

**MEETING MINUTES**  
***Bloomington Common Council***  
***Land Use Committee***

**Clerk/Council Library, Suite 110**  
**Bloomington City Hall, 401 North Morton Street, Bloomington, Indiana**  
**April 27, 2018**

The meeting was called to order at 12:00 p.m.

Committee Members present: Allison Chopra, Steve Volan, Isabel Piedmont-Smith  
Members absent: Chris Sturbaum

Staff present: Terri Porter (Director, Planning and Transportation), Jacqueline Scanlan (Development Services Manager), Stacy Jane Rhoads (Deputy Administrator/Deputy Attorney), Dan Sherman (Council Administrator/Attorney), Bethany Wages (Deputy Clerk)

1. Preliminary Matters

Volan called the meