues that it will create along Moores Pike, College Mall Road and the immediate area that is already congested when IU is in session.

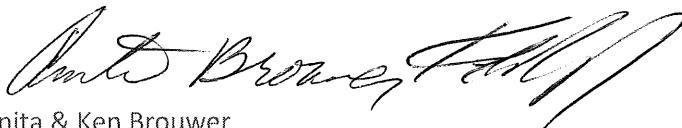


We understand that you both have demanding schedules and in appreciating your time, we have listed just some of our concerns and requests below for your consideration.

- 1) Moores Pike & College Mall Road traffic volumes and flows are a concern. Has a complete traffic flow and traffic volume analysis been completed?
- 2) Concerns around increases in automobile accidents.
- 3) Roads are already in need of repair and additional traffic compounds that problem.
- 4) Residents of the area are concerned with having another multi-story apartment building in the vicinity. More people, more cars and 3-4 story buildings are not aesthetically pleasing rising above the neighboring homes.
- 5) The project will likely have a negative impact on reselling single-family residences in the immediate area (i.e. desirability of living near too many apartment buildings, values decline, etc.).
- 6) Increases in crime and noise are a concern.
- 7) Lastly, what is the rationale to having another apartment building when the others in the area are not at full occupancy?

Based on our concerns as homeowners, neighbors of the proposed project and residents of Bloomington, we'd respectfully ask you to have the required two (2) hearings and to deny the petitioner's request.

Sincerely,

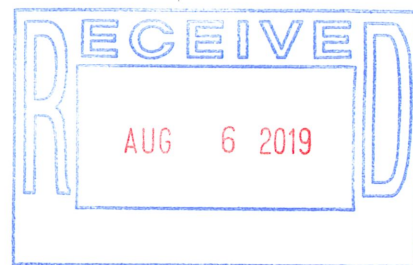


Anita & Ken Brouwer

1500 S. Andrew Circle, Bloomington, IN 47401



City of Bloomington Planning and Transportation Commission
 City Hall #130
 401 N Morton
 Bloomington, Indiana 47404



July 31, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN, 47401

We wish to express our concern regarding the PUD project to allow multifamily apartments on a property adjacent to Autumn Hills backing up to AMC movie theatre and small retail businesses south of Hobby Lobby, as well as Hobby Lobby (hereafter, referred to as just "Hobby Lobby."). This project is across the street (E. Moores Pike) from our private residence on the northwest corner of S. Andrew Circle (#1508).

1. We are unable to attend the August 12th hearing. We request the second hearing scheduled for September 9th continue to be held.
2. This is a narrow, rectangular property. Will the only entrance and exit for residents of this location be E. Moores Pike? E. Moores Pike is a narrow two lane road that has a significant amount of traffic on it. Additionally the land peaks at this location so visibility of oncoming traffic on E. Moores Pike could be a problem and potentially unsafe. **We request the City require the developer to move the entrance and exit** of the property to between the Hobby Lobby and AMC movie theatre side of the property.
3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area by far. Our property is across the street from this location. We are concerned that a 4-story building would eliminate the current privacy we have and enjoy. **We request the City restrict the height of the property to a maximum of 2-stories.**
4. Will this structure impact the ability to walk on E. Moores Pike? The sidewalk on the south side of E. Moore's Pike ends at Bittner Woods. On the north side of E. Moores Pike, the sidewalk continues to the intersection of E. Moores Pike and Sare/S. College Mall. We request the City ensure a safe sidewalk continue to exist on the north side of E. Moores Pike.
5. The initial PUD granted for this property was for office and commercial use only. Apartments were not allowed. This showed considerable foresight on that planning commission. If the City and Planning Commission decide to approve the building of multi-family apartments on this site, we ask that serious consideration be given to **limiting the magnitude and size of the structure**. This type of density in a project with only one two lane road access will create a lot of additional congestion on E. Moores Pike and for the adjoining neighborhoods. We are requesting the following requirements be included in the City's and Planning Commissions approval of the structure:
 - a. The **number of units needs to be dramatically reduced** from the current plan of 80 apartments. This should have an impact on parking spaces and traffic.
 - b. **Move the entrance from E. Moores Pike** to S. College Mall between the AMC movie theatre and the Hobby Lobby. Landscape the area along E. Moores Pike with greenery.

- c. The **building height should be limited to two stories** to conform with the rest of the neighborhood and area beyond.
 - d. The City should not vote to go forward with this apartment complex that has its entrance on E. Moores Pike unless the City can **ensure that turn off lanes are added** to E. Moores Pike at the entrance to this apartment complex.
 - e. **The parking should be configured at 0.8 spots per bedroom instead of 0.4 spots per bedroom as in the current plan** (which shows only 52 spots and 130 bedrooms).
6. There is already a problem with runoff and water retention in this area. At the bottom of E. Moores Pike at the stop light (where S. College Mall Road becomes Sare Road) there is often significant flooding after heavy rains. About 50% of the property is scheduled to be impervious surface. The retention area is not large enough and can cause additional runoff problems to other properties. Water flows downhill which is primarily to the West of the property, exacerbating a significant flooding issue that already exists. The level of service of E. Moores Pike is barely reasonable now since it is only a two lane road, but as soon as the students return and all the student housing is full, E. Moores Pike becomes much more challenging and dangerous. Adding in an apartment complex with an entrance on E. Moores Pike is not wise.
7. There are 80 units proposed with around 130 bedrooms. The parking should be configured at .8 spots per bedroom which would make 104 parking spots. The current plan calls for 52 parking spots which seems to be an underestimation. We believe more parking spaces will be needed and does not even consider friends visiting and emergency vehicles. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Few of the residents of this new complex will walk. It is unrealistic to think that many residents will walk to Kroger and then carry many bags all the way back to their residence—going uphill and upstairs to get back to their residence. Where will all these extra cars park? In addition the surrounding properties are private property so there will not be paths from the apartment complex to the retail businesses on S. College Mall.

We sincerely appreciate your consideration and your attention to this matter.

Cordially,
 Gregory and Sheila Geisler
 1508 S Andrew Circle
 Bloomington, IN 47401

Greg Geisler *Sheila Geisler*

Cc: Dave Rollo
 Andy Ruff
 Terri Porter
 Eric Greulich
 Scott Robinson

To Plan Commission

401 N Morton St Suite 130

Bloomington IN 47404

Attn: Eric Greulich

From: Bittner Woods neighborhood

7/28/2019

We the undersigned, respectfully request that you address the following concerns regarding the proposed multi-family apartment at 3201 E. Moores Pike:

1. Height - the proposed four-story building is not in keeping with the existing single family neighborhoods of Bittner Woods and Shadow Creek or the commercial buildings of Autumn Hills or Redbud Senior Living Residence.
2. Traffic - Moores Pike is a heavily trafficked East/West road and the addition of many cars entering and exiting into two lanes will lead to accidents, given speeds and limited visibility. We question the possibility of the proposed passing lane. The school bus stops at Bittner Woods and Shadow Creek must be considered and the additional traffic will impact the caregivers and visitors to Autumn Hills.
3. Water - Presently, rain water runs off the property, across the street and into Bittner Woods. During construction and with a paved parking lot, there will still be a runoff problem.

We would like to request that the height be reduced, the traffic commission reassess the passing lane and the waiver for the required second meeting be denied because many families are on vacation.

Name	Address
<i>Angela Vaughan</i>	1627 Woodruff Ln.
<i>R. Fink</i>	1650 S Woodruff Ln
<i>Robert G. Mason</i>	1551 S. Woodruff Lane
<i>James Mason</i>	1551 S. Woodruff Lane
<i>Bob Schurz</i>	1520 S Woodruff Lane
<i>Delinda K. Kell</i>	1520 S Woodruff Lane
<i>Kathryn J. Schurz</i>	2817 E Pine Lane
<i>Scott C. Schurz</i>	2817 E. Pine Lane

Name	Address
Charles Horowitz	2807 Pine Lane
John Riddle	2716 S. Bluff Ct.
Tanya Petty	2716 S. Bluff Ct.
Brad Smith	2721 E. Pine Ln, 47401
Barbara B. Hillery	1506 S. Woodruff 47401
W Rex Hilbery	"
John Robert Carter	3130 E. MOORES PIKE 47401
Mike + Becky Gannon	2720 E Pine Lane 47401
Beth Long	2715 Bluff Ct Bloomington IN 47401
John	2715 S Bluff Ct, Bloomington, IN, 47401
Judith Mah	2712 S. Bluff Court, Bloomington, IN 47401
Kurtis V. Shiffin	2712 S Bluff Ct. 47401
Miss Williams	1525 S. Woodruff Lane 47401
J. A. Cascardo	3124 Moores Pike Bloomington, IN 47401
Deborah CASCARDO	3124 Moores Pike Bloomington, IN 47401



Eric Greulich <greulice@bloomington.in.gov>

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington, IN 47401

Shaaban, Marian T <shaaban@indiana.edu>

Mon, Jul 29, 2019 at 11:08 PM

To: "rollo@bloomington.in.gov" <rollo@bloomington.in.gov>, "ruffa@bloomington.in.gov" <ruffa@bloomington.in.gov>, "greulice@bloomington.in.gov" <greulice@bloomington.in.gov>, "porteti@bloomington.in.gov" <porteti@bloomington.in.gov>, "robinsos@bloomington.in.gov" <robinsos@bloomington.in.gov>
Cc: "kadhimshaaban@gmail.com" <kadhimshaaban@gmail.com>, "Shaaban, Marian T" <shaaban@indiana.edu>

City of Bloomington Planning and Transportation Commission

City Hall #130

401 N Morton

Bloomington, IN 47404

July 29, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington, In 47401

We are writing this letter to express our strong opposition to change the zoning and allow multifamily apartments on a property at 3201 E Moores Pike.

1. Building a four story high apartment building on the top of a hill on a narrow lot will interfere with the health and safety of the neighborhood that was built on the premise that it will be a single family neighborhood. Changing zoning at the demand of developers means that the PUD is serving the developers and not the residences.
2. The only access to this building is Moores Pike, a narrow two lane road that has become one of the three major streets for east-west traffic. Access to Moores Pike already has become risky to the residences of homes around the proposed complex.
3. We oppose the reasoning for approval, because it does not meet compatibility, safety, height, and wellness of the community.

Thank you,

Kadhim and Marian Shaaban

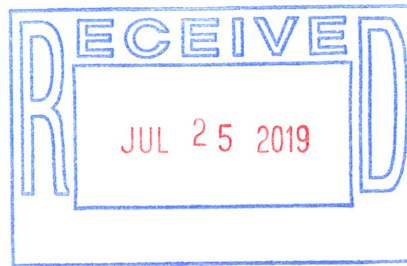
1588 S Andrew Circle

812-339-2675

kadhimshaaban@gmail.com

shaaban@indiana.edu

Plan Commission
 Planning and Transportation Department
 401 N Morton St, Suite 130
 Bloomington, IN



7/22/19

To members of the Plan Commission:

We are writing out of concern about the petition of First Capital Group to a PUD amendment to allow multi-family apartments for the property located at 3210 E Moores Pike. This property is currently zoned for commercial use, with a PUD dating back to the early 1990's. First of all, we strenuously object to First Capital's request to waive the second hearing, scheduled for 9 Sep 2019. This is a project that, if approved, will significantly impact the surrounding area and as many people as possible should be given the chance to make their opinions known. The first hearing is to be on 12 Aug, and many people will still be on vacation during that month and unavailable to attend it. Therefore, the second hearing should be held as scheduled.

We believe that this is not the best use of this land. A four-story building on this significantly elevated piece of land will tower over all of the surrounding developments, including single-family dwellings, a memory care facility and all the other multi-family apartment complexes in the area (which are all only three stories). There is no property anywhere in this area of the city with more than three stories and we guess that the owners requested a fourth story because the property is so small. There is significant traffic on Moores Pike now and adding an 80-unit building apartment building with access/exit only onto this road will greatly increase the congestion and likelihood of accidents. Even now, at certain times of the day, we sit for one-two minutes just to make a left turn out of Andrews Circle on to Moores Pike. Cars fly down the hill traveling west on Moores Pike and cars traveling east and turning left into this apartment complex will make for treacherous driving conditions. Drivers will underestimate the speed of oncoming traffic and fail to yield. Crossing Moores Pike at just about any time of the day has become increasingly difficult, as traffic has probably increased by at least 25% in the past four years. Only 52 parking spaces have been allotted to this proposed complex, which is considerably under the usual estimation of .8 spaces per planned bedroom; 128 bedrooms are being proposed. The plan assumes that a vast number of residents will not have a car, which is unrealistic and naïve. There is also the question of where will visitors arriving in cars park? We suspect visitors, or even residents, will simply park next door in the movie theaters parking lot.

We believe that construction of this apartment complex will negatively affect the character of the existing neighborhood, in particular ours at Shadow Creek. Our neighborhood is one of all single-family residences, with a number of houses having small children. We already have three huge apartment complexes accessing Clarizz Blvd, which then feeds into Moores Pike just east of this project and there is another large project about to begin construction where the former K-Mart is at Clarizz and E 3rd. Plus, Sare Rd is being inundated with apartment buildings. We are at the saturation point for multi-family residential units in this part of Bloomington. We question how the addition of yet another apartment building fits in with the city's Comprehensive Plan for growth?

Several recent nationwide studies, one which was reported in the March 1 Herald Times, show that given American demographics, colleges will undergo a serious decline of students of perhaps 15% over the coming decade. Indiana University has acknowledged that fact. There is thus the question of whether the city needs yet another apartment complex aimed at university students, on top of the massive building of such structures over the last few years, when that demand is about to drop.

Jan W. Coyle Gene A. Coyle
 Jan and Gene Coyle

1596 S. Andrew Circle, Bloomington

RECEIVED
66
JUL 29 2019

Shadow Creek Neighborhood Association

From: Babette Ballinger <babettebal@gmail.com>
Sent: Tuesday, July 23, 2019 12:10 PM
To: rollod@bloomington.in.gov; ruffa@bloomington.in.gov; greulice@bloomington.in.gov; robinsos@bloomington.in.gov; porteti@bloomington.in.gov
Cc: shadowcreekna@gmail.com
Subject: Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

Babette Ballinger
1580 South Andrew Circle
Bloomington, Indiana 47401
babettebal@gmail.com
914-714-0182

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington, Indiana 47404

July 23, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

I wish to strongly object to the PUD amendment to allow multifamily apartments on a property adjacent to Autumn Hills backing up to Hobby Lobby .

1. This is a narrow rectangular property with the narrow end the only access to Moores Pike. Moores Pike is a narrow two lane road that has enormous traffic on it. Additionally this is the highest spot so it will be impossible to see adequately and safely from both directions.
2. The initial PUD was granted for this property for office and commercial use only. Apartments were not allowed. This showed considerable foresight on that planning commission.
3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area if not in Bloomington, and be unsightly. It has the potential to add light pollution. This building will dwarf the neighborhood.
4. There is already a problem with runoff and water retention after our current rain pattern. About 50% of the property is scheduled to be impervious surface. The retention area is not enough and can cause additional runoff problems to other property. The concept of drainage to the North of the property and the back of the property will cause flooding, contributed by the elevation and proposed impervious surface of the property.
5. The level of service of Moores Pike is barely reasonable now, but as soon as the students return and all the student housing is full, it becomes challenging and dangerous. Adding in an apartment complex is not wise.
6. There are 80 units proposed with around 130 bedrooms. The parking should be configured at .8 spots per bedroom which would make 104 parking spots. The current plan calls for 52 parking spots, which doesn't allow for emergency vehicles and no allowance for visitors and guests.
7. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Just watch all the multi vehicles driving into Kroegers from Clarizz. Students don't walk. It is a hike to walk to grocery stores and to climb up to this development from Moores Pike is not realistic. Where will all these cars park? On Moores Pike? The AMC movie lot?

8. In addition the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.
9. This type of density in a project with only one road access will create a new and dangerous problem. If the change in zoning to apartments is considered, it should only be done with the following considerations:
 - a. The number of units needs to be dramatically reduced.
 - b. The building height should be limited to two stories to conform with the rest of the neighborhood.
 - c. This would mean more parking .
 - d. The builder would need to put in turn off lanes on Moores Pike and emergency service lanes.
 - e. The aesthetics of the building should change so it looks less like a motel and is more appropriate for the other units in our area.

Thank you for your attention,

Babette Ballinger, resident of Shadow Creek.

Cc: Dave Rollo

Andy Ruff

Terri Porter

EricGreulich

Scott Robinson

BABETTE BALLINGER

1580 South Andrew Circle
Bloomington, Indiana 47401
babettebal@gmail.com
914-714-0182

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington, Indiana 47404

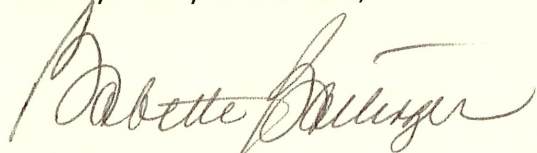
July 23, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

I wish to strongly object to the waiver of a second meeting with the zoning commission.

1. This is an important issue to the community and the first meeting is scheduled for August 12th when so many residents are on vacation and normal traffic patterns are disrupted. Each resident should be able to review and have their say.
2. I am sure you want to allow as many people as possible to make their views known which would mean allowing the matter to be discussed at the September meeting as well.
3. This proposal has many elements (traffic, height, parking, retention, emergency lanes, Etc. Etc.) where it is not in the best interest of the town and the neighborhood to rush this thru without adequate venting.

Thank you for your attention,



Babette Ballinger

Cc: Dave Rollo
Andy Ruff
Terri Porter
EricGreulich
Scott Robinson



Eric Greulich <greulice@bloomington.in.gov>

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

1 message

Babette Ballinger <babettebal@gmail.com>

Tue, Jul 23, 2019 at 12:10 PM

To: rolod@bloomington.in.gov, ruffa@bloomington.in.gov, greulice@bloomington.in.gov, robinsos@bloomington.in.gov, porteti@bloomington.in.gov

Cc: shadowcreekna@gmail.com

Babette Ballinger

1580 South Andrew Circle

Bloomington, Indiana 47401

babettebal@gmail.com

914-714-0182

City of Bloomington Planning and Transportation Commission

City Hall #130

401 N Morton

Bloomington, Indiana 47404

July 23, 2019

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington In, 47401

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2. The initial PUD was granted for this property for office and commercial use only. Apartments were not allowed. This showed considerable foresight on that planning commission.
3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area if not in Bloomington, and be unsightly. It has the potential to add light pollution. This building will dwarf the neighborhood.
4. There is already a problem with runoff and water retention after our current rain pattern. About 50% of the property is scheduled to be impervious surface. The retention area is not enough and can cause additional runoff problems to other property. The concept of drainage to the North of the property and the back of the property will cause flooding, contributed by the elevation and proposed impervious surface of the property.
5. The level of service of Moores Pike is barely reasonable now, but as soon as the students return and all the student housing is full, it becomes challenging and dangerous. Adding in an apartment complex is not wise.
6. There are 80 units proposed with around 130 bedrooms. He parking should be configured at .8 spots per bedroom which would make 104 parking spots. The current plan calls for 52 parking spots, which doesn't allow for emergency vehicles and no allowance for visitors and guests.
7. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Just watch all the multi vehicles driving into Kroegers from Clarizz. Students don't walk. It is a hike to walk to grocery stores and to climb up to this development from Moores Pike is not realistic. Where will all these cars park? On Moores Pike? The AMC movie lot?
8. In addition the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.
9. This type of density in a project with only one road access will create a new and dangerous problem. If the change in zoning to apartments is considered, in should only be done with the following considerations:
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 - b. The building height should be limited to two stories to conform with the rest of the neighborhood.
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 - e. The asthetics of the building should change so it looks less like a motel and is more appropriate for the other units in our area.

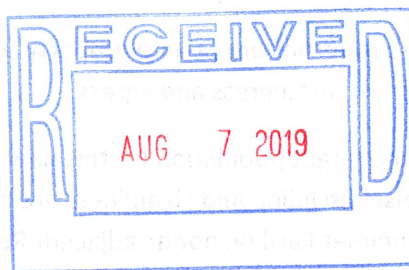
Thank you for your attention,

Babette Ballinger, resident of Shadow Creek.

Cc: Dave Rollo

5 August 2019

Patrick M. Kelly
 1544 S. Coleman Court
 Bloomington IN 47401
 pk0080753@gmail.com
 210-415-2087



City of Bloomington Planning and Transportation Commission
 City Hall #130
 401 N Morton
 Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

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8. In addition, the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.
9. What type of residents are the target population for this new apartment complex? Students (many, not all) with little regard for noise discipline and cleanliness are certainly not appropriate neighbors for the next door Autumn Hills Alzheimer Facility, nor its adjacent Red Bud Hills Senior Living Facility. Unless the apartment complex is WELL managed, this is NOT the appropriate facility for this particular location.
10. This type of density in a project with only one road access will create a new and dangerous problem. If the change in zoning to apartments is considered, it should only be done with the following considerations:
 - a. The number of units needs to be dramatically reduced.
 - b. The building height should be limited to two stories to conform with the rest of the neighborhood.
 - c. The appropriate number of parking spaces should be considered.
 - d. The builder would need to add turn lanes on Moores Pike and emergency service lanes.
 - e. The aesthetics of the building should change so it looks less like a motel and blends more appropriately to other buildings in our area.

Thank you for your attention,

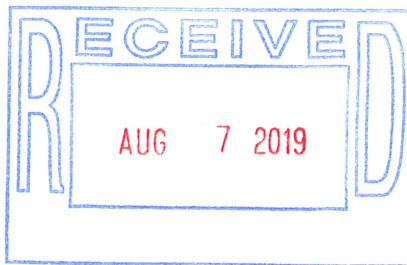


Patrick M. Kelly
Shadow Creek Resident

Cc:

Dave Rollo
Andy Ruff
Terri Porter
Eric Greulich
Scott Robinson

5 August 2019



Patrick M. Kelly
1544 S. Coleman Court
Bloomington IN 47401
pk0080753@gmail.com
210-415-2087

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

I strongly object to the waiver of a second meeting with the zoning commission.

1. This is an important issue to the community and the first meeting is scheduled for 12 August 2019 when many residents are on vacation. All residents should have adequate time to review the current proposal and have their say.
2. I trust you want to allow as many people as possible to make their views known which would mean allowing the matter to be discussed at the September meeting as well.
3. This proposal has many elements (traffic, height, aesthetics, parking, water retention, emergency lanes, etc., etc.); it is not in the best interest of the town and the neighborhood to rush this through without adequate vetting.

Thank you for your attention.

Patrick M. Kelly
Shadow Creek Resident



4 August, 2019

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington, Indiana 47404

Dear Committee members

I am writing to register my objection to the PUD amendment that would allow a four story multifamily apartment on a property off of Moores Pike, next to Autumn Hill.

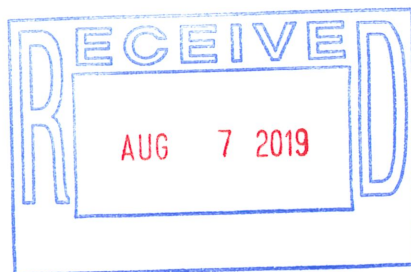
There are simply too many apartments (80) and bedrooms (130) proposed for the location. In particular:

1. **Traffic and ingress/egress.** Moores Pike is a narrow, two lane road which has seen increasing traffic already such that the Hyde Park neighborhood requested traffic control at Olcott. Having a single exit from the proposed 130 bedroom complex will simply create a traffic nightmare -- with considerable danger as tenants try to enter/exit the complex. Seriously.
2. **Parking and emergency access.** With the proposed increase in the size of the building, there is a shrinkage of space available for parking. The proposed 52 parking spaces are simply inadequate for that complex. Indeed, if I recall correctly there should be .8 spaces per bedroom or 104 spaces – twice what is proposed. The tight space will impact emergency vehicle access. Finally, there is no on-street parking on Moores Pike or College Mall to make up for the constrained parking for both visitors and residents. I presume the Commission does not intent to create a situation where the building owners will, in essence, be making the AMC parking their extended parking lot.
3. **Building height.** The proposed amendment would allow a four-story building. This would make it the dominant building in the area. Please let's remember when we let one property owner deviate significantly from the ordinance in terms of density it impacts all the surrounding properties. A new standard is set. We saw this when a five story building was allowed on Kirkwood.

Bottom line, please let's stick to the existing zoning requirements. We have been told the Planning Commission had zoned the property for office/commercial only. It would seem wise to stay with that plan.

Thanks

Cindy Thomas
1560 S. Andrew Cir



August 5, 2019

Belen Ortiz
1544 S. Coleman Court
Bloomington IN 47401
belenmurphy@aol.com
808-783-7109

City of Bloomington Planning and Transportation Commission
City Hall #130
401 N Morton
Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

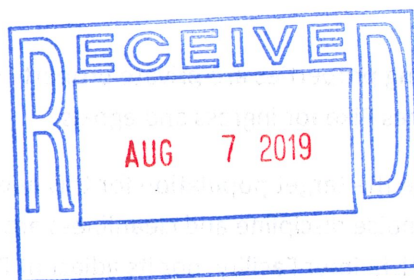
I strongly object to the waiver of a second meeting with the zoning commission.

1. This is an important issue to the community and the first meeting is scheduled for August 12, 2019 when many residents are on vacation. All resident should have adequate time to review the current proposal and have their say.
2. I trust you want to allow as many people as possible to make their views known which would mean allowing the matter to be discussed at the September meeting as well.
3. This proposal has many elements (traffic, height, aesthetics, parking, water retention, emergency lanes, etc., etc.); it is not in the best interest of the town and the neighborhood to rush this through without adequate vetting.

Thank you for your attention.

Handwritten signature of Belen Ortiz.

Belen Ortiz
Shadow Creek Resident



August 5, 2019

Belen Ortiz
 1544 S. Coleman Court
 Bloomington IN 47401
 belenmurphy@aol.com
 808-783-7109

City of Bloomington Planning and Transportation Commission
 City Hall #130
 401 N Morton
 Bloomington IN 47404

Re: PUD amendment for property at 3201 E. Moores Pike, Bloomington IN 47401

I strongly object to the PUD amendment to allow multifamily apartments on the property adjacent to Autumn Hills backing up to Hobby Lobby .

1. This is a narrow rectangular property with the narrow end the only access to Moores Pike. Moores Pike is a narrow two lane road that has an enormous amount of traffic on it. Additionally, this is the highest spot so it will be impossible to see adequately and safely from both directions.
2. The initial PUD granted for this property was for office and commercial use only. Apartments were not allowed. This showed considerable foresight of that planning commission.
3. Height restrictions: This proposal plus the topography of the land would make this the highest building in the area if not in Bloomington, and be unsightly. It has the potential to add light pollution. This building will dwarf the surrounding neighborhoods.
4. There is already a problem with runoff and water retention after our current rain pattern. About 50% of the property is scheduled to be impervious surface. The retention area is not enough and can cause additional runoff problems to other properties. The concept of drainage to the North of the property and the back of the property will cause flooding, contributed by the elevation and proposed impervious surface of the property.
5. The level of service of Moores Pike is barely reasonable now; as soon as students return and all student housing is full, it becomes challenging and dangerous. Adding an apartment complex is not wise.
6. There are 80 units proposed with around 130 bedrooms. Parking should be configured at .8 spots per bedroom which would require 104 parking spots. The current plan calls for 52 parking spots, which doesn't allow for emergency vehicles and no allowance for visitors and guests.
7. The argument that there are walkable services and you do not need a vehicle is unnerving and just plain wrong. Just watch all the multi vehicles driving into Krogers from Clarizz Drive. Students don't walk. It is a hike to walk to grocery stores, and to climb up to this development from Moores Pike is not realistic. Where will all these cars park? On Moores Pike? The AMC movie lot?

8. In addition, the surrounding properties are private property so there will not be paths other than the entrance and exit from Moores Pike for ingress and egress.

9. What type of residents are the target population for this new apartment complex? Students (many, not all) with little regard for noise discipline and cleanliness are certainly not appropriate neighbors for the next door Autumn Hills Alzheimer Facility, nor its adjacent Red Bud Hills Senior Living Facility. Unless the apartment complex is WELL managed, this is NOT the appropriate facility for this particular location.

10. This type of density in a project with only one road access will create a new and dangerous problem. If the change in zoning to apartments is considered, it should only be done with the following considerations:

- a. The number of units needs to be dramatically reduced.
- b. The building height should be limited to two stories to conform with the rest of the neighborhood.
- c. The appropriate number of parking spaces should be considered.
- d. The builder would need to add turn lanes on Moores Pike and emergency service lanes.
- e. The aesthetics of the building should change so it looks less like a motel and blends more appropriately to other buildings in our area.

Thank you for your attention,



Belen Ortiz
Shadow Creek Resident

Cc:

Dave Rollo
Andy Ruff
Terri Porter
Eric Greulich
Scott Robinson



JEA SENIOR LIVING

Autumn Hills Alzheimer Special Care Center
3203 Moores Pike Rd. Bloomington, IN 47401

September 24th, 2019

City of Bloomington Planning and Transportation
Attn: Eric Greulich / Senior Zoning Planner
401 N Morton St Suite 130
Bloomington IN 47404
greulice@bloomington.in.gov
(p) 812-349-3423

Subject: Planned Four-Story Student Apartment Building

Dear Eric,

We are writing you about a Local Construction Firm seeking several amendments and variances to develop a 4 Story Apartment Complex on the property adjacent to our Alzheimer Special Care Center Community, Autumn Hills. At some point in the relatively near future, you and your city council will be asked to approve those plans and grant variances they require from the City's Zoning Code to complete their plans. We are strongly opposed to the Proposed Apartment Complex, supporting our neighbors concerns that have already been expressed, and we urge you to keep our concerns in mind when it comes time for you to review the proposed development.

Below, we have summarized some of our concerns, focusing on large pictures items.

1. **Building Scale.** The scale of the plan violates, not just the current zoning codes, but the aesthetics and surrounding built environment that exist in the area and surrounding neighborhood today. With a proposed amendment to increase the density and building height to 65', the Apartment Complex will be towering over our 1 Story building creating privacy concerns with views from the upper stories/balconies peering down on our community, outdoor spaces, and secured areas.
2. **Parking.** The parking planned for the complex is inadequate. With 48 Two Bedroom Units and 32 One Bedroom Units proposed, the Development is only proposing 52 Parking Spaces. We are concerned that Residents/Guest of the Proposed Apartment Complex would start using our parking lot spaces to park and walk to the proposed complex. Thus, leaving our guest and family visitors with no where to park.



JEA SENIOR LIVING

3.

Those are just some of our concerns we would like to express to you and the City Council. Please share our letter at the upcoming City Council Meeting on October 7th, 2019. Thank you for your time in advance, and your hard work on our behalf. If you have any questions, feel free to reach out to our Director of Development and Construction, Rachel Rudiger, at (360) 977-0175 or rachel.rudiger@jeacorp.com.

Sincerely,

W. Cody Erwin

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1901 W. 3rd Street / 307 S. Cory Lane**

**CASE #: SP/UV-32-19
DATE: October 7, 2019**

PETITIONER: Rimrock Companies
1000 Riverside Avenue, Suite 250 Jacksonville FL

CONSULTANTS: Bynum Fanyo Associates
528 N. Walnut Street Bloomington

REQUEST: The petitioner is requesting site plan approval for a mini-warehouse facility and a use variance recommendation to the Board of Zoning Appeals for larger units than allowed in the ‘mini-warehouse facility’ use in the Commercial Arterial zoning district.

BACKGROUND:

Area: 2.93 acres
Current Zoning: CA – Commercial Arterial
Comprehensive Plan Designation: Urban Corridor
Existing Land Use: Vacant/Wooded
Proposed Land Use: Mini-Warehouse Facility
Surrounding Uses: North – Vacant / Culver’s Restaurant
 West – Dwelling, Single-Family (partially outside City limits)
 East – Commercial
 South – Vacant / Dwelling, Single-Family (Sunset Hill, outside City limits)

REPORT: The property is located at 1901 W. 3rd Street and is zoned Commercial Arterial (CA). Surrounding land uses include vacant land and Culver’s Restaurant to the north across 3rd Street, single family residences to the west and south, and commercial to the east. The property is vacant except for a billboard at the northeast corner. There are some trees on the site, but no wooded areas that would require preservation. The site is part of a larger roughly 5.4 acre holding that includes a parcel to the south and a parcel to the west that are both outside of the City corporation boundary. The property largely drains to the east, falling roughly 20 feet from the northwest to the east, and ultimately draining to a sinkhole located to the southeast of the larger property holding. The outer edge of a second large karst feature is located in the southwest portion of the petition parcel.

The petitioner proposes to develop this site with three mini-warehouse facility buildings containing 41,600 square feet of storage space, as well as a 6,000 square foot office building on the petition site. Six parking spaces are included near the office building. One 32,325 square foot mini-warehouse facility building is also planned for the County parcel to the south.

The Unified Development Ordinance allows 200 square feet per unit in a mini-warehouse facility. The petitioner is requesting a use variance to allow some 300 square foot units. The petitioner must receive a use variance from the Board of Zoning Appeals to allow for the larger units.

Plan Commission Site Plan Review: One aspect of this project requires that the petition be reviewed by the Plan Commission, per BMC 20.09.120(e)(1)(A). This aspect is as follows:

The Plan Commission shall review the following Site Plans:

- Any nonresidential development of 25,000 square feet gross floor area or more;

SITE PLAN ISSUES:

Uses: The petitioner is proposing that the entirety of the site be used as a mini-warehouse facility. The UDO defines that use as: “a structure of group of structures containing individual storage units of two hundred (200) square feet or less with access to each unit only for the storage and warehousing or personal property. Mini-warehouses do not include activities of any kind including wholesaling, retailing, servicing or repair of household or commercial goods in conjunction with storage.” The use does not allow any outside storage.

The requested use is allowed in the CA zoning district, but is not a desirable use on a major thoroughfare that has seen pedestrian improvements in recent years. Additionally, the location of the use immediately adjacent to existing residential provides little of the benefit to residential that a more active commercial site would offer.

Parking and Access: Access is proposed from both an existing drive cut on 3rd Street and through a new commercial driveway cut on a parcel with frontage on Cory Lane. The site plan includes six (6) parking spaces immediately adjacent to the office/extra storage building on the petition site. Drive aisles provide access to all of the storage units on site. Gates are included at both entrances to restrict access. 31 parking spaces are planned near and around the building on the southern County parcel.

Sidewalks are planned to connect 3rd Street to the two buildings closest to the right-of-way and the City parcel parking area. The petitioner has included no internal sidewalks.

There is a Bloomington Transit bus stop on the south side of 3rd Street in front of the property immediately west of the petition site, as well as a stop in that same general location on the north side of 3rd Street.

Bicycle Parking: A total of 4 Class II bicycle parking spaces are required for the development. A condition of approval requiring those on the site plan has been included.

Architecture/Materials: Architectural standards apply at this site because of its proximity to 3rd Street. The CA zoning district requires the use of particular materials for the ‘primary exterior building materials’. Primary Exterior Finish Material is defined as: ‘An exterior finish that covers more than twenty percent (20%) of a building façade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building façade.’ This applies to any façade visible from a primary arterial, which 3rd Street is. Based on the site plan, the north, west, and east sides of the two northernmost buildings will need to meet the primary materials requirement. While elevations of all three sides of each building were not submitted, those that were show far more metal than is allowed on each side. The architecture will need to be amended to meet the 20% requirement. Some examples of materials that can be used on more than 20% of each façade include cementitious siding, masonry, natural stone, and precast concrete. A condition of approval has been added.

Utilities: Water and sewer service is shown on the site plan connecting to existing main lines north of the property. Utility plans have been submitted and are under review by City Utilities. Final

acceptance and approval from City Utilities is needed before the issuance of a grading permit.

Landscaping: A landscape plan was submitted and verification of that plan will be required before a grading permit can be issued. The petitioner has proposed no variances from the UDO required landscaping.

Impervious Surface Coverage: The CA zoning district maximum impervious surface coverage is 60% of the site. The proposal covers 61%, so the petitioners are proposing to use permeable pavers in the parking lot area in order to meet that requirement.

Neighbor Concerns: The Department has received contact from some of the neighbors in the area who are not favorable to the request. Letters are included in the packet.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) made 2 recommendations concerning this development, which are listed below:

- 1.) The Petitioner shall revise the Landscape Plan to meet, at the very least, the minimum standards of the UDO.

STAFF RESPONSE: This is required before grading permit issuance.

- 2.) The petitioner shall apply green building and site design practices, which provide the public benefit of fighting climate change. Not considering climate change in construction is contrary to the public interest. The Use Variance request should be denied without the public benefit.

STAFF RESPONSE: While such green building practices are not a requirement of the UDO, the Department encourages the petitioner to incorporate them.

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 growth policies plan (now Comprehensive Plan);

Proposed Findings:

- The site is located in the ‘Urban Corridor’ area on the Land Use Map.
- The Urban Corridor district is designed to transform strip retail and commercial corridors along major roadways into a more urban mixed-use district that will serve as an appropriate transition area from higher, more intensive uses to other districts, Focus Areas, and regional activity centers. (CP, 90)
- Site design must reimagine the built context into a mixed-use district. Emphasis must be placed on urban design and the creation of a distinctive design style in each area. Site design features to consider include building to street frontages, structures

that are multistory and pedestrian-scaled, and indoor and outdoor public gathering spaces. (CP, 90)

- To transform the existing automobile-centric context into a mixed-use district, it is essential to provide safe and convenient access for pedestrians. (CP, 90)
- The proposed petition does not support the mixed use, pedestrian-centric goals of the Urban Corridor and perpetuates single-use, auto-centric uses on one of the City's major corridors.

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

Proposed Findings:

- The project meets use and basic design requirements for the Commercial Arterial (CA) zoning district.
- The petitioner is requesting a use variance from the Board of Zoning Appeals to allow larger units in the 'mini-warehouse facility' use.

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

Proposed Findings:

- The project will meet the Landscaping Standards of Chapter 20.05.
- The architecture will be amended to meet requirements of Chapter 20.05.
- The petitioner is requesting a development standards variance from the Board of Zoning Appeals to allow additional freestanding signage.
- The site will meet all other requirements of Chapter 20.05.

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

Proposed Findings:

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

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

- All other provisions of the UDO are met with this project.

USE VARIANCE: The petitioner is requesting to allow larger units in the use 'mini-warehouse facility' on the site. The UDO limits the size of the units to 200 square feet in the definition of the use. The Department finds no unique characteristics about the site that require variance from the size maximum. The site is located in the Urban Corridor portion of the Comprehensive Plan map which seeks to 'transform strip retail and commercial corridors along major roadways into a more urban mixed-use district...' The Urban Corridor area seeks to incorporate mixed use and pedestrian-scaled development. The Department finds that the location for this use is not ideal and does not encourage approval of the use variance request to intensify the use beyond what is allowed by the UDO. The Department finds that the request does substantially interfere with the Comprehensive Plan by requesting intensification of an auto-centric use on a major thoroughfare immediately adjacent to existing residential uses in the Urban Corridor area.

CONCLUSION: This petition meets or will meet all CA zoning district Development Standards

once landscaping and architectural changes are made. The project utilizes almost 3 acres in the City and over 5 acres total for a use that does not contribute to the mixed-use, pedestrian goals of the Comprehensive Plan. While the petition request does not support the goals of the Urban Corridor designation in the Comprehensive Plan, neither through use nor design, the use is an approved use in the CA zoning district.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the site plan based on the written findings and with the following conditions:

1. The petitioner will show at least 4 Class II bicycle parking spaces on the site plan.
2. The petitioner will make required landscape plan changes to meet UDO landscape requirements before the issuance of a grading permit.
3. The petitioner will make required architectural changes to meet UDO architectural requirements before issuance of a grading permit.

The Planning and Transportation Department recommends that the Plan Commission forward a negative recommendation to the Board of Zoning Appeals on the use variance to permit larger units in the ‘mini-warehouse facility’ use on the site.



City of Bloomington
Environmental Commission

MEMORANDUM

Date: October 7, 2019

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP/UV-32-19, Rimrock 3rd St. Storage Facilities
 1901 West 3rd Street

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance the project's environment-enriching attributes. The request is for a Site Plan approval and a positive recommendation from the Plan Commission to the Board of Zoning Appeals (BZA) for a Use Variance.

1.) LANDSCAPE PLAN

The Landscape Plan needs revision before it meets the Unified Development Ordinance (UDO) regulations, and can be approved. The Petitioner must have an approved Landscape Plan in place prior to the issuance of the required Grading Permit. The EC recommends the site be designed with diverse plantings that benefit local pollinating insects and birds, reduce the heat island effect, sequester carbon dioxide, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies, and other beneficial insects while promoting biodiversity in the city. Native plants do not require chemical fertilizers nor pesticides and are water efficient once established.

2.) GREEN/ENVIRONMENT-ENHANCING BUILDING PRACTICES

The Petitioner is requesting a Use Variance to allow units that are larger than permitted in the UDO. Part of the intent of a Use Variance is to provide a means to approve petitions "...that will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the Unified Development Ordinance will result in unnecessary hardship..."

The EC believes that without features that promote climate-change protections, this request is, in fact, contrary to the public interest. Additionally, there is nothing specific to this site that would impede building per UDO standards.

The Petitioner has not committed to any green building features that create high-performance, low-carbon structures. The EC understands that these buildings are uncomplicated office and storage

spaces, but believes that simplicity allows for a few, but very efficient green building practices. The EC recommends incorporating all of the green building practices available, including some specific ones listed below. The EC believes that without the public benefit of construction that is conscientious to climate change, the Use Variance should be denied.

a. Reduce the Heat Island Effect The roof material should have a *minimum* initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. *SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). This can be achieved by choosing a membrane that is not only white, but also embedded with reflective material.

b. Solar Energy Generation Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting pollutants, which harm the environment and contribute to common health problems such as asthma. Using solar energy helps protect the user against volatile utility rates, adds value to the property, and supports the local economy. This building is ideal for photovoltaic (PV) solar panels because it has a flat roof. Solar power is now competitive with coal, especially considering the full-cost accounting price.

c. Building Envelope The EC recommends that the building envelope be constructed with higher insulation values than the minimums in the building code. The HVAC system also should exceed standards for this type of business.

d. Recycling The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facility's carbon footprint and promote healthy indoor and outdoor environments. Recycling has been an important tradition in Bloomington for decades, and has many benefits in energy and resource conservation while contributing to Bloomington's environmental quality and sustainability, and is a community expectation for new structures. Recycling is especially relevant at a storage facility, where users often sort items and discard some.

EC RECOMMENDATIONS

- 1.) The Petitioner shall revise the Landscape Plan to meet, at the very least, the minimum standards of the UDO.
- 2.) The Petitioner shall apply green building and site design practices, which provide the public benefit of fighting climate change. Not considering climate change in construction is contrary to the public interest. The Use Variance request should be denied without this public benefit.

IN

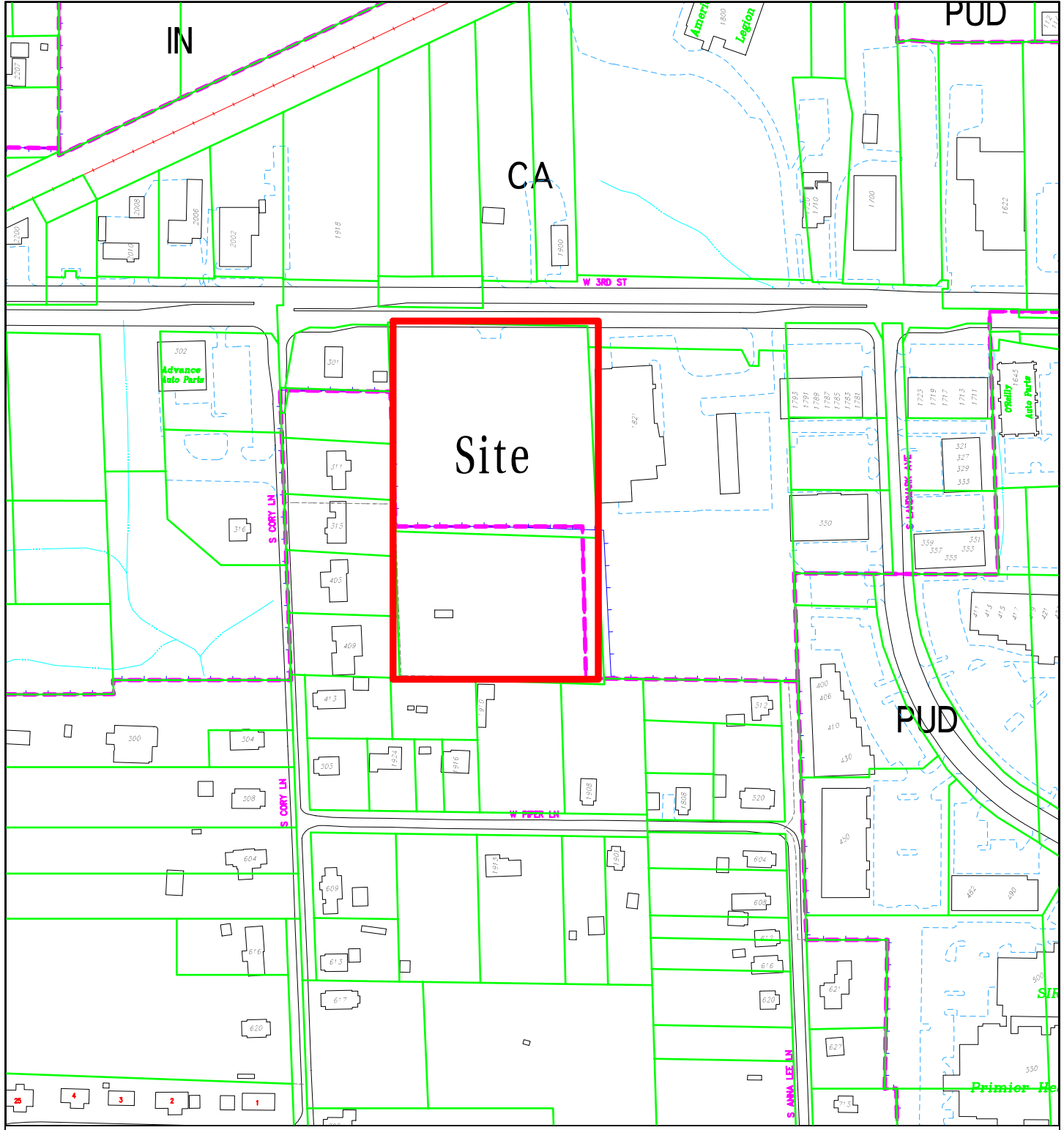
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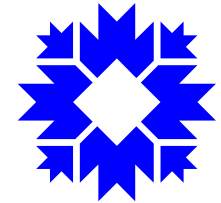
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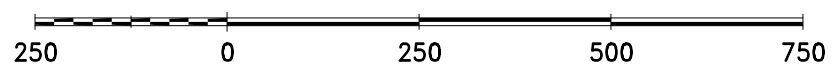
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Planning & Transportation



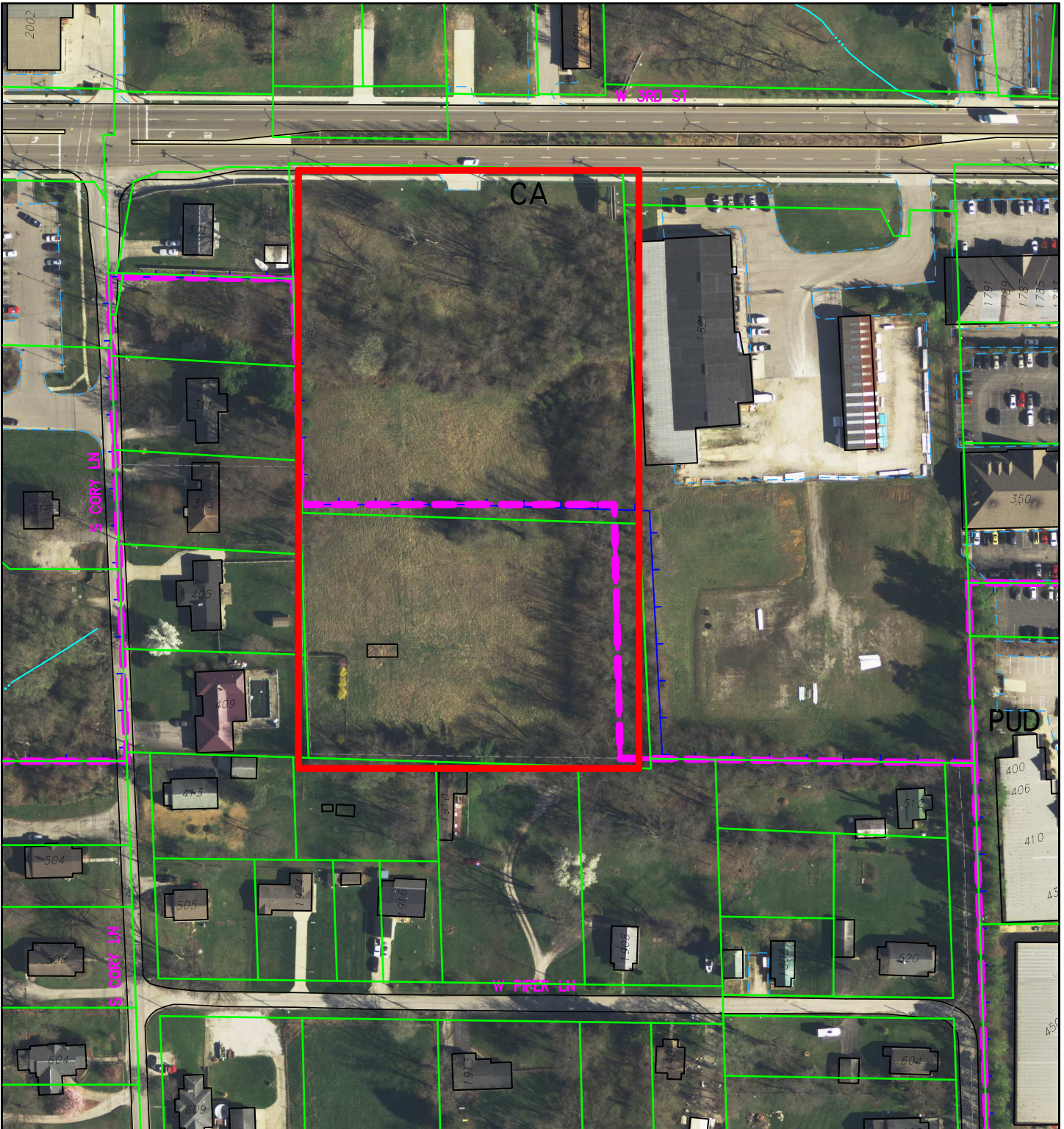
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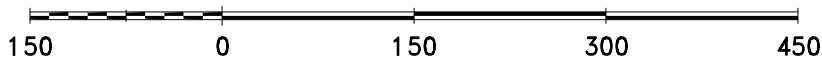
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21 Jun 19



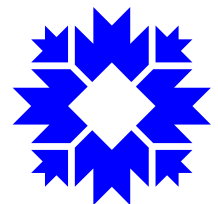
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By: greulice
21 Jun 19



City of Bloomington
Planning & Transportation



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For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 26, 2019

Jackie Scanlan
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

RE: Rimrock Companies Self-Storage (Mini-Warehouse Facility) Site
Final Plan Approval Petitioner's Statement

Jackie Scanlan or To Whom It May Concern:

Our client, Rimrock Companies, respectfully request final plan approval for the referenced project and to be placed on the next Plan Commission agenda for the plan to be approved by the Plan Commission members.

Project Narrative:

The proposed development at 1901 West 3rd Street consists of developing 4 new structures for purposes of commercial development. The commercial application will include self-storage units with an associated office space. This proposed development will also contain 6 parking spaces for parking at the office space. The total square footage for the site's structures totals approx. 45,250. We plan to treat most of the drainage within our property with a drainage pond facility at the northeast corner of the site. This location will help keep the proposed site at reasonable grading patterns to match the existing drainage patterns. The total project site is 5.50 acres (2.93 area in City of Bloomington's current planning jurisdiction). We will be working toward approvals through the Monroe County Planning Department with the other 2.57 acreage currently in the Monroe County Planning jurisdiction. The entire site is within the City's 'CA' zoning boundary.

This proposed development is proposing two (2) variances from the current UDO:

1. UDO Section 20.05.079 - Signage.
 - a. The project would like to propose signage that would adhere to the follow standards from the UDO:
 - i. Wall sign on north face of building #1- 75 square feet max.
 - ii. Wall sign on north face of building #2- 180 square feet max.
 - iii. North property line free standing sign - Allowed one sign 45 square feet max. and 6 feet in height max. (Must be located 2' min. from property line)
 - b. Existing billboard at northeast corner on site is already 160 sq. ft.
 - c. Existing billboard contract goes through 2020.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

- d. Place new signage that would meet UDO while keeping the duration of billboard contract.
2. UDO Section 20.02.330 – Mini Warehouse max. size.
 - a. The project would like to propose 300 sq. ft. max.
 - b. The current UDO standard is 200 sq. ft. max. unit size.

After you have had a chance to review our petition please feel free to contact us at anytime questions regarding our submission.

Sincerely,
Bynum Fanyo & Associates, Inc.

A handwritten signature in black ink, appearing to read 'D. Butler', written in a cursive style.

Daniel Butler, P.E., Project Engineer

W. THIRD STREET

NOTES TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

THE CURRENT EDITIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF BLOOMINGTON UTILITY SPECIFICATIONS IS TO BE USED WITH THESE PLANS

PLANT LIST & LEGEND

LARGE CANOPY DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	JN	QUERCUS MACROCARPA	BUR OAK	-	2" CAL. B & B
	AR	ACER RUBRUM	RED SWAMP MAPLE	4	2" CAL. B & B
	CC	CARYA GLABRA	PIGNOY HICKORY	4	2" CAL. B & B
	BP	BETULA PLATYPHYLLA	COLUMNAR PINNACLE BRCH	3	2" CAL. B & B
	CI	QUERCUS CINEREA	CHINQUAPIN	4	2" CAL. B & B
	OB	QUERCUS BICOLOR	SWAMP WHITE OAK	4	2" CAL. B & B

SMALL / MEDIUM DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	CF	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	1	2" CAL. B & B
	CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	9	2" CAL. B & B
	BN	BETULA NIDA	RIVER BIRCH	4	2" CAL. B & B
	CC	CERCIS CANADENSIS	EASTERN REDBUD	2	2" CAL. B & B

EVERGREEN TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	PP	PICEA PUNGENS	BLUE SPRUCE	8	6" HEIGHT
	BB	PICEA PUNGENS 'BABY BLUE EYES'	DWARF BLUE SPRUCE	3	6" HEIGHT
	TC	TSUGA CANADENSIS	EASTERN HEMLOCK	2	6" HEIGHT
	PV	PINUS VIRGINIANA	VIRGINIA PINE	4	6" HEIGHT

DECIDUOUS SHRUBS - PARKING LOT PERIMETER					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	HA	HYDRANGA ARBORESCENS	WLD HYDRANGA	10	18" HEIGHT*
	AA	ARONIA ARBUTIFOLIA	BLACK CHOKEBERRY	6	18" HEIGHT*

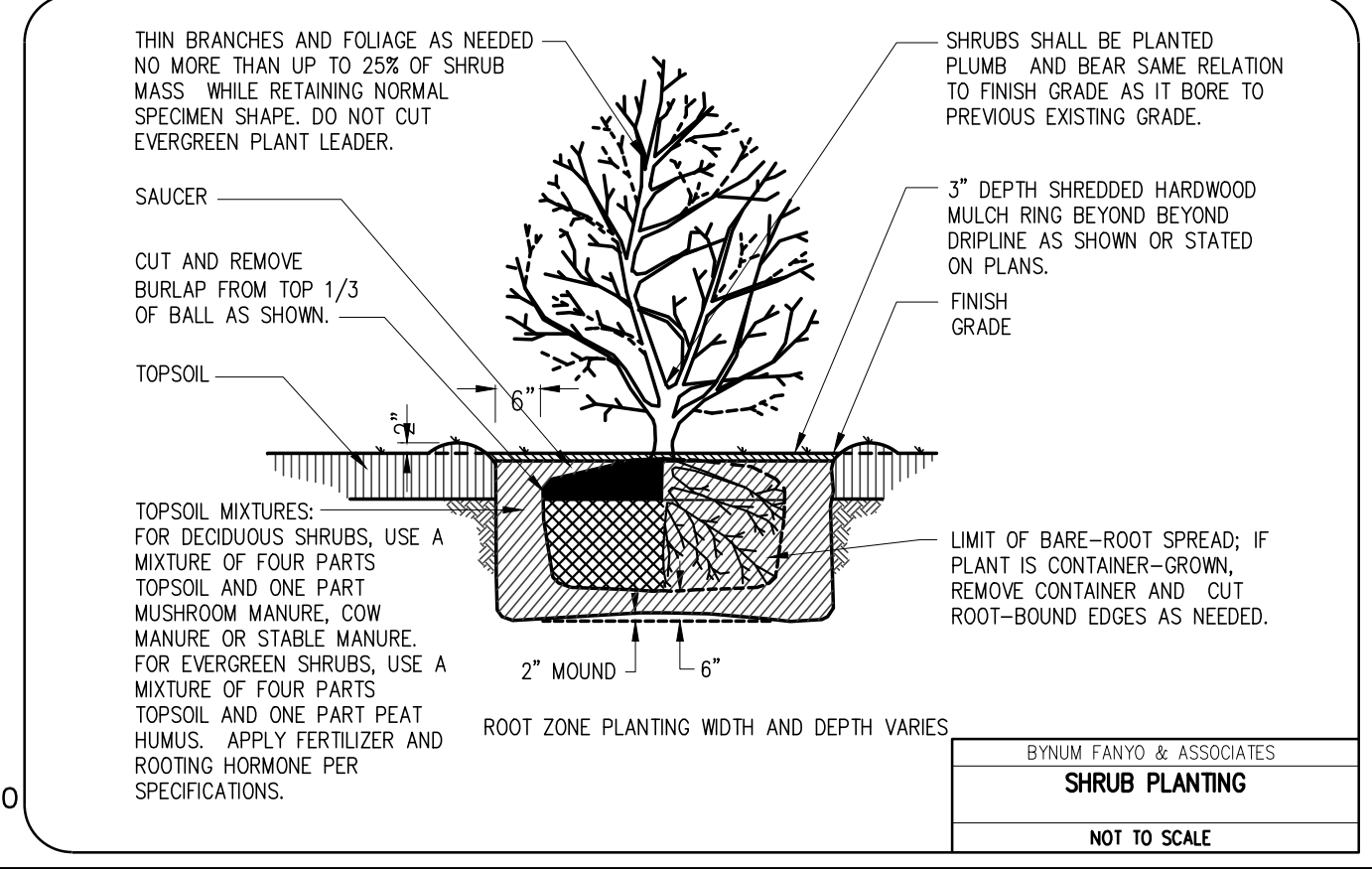
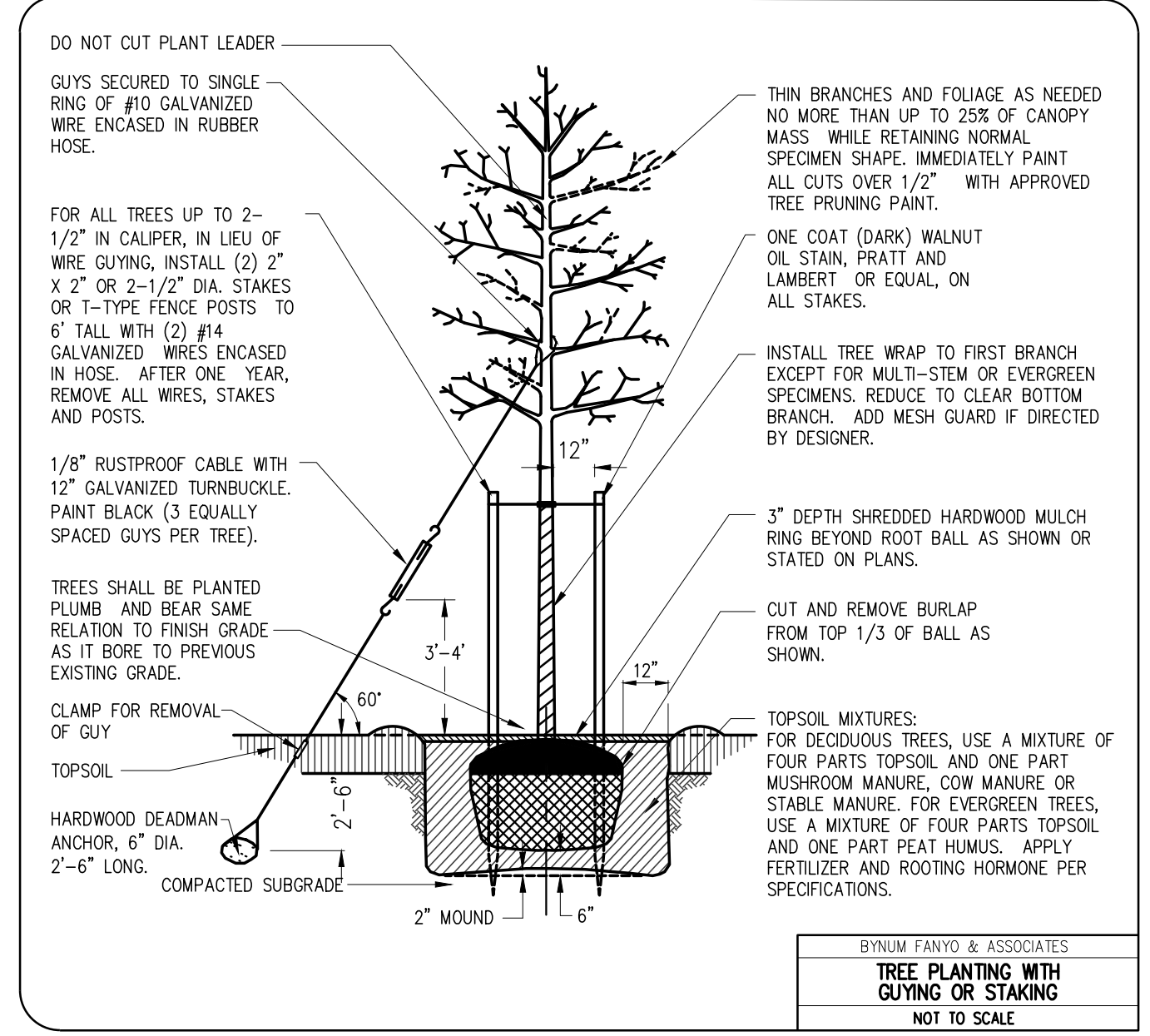
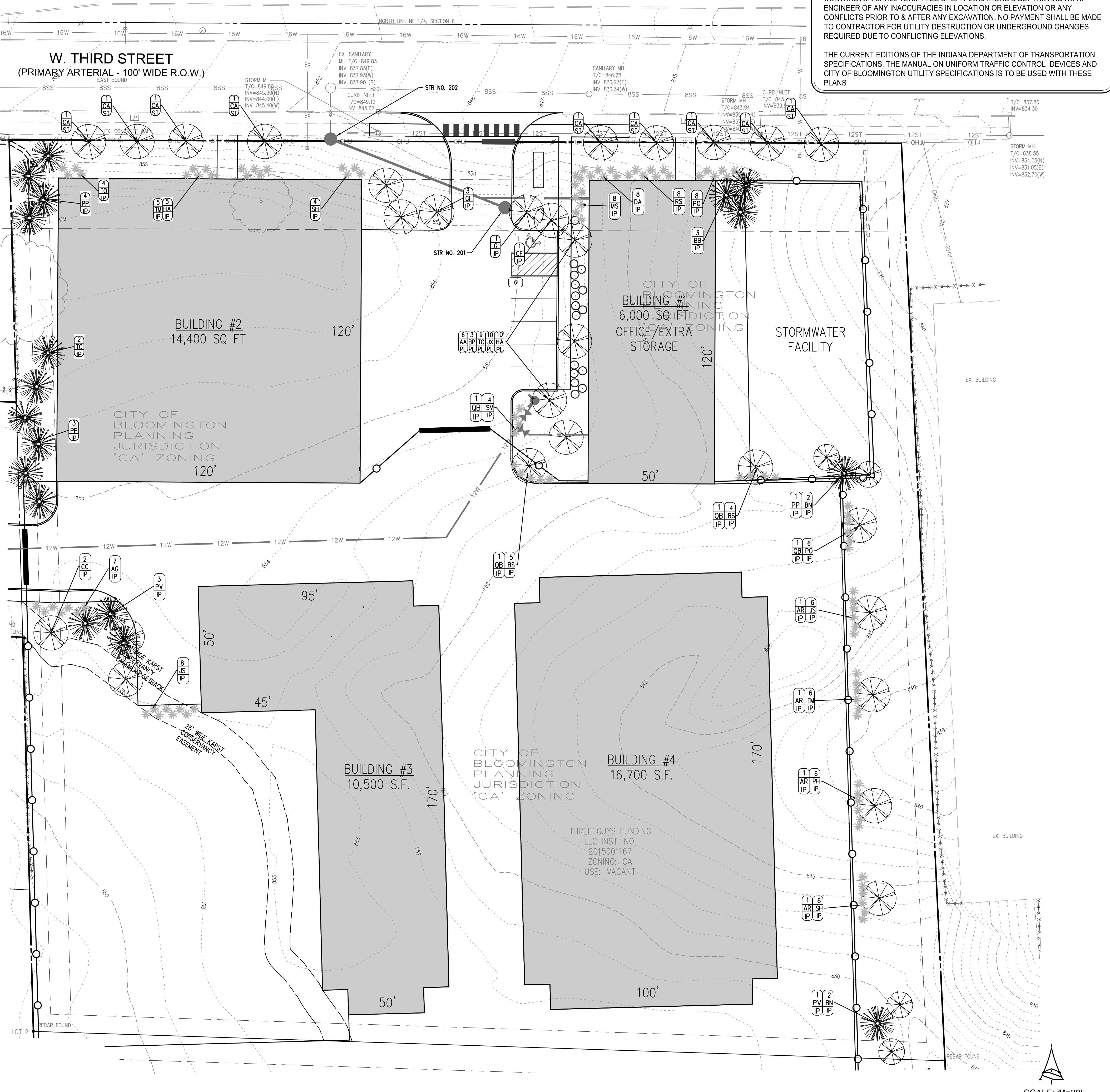
EVERGREEN SHRUBS - PARKING LOT PERIMETER					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	TC	TAXUS CANADENSIS	CANADIAN YEW	9	18" HEIGHT*
	JX	ARBORVITAE THUJA	BERMAN'S GOLD ARBORVITAE	10	3 GALLON CONTAINER

DECIDUOUS SHRUBS - INTERIOR PLANTINGS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	HA	HYDRANGA ARBORESCENS	WLD HYDRANGA	5	18" HEIGHT*
	PO	PHYSOCARPUS OPULIFOLIUS	NINEBARK	14	18" HEIGHT*
	SV	SYRINGA VULGARIS	LILAC	4	18" HEIGHT*
	SS	SCHIZACHYRIUM SCOPARUM	LITTLE BLUESTEM	-	3 GALLON CONTAINER
	PH	PHILADELPHUS	MOCHORANGE	6	18" HEIGHT*
	XS	RUBROCKIA HRITA	BLACK-EYED SUSAN	-	18" HEIGHT*
	MS	MATEUCCIA STRATIOTOPERS	OSTRICH FERN	8	18" HEIGHT*
	SH	SPORBELLUS HEUTELEPSS	PRAIRIE DROPSID	10	18" HEIGHT*
	DA	POLYSTICHUM ACROSCHIOIDES	CHRISTMAS FERN	8	18" HEIGHT*
	AG	ANDROPOGON GERARDII	BIG BLUESTEM	7	18" HEIGHT*

EVERGREEN SHRUBS - INTERIOR PLANTINGS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	TM	TAXUS X MEDIA 'BROWNII'	BROWN'S YEW	11	3 GALLON CONTAINER
	RS	RHODODENDRON SPECIES	RHODODENDRON	8	18" HEIGHT*
	TC	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4	3 GALLON CONTAINER
	JJ	JUNIPER SPECIES	COMMON JUNIPER	14	3 GALLON CONTAINER
	BS	BUXUS SPECIES	BOXWOOD	9	18" HEIGHT*

(XX) PLANT QUANTITY (SPACED EVENLY)
 (XX) PLANT KEY (TYPE)
 (XX) REQUIREMENT DESIGNATION (AS SEEN BELOW)
 PL-PARKING LOT PERIMETER PLANTINGS
 IP-INTERIOR PLANTINGS
 ST-STREET TREES
 PB-PARKING LOT BUMPOUTS
 BY-BUFFERYARD REQUIRED PLANTINGS

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE
 *NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE, CHAPTER 20.05 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.
 *PROPOSED LIGHTING LOCATION - REFER TO THE SITE LIGHTING PLAN FOR MORE INFORMATION AND SPECIFICATIONS



revisions:

ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 BLOOMINGTON, INDIANA
 (812) 339-2990 (Fax)

BYNAM FANYO & ASSOCIATES, INC.
 528 north walnut street
 (812) 332-8030

certified by:

PROPOSED
WEST THIRD & CORY PROPERTIES
RIMROCK COMPANIES
 301-307 S. CORY LN
 BLOOMINGTON IN

title: LANDSCAPE PLAN - CITY OF BLOOMINGTON JURISDICTION (NORTH)
 designed by: DJB
 drawn by: DJB
 checked by: JSF
 sheet no: C501
 project no.: 40148

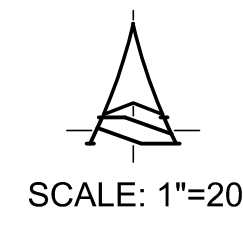
SITE IMPROVEMENT LEGEND

- (A) PROPOSED ROAD BITUMINOUS PAVING - REFER TO DETAIL
- (F) PROPOSED CONCRETE PATIO OR SIDEWALK - REFER TO PLAN FOR LOCATIONS AND REFER TO DETAIL
- (F1) PROPOSED MONOLITHIC CURB AND SIDEWALK - REFER TO DETAIL
- (13) PROPOSED 6" STANDING CONCRETE CURB - REFER TO DETAIL
- (21) PROPOSED PARKING MARKING; PAINTED, SOLID, WHITE, 4" WIDE
- (21A) PROPOSED ADA PARKING MARKING; PAINTED, SOLID, BLUE - REFER TO DETAIL
- (APS) ACCESSIBLE RESERVED PARKING SIGN, REFER TO DETAIL
- (VA) VAN ACCESSIBLE SUPPLEMENTAL SIGN ACCORDING TO NATIONAL ADA STANDARDS - FASTEN BELOW ACCESSIBLE RESERVED PARKING SIGN WHERE INDICATED, REFER TO DETAIL
- (FE) PROPOSED 6' HIGH BLACK WROUGHT IRON FENCE WITH 1" POSTS AND 1" SPINDLES WITH 'FLAT' TOPS. CONTRACTOR TO COORDINATE WITH OWNER REGARDING FINAL LAYOUT OF FENCING AND GATES - REFER ALSO TO OWNERS EXACT MODEL OF FENCING REQUESTED AND THOSE SPECIFICATIONS
- (ST) PROPOSED CONCRETE STOOP TO CONNECT TO SIDEWALK WITH EXPANSION JOINT - REFER TO GRADING PLAN AND DETAILS IN ARCHITECT'S PLANS FOR CONNECTION TO BUILDING
- (CT) PROPOSED CONCRETE CURB TRANSITION, 6' LENGTH FROM 0' TO 6" CURB HEIGHT
- SEE ARCHITECTURAL & STRUCTURAL DRAWINGS, DETAILS AND SPECIFICATIONS FOR ALL SHADED AREAS

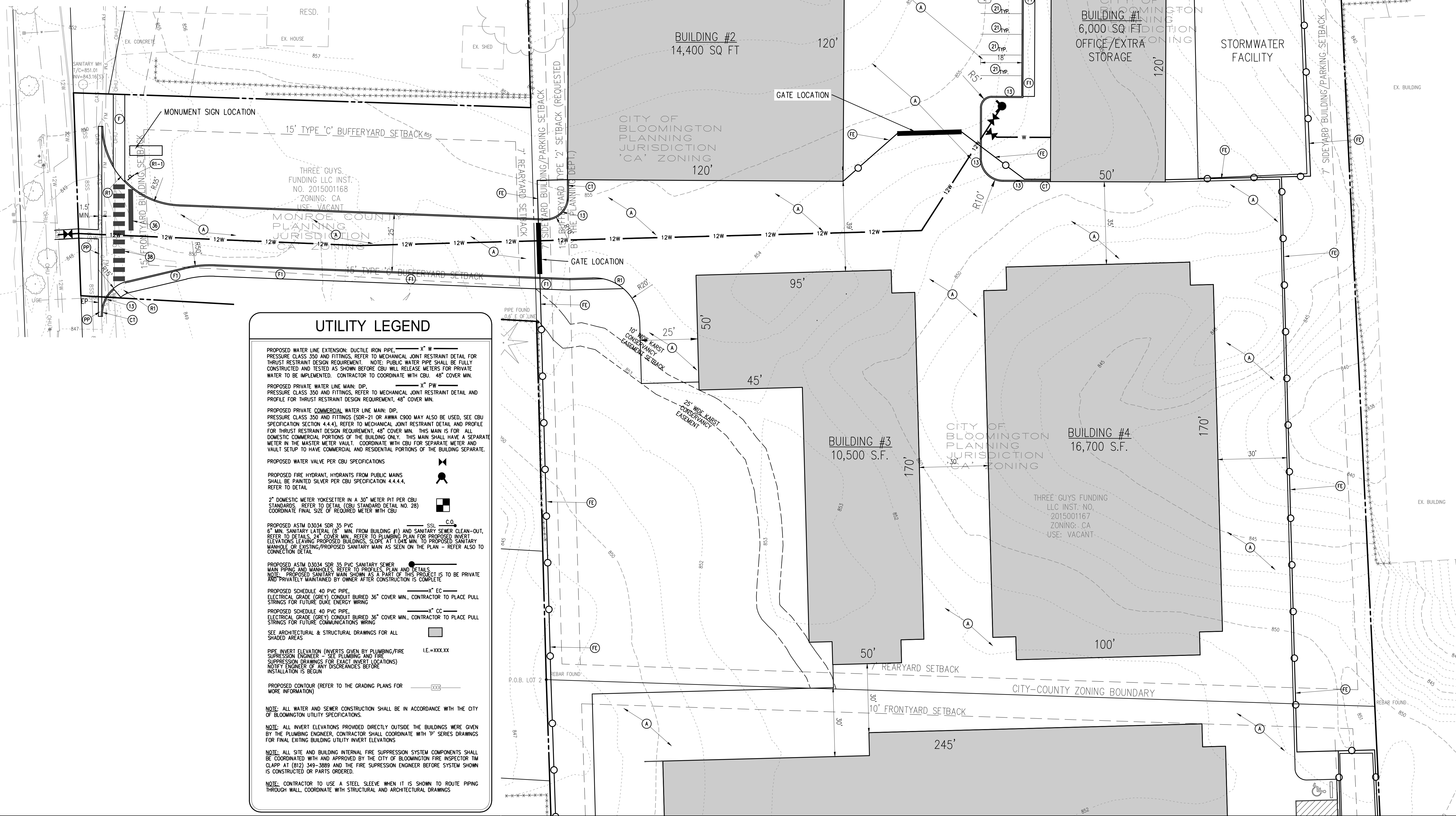
NOTES TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

THE CURRENT EDITIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF BLOOMINGTON UTILITY SPECIFICATIONS IS TO BE USED WITH THESE PLANS



W. THIRD STREET (PRIMARY ARTERIAL - 100' WIDE R.O.W.)



UTILITY LEGEND

- PROPOSED WATER LINE EXTENSION: DUCTILE IRON PIPE, X" W
 - PROPOSED PRIVATE WATER LINE MAIN: DIP, X" PW
 - PROPOSED PRIVATE COMMERCIAL WATER LINE MAIN: DIP, X" PC
 - PROPOSED WATER VALVE PER CBU SPECIFICATIONS
 - PROPOSED FIRE HYDRANT, HYDRANTS FROM PUBLIC MAINS SHALL BE PAINTED SILVER PER CBU SPECIFICATION 4.4.4.4, REFER TO DETAIL
 - 2" DOMESTIC METER YOKESSETER IN A 30" METER PIT PER CBU STANDARDS, REFER TO DETAIL (CBU STANDARD DETAIL NO. 28) COORDINATE FINAL SIZE OF REQUIRED METER WITH CBU
 - PROPOSED ASTM D3034 SDR 35 PVC 6" MIN. SANITARY LATERAL (8" MIN. FROM BUILDING #1) AND SANITARY SEWER CLEAN-OUT, REFER TO DETAILS, 24" COVER MIN., REFER TO PLUMBING PLAN FOR PROPOSED INVERT ELEVATIONS LEAVING PROPOSED BUILDING, SLOPE AT 1/4% MIN. TO PROPOSED SANITARY MANHOLE OR EXISTING/PROPOSED SANITARY MAIN AS SEEN ON THE PLAN - REFER ALSO TO CONNECTION DETAIL
 - PROPOSED ASTM D3034 SDR 35 PVC SANITARY SEWER MAIN PIPING AND MANHOLES, REFER TO PROFILES, PLAN AND DETAILS. NOTE: PROPOSED SANITARY MAIN SHOWN AS A PART OF THIS PROJECT IS TO BE PRIVATE AND PRIVATELY MAINTAINED BY OWNER AFTER CONSTRUCTION IS COMPLETE
 - PROPOSED SCHEDULE 40 PVC PIPE, ELECTRICAL GRADE (GREY) CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE DUNE ENERGY WIRING
 - PROPOSED SCHEDULE 40 PVC PIPE, ELECTRICAL GRADE (GREY) CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE COMMUNICATIONS WIRING
 - SEE ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ALL SHADED AREAS
 - PIPE INVERT ELEVATION (INVERTS GIVEN BY PLUMBING/FIRE SUPPRESSION ENGINEER - SEE PLUMBING AND FIRE SUPPRESSION DRAWINGS FOR EXACT INVERT LOCATIONS) NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE INSTALLATION IS BEGUN
 - PROPOSED CONTOUR (REFER TO THE GRADING PLANS FOR MORE INFORMATION)
- NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS.
- NOTE: ALL INVERT ELEVATIONS PROVIDED DIRECTLY OUTSIDE THE BUILDINGS WERE GIVEN BY THE PLUMBING ENGINEER, CONTRACTOR SHALL COORDINATE WITH 'P' SERIES DRAWINGS FOR FINAL EXISTING BUILDING UTILITY INVERT ELEVATIONS.
- NOTE: ALL SITE AND BUILDING INTERNAL FIRE SUPPRESSION SYSTEM COMPONENTS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BLOOMINGTON FIRE INSPECTOR TM CLAPP AT (812) 349-3889 AND THE FIRE SUPPRESSION ENGINEER BEFORE SYSTEM SHOWN IS CONSTRUCTED OR PARTS ORDERED.
- NOTE: CONTRACTOR TO USE A STEEL SLEEVE WHEN IT IS SHOWN TO ROUTE PIPING THROUGH WALL, COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS

revisions:

BBB
BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
Bloomington, Indiana
(812) 332-2990 (Fax)
528 north walnut street
(812) 332-8030

certified by:

**PROPOSED
WEST THIRD & CORY PROPERTIES
RIMROCK COMPANIES
301-307 S CORY LN
BLOOMINGTON IN**

title: SITE IMPROVEMENT PLAN (NORTH)
designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C302
project no.: 40148

W. THIRD STREET
(PRIMARY ARTERIAL - 100' WIDE R.O.W.)

ZONING INFORMATION

JURISDICTION: MONROE COUNTY FOR PROPERTY TO WEST AND SOUTH - FORMER CITY OF BLOOMINGTON AREA & CITY OF BLOOMINGTON FOR PROPERTY TO NORTH

ZONING: COMMERCIAL ARTERIAL (CA)

PROPOSED USE: COMMERCIAL USE, RESTAURANTS/FOOD SERVICE, SELF-STORAGE TO SOUTH

MAXIMUM HEIGHT: 80'

MAXIMUM IMPERVIOUS COVERAGE: 60%

USABLE OPEN SPACE PER DWELLING UNIT: 1,000 SF

FLOOR AREA RATIO: 1.5

SIDE YARD BUILDING SETBACK: 10' LANDSCAPED NEXT TO RESIDENTIAL. ADD 4' FOR EACH ADDITIONAL BUILDING STORY

REAR YARD BUILDING SETBACK: 10', 25' IF ADJACENT TO RESIDENTIAL

SIDE YARD PARKING SETBACK: IF ADJACENT TO NONRESIDENTIAL THEN SETBACK SHALL BE 0.05 TIMES THE LOT WIDTH ROUNDED TO THE NEXT HIGHEST INTEGRAL NUMBER OR 3', WHICHEVER IS GREATEST UP TO A MAXIMUM OF 25'. 10' IF ADJACENT TO RESIDENTIAL.

REAR YARD PARKING SETBACK: 6', 10' LANDSCAPED NEXT TO RESIDENTIAL.

EXISTING LEGEND

- x- EXISTING FENCE
- w- EXISTING WATER LINE
- OHE- EXISTING OVERHEAD ELECTRIC LINES
- UGE- EXISTING UNDERGROUND ELECTRIC LINES
- OHT- EXISTING OVERHEAD TELEPHONE LINES
- UGT- EXISTING UNDERGROUND TELEPHONE LINE
- GAS- EXISTING GAS LINE
- XXX- EXISTING CONTOUR & ELEVATION
- >- FLOW LINE
- SS- EXISTING SANITARY SEWER AND MANHOLE
- ST- EXISTING STORM SEWER AND INLET

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

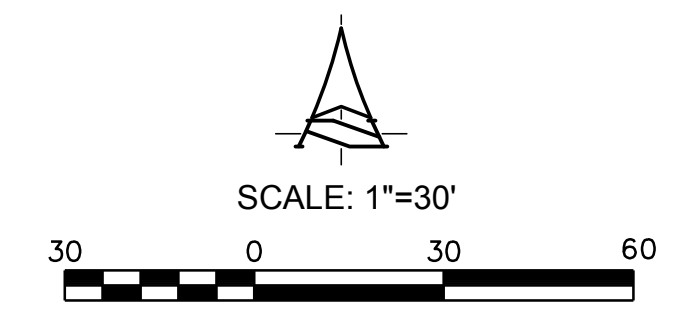
BFB
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030

certified by:

PROPOSED
WEST THIRD & CORY PROPERTIES
RIMROCK COMPANIES
301-307 S CORY LN
BLOOMINGTON IN

title: OVERALL SCHEMATIC SITE PLAN

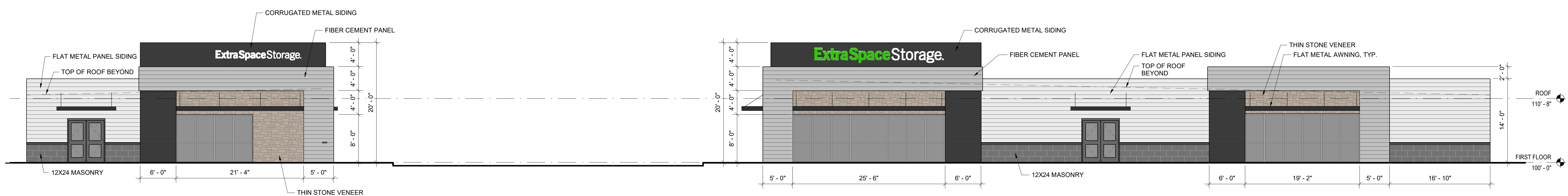
designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C301
project no.: 401918



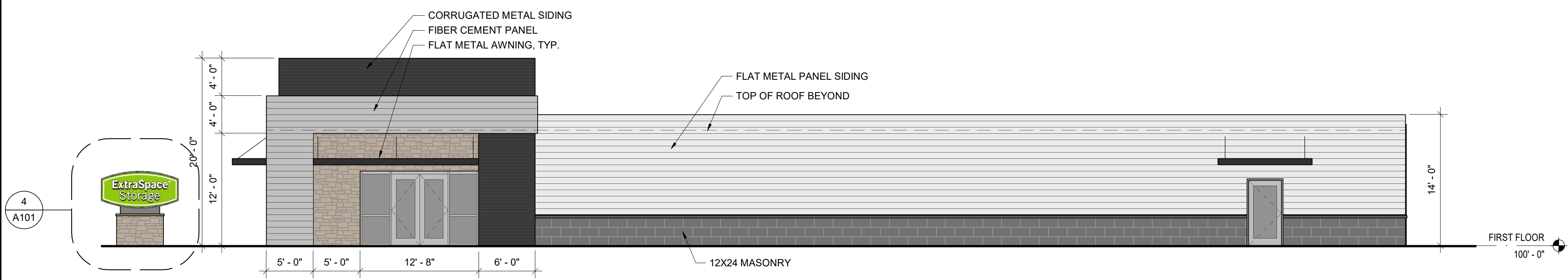
1 X 14,400 S.F. = 14,400 S.F.
1 X 16,700 S.F. = 16,700 S.F.
1 X 10,500 S.F. = 10,500 S.F.
1 X 32,875 S.F. = 32,325 S.F.
TOTAL=73,925 S.F. STORAGE SPACE

NOTE TO CONTRACTOR

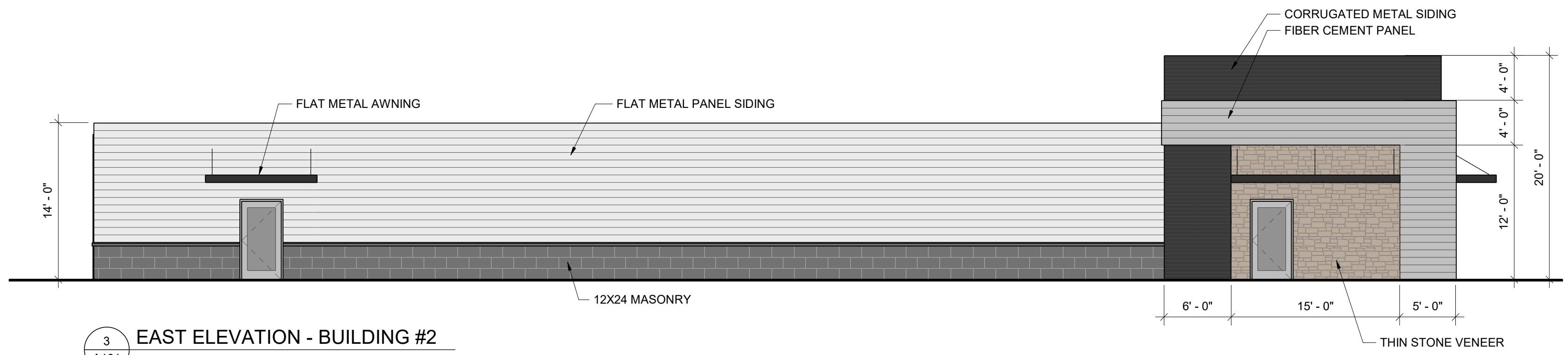
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.



1 NORTH EXTERIOR ELEVATION - W. THIRD STREET
 A101 SCALE: 1/8" = 1'-0"

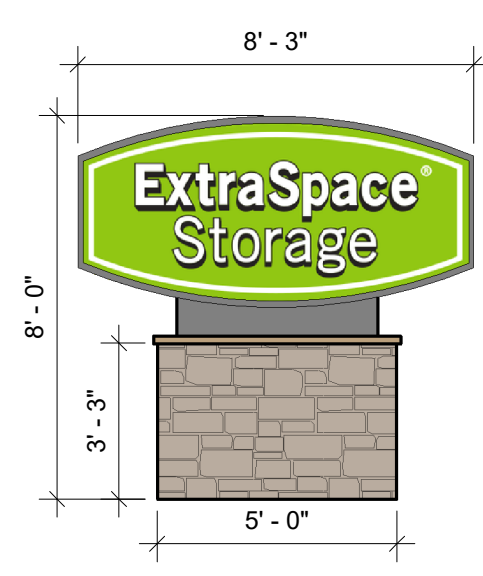


2 WEST EXTERIOR ELEVATION - BUILDING #1 - OFFICE
 A101 SCALE: 1/8" = 1'-0"

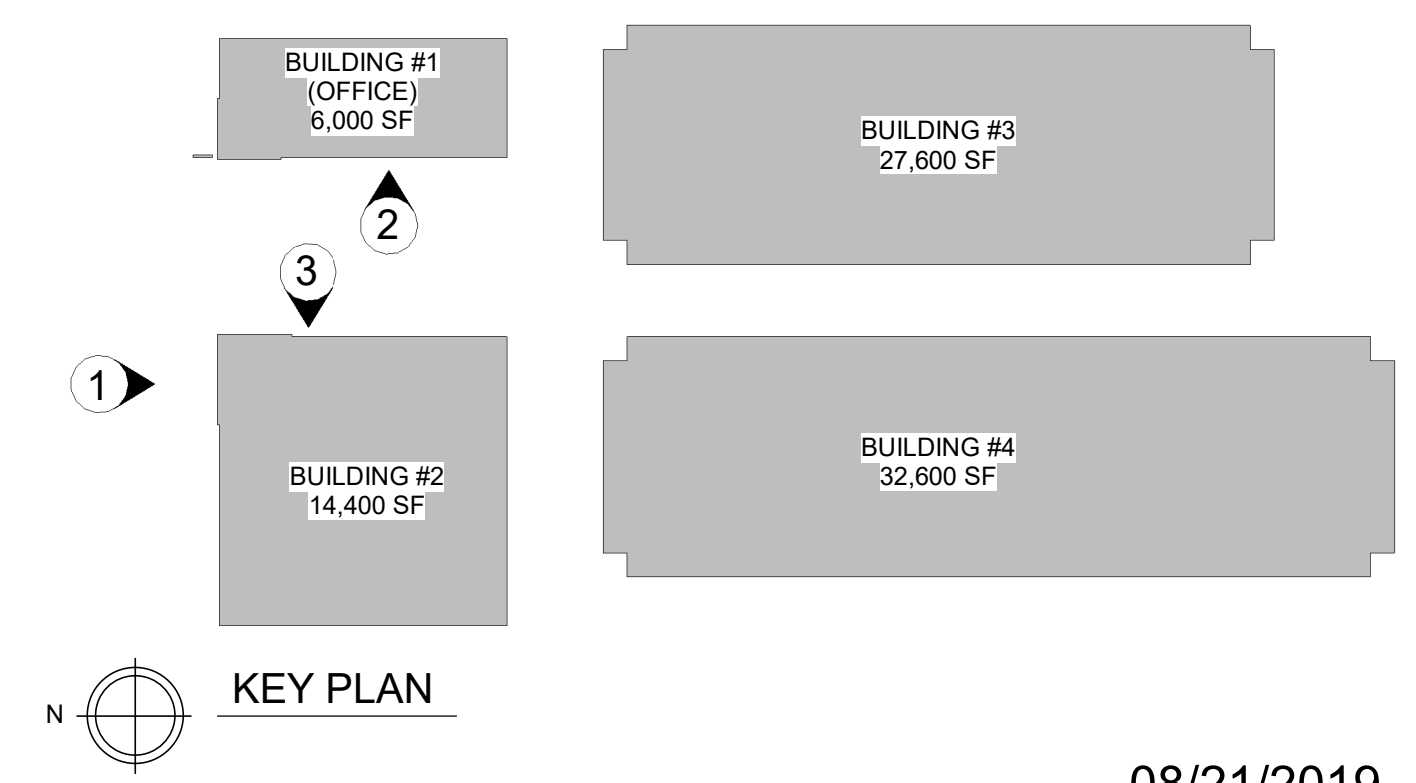


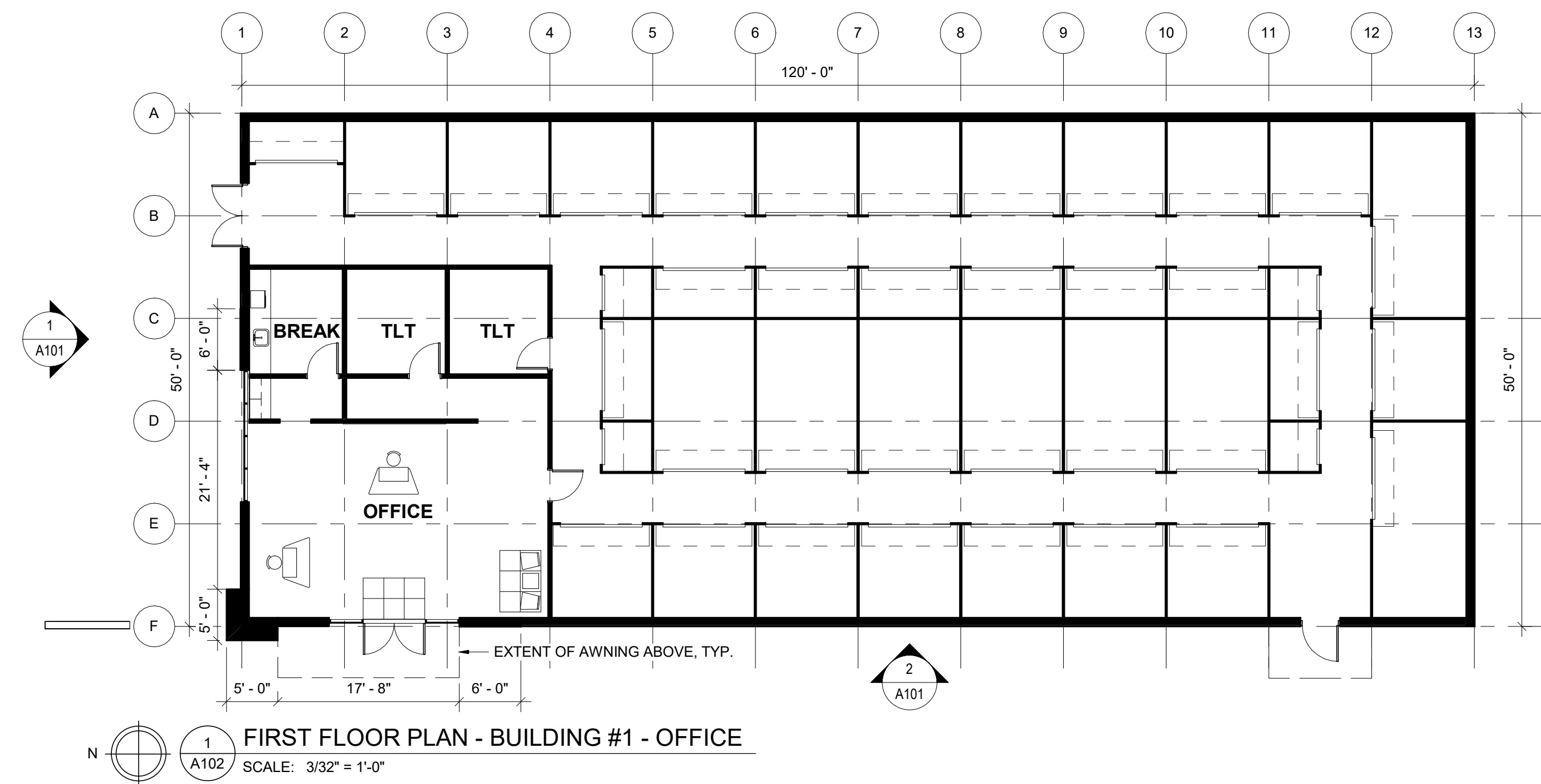
3 EAST ELEVATION - BUILDING #2
 A101 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
	FIBER CEMENT PANEL
	THIN STONE VENEER INDIANA LIMESTONE
	CORRUGATED METAL SIDING
	FLAT METAL PANEL SIDING
	12X24 MASONRY



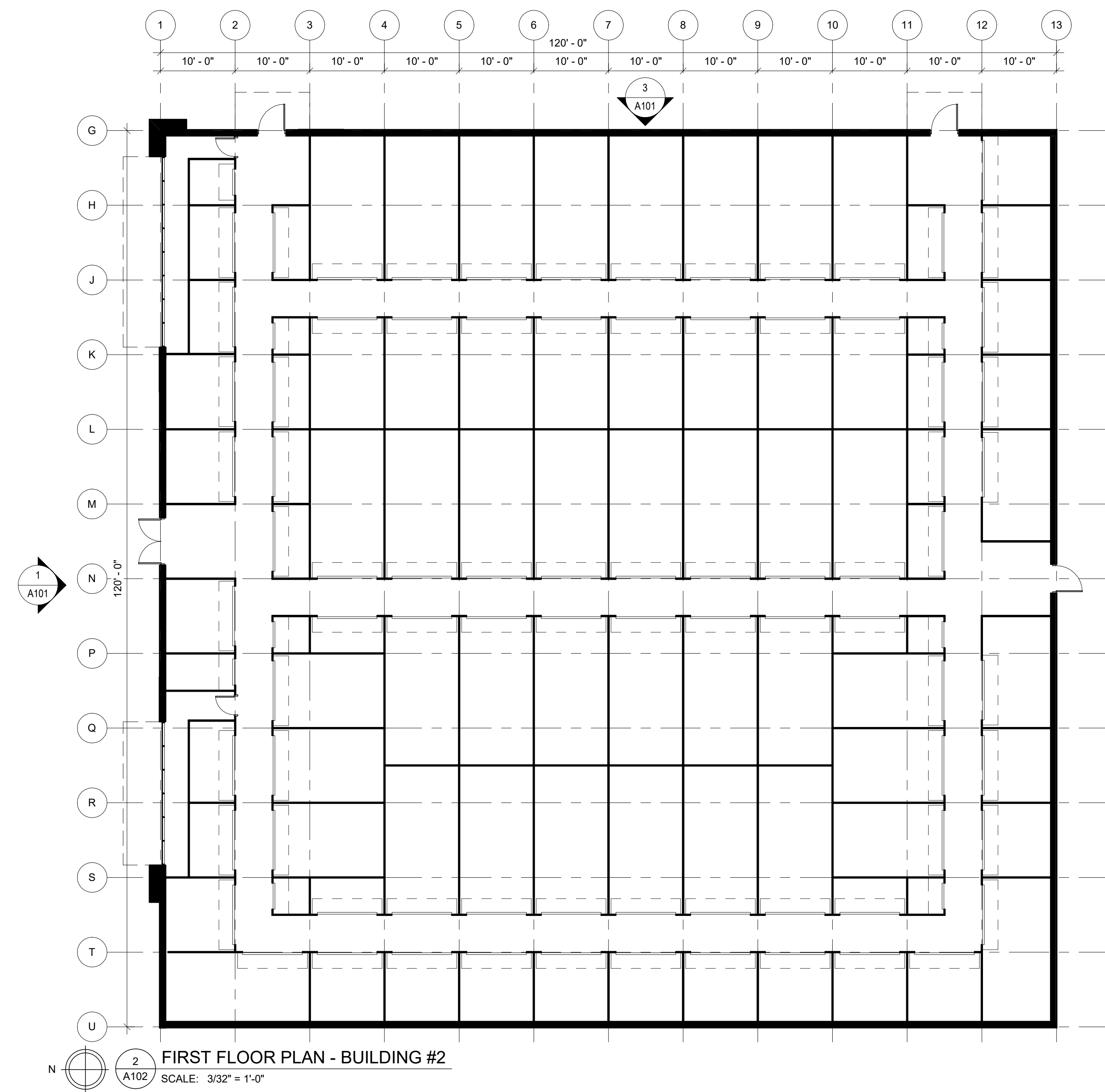
4 SIGN DETAIL
 A101 SCALE: 1/4" = 1'-0"





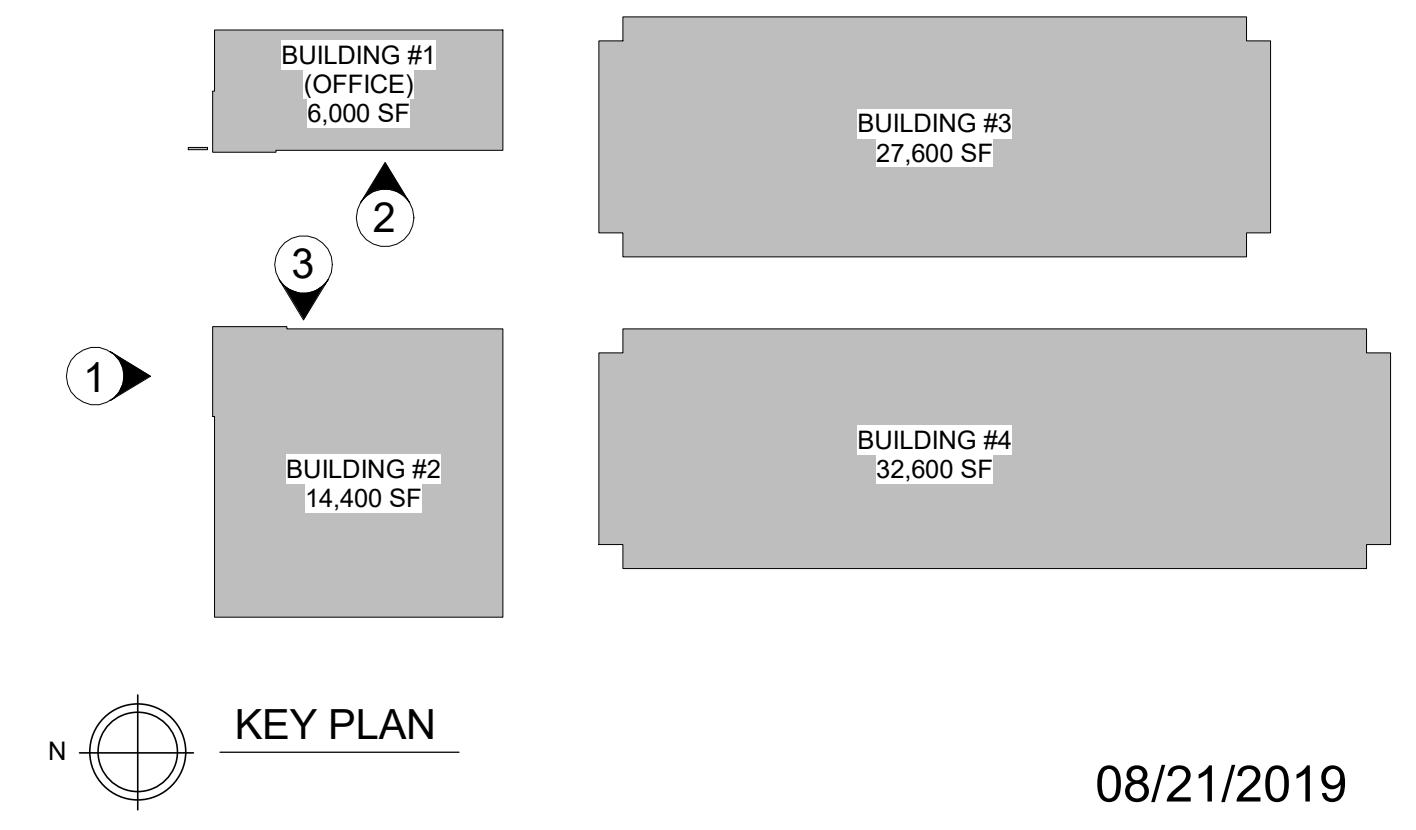
	TC	TOTAL
5x5	4	4
5x10	8	8
7.5x10	0	0
10x10	18	18
10x15	7	7
10x20	2	2
10x30	0	0
TOTAL	39	39

1 FIRST FLOOR PLAN - BUILDING #1 - OFFICE
SCALE: 3/32" = 1'-0"



	TC	TOTAL
5x5	7	7
5x10	17	17
7.5x10	0	0
10x10	20	20
10x15	16	16
10x20	30	30
10x30	0	0
TOTAL	90	90

2 FIRST FLOOR PLAN - BUILDING #2
SCALE: 3/32" = 1'-0"



KEY PLAN

08/21/2019

BLOOMINGTON SELF STORAGE

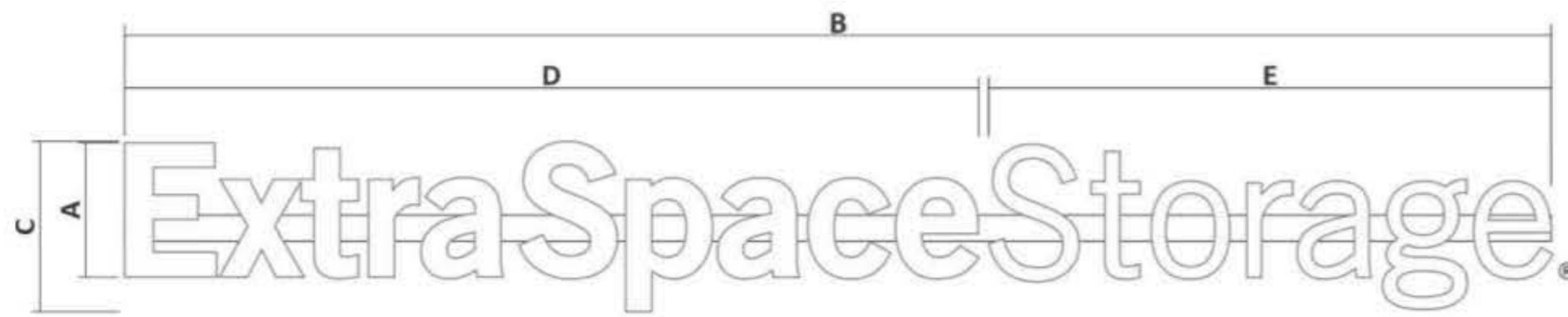
301-307 SOUTH CORY LANE
BLOOMINGTON, IN 47403

A102- FIRST FLOOR PLAN - BUILDING #1 & #2





RACEWAY MOUNT CHANNEL LETTERS



- A** MEASURED FROM OVERALL HEIGHT OF THE LETTER 'E'.
- B** MEASURED FROM OVERALL LENGTH WITH OUT TRADE MARK.

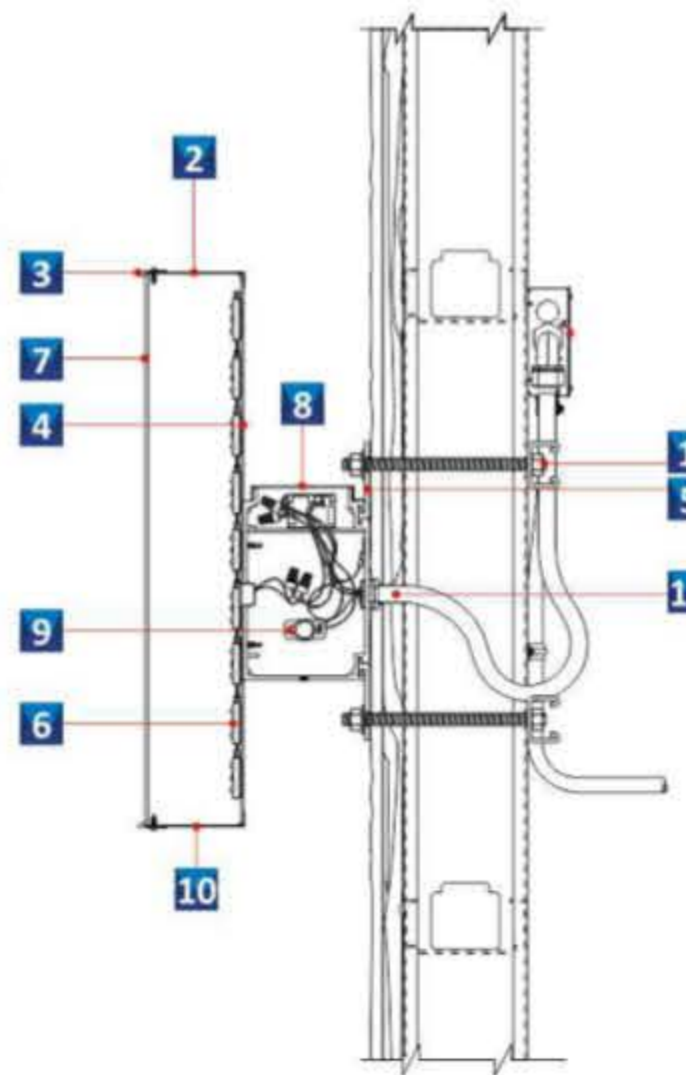
A	B	C	D	E	SQ. FT.	AMPS	NUMBER OF POWER SUPPLIES
12"	10'- 7 3/4"	15 1/4"	6'- 4 3/8"	4'- 2 1/2"	10.65	1.26	2
18"	15'- 11 3/4"	22 7/8"	9'- 6 5/8"	6'- 3 3/4"	23.96	1.26	2
24"	21'- 3 5/8"	30 1/2"	12'- 8 7/8"	8'- 5"	42.60	1.26	2
30"	26'- 7 1/2"	38"	15'- 11"	10'- 6 1/4"	66.56	1.89	3
36"	31'- 11 3/8"	45 5/8"	19'- 1 1/4"	12'- 7 1/2"	95.84	2.52	4
42"	37'- 3 1/4"	53 1/4"	22'- 3 1/2"	14'- 8 3/4"	130.45	2.52	4
48"	42'- 7 1/8"	60 7/8"	25'- 5 3/4"	16'- 10"	170.37	3.78	6
60"	53'- 2 7/8"	76 1/8"	31'- 10 1/8"	21'- 1/2"	266.19	5.04	8



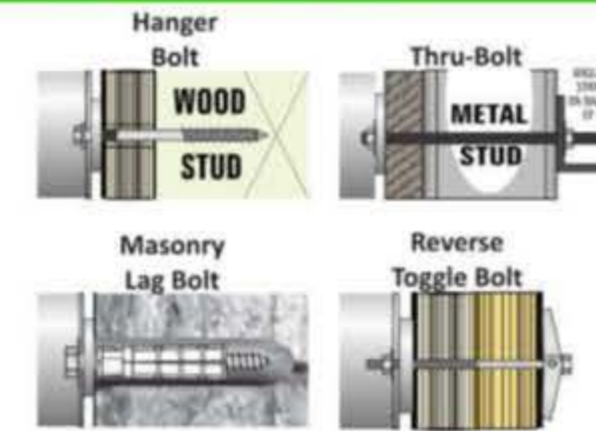
SPECIFICATION

- 1** NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2** 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3** TRIM CAP RETAINER DOVE GREY
- 4** FLAT ALUMINUM BACK
- 5** 1/4" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
- 6** US LED SV3-3-12-W
- 7** 3/16" #7328 ACRYLIC FACE WHITE
- 8** LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7" x 4 1/2" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED
- 9** VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 10** 1/4" WEEP HOLES (2) TWO PER LETTER
- 11** GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



COLOR SCHEDULE



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVETED TO RETURN (FACING UP TO HIDE FROM SIGHT)



MANUFACTURING NOTES

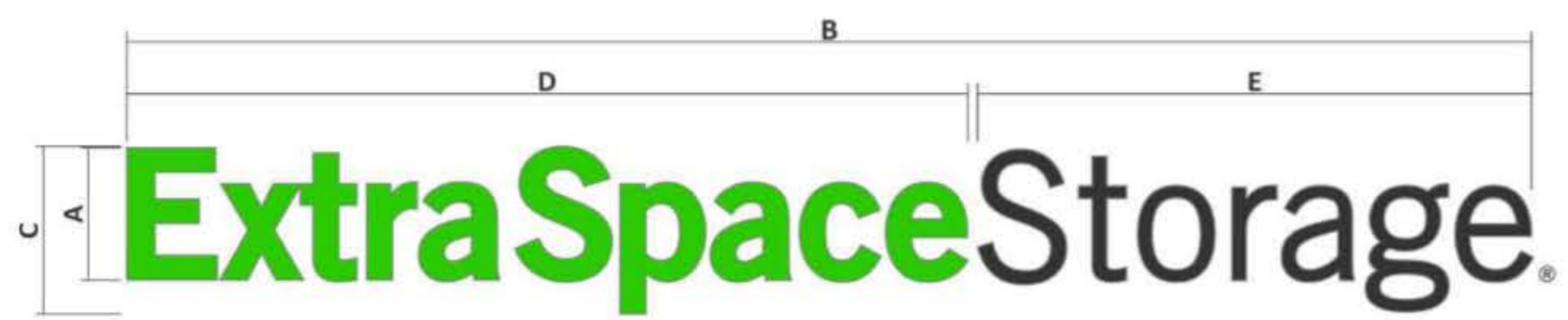
CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS



120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

FLUSH MOUNT CHANNEL LETTERS



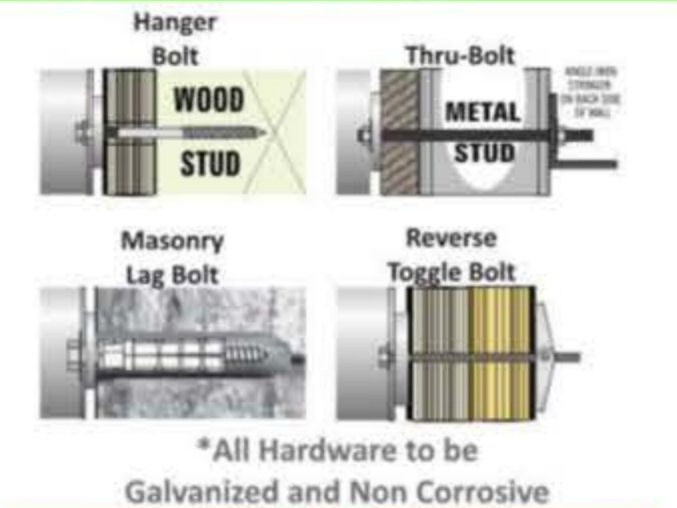
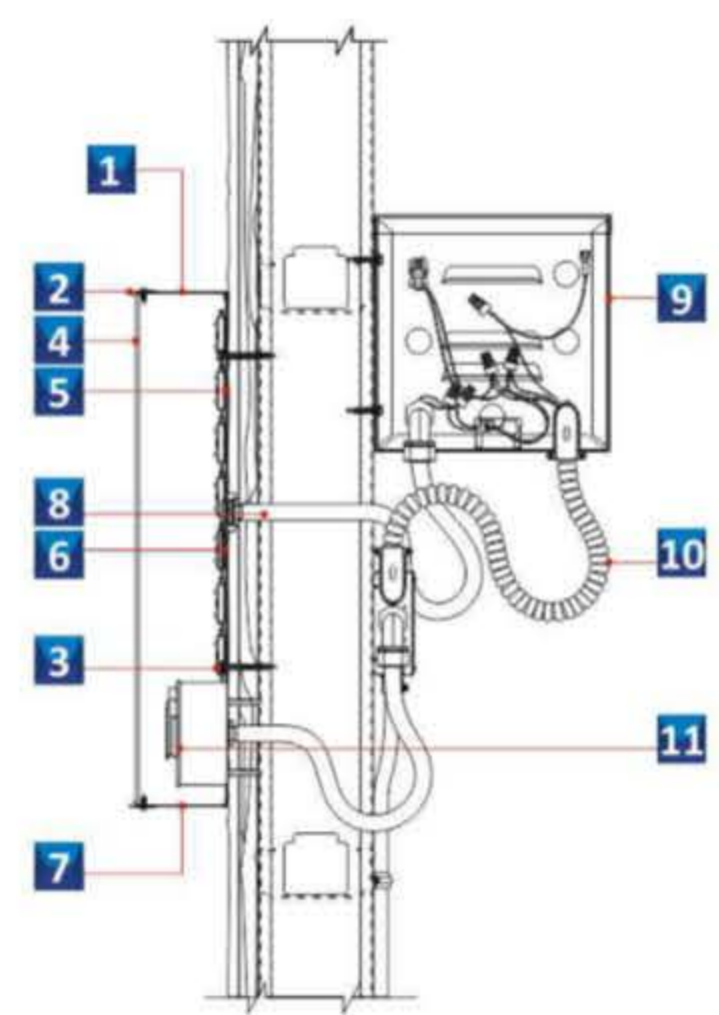
A MEASURED FROM OVERALL HEIGHT OF THE LETTER 'E'.
B MEASURED FROM OVERALL LENGTH WITH OUT TRADE MARK.

A	B	C	D	E	SQ. FT.	AMPS	NUMBER OF POWER SUPPLIES
12"	10'- 7 3/4"	15 1/4"	6'- 4 3/8"	4'- 2 1/2"	10.65	1.26	2
18"	15'- 11 3/4"	22 7/8"	9'- 6 5/8"	6'- 3 3/4"	23.96	1.26	2
24"	21'- 3 5/8"	30 1/2"	12'- 8 7/8"	8'- 5"	42.60	1.26	2
30"	26'- 7 1/2"	38"	15'- 11"	10'- 6 1/4"	66.56	1.89	3
36"	31'- 11 3/8"	45 5/8"	19'- 1 1/4"	12'- 7 1/2"	95.84	2.52	4
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48"	42'- 7 1/8"	60 7/8"	25'- 5 3/4"	16'- 10"	170.37	3.78	6
60"	53'- 2 7/8"	76 1/8"	31'- 10 1/8"	21'- 1/2"	266.19	5.04	8



SPECIFICATION SECTION DETAIL MOUNTING DETAILS COLOR SCHEDULE

- 1** 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 2** TRIM CAP RETAINER DOVE GREY
- 3** NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 4** 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 5** US LED SV3-3-12-W
- 6** FLAT ALUMINUM BACK
- 7** 1/4" WEEP HOLES (2) TWO PER LETTER
- 8** GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.
- 9** LOW VOLTAGE ELECTRONIC POWER SUPPLY LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- 10** WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- 11** VISIBLE DISCONNECT SWITCH



- GREEN** #2500-106 BRILLIANT
- GREY** DOVE GREY TRIM CAP
- BLACK** PMS BLACK #2500-022
- WHITE**

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

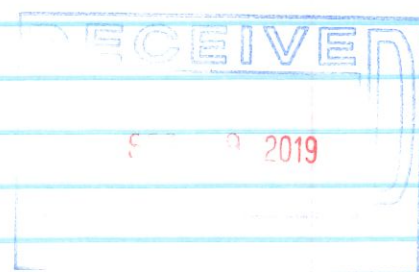
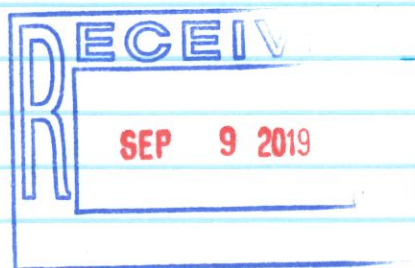


Sept 5, 2019

To the City of Bloomington Plan Commission Dept,

I have been a resident of Anna Lee Lane south of west 3rd street for many years, 1979. And over the years have seen some flooding, but it has grown must worst. I believe by cutting down these trees + paving over the land would only make the flooding worst in our peaceful neighborhood. And who would want the bright lights + noise at night. please don't do this to us.

Sincerely, Barbara Bringer



RECEIVED
SEP - 6 2019

City of Bloomington Plan Commission:

As property owners on S. Cory Ln. in Bloomington, we are greatly concerned about the proposed development by Rimrock Companies for the properties located at 1901 W 3rd St. & 307 S. Cory Ln.

Our property will be affected in multiple ways by this variance. Some of our concerns are privacy, security, noise, traffic and flooding. Mainly, this will cut our property by about half of what we originally were told we were purchasing when we bought here.

Therefore, we oppose the zoning variance proposed from Nonresidential Standards.

Sincerely, *Wayne Shuffitt*
Patricia J. Shuffitt

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 105 S. Pete Ellis Drive**

**CASE #: PUD-34-19
DATE: October 7, 2019**

PETITIONER: Curry Urban Properties
3579 E. Saddlebrook Lane Bloomington

REQUEST: The petitioner is requesting a rezone from Commercial Limited (CL) to Planned Unit Development (PUD) and approval of a Preliminary Plan and District Ordinance. Also requested is a waiver from the required 5 acre minimum for a Planned Unit Development.

BACKGROUND:

Area: 3.2 acres
Current Zoning: Commercial Limited
GPP Designation: Regional Activity Center / edge of Focus Area
Existing Land Use: Undeveloped
Proposed Land Use: Dwelling, Multi-Family / Commercial / Business/Professional Office
Surrounding Uses: North – Dwelling, Multi-Family
West – Vacant / Place of Worship
East – Commercial
South – Dwelling, Multi-Family

REPORT: The property is located at the northwest corner of E. Longview Avenue and S. Pete Ellis Drive and is zoned Commercial Limited (CL). The 3.2 acre property is currently undeveloped. Surrounding zoning includes Residential High Density Multifamily (RH) to the north, Residential High Density Multifamily (RH) and Commercial Limited (CL) to the south, and Commercial Limited (CL) to the east and west. The surrounding properties have been developed with a mix of high density multi-family residences and commercial tenant spaces with the St. Mark United Methodist Church just to the west of the site. This property has frontage on 3 public streets- E. 7th Street to the west, E. Longview Drive to the south, and S. Pete Ellis Drive to the east. There are no environmental constraints on this property.

The petitioner proposes to create a Planned Unit Development in order to construct a 4-story, mixed-use building. The proposal includes an expected 19,000 square feet of commercial space, apartments on the upper floor and a portion of the ground floor, and a parking garage. The commercial use is expected to be medical office related to the new hospital campus. The multifamily portion of the proposal includes a mix of studio units, one-bedroom units, and two-bedroom units for a total of 264 units. Roughly 30% of the units are expected to be two-bedroom units, resulting in 344 total bedrooms. The overall density is proposed at a maximum of 30 units/acre, with 29 units/acre in the current design. The building will also contain a structured parking garage accessed from Longview Drive with 306 parking spaces, with 102 spaces per floor. The structured parking will be for the office portion of the building, as well as for the residential tenants. The petitioner also proposes improving up to 15 spaces of on-street parking on Pete Ellis Drive.

PREVIOUS PETITION: This is similar to a petition that was submitted for this site last year with some changes to address concerns about excessive bulk and lack of green design, as well as

the addition of workforce housing on site. The southwest corner, which was the tallest location on site, was amended to remove a unit from that corner, so that it would be setback and visually read as a more appropriate size. Additionally, a module immediately east of that change along Longview was pushed back to create more outside green space. The petitioner is also proposing to build to FITWEL standards, which are described in the petitioner's statement, but amount to positively effecting the health of the tenants on the property through design and programming. The petitioner has also come to an agreement with the Housing and Neighborhood Development Department to set aside 15% of the bedrooms on the site for workforce housing, which is much more in-line with other petitions than the previous proposal.

Some Plan Commissioners had concerns about the bulk and the public benefit of the project. The Department recommended denial, and the petition was forwarded to Council with a negative recommendation and was not heard by Council.

COMPREHENSIVE PLAN: This property is designated as *Regional Activity Center* in the southeast corner of the *Regional Academic Health Center Focus Area*. The Comprehensive Plan notes the following about the intent of the *Regional Activity Center* area:

- ...district is a large commercial area that provides high intensity retail activity
- Regional Activity Centers contain higher intensity uses such as national retailers, offices, food services, lodging, and entertainment.
- The district may also incorporate medium- to high-density multifamily residential uses.
- The main purpose of the district is to provide semi-urban activity centers that complement, rather than compete with, the Downtown district.
- The district is expected to change with increasing activity through infill and redevelopment.
- Incorporating multifamily residential within the district is supported.
- Changing the context of the district towards mixed use is a significant change.
- Less intense commercial uses should be developed adjacent to residential areas to buffer the impacts of such development. Multifamily residential and office uses could likewise serve as transitional elements.
- Redevelopment within the district should be encouraged to grow vertically, with the possibility of two- or three-story buildings to accommodate denser office development, residential multifamily, structures parking, and improved multimodal connectivity.

The Comprehensive Plan notes the following about the *Regional Academic Health Center Focus Area*:

- The relocation of the hospital onto the Indiana University campus will allow for the hospital to grow and meet the needs of the region. However, there are many ancillary support services, businesses, and medical offices that also may relocate near the hospital.

The development of this three acre parcel will add mixed use with office and multifamily residential to a portion of the Regional Activity Center that is not on the main commercial thoroughfare. With the inclusion of workforce housing, housing to support the employees of the Regional Academic Center is considered and included. The project will include mixed uses with a building forward design and improvements to the adjacent pedestrian facilities. The proposed Preliminary Plan is consistent with most of the intent and development guidance of the Comprehensive Plan for this area. The size and massing of the building are larger than the Comprehensive Plan guidance suggests, but the largest corner of the site (the southwest corner)

has been setback in order to mitigate some of the size. Additionally, the building has been planned 15 feet from the northern property line, which is in excess of what would be required for the CL zoning district to mitigate effects on the neighboring high-density residential property.

PRELIMINARY PLAN:

Uses/Development Standards: The petitioner is proposing to utilize the Commercial Limited (CL) zoning district for the permitted uses and development standards for this project. The deviations from the CL district include requesting to allow first-floor residential uses and the removal of the maximum square footage limitation that exists in CL for a single tenant, which is currently limited to 5,000 square feet per tenant. Other deviations requested from the CL district include an increase in allowable density, building height, and impervious surface coverage. The project will meet all other development standards for the CL district. Architecture standards are addressed separately in this report.

Residential Density: The maximum residential density allowed in the CL district is 15 units per acre, which is the densest by-right development allowed in the UDO outside of the downtown. The petitioner is proposing a maximum of 30 units per acre for the PUD, with 20 units per acre for the current design. The proposed density is double that of the currently allowed density. The petitioner is proposing 264 units with 344 bedrooms. The Comprehensive Plan calls for medium- to high-density multifamily residential in the *Regional Activity Center* designation.

Height and Bulk: The petitioners are proposing one, four-story building to be articulated to appear as multiple buildings through the use of varying architectural materials, building recesses, and setbacks along the facades. Because of the grade change on the lot, the southwest corner has been pushed back, so that the corner will still appear as 4-stories, though the basement level will be visible. Additionally, the module immediately east of the southwest corner has been recessed to break up the visual weight of that corner and provide more green space adjacent to the public right-of-way. Modulation is also used on all facades to reduce the effect of one large building.

The CL zoning district has a maximum height of 40 feet. The petitioner has submitted heights based on proposed finished grade for the building. The highest point is in the center of the south-facing façade, at 57 feet tall. The petitioner mitigated height concerns along the northern property line by setting the building 15 feet from that line. A review by the Department has found that the proposed massing is adequately mitigated by the proposed modulations and articulations.

Parking, Streetscape, and Access: The property has frontage on 7th Street, Longview Avenue, and Pete Ellis Drive. A possible total of 306 structured parking spaces are proposed in a garage that would be located in the middle portion of the building. If an estimated 19,000 square feet of commercial space is installed and 1 parking space per 250 square feet of commercial space is allocated for the commercial component, 76 of the parking spaces would be used for the office uses. The result is approximately 230 onsite parking spaces for the possible 360 bedrooms. This is a total number of parking spaces equal to 0.64 spaces per bedroom.

The petitioner is also proposing up to 15 parking spaces in the right-of-way on Pete Ellis Drive. There is one vehicular access proposed into the building from Longview Avenue.

There is currently a 5' wide concrete sidewalk along Pete Ellis Drive and 8' wide, multi-use paths

along 7th Street and Longview Drive. The petitioner plans to widen the Pete Ellis Drive sidewalk to a minimum of 6' wide, as well as widen the 7th Street and Longview Drive 8' multi-use paths to 12' wide, concrete multi-use paths. A minimum 5' wide tree plot will also be installed along the 7th Street and Longview Street frontages. Along Pete Ellis Dr. the petitioner has proposed to use planter beds and rain gardens, along with varying shrub mixtures instead of a typical tree plot. These will be maintained by the Petitioner. The Department is working with the petitioner on the best design for the Pete Ellis Drive frontage.

Bicycle Parking and Alternative Transportation: The development has 360 proposed bedrooms and 19,000 square feet of commercial/office space. The UDO requires one bicycle parking space for every 6 bedrooms and one bicycle space for each 15 parking spaces for the commercial use. Since the project is larger than 20,000 square feet, all bicycle parking spaces must be covered. They will meet current UDO bicycle parking requirements by providing both bicycle parking spaces along the exterior of the building as well as internal bike storage areas. Bloomington Transit's eastside local 8 bus, as well as an intermittent 3 line bus both pass the property on the eastern side.

Architecture/Materials: Due to the unique design of the building and different elements that are being included, it is difficult to hold the building to the design standards of one specific district. Instead, the proposed renderings and elevations show the amount of modulation, building design elements, and articulation desired to mitigate the effects of such a large building. Substantial modulation has been shown around the building and includes recessing portions of the upper floor in places, and all four-floors in the southwest corner. Materials to be used include brick and block masonry, metal/steel, storefront glass, stone, and fiber-cement siding.

Environmental Considerations: The petition site is a grassed open space and will be almost entirely developed. The petitioner proposes a 66% impervious surface coverage maximum. The CL zoning district has a 50% maximum coverage requirement. The petitioner proposes to include additional plantings; vertical plantings in the garage screening; and to use a series of downspouts and cisterns to capture some of the building stormwater runoff and utilize it to water landscaping and planters, as well as for some of the proposed community garden space. These measures are meant to offset some of the concerns raised related to stormwater runoff created by impervious surfaces.

The development is proposing to be built as a FITWEL building, the first in Bloomington. FITWEL is a building certification program that focuses on positive impacts to residents through design and programming at the site.

Housing Diversity: The petitioner has worked with the Housing and Neighborhood Development Department to formulate a plan to address workforce housing on-site. A letter describing the details is included.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) made 2 recommendations concerning this development, which are listed below:

- 1.) The Petitioner shall revise the Landscape Plan to comply with UDO regulations.

STAFF RESPONSE: This will be required at the PUD final plan stage.

- 2.) The petitioner shall describe the LEED-compliant practices planned, as well as provide plans for the green or live wall elements being planned along with a maintenance plan for their future viability.

STAFF RESPONSE: If the Plan Commission approves this project, then the Department would recommend this be incorporated into the review of the PUD final plan.

20.04.080(h) Planned Unit Development Considerations

The UDO outlines that in their consideration of a PUD District Ordinance and Preliminary Plan, the Plan Commission and Common Council shall consider as many of the following as may be relevant to the specific proposal. The following list shall not be construed as providing a prioritization of the items on the list. Each item shall be considered individually as it applies to the specific Planning Unit Development proposal.

- (1) The extent to which the proposed Preliminary Plan meets the requirements, standards, and stated purpose of Chapter 20.04: Planned Unit Development Districts.

Section 20.04.010 of the UDO, states that the purpose of the planned unit development (PUD) is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities, and city services; to preserve the natural, environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions. It is anticipated that planned unit developments will offer one or more of the following advantages:

- (a) Implement the guiding principles and land use policies of the Comprehensive Plan; specifically reflect the policies of the Comprehensive Plan specific to the neighborhood in which the planned unit development is to be located;
- (b) Buffer land uses proposed for the PUD so as to minimize any adverse impact which new development may have on surrounding properties; additionally provide buffers and transitions of density within the PUD itself to distinguish between different land use areas;
- (c) Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
- (d) Counteract urban monotony and congestion on streets;
- (e) Promote architecture that is compatible with the surroundings;
- (f) Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area; and
- (g) Provide a public benefit that would not occur without deviation from the standards of the Unified Development Ordinance.

PROPOSED FINDINGS: The petition does provide some of the items listed above, including implementation of guiding principles in the Comprehensive Plan related to development and supportive commercial space in the area near the Regional Health

Campus. Additionally, providing workforce housing options in close proximity to the Campus.

- (2) The extent to which the proposed Preliminary Plan departs from the Unified Development Ordinance provisions otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

PROPOSED FINDINGS: The proposed deviations from the UDO that are outlined in the PUD District Ordinance are necessary to further the purpose of the PUD which is to provide an innovative building that is appropriately designed for this area. The Petitioner has attempted to address deviations related to increased building height through modulation and recessing sections of the building. These architectural elements also help break up the massing of the building as a result of the increased density and building size. It is completely at the Plan Commission and City Council's discretion to determine whether or not the proposed deviations from the UDO standards are warranted. The height of the building is out of character with those that exist in the area today. 50 feet in height is allowed in the surrounding RH and CA zoning districts however, there are no nearby areas with a height greater than three stories. With a proposed height maximum of 57', the proposed building may appear out of character with the surrounding buildings. However, modulation and setback have been included to mitigate the negative impacts.

- (3) The extent to which the Planned Unit Development meets the purposes of this Unified Development Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.

PROPOSED FINDINGS: The petition does further some of the goals of the UDO and the Comprehensive Plan, including contributing to a need for housing across multiple areas of the economic spectrum, from workforce housing to small-unit market rate.

- (4) The physical design of the Planned Unit Development and the extent to which it:
- a. Makes adequate provision for public services;
 - b. Provides adequate control over vehicular traffic;
 - c. Provides for and protects designated common open space; and
 - d. Furthers the amenities of light and air, recreation and visual enjoyment.

PROPOSED FINDINGS: The PUD provides adequate public services by improving the adjacent multi-use paths along 7th Street and Longview Drive and new on-street parking along Pete Ellis Drive. Vehicular traffic into the building will only occur at one access point along Longview Drive. Although the petitioner is proposing a reduced level of impervious surface coverage, this reduction is based on a dense, infill site design that would be typical of a Downtown design rather than a suburban location and is based on a desired overall development plan. However, while there is outdoor space that is specifically included for residents, the site has been designed to include outdoor space immediately adjacent to the right-of-way along the west and south facades, for use by the public. The increased setback to the north property line provides an increase in separation for light and air between this and the adjacent property.

- (5) The relationship and compatibility of the proposed Preliminary Plan to the adjacent properties and neighborhood, and whether the proposed Preliminary Plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.

PROPOSED FINDINGS: This site is surrounded by high density multifamily residences and commercial uses. While the density proposed on this site is higher than surrounding properties, this type of dense infill development is encouraged when surrounded by appropriate infrastructure and goods and services. The site is adjacent to 3 public roads and is therefore well serviced. In addition, it is located in close proximity to several grocery stores and shopping areas, as well as is on a Bloomington Transit bus route.

- (6) The desirability of the proposed Preliminary Plan to the City's physical development, tax base and economic well-being.

PROPOSED FINDINGS: The provision of 264 units and 19,000 square feet of potential medical office space will increase the tax base to the City and provide office space adjacent to the new Hospital location. Additionally, a diverse housing mixture with this petition furthers the goals of economic well-being in related to the provision of a mixture of housing types for the community.

- (7) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.

PROPOSED FINDINGS: This site will be accessed from 3 different vehicular access points which will help distribute the vehicular traffic to this site. Pete Ellis Drive is classified as a Primary Collector and Longview Drive is classified as a proposed Primary Collector, these designations are indicative of highly used roads and therefore appropriate locations for increased density. The Department and the petitioner have committed to re-studying this area to insure that traffic is properly controlled through this corridor and the petitioner will submit a traffic study with the final plan if approved.

- (8) The proposal preserves significant ecological, natural, historical and architectural resources.

PROPOSED FINDINGS: There are no known significant ecological, natural, historical or architectural resources on this site.

- (9) The proposal will not be injurious to the public health, safety, and general welfare.

PROPOSED FINDINGS: The PUD is adequately buffered from adjacent residential properties and the petitioner has placed the development as far south as possible to reduce impacts to the adjacent residences to the north.

- (10) The proposal is an effective and unified treatment of the development possibilities on the PUD site.

PROPOSED FINDINGS: The establishment of a PUD for this property allows a

unique development that would not otherwise be accomplished within an existing zoning district and under the UDO guidelines. Creation of this PUD allows the necessary deviations from the UDO requirements to allow the construction of a unique building, and supports the goals of the Comprehensive plan related to increased development in this area, increased housing in general and in this area, and increased workforce housing.

CONCLUSION: The proposed PUD does offer a unique architectural design and a range of benefits and features for the tenants, while also providing supportive commercial space and workforce housing in an area that will soon contain a large workforce generator, the new hospital. While the density is close to double that of the densest zoning district in the current UDO, the Comprehensive Plan supports increased density in areas that have existing infrastructure to support it. Additionally, the large size of the building is an issue, but the petitioner has attempted to mitigate those concerns by utilizing modulation on all sides, as well as setting the top floor of the building back at its tallest location. The Comprehensive Plan clearly encourages incorporating diverse housing types within the City and this PUD contributes to this goal and provides a clear public benefit.

The Department does look favorably on the changes that have been made and included in the new petition. The main issue for continued discussion appears to be whether or not the negative effects of the bulk of the building have been mitigated appropriately, or whether or not those concerns outweigh the new clear benefits offered by the project, as described in the above report.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: October 7, 2019

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: PUD-34-19: Curry Urban Properties, second hearing
100 block of Pete Ellis Drive and Longview Avenue

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 continues to believe that any PUD District Ordinance should not reduce the environmental protection requirements to less than the minimum Unified Development Ordinance (UDO) standards. A number of years ago staff and citizens of Bloomington worked tirelessly to craft the development standards we now find in the Bloomington Municipal Code. These standards went through a public process and were vetted by the citizenry and voted on by our lawmakers. Although it's time to update these regulations, the trend in Bloomington has been to strengthen its environmental standards, not weaken them. The EC applauds the efforts made by the Petitioner to modify this development by adding many recommended green building and site features to the current version of their development.

1.) LANDSCAPE PLAN

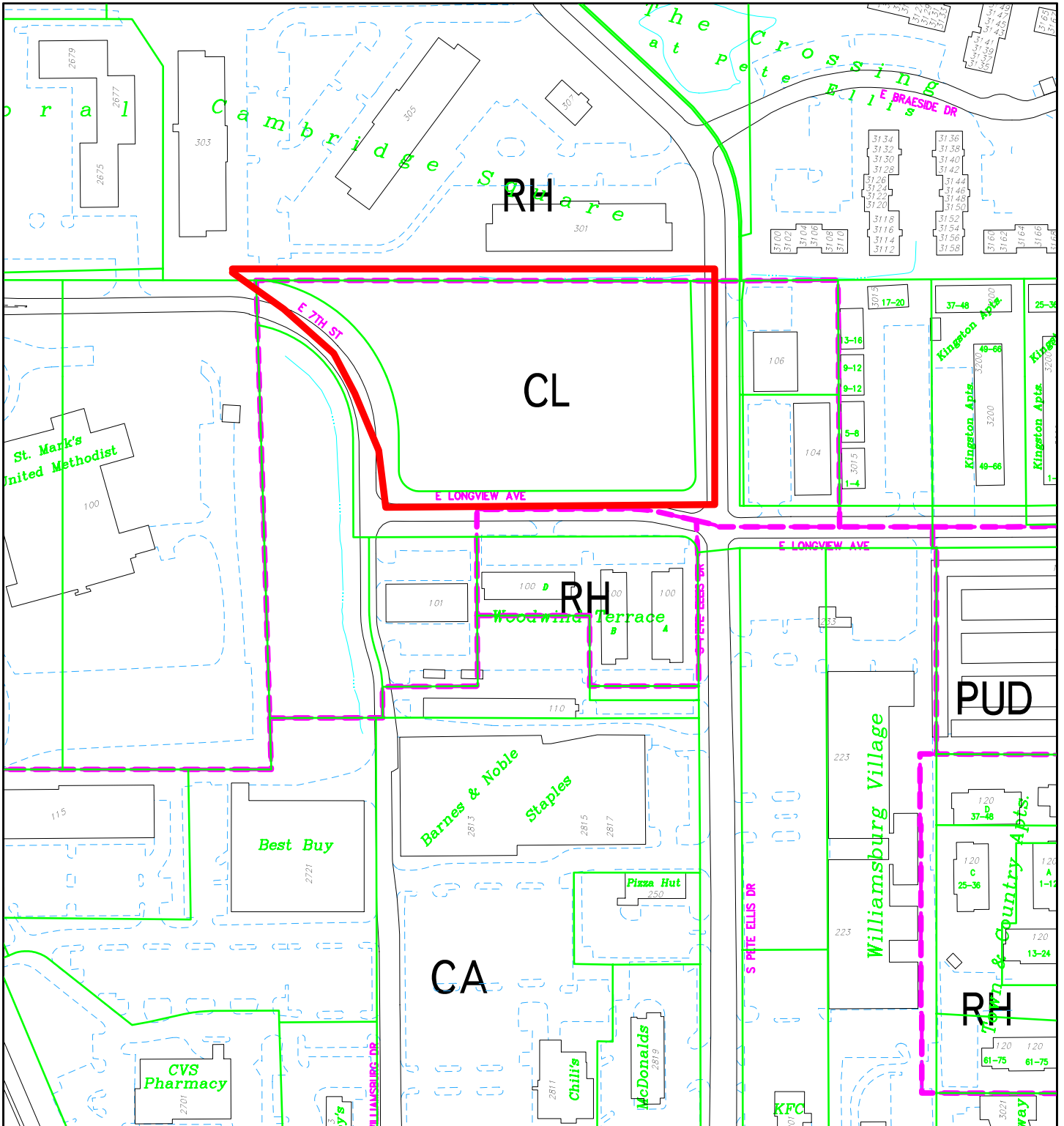
The Landscape Plan needs to be revised before it meets the UDO regulations, and can be approved. The Petitioner must have an approved Landscape Plan in place prior to the issuance of the required Grading Permit. The EC recommends the site be designed with diverse plantings that benefit local pollinating insects and birds, reduce the heat island effect, sequester carbon dioxide, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies, and other beneficial insects while promoting biodiversity in the city. Native plants do not require chemical fertilizers nor pesticides and are water efficient once established.

2.) GREEN BUILDING PRACTICES

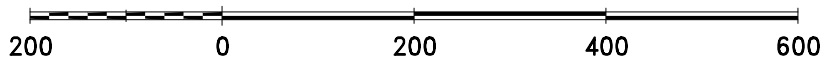
The EC requests that the Petitioner describe the LEED-compliant features that are mentioned on page 8 of the Petitioner's Statement, and also provide the design and maintenance plans for the green or live wall elements incorporated into building/garage screening.

EC RECOMMENDATIONS:

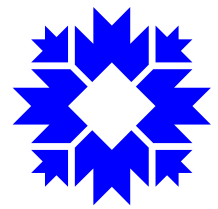
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- 2.) The Petitioner shall describe the LEED-compliant practices planned, as well as provide plans for the green or live wall elements being planned along with a maintenance plan for their future viability.



By: scanlanj
21 Sep 18

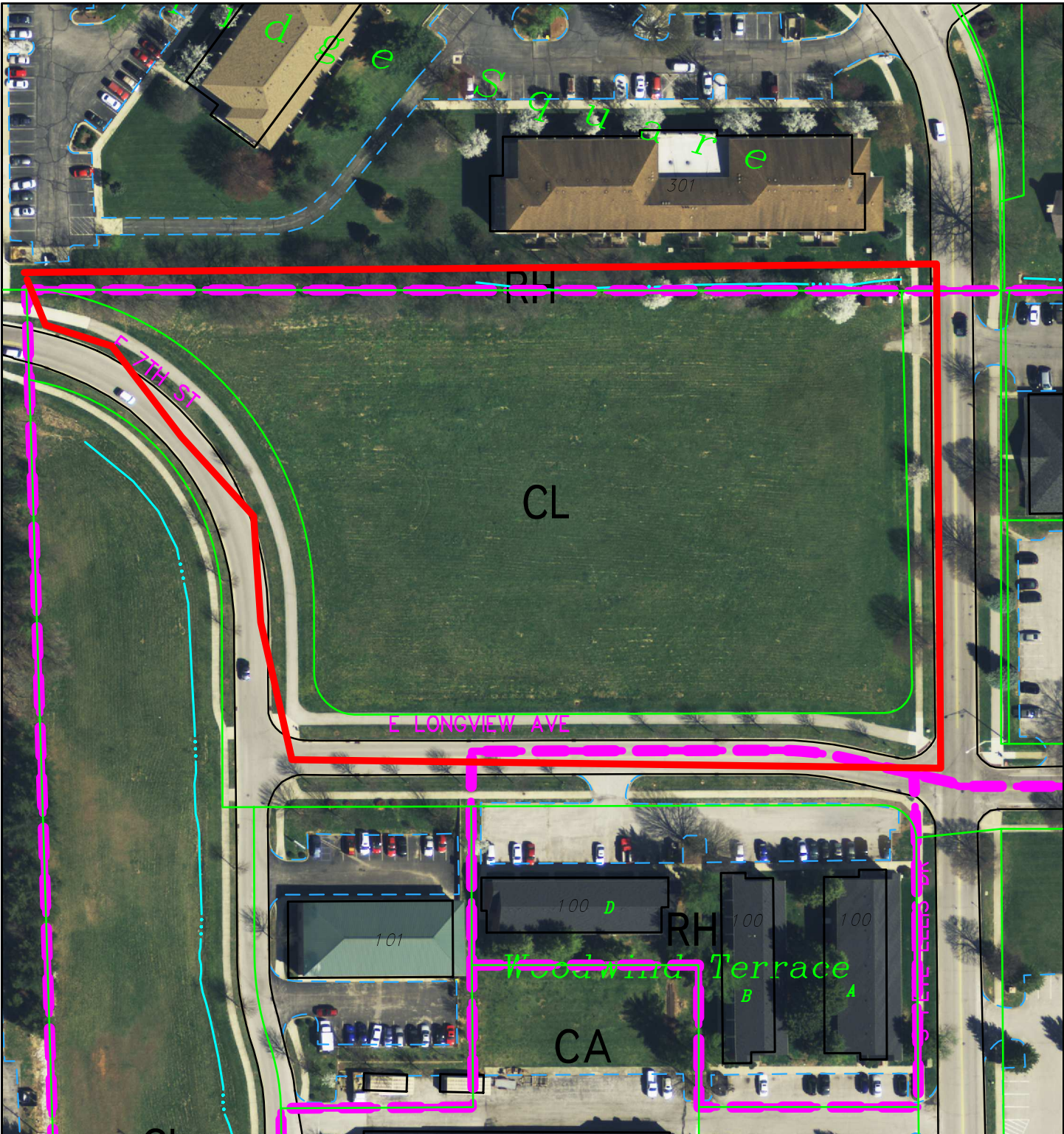


City of Bloomington
Planning & Transportation

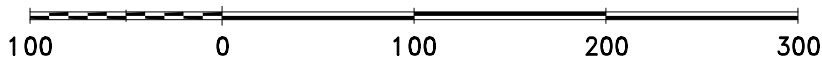


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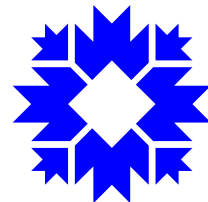
For reference only; map information NOT warranted.



By: scanlanj
21 Sep 18



City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.

PETITIONER'S STATEMENT – REVISED 8.20.19

Petition:

Rezone real estate identified as Lot Number 8, located in Deckard East Third Street Subdivision, Monroe County, Indiana consisting of 3.2 acres from CL to Planned Unit Development (PUD).

Project Description:

Petitioner petitions for rezoning of the property from Commercial Limited to a mixed use, Planned Unit Development. The property currently is unimproved. Various utility lines border and bisect the property. The property is surrounded to the North by multi-family housing under RH zone. East of the property fronting on North Pete Ellis Drive are commercial properties, developed commercial lots under CL zoning. East of the lots fronting on North Pete Ellis Drive are additional multi-family housing under RH zoning. Southeast of the property is zoned CA. South of the property and fronting on Longview Avenue are multi-family housing under RH zoning. At the southwest corner of the property south of Longview Avenue is a small commercial development under CL zoning. West of the property fronting on East Seventh Street is a vacant, unimproved parcel.

Petitioner proposes to develop a mixed-use development consisting of multi-family residential use on a building outlining the west one-half of the property; 1st floor commercial use on the building outlining the east ½ of the property and a 3-floor interior parking garage in the middle of the property with top floor (4th floor) residential units. The buildings will be connected and constructed as a single building but with breaks and variations by design, by structural elements (e.g., the garage) and by façade features. The proposed building is projected at four floors. The center of the property on the east and west sides of the garage will be developed with courtyard/open space.

In an effort to provide a public benefit to the City of Bloomington, Petitioner has offered 15% of its unit bedrooms to be set aside for workforce housing. Two-thirds of these workforce housing units will be restricted to income earners whose annual income does not exceed 80% of the Area Median Income (AMI) while the remaining one-third of the workforce housing units will be restricted to those income earners making no more than 100% of AMI. Base rental rates will be limited to 25% of those income earners total annual income. Petitioner has described this offering in further detail in the accompanying letter to Housing and Neighborhood Development.

RESUBMITTAL MODIFICATIONS

Since the initial Planning Commission hearings, the Petitioner has had follow up meetings with members of The Planning Administration, Bloomington Economic and Sustainable Development, Housing and Neighborhood Development, Planning and Transportation, and the Environmental Commission and has worked to address comments and concerns stemming from the prior

submissions and those expressed by the Planning Commission during the hearings. The comments/concerns and responses from the Petitioner are outlined below:

- Neighboring apartment community to the north (zoned RH) expressed concern about the possibility of shadows being cast upon their property due to the massing and proximity of the petitioner's proposed development. Concerns of sight lines into units from adjacent balconies was also raised (Cate)

Petitioner Response: Although the Petitioner could build “by right” at a 10-foot setback from the northern boundary of the property (the boundary adjacent to the concerned neighbor), Petitioner has agreed to shift the entire building in-ward from the northern setback, thus modifying the previously proposed set back of 7 feet to 15 feet (with exception of the north east corner unit which is 14 feet from the property line). Moreover, numerous modulations of the building at the 4th floor will step back another 5 feet (or 20 feet from the property boundary) to provide relief of the building height and mass. Additionally, Petitioner voluntarily eliminated numerous balconies along the north elevation in addition to proposing the planting of additional, large canopy trees, to accompany the existing trees and in order to respect the neighbor's concerns. Petitioner will work with neighbor for tree placement.

Petitioner spoke with representatives of the property owner, including their Asset Manager and Corporate General Counsel (CGC) to clarify design, density, height, setback and other elements of Petitioner's proposed development. At the close of this communication, neighboring owner's CGC stated that unless Petitioner heard from him otherwise that they were satisfied with Petitioner's response. Petitioner has received not further communication from CGC or neighboring owner,

- Overall Building Massing seen as a concern (EC, Scanlan, Kinzie)
- Planning Administration feels that the height of the proposed building at the southwest corner (7th and Longview) should be reduced

Petitioner Response: Petitioner recognizes that the project is a single building (actually 3 buildings connected) rather than separate structures, and whose massing is more consistent with that of urban developments. The Petitioner is intending to provide the feeling of a more “urban” context to the structure in a secured, contiguous, building with conditioned interior corridors. Moreover, the building and exterior/perimeter improvements provide a “build-forward” design concept, consistent with the Comprehensive Plan. It should be reiterated that the subject property is within a designated Regional Activity Center and part of the Regional Academic Health Center Focus Area whose intent is to promote higher intensity uses; medium- to high-density multifamily uses; to provide semi-urban activity centers that complement downtown; encourage vertical growth, residential multi-family, denser office uses, structured parking and improved multi-modal connectivity.

However, the Petitioner initially reduced the building mass by shrinking the building and eliminating 12 units (and 12 beds). As noted, the northern set back was moved inward from the initial petition, basically doubling the set back. This also helped to increase open

space on the property. In numerous places along each elevation of the building, the 4th floor units are stepped back 5 feet. This is done to provide some relief from the proposed, four-story height. Petitioner has worked with its architect to further reduce several parapet heights to lower the overall height in numerous areas, from 1' to 4'. Regarding the building height at the southwest corner, (previously 61' as measured from adjacent grade to roof parapet, including the exposed "lower-level" of the building), the top corner unit (4th floor) was eliminated in its entirety, creating a "step back" of 25 feet or more which results in the building now "reading" as a +/- 50' building at this corner, including the "lower-level." Overall, while the building height exceeds the 40-foot restriction of CL zoning, it does retain a varied, articulated roofline for functional and aesthetic reasons and works through the challenges of the significant grade changes (over 20 feet) from the northwest to the southwest corner of the parcel.

Additional changes were proposed to the Planning Administration regarding massing and modulation. With the removal of the top corner unit, the Petitioner has redesigned the façade to include window planters (planter boxes) to be incorporated at the base of windows aligning the south and west elevations of the corner, as well as within the open, roof-top element.

Finally, the Petitioner elected to further modulate a significant portion of the southern elevation of the proposed building along Longview Drive. Between the parking garage and the aforementioned southwest corner module that was modified, the Petitioner has created a pedestrian "pocket park" or forecourt in front of the lower-level element created by the natural grade of the parcel. This public forecourt was created by stepping back the building 17' from the previously proposed plan. Doing so: a) reduces four one bedroom units from the project; b) greatly enhances the building presentation and how it addresses the multi-use path across the building front; c) reduces the building massing and enhances the modulation; and d) creates a public amenity and pocket park which beautifies the streetscape and "softens" the building elevation.

- Environmental concerns as to the project being below the open space requirement; impervious surfaces (EC, Sandberg, Cate, Kinzie, Kappas). EC has requested the Petitioner redesign the building.

Petitioner Response: Although Petitioner will not redesign the building, Petitioner has worked with the architects and engineers to reduce the building size, shrinking the building mass and creating open space vis-à-vis compressing the building inward, from north to south (more than doubling the northern set back) and from east to west to add four feet of additional set back from the eastern side. The resulting changes have resulted in nearly a 25% improvement to open space compared to the Petitioner's initial submittal. Although Petitioner will not be able to reach the 50% open space request, it has improved the open space from 25% to nearly 34% and will be significantly exceeding the landscaping and planting requirements as well as the water quality requirements.

Petitioner has further reduced the paved surfaces and covered area and/or has worked with the landscape architect to program permeable materials for pathways. It should be noted

that the eastern property boundary includes a 20-foot easement for utilities. Coupled with the utilities that run throughout the 15-foot Right-of-Way along Pete Ellis Drive, the Engineer and Landscape architect have not programmed trees (large, evergreen or medium) along the frontage as trees cannot be planted within 10 feet of the easement. Petitioner will work through its landscape architect (Rundell Ernstberger Associates) and the city of Bloomington to address this along with the overall landscape plans.

Petitioner will be expanding pedestrian sidewalks and paths that surround the property along 7th Street, Longview Avenue and Pete Ellis Drive under the direction of Bloomington Transportation. Additionally, Petitioner will work with the city to install back-in angled parking (as requested by Planning Commission and shown on the drawings) along the western lane of Pete Ellis Drive, which would expand the existing Right-of-Way onto Petitioner's property, and into the easement. The street frontage will be landscaped and hardscaped with a 6-foot sidewalk bordered on each side by storm planters within the sidewalk, and flow-through planters against the building which serve to collect rainwater from roofs of the proposed structure. This rainwater will be harvested within cisterns and be used for irrigation purposes, while overflow will be directed into flow through planters and storm planters. A stormwater planter / rain garden will be included within the Right-of-Way to control storm water along the street and parking area. Permeable pavers will be utilized in several portions of the project, especially along the Pete Ellis Drive promenade.

While Petitioner had already planned community gardens and many of the water quality improvements, among other public benefits, it has sophisticated a concept landscape plan with its landscape architect that includes managing rain water and storm water quality via rain gardens, and rain water diversion and harvesting through cisterns, flow thorough planters and rain gardens within each of the interior courtyards. However, the most compelling response Petitioner can provide is that the planting and landscape requirements established by the city will be significantly exceeded by Petitioner (see Concept Plant Schedule).

Moreover, Petitioner is excited to bring Bloomington its first FITWEL Building. FITWEL Certification articulates a vision for the future where every building is enhanced to support the well-being of its occupants, and surrounding communities. It is a new and emergent building certification that positively impacts occupant health and productivity through workplace design and operations. FITWEL's development is led by the U.S. Centers for Disease Control and Prevention and the General Services Administration. This demonstrates how the focus for sustainable buildings have shifted in the U.S. from green buildings that were "high performance" because they had a low carbon footprint to, now, occupant well-being and the resultant increased productivity which has been studied, and proven. The well-being of building occupants is increasingly being described as the number one driver of sustainability. The Petitioner has volunteered to deliver the City of Bloomington its inaugural FITWEL Building.

- Bicycle Traffic, Safety and Connectivity / Traffic along Pete Ellis Drive. Several members of the Planning Commission responded to the parking along Pete Ellis as well as wanting

to make certain the bicycle and pedestrian paths remain safe amid the ingress/egress to the proposed building (Kopper, Kinzie, Wisler, Hoffman).

Petitioner Response: From the onset, Petitioner has worked to promote a bicycle-friendly community, where this development provides connectivity. The multi-modal functionality of the location and design of the project is not by accident. Petitioner, through its third-party professionals, has worked with Bloomington Transportation to address these concerns. The result is the back-in angled parking, expanded bicycle paths and expanded bicycle parking to be located near the entrance of the garage and proximate to the proposed, expanded B-line along Longview Avenue. Further, Petitioner will analyze best solutions and install safety/warning controls at parking garage ingress/egress. Finally, should the project be approved by City Council, Petitioner will commission a traffic study for Pete Ellis Drive and the angled parking, as well as the surrounding traffic patterns, or will work with the city as it conducts its own traffic studies of the area in conjunction with the changing patterns the Hospital is sure to bring about.

- Density- although not called out specifically as an issue the comments as to massing are consistent with density in this regard. In fact, many members of the Planning Commission expressed that they welcome increased density or are in favor of increased density rather than sprawl.

Petitioner Response: Petitioner has revised the density to be no more than 30 D.U.E per acre versus the prior 33 D.U.E, a 10% reduction. The resulting 30 D.U.E is consistent with the density of nearly all other multi-family properties in the surrounding area (zoned RH). To simply achieve the density of what competing properties already have pursuant their zoning classification, moving to a 5-story or taller building alone would not result in a feasible economic model. Building to this level would change the construction class/type, a much more expensive proposition. Thus, achieving even 30 D.U.E, and parking it adequately would be very difficult without at least a 4-story structure covering 60% or more of the site. Subterranean parking would also be cost prohibitive. Separate structures as well as a podium structure along with stand-alone office building was studied but would not achieve an economic model that was feasible, nor would it significantly improve the open space. Moreover, higher structures in this location would likely be viewed as imposing if five or more stories, considering the concern over the proposed 4-story structure.

DEVELOPMENT STANDARDS SUMMARY / OUTLINE PLAN DETAILS:

Commercial space:

Estimated at 20,000 square feet; no less than 12,000 square feet would be programmed for the development

Multi-family residential:

Studios, 1-bedroom and 2-bedroom mix. D.U.E not to exceed 30 per acre

Parking:

306 garage spaces; 15 potential on-street parking spaces (angled parking along Pete Ellis
76 garage spaces to serve commercial use

Residential parking: 230 garage spaces (.86/unit; .66/bed). Development not to exceed
.90/unit and .70/bed

Architectural Standards:

CL Zone

Modifications: first floor, commercial use space; no modulation requirement. Modulations
to be incorporated in final development plan

Exterior Materials: varying brick and block masonry; metal/steel; storefront glass and
framing (commercial and potentially portions of residential building areas); fiber-cement
composite (Hardie) siding/board and batten; stone

Site plan details:

Setbacks: varying by side and building façade (see site plan diagram)

North side: 14 feet at NE Corner, 15 feet or more elsewhere (modified from 7')

East side: 24 feet (modified from 20')

South side: 4.5 feet (southwest corner) to 22 feet (modified from 9')

West side: 4.5 feet at point of 7th street curve; varying distance 7 feet minimum for
remainder

Garage entrance:

Longview Ave.

Uses:

CL zone permitted uses

Modification: add first floor multifamily residential use

No Maximum floor space for a single tenant

Basic PUD development:

1. Dedicated commercial space, expected to be 19,000 square feet on the east side, fronting on S. Pete Ellis Drive. This space will be flexible in total area

This space is anticipated to be medical office space and will be marketed as such

2. Multi-Family residential use (mix of studio, one-bedroom and two-bedroom apartments); generally, the units are oriented to those seeking a more personal, single-living environment

Targeted market: staff and employees associated with the IU Health complex; single professionals and staff and employees associated with the offices and accessory businesses expected to develop adjacent to the IU Health complex
3. Building height to be 4 floors. Throughout the building, numerous portions of the building's 4th floor are set back from the lower floors. Along the eastern portion of the building, the length of the building along Pete Ellis Drive steps back 5 feet at the 2nd floor and another 5 feet at numerous areas along the 4th floor. There remains a lower level at the southwest corner of the building and across Longview Drive, east up to the Parking Garage
4. Residential buildings will allow first floor residential use (CL Zone requires 2nd floor and above residential use) with commercial along Pete Ellis Drive
5. Open space (to be calculated) estimated at 34% of the lot. This open space is below the current CL zoning standards, the site shape, topography, the city's build-forward design preference and the economic feasibility of the project necessitate this open space design; however, Petitioner is proposing to: a.) exceed landscaping and plantings requirements, b.) include plantings vertically with green elements in the garage screening, c.) exceed rain water quality issues with multi-function water harvesting, flow through planters and rain gardens, d.) include numerous sustainable practices including community gardens as well as delivering the first FITWEL Building in Bloomington, and e.) bring numerous public benefit to the project including re-locating and improving current sidewalk paths, as necessary, at Pete Ellis, Longview and 7th street (all three sides) with multi-use paths
6. Parking – The building will include a four-story structure that is central to the building design. This portion of the building will also serve the project with mixed uses, housing three stories of parking garage with a 4th floor residential component. Parking garage will be interior to the development with the commercial and residential use building(s) wrapping around the courtyard with parking lot/parking garage interior to the courtyard. Parking garage to extend to the development line along the north property line
7. Exterior finish materials: multiple types of masonry; steel; glass and composite

Development Standards:

Development standards applicable to the CL Zone will be used for roofs, exterior materials, modulations, and entrances. Development plan will specify building setbacks at each property line frontage

Building Height:

The building will not exceed four stories, excepting the lower-level units at the southwest corner and along Longview Drive. Building height, as measured from proposed finished grade, varies along the length of each side:

- North side: ranges from 48 to 53' in center of building to 52' (NE corner) and 53' (NW corner)
- East side: ranges from 49' to 54' in center of building to 53' 2" (SE corner) and 52' (NE corner)
- South side: ranges from 51' to 57' in center of building to 53' 2" (SE corner) and approximately 53' at outside SW corner
- West side: ranges from 49' to 54' in center of building to 53' (NW corner) and approximately 53' at outside SW corner

- a. Architectural roof top or roof line elements to provide both form and function at no more than one point at the peak of any section of building that exceeds 60 feet in height (as measured from adjacent, proposed finished grade at that point of the building).
- b. The site has significant topography slope, particularly along the western border of the parcel. Approximately 20 feet of grade change occurs from the point of the parcel that is furthest to the northwest as compared to the point furthest to the southwest of the parcel. It is anticipated that the building plane at the first-floor level will be set at an elevation which causes the southwest corner of the building (at 7th Street and Longview) to be elevated + 8 feet above the parcel's grade at this location. Thus, the Petitioner has planned functional space within this "sub-level" of the building that will include 6 "garden" units which address the Longview street frontage and will be accessible internally as well as via the described "pocket park." This adds a "story" to the building at the southwest elevation of the development, albeit below the average grade along 7th Street.
- c. Petitioner has worked extensively with Architect and Civil Engineer to reduce heights around building, and modulate the fourth floor with 5-foot step backs in numerous portions of the building while maintaining dynamic roof lines around the building.

Unit Mix and DUE:

1. The building will include a mix of Studio, One- and Two-Bedroom Units. Projected D.U.E is 29 per acre. Actual development not to exceed 30 per acre. The site is 3.2 acres.
2. The project will house 264 units. As roughly 30% of those units are expected to be Two-bedroom units, the total bedroom count would calculate to 344 bedrooms, although the project is not a student housing community.

Parking:

1. Up to 15 angled parking spaces will be improved along the western-most lane of Pete Ellis Drive, to serve the commercial spaces at that location.
2. The internal parking garage is expected to have no more than 102 spaces per floor and no more than a total of 306 spaces.
3. A portion of the first floor of the parking garage will serve the commercial spaces (Pete Ellis Drive portion of the building) and meet municipal parking code and count requirements as well as the number of spaces required by the ultimate user/tenant.
4. Assuming 4 spaces per 1,000 square feet (assumed user requirement), and a 19,000 square foot user, the commercial spaces will require 76 of the total 321 spaces (15 angled, street spaces and 306 garage spaces). This would leave 245 spaces for 264 units (or 344 beds). Excluding the street parking, this parking ratio is 229 spaces in the garage for residents or 0.87:1 per unit or 0.67:1 per bedroom.

Bicycle parking:

Bike racks and bike storage will exceed requirements for CL and RH zones and will also serve FITWEL certification requirements, whichever is greater. Covered, secure bicycle parking and storage will be housed within the garage of the building. The petitioner is proposing additional public bicycle racks at various areas surrounding the building (along the multi-use paths) and will work with Bloomington's share bicycle program to install a kiosk along the perimeter of the property.

Housing:

Oriented to single-living environment around the IU Health Medical Center, University, Service Industry, Young professional, medical/grad students, nursing students, researchers, interns, staff and employees of professional offices and staff and employees at the IU Health complex.

Green Building Elements Planned:

- Petitioner will be delivering Bloomington's first FITWEL building, a new and emergent building certification that positively impacts occupant health and productivity through workplace design and operations as led by the U.S. Centers for Disease Control and Prevention and the General Services Administration.
- Energy Star appliances / Energy efficient building materials / LEED compliant
- Downspout Cisterns for on-site rain water harvesting to be used for watering landscaping and other exterior uses
- Downspout flow through planters and rain gardens along perimeter and interior courtyards
- green or live wall elements incorporated into building / garage screening

- Comprehensively, the property will exceed landscape and planting requirements per the current zoning
- Storm water control and quality - series of cisterns, flow-through planters and storm planters (in sidewalk) and rain gardens are proposed along Pete Ellis drive
- Electric car charging stations within parking garage
- Sustainability – community vegetable and herb gardens
- Multi-modal transportation

Public Benefits:

- Workforce housing to comprise 15% of unit bedroom count – Petitioner has proposed workforce housing commitments in a separate letter to HAND, attached and included with this resubmittal
- Multi-modal transportation – proposed project is pedestrian to Bloomington’s largest work centers (IU Health upon completion, College Mall, Indiana University)
 - Several bus-line stops in proximity to the subject location
 - Petitioner promoting the use of bicycles and non-vehicular transportation through widening of paths around perimeter to multi-use paths, placement of bicycle parking, and public bicycle racks
- Public Art - exterior murals / interior art displayed for public viewing (not just residents); viewings to be programmed
 - Petitioner proposes to commit to a 5-year program to rotate art periodically (6-month to 1-year rotation) for public display. Works to be commissioned with City of Bloomington
 - Petitioner proposes to conduct receptions and “gallery” style viewings, free to public (donations will be accepted for local not-for profit, art related groups)
- Scholarship - public art to be commissioned with IU art department and will be offered to city art programs - works to be displayed within building (can be sold by artists) in return for annual scholarships or grants from Petitioner
- Sustainability: In addition to meeting FITWEL standards, approximately 1/3 of the interior courtyard space within the western courtyard will be improved with herb, flower and vegetable gardens - improvements will include gardening areas/plots for residents
 - Petitioner proposes to program monthly events or demonstrations using the planted foods and flowers; such as making floral arrangements; cooking with the harvested vegetables and herbs with local chefs, etc.
 - Gardens will be irrigated with harvested rainwater from the cistern system Petitioner is proposing
- “Jam Session” Room - public music room/studio will be included for use by area musicians, music scholars, etc. for "plug-in and play" sessions to create, share and explore musical interests of those within the community looking to "pick up" instruments and create with others

- Amphitheater – directly adjacent to the Jam Session, an amphitheater is planned for live music or other performances, free to the public
- Bike Depot – Petitioner will work with City of Bloomington to include a public bike depot at the property
- Streetscaping – Petitioner is re-locating and improving the current sidewalk along including a pedestrian, public forecourt (pocket park) along Longview Drive, complete with permeable pavers, landscaping, trees and benches. Proposed improvements along Pete Ellis Drive will include a multi-use path, green and hard scaping, cisterns for water harvesting, rain water flow-thru planters, storm planters, and rain gardens among other elements.
 - Public benches will be included
 - Vegetative, floral and landscaping improvements would exceed minimum requirements
 - It is anticipated that “large” tree planting will not be possible along Pete Ellis Drive proposed improvements due to numerous utility lines and easement which traverses the eastern property border
 - Back-in, angled parking along Pete Ellis Drive is proposed
 - Public bicycle racks/parking will be included in the improved areas
 - Rain gardens (to be built on city ROW) along Pete Ellis are proposed
 - Permeable pavers will be incorporated into the hardscape finishes
 - Petitioner is proposing multi-function rainwater quality controls in series of steps commencing with harvesting, to overflow within flow-through planters and storm planters, then into rain gardens before flowing to city storm
- Connectivity and Safety - Petitioner has been asked by City of Bloomington to widen current bicycle paths along Longview and 7th Street, and improve them as 8’ to 12’ multi-use paths
 - Petitioner will be working cooperatively with the City of Bloomington to accommodate this requested safety and functionality improvement




 AERIAL SITE PLAN
 NOT TO SCALE

2019.08.23

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408

Smith Brehob & Associates, Inc.
 453 S. Clarizz Boulevard
 Bloomington, Indiana, 47401
 Telephone: (812) 336-6536
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PAUL W. KELLEY

PETE ELLIS DRIVE
RENDERING

2019.08.23

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SEVENTH STREET
RENDERING

2019.08.23

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0 4' 8' 16' 24' 32' FEET
SCALE

RENDERED LANDSCAPE
PLAN

2019.08.23

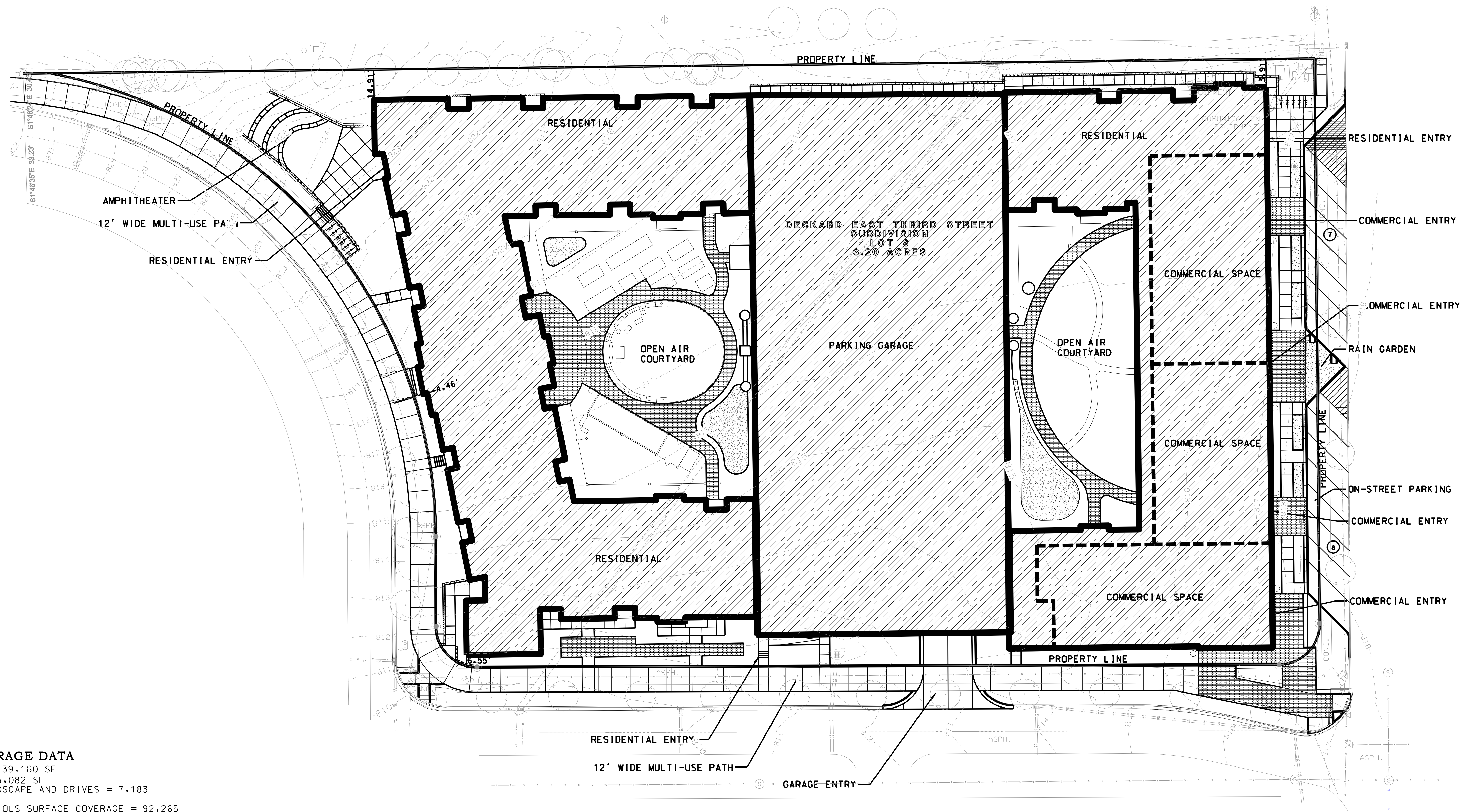
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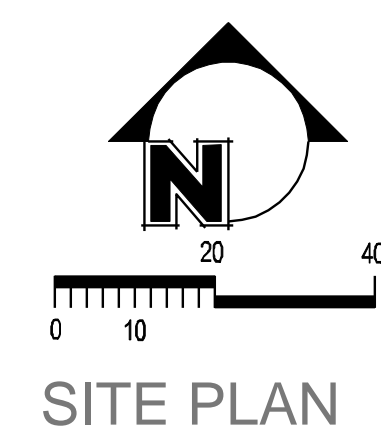
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SITE COVERAGE DATA

SITE AREA = 139,160 SF
BUILDING = 85,082 SF
EXTERIOR HARDSCAPE AND DRIVES = 7,183

TOTAL IMPERVIOUS SURFACE COVERAGE = 92,265
IMPERVIOUS SURFACE COVERAGE PERCENTAGE = 66.3%



SITE PLAN

2019.08.23

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408

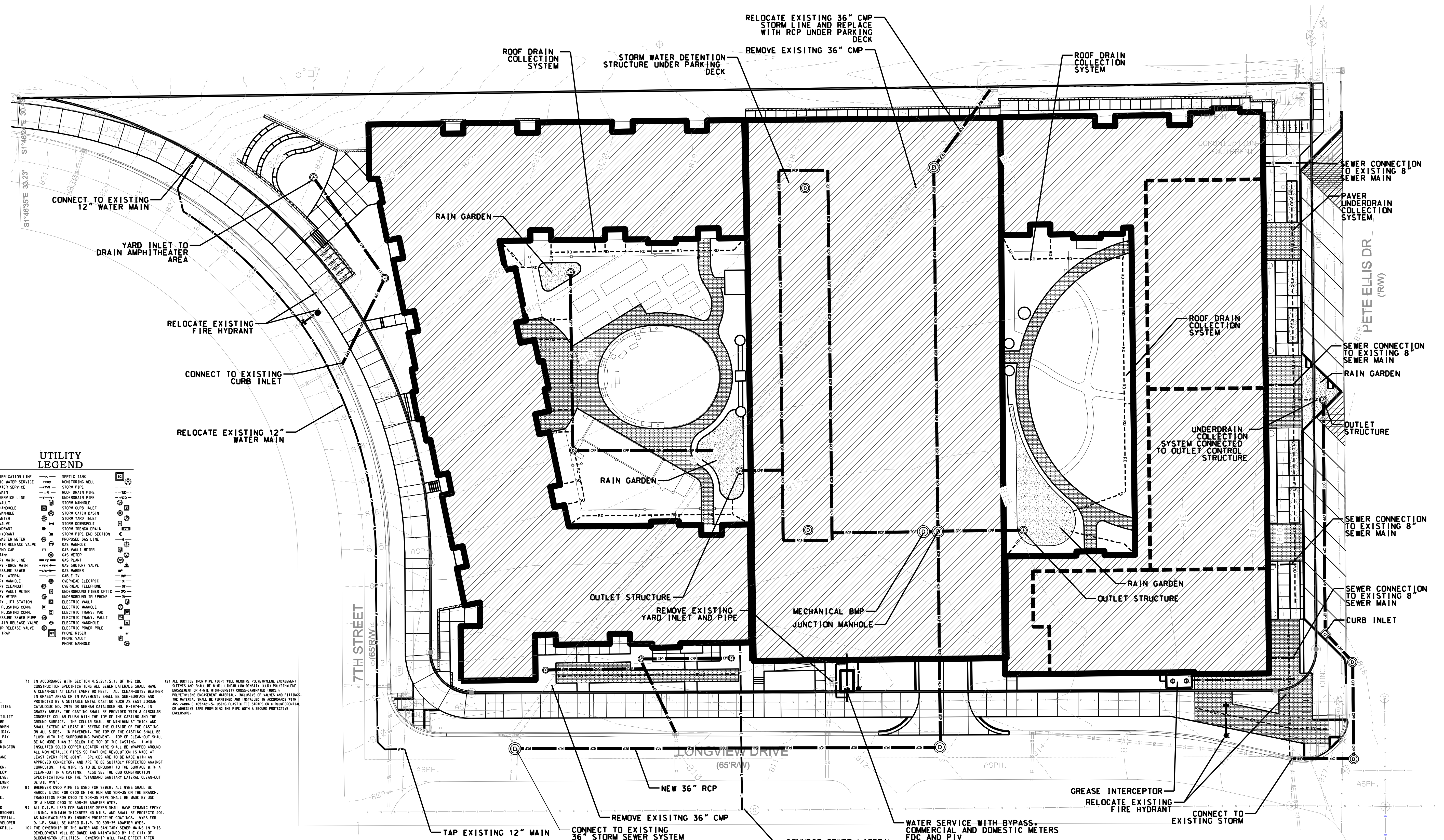
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UTILITIES

AT&T (Phone)
Brent McCabe - (812) 334-4521
4517 E. Indiana Belt Ct.
P.O. Box 56
Bloomington, Indiana 47408
(812) 334-4524 Fax

Duke Energy (Electric)
Kerry Ducker (812) 337-3035
1100 W. 2nd St.
Bloomington, IN 47403
(812) 337-3000 Fax

CITY OF BLOOMINGTON
UTILITIES (Water/Sewer)
Nancy Axson (812) 349-3689
600 E. Miller Dr.
Bloomington, IN 47402
(812) 349-3683 Fax

VECTREN (Gas)
Gary Hopkins (812) 330-4031
205 S. Woodson
Bloomington, IN 47404
(812) 330-4027 Fax

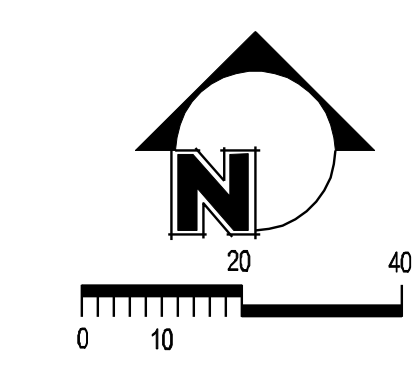
COMCAST (Cable)
Scott Crison (812) 355-7822
2450 S. Henderson St.
Bloomington, IN 47401
(812) 332-0129 Fax

UTILITY LEGEND

WATER IRRIGATION LINE	SEPTIC TANK	⊕
DOMESTIC WATER SERVICE	MONITORING WELL	⊙
FIRE WATER SERVICE	STORM PIPE	—
WATER MAIN	ROOF DRAIN PIPE	—
WATER SERVICE LINE	UNDERDRAIN PIPE	—
WATER VALVE	STORM MANHOLE	⊙
WATER MANDOLE	STORM CURB INLET	⊙
WATER METER	STORM YARD INLET	⊙
WATER VALVE	STORM DOWNCAST	⊙
FLOOD HYDRANT	STORM PIPE END SECTION	⊙
WATER WATER METER	PROPOSED GAS LINE	—
WATER AIR RELEASE VALVE	GAS MANHOLE	⊙
WATER END CAP	GAS VALVE METER	⊙
WATER TANK	GAS METER	⊙
SANITARY MAIN LINE	GAS PLANT	⊙
SANITARY FORCE MAIN	GAS SHUTOFF VALVE	⊙
LOW PRESSURE SEWER	GAS MANHOLE	⊙
SANITARY LATERAL	CABLE TV	—
SANITARY MANHOLE	OVERHEAD ELECTRIC	—
SANITARY CLEANOUT	OVERHEAD TELEPHONE	—
SANITARY VALVE METER	UNDERGROUND FIBER OPTIC	—
SANITARY METER	UNDERGROUND TELEPHONE	—
SANITARY LIFT STATION	ELECTRIC WALL	⊙
DOUBLE FLOUSING CONC.	ELECTRIC TRANS. PAD	⊙
LOW PRESSURE SEWER PUMP	ELECTRIC TRANS. VAULT	⊙
L.P.S. AIR RELEASE VALVE	ELECTRIC HANDHOLE	⊙
DRAINAGE TRAP	ELECTRIC POWER POLE	⊙
	PHONE RISER	⊙
	PHONE MANHOLE	⊙

UTILITY NOTES

- ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.
- CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORK DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812) 349-3660.
- SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- MIN. 4" IF SHOWN ON THE PLANS. MINIMUM SEWER ELEVATION. IT INDICATES THE FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE MIN ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409.01 OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
- ON ALL EXISTING SANITARY MAINS, WIRES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES PERSONNEL. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSON AT (812) 349-3689 FOR MORE INFORMATION.
- WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE RIB-BON-DRILL, 1" OR 2" FLEXIBLE CONNECTOR OR APPROVED EQUIV.. TABLE AND THROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
- IN ACCORDANCE WITH SECTION 4.5.2.1.5.1.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 10 FEET. ALL CLEAN-OUTS, WHETHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2875 OR NEWMAN CATALOGUE NO. R-374-11. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 4" THICK AND SHALL EXTEND AT LEAST 1' BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE NO MORE THAN 1" BELOW THE TOP OF THE CASTING. A WIDENED INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALIC PIPES SO THAT THE DETECTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTION, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL W/".
- WHEREVER C900 PIPE IS USED FOR SEWER, ALL WIRES SHALL BE HARDLY SIZED FOR C900 ON THE RUN AND C900-25 ON THE BRANCH. TRANSITION FROM C900 TO C900-25 PIPE SHALL BE MADE BY USE OF A HARD C900 TO C900-25 ADAPTER W/ES.
- ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED AGAINST MANUFACTURE BY INDOOR PROTECTIVE COATINGS. WIRES FOR D.I.P. SHALL BE HARD D.I.P. TO C900-25 ADAPTER W/ES.
- THE DIMENSION OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENT IS RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLS ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
- A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE AVAILABLE FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSON (812) 349-3689 FOR ADDITIONAL INFORMATION.
- ALL OUTLET IRON PIPE (OIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE #4 LINER LOW-DENSITY POLYETHYLENE ENCASEMENT OR #46 HIGH-DENSITY CROSS-LINKED POLYETHYLENE ENCASEMENT MATERIAL, INCLUDING OF VALVES AND FITTINGS. THE MATERIAL SHALL BE THUNDERBOLT AND INSTALLED IN CONFORMANCE WITH ANSI/AWWA C-105/A21-15, USING PLASTIC THE STRAPS OR CONFORMANCE WITH ANOTHER FIRE PROTECTIVE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.



CURRY URBAN PROPERTIES

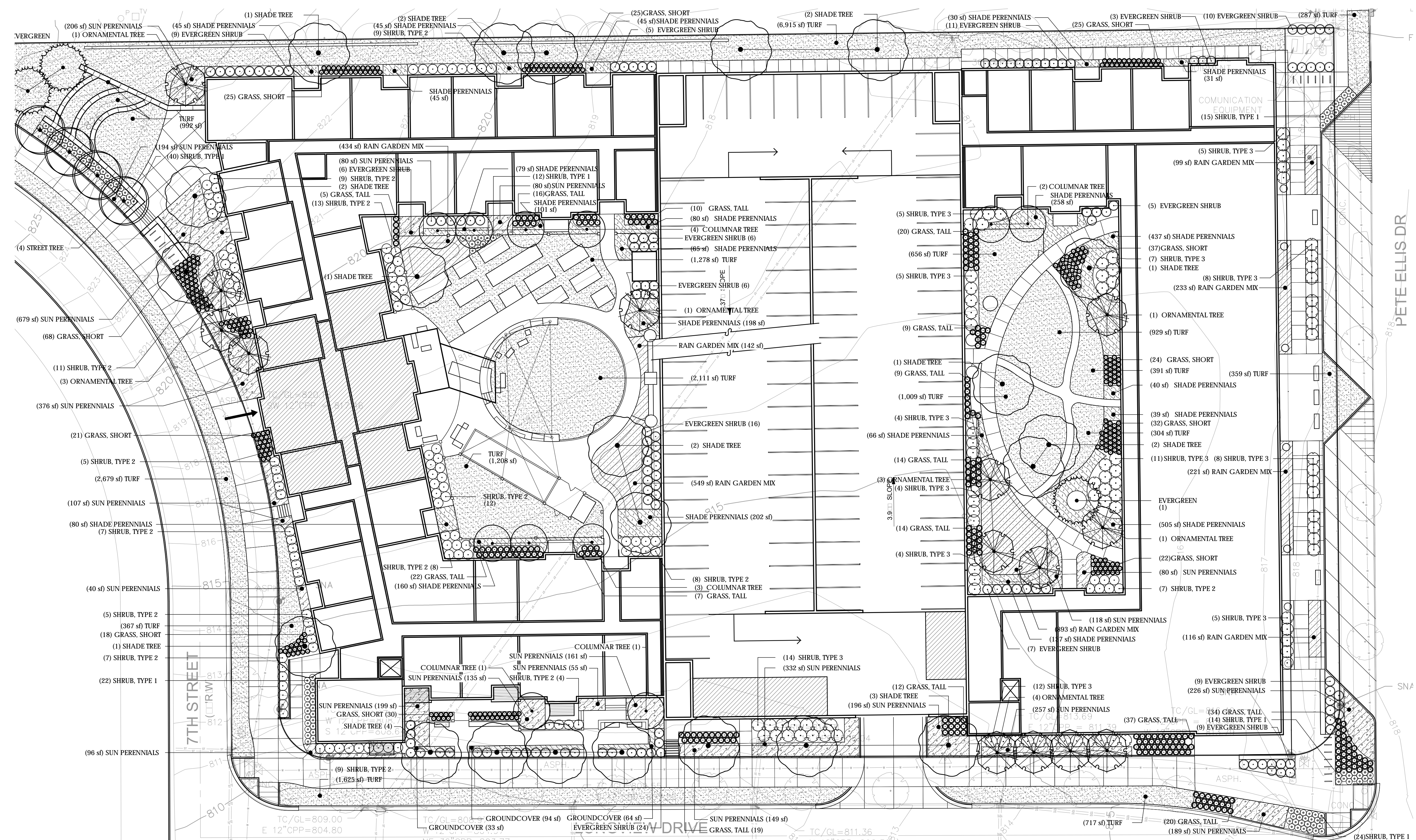
EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408

2019.08.23

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CONCEPT PLANT SCHEDULE

Symbol	Plant Name	Quantity	Notes
●	STREET TREE	4	
●	Acer x freemanii 'Sierms' / Sierms Glen Maple	B & B	
●	Ginkgo biloba 'Pendula Gold' / Pendula Gold Maidenhair	B & B	
●	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	
●	Nyssa sylvatica 'Green Gables' / Black Tupelo	B & B	
○	SHADE TREE	22	
○	Aesculus x camosa 'Bride' / Ruby Red Horsechestnut	B & B	
○	Liriodendron tulipifera 'Emerald City' / Emerald City Tulip Tree	B & B	
○	Quercus lyrata 'Highbeam' / Highbeam Overcup Oak	B & B	
○	Quercus shumardii 'Shumard' / Red Oak	B & B	
○	Ulmus x 'Morton Stalwart' / Commendation Elm	B & B	
○	COLUMNAR TREE	11	
○	Acer x freemanii 'Amstrong' / Armstrong Freeman Maple	B & B	
○	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B & B	
○	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	
○	Quercus robur 'Lacole' / Royal Prince Oak	B & B	
○	Tilia americana 'Boulevard' / Boulevard Linden	B & B	
○	ORNAMENTAL TREE	14	
○	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	
○	Cercidiphyllum japonicum 'Kamura Tree'	B & B	
○	Cercis canadensis / Multi-stem Eastern Redbud	B & B	
○	Cornus x 'Rutban' / Aurora Flowering Dogwood	B & B	
○	EVERGREEN SHRUB	126	
○	Ilex glabra 'Compacta' / Compact Holly	#3	
○	Ilex verticillata 'Red Spire' / Red Spire Winterberry	#3	
○	Juniperus x pfitzeriana 'Kallay's Compact' / Pfitzer Juniper	#3	
○	SHRUB, TYPE 1	127	
○	Ceanothus americanus / New Jersey Tea	#3	
○	Cephalanthus occidentalis 'Sugar Shack' / Buttonbush	#3	
○	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#3	
○	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	#3	
○	SHRUB, TYPE 2	114	
○	Fothergilla gardenii 'Mt. Airy' / Dwarf Witchhazel	#3	
○	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	#3	
○	Hydrangea quercifolia 'Ruby Spire' / Ruby Spire Hydrangea	#3	
○	Ilex virginica 'Morton' / Scarlet Beauty Virginia Sweetgale	#3	
○	Viburnum dentatum 'Chatham' / Blue Muffin Anonwood	3 gal	
○	SHRUB, TYPE 3	92	
○	Asclepias parviflora / Bottlebrush Buckeye	5 gal	
○	Calliopsis americana / American Beautyberry	#5	
○	Physocarpus opulifolius 'Sovard' / Summer Wine Ninebark	#5	
○	Viburnum nudum 'Winchester' / Smooth Winterod	#5	
○	GRASS, SHORT	327	
○	Carex eburea / Brake-leaf Sedge	#1	
○	Sedella autumnalis / Autumn Moor Grass	#1	
○	Sporobolus heterolepis / Prairie Dropseed	#1	
○	GRASS, TALL	248	
○	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	
○	Koeleria macrantha / Prairie Junegrass	#1	
○	Panicum virgatum 'Shenandoah' / Switch Grass	#1	
○	GROUND COVER	191 sf	
○	SUN PERENNIALS	3,957 sf	
○	Ammannia hubertii / Arkansas Blue-star	2,632 #1	15" oc
○	Aster oblongifolius 'Raydon's Favorite' / Aromatic Aster	1,828 #1	18" oc
○	Baptisia x 'Midnight Prairie-blues' / Midnight Prairie-blues Wild Indigo	1,029 #1	24" oc
○	Echinacea purpurea 'PowWow Wild Berry' / Purple Coneflower	2,632 #1	15" oc
○	Helenium autumnale 'Manichu Saka' / TM Sneezeweed	flat	
○	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1,828 #1	18" oc
○	Juncus effusus / Soft Rush	2,632 #1	15" oc
○	Juncus torreyi / Torrey's Rush	2,632 #1	15" oc
○	Phlox paniculata 'David' / White Summer Phlox	flat	
○	Rudbeckia fulgida var. sulcata / Goldstrum / Black-eyed Susan	1,828 #1	18" oc
○	SHADE PERENNIALS	2,687 sf	
○	Adiantum pedatum / Northern Maidenhair Fern	699 #1	24" oc
○	Anemone x hybrida 'Honorine Jobert' / Japanese Anemone	1,242 #1	18" oc
○	Aquilegia canadensis / Eastern Columbine	1,242 #1	15" oc
○	AsiBe chinensis 'Visions in Pink' / Chinese Anemone	1,242 #1	18" oc
○	AsiBe chinensis 'Visions in White' / Chinese Anemone	1,242 #1	18" oc
○	Bumelia macrophylla 'Jack Frost' / Siberian Bugloss	1,242 #1	18" oc
○	Hosta x 'Brother Stefan' / Plantain Lily	699 #1	24" oc
○	Hosta x 'Sum and Substance' / Plantain Lily	699 #1	24" oc
○	Iris sibirica 'White Swirl' / White Swirl Siberian Iris	1,242 #1	18" oc
○	Osunda chinamomosa / Cinnamon Fern	699 #1	24" oc
○	Pachisanthes terminalis 'Green Carpet' / Japanese Spurge	1,242 #1	15" oc
○	Polygonatum odoratum 'Vasiegatum' / Vasiegated Solomon's Seal	1,242 #1	15" oc
○	Taraxacum officinale 'Pink Skymocket' / Foamflower	1,242 #1	18" oc
○	RAIN GARDEN MIX	2,687 sf	
○	Carex ammensiana var. anth. / Yellow Fox Sedge	2,794 4"pot	12" oc
○	Carex frankii / Frank's Sedge	2,794 4"pot	12" oc
○	Carex vulpinoidea / Brown Fox Sedge	2,794 4"pot	12" oc
○	Chickone glabra / White Turtle-head	2,794 4"pot	12" oc
○	Iris virginica var. shrevei / Shreve's Blue Flag Iris	2,794 4"pot	12" oc
○	Juncus effusus / Soft Rush	2,794 4"pot	12" oc
○	Juncus torreyi / Torrey's Rush	2,794 4"pot	12" oc
○	Lobelia cardinalis / Cardinal Flower	2,794 4"pot	12" oc
○	Mimulus tinguens / Monkeyflower	2,794 4"pot	12" oc
○	TURF	21,827 sf	
○	Turf Sod / Drought Tolerant Fescue Blend	21,827 sf	sod

LANDSCAPING PLAN
NOT TO SCALE

2019.08.23

CURRY URBAN PROPERTIES

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STREET TREES



Sienna Glen Maple Presidential Gold Ginkgo Espresso Kentucky Coffeetree Green Gable Black Tupelo

SHADE TREES



Ruby Red Horsechestnut Emerald City Tulip Poplar Highbeam Overcup Oak Shumard Oak Commendation Elm

COLUMNAR TREES



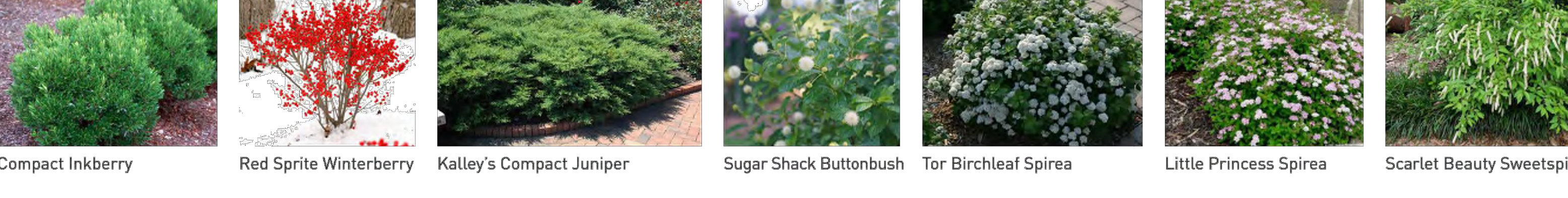
Armstrong Freeman Maple Franz Fontaine European Hornbeam Regal Prince Oak Urban Pinnacle Bur Oak Boulevard American Linden Eastern White Pine

ORNAMENTAL TREES



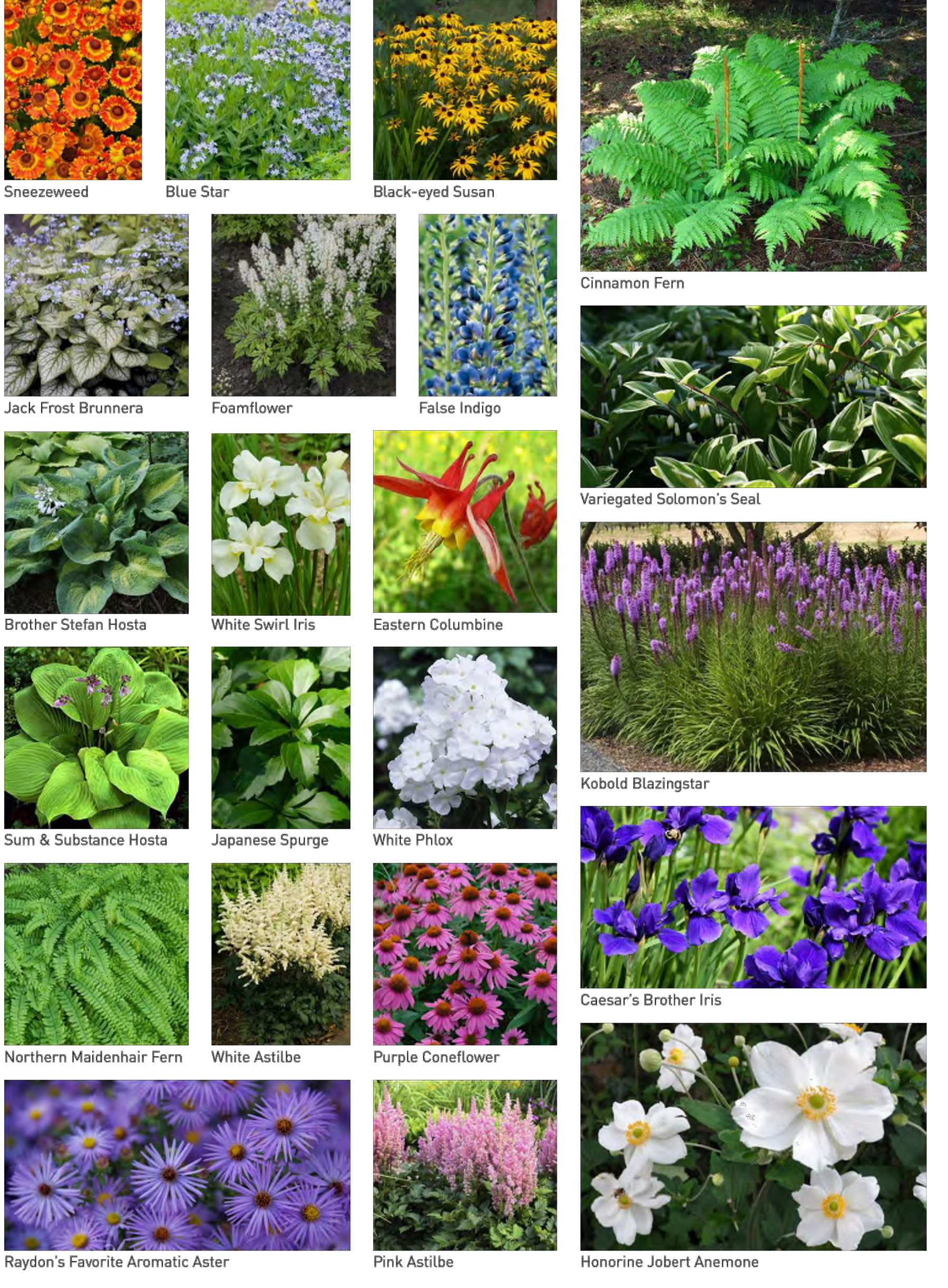
Autumn Brilliance Serviceberry Katsura Tree Multi-stem Eastern Redbud Aurora Flowering Dogwood

SHRUBS



Compact Inkberry Red Sprite Winterberry Kalley's Compact Juniper Sugar Shack Buttonbush Tor Birchleaf Spirea Little Princess Spirea Scarlet Beauty Sweetspire Winterthur Smooth Witherod Alice Oakleaf Hydrangea Ruby Slippers Oakleaf Hydrangea American Beautyberry

STREET TREES



Sneezeweed Blue Star Black-eyed Susan Cinnamon Fern Jack Frost Brunnera Foamflower False Indigo Variegated Solomon's Seal Brother Stefan Hosta White Swirl Iris Eastern Columbine Kobold Blazingstar Sum & Substance Hosta Japanese Spurge White Phlox Caesar's Brother Iris Northern Maidenhair Fern White Astilbe Purple Coneflower Raydon's Favorite Aromatic Aster Pink Astilbe Honoree Jobert Anemone

GRASSES & RAIN GARDEN PLANTS



Grasses & Rain Garden Plants

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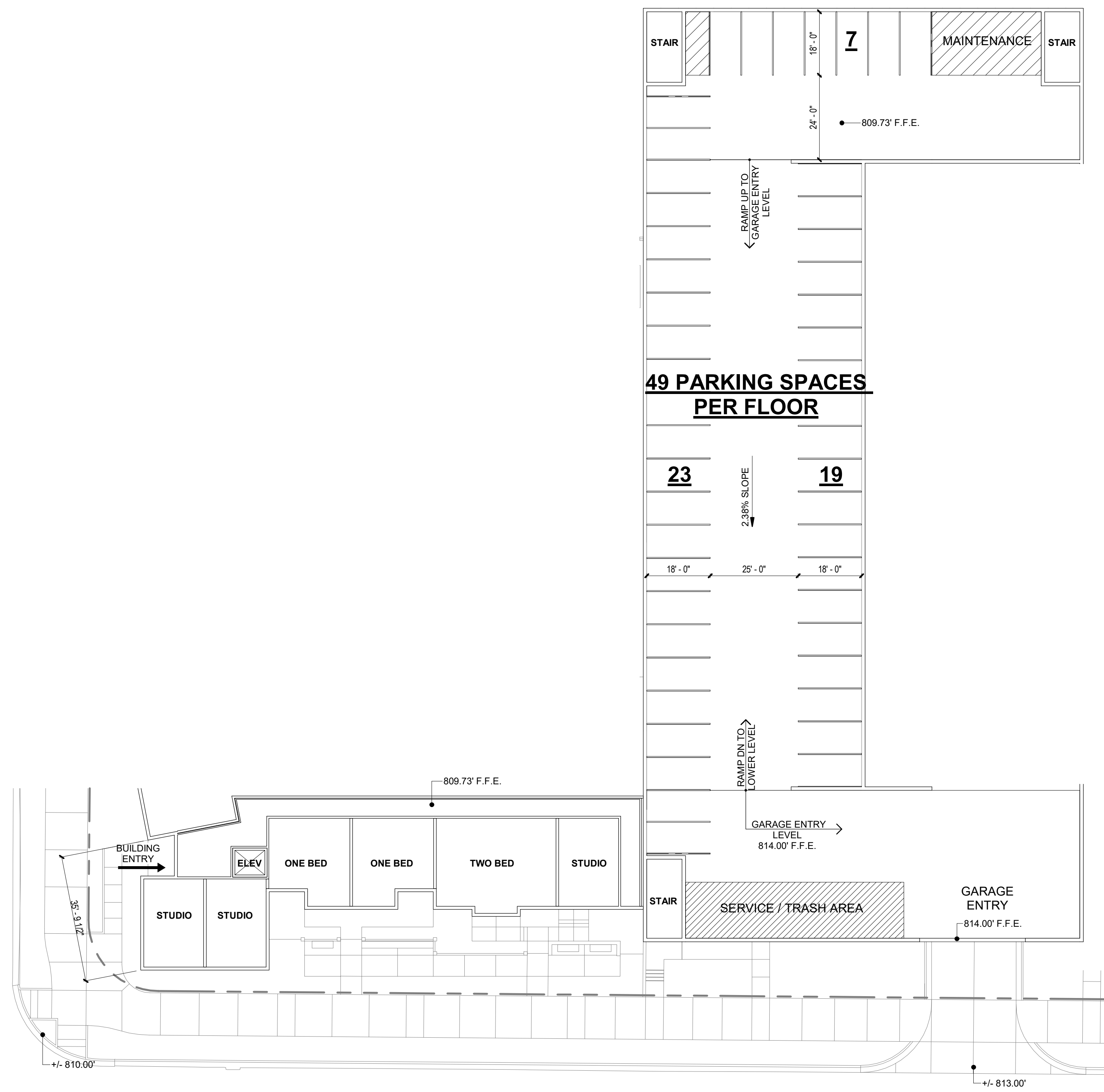
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EXTERIOR PRECEDENT IMAGERY



0 4' 8' 16' 24' 32' FEET
SCALE

LOWER LEVEL PLAN

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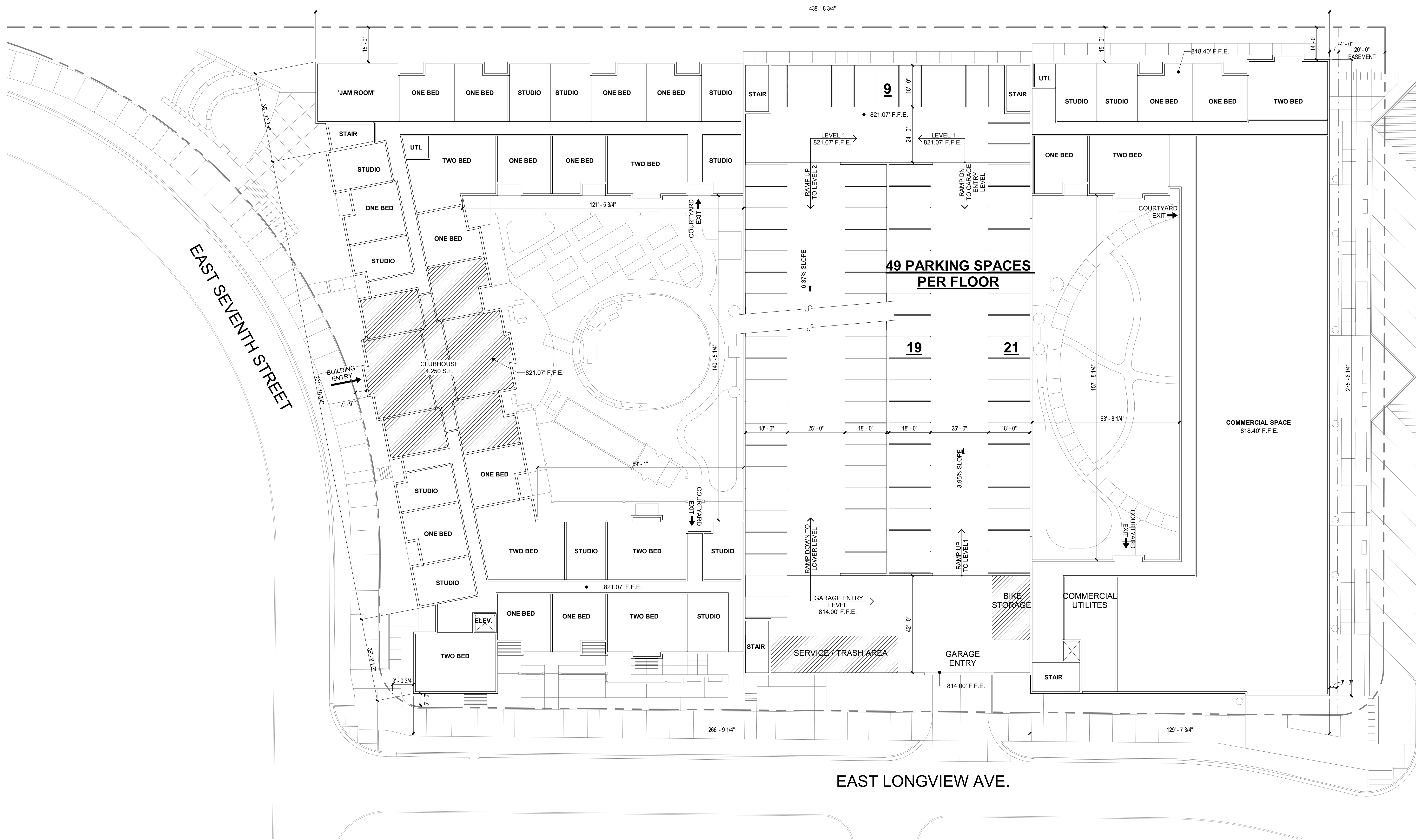
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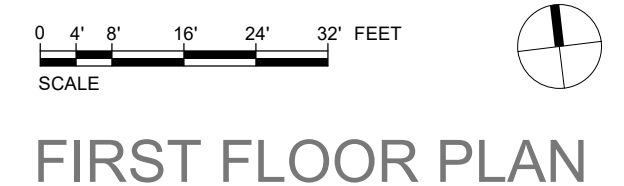
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EAST SEVENTH STREET

NORTH PETE ELLIS DRIVE

EAST LONGVIEW AVE.



FIRST FLOOR PLAN

2019.08.23

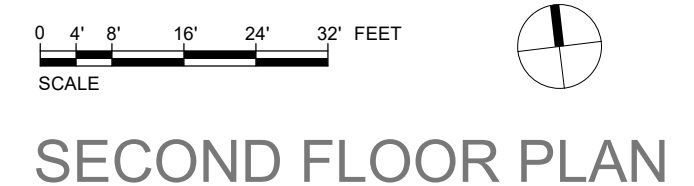
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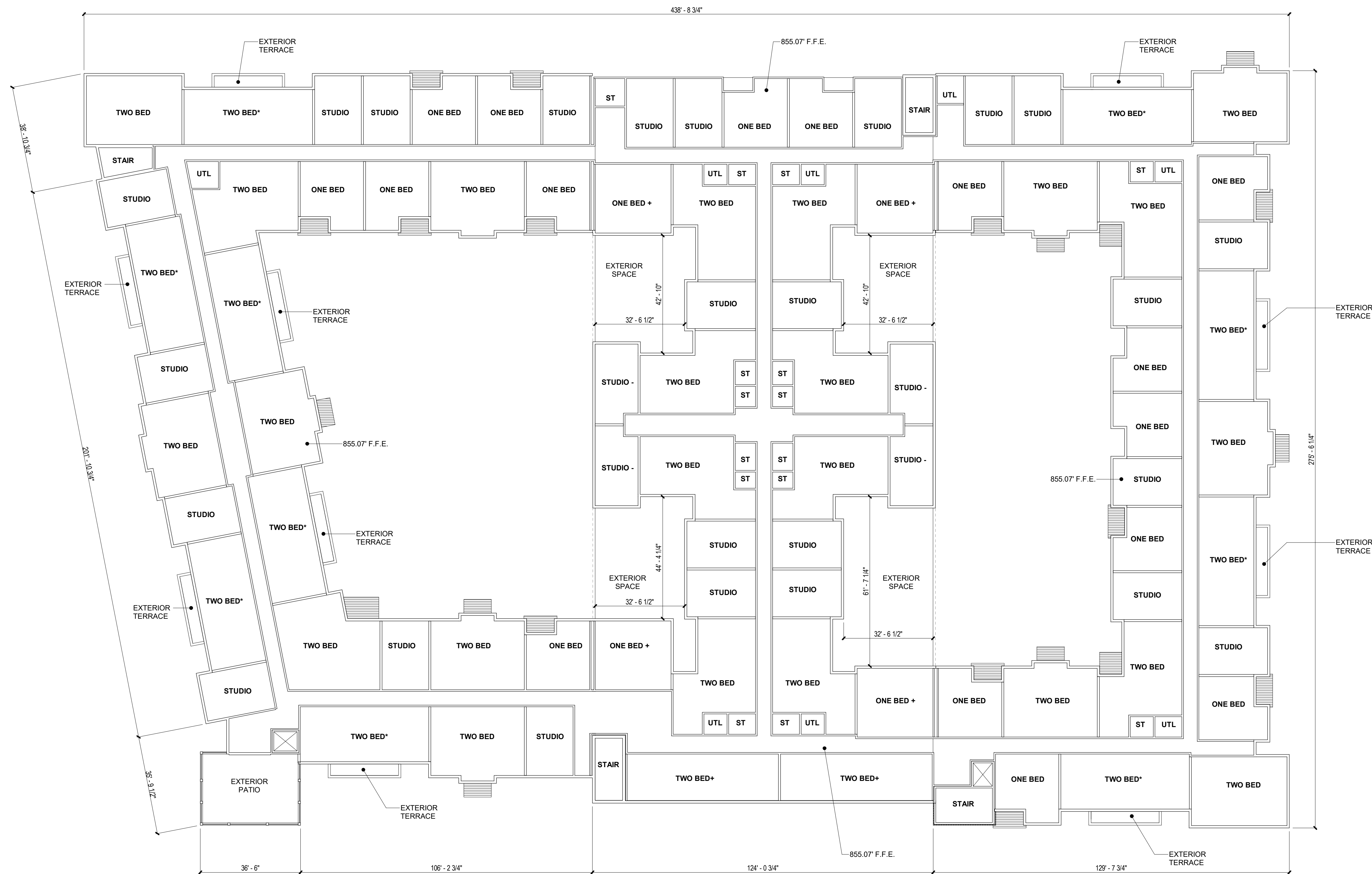
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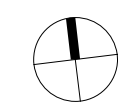
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0 4' 8' 16' 24' 32' FEET
SCALE



FOURTH FLOOR PLAN

2019.08.23

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EAST ELEVATION - PETE ELLIS DRIVE



SOUTH ELEVATION - LONGVIEW AVENUE



WEST ELEVATION - SEVENTH STREET



NORTH ELEVATION

0 4' 8' 16' 24' 32' FEET
SCALE

COLORED ELEVATIONS

2019.08.28

CURRY URBAN PROPERTIES

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September 23, 2019

Doris Sims, Director
Housing & Neighborhood Development
City of Bloomington
401 N Morton Street
Bloomington, IN 47404

RE: **REVISION 2.0** Curry Urban Properties – Planned Unit Development
Longview & Pete Ellis Drive

Dear Doris:

Curry Urban Properties (Petitioner), is pleased to bring its proposed, mixed-use development to the city of Bloomington. Pursuant to our recent conversations and meetings related to the subject matter, Petitioner offers the below workforce housing commitments in fulfilling a public benefit for Bloomington:

- Petitioner will commit to offering 10% of the total bedrooms within its project to income earners whose annual income is not more than 100% of HUD's Area Median Income (for Monroe County – Bloomington*) or AMI at the time of the lease. The base rental rate shall not exceed an amount equal to 25% of the adjusted AMI at the time of the lease.
- Petitioner will commit to offering 5% of the total bedrooms within its project to income earners whose annual income is not more than 120% of HUD's Area Median Income (for Monroe County – Bloomington*) or AMI at the time of the lease. The base rental rate shall not exceed an amount equal to 25% of the adjusted AMI at the time of the lease.
- Said commitment will remain in place for a period of ninety-nine (99) years.
- The base rental rate shall be inclusive of utilities with the exception of cable/internet, and electricity. As to Petitioner including water/sewer in the base rental rate: In the event the individual units within the property are separately metered or sub-metered for water/sewer utility, to discourage waste and encourage preservation, Petitioner (or property landlord) shall have the right to pass through to tenant the amount of monthly billing/usage that exceeds the average monthly billing (based upon usage) for same/similar sized units at the property. This is true for ALL units in the building.
- Location and unit finish premiums, furniture, washer/dryer are not considered base rental rate amounts throughout the property and will therefore not be included in base rental rates, rather these will be additions to base rent rates. This is true for ALL units in the building.

**AMI for 2019 for Bloomington is mutually agreed by Petitioner and The City of Bloomington to be \$51,700*

As Petitioner is proposing a development whose unit mix will approximate 70% studio and one-bedroom units, those units being committed be limited to studio and one-bedroom units. Petitioner will market to income earners in the provided AMI ranges and will maintain a list of such prospective, qualified tenants who will be offered units which become available (vacant units) on a first-come, first-serve basis.

We are excited to progress this project through the final entitlement process and look forward to working closely with the city of Bloomington to its successful completion and operation.

Kind Regards,

Curry Urban Properties, LLC
Tyler E. Curry
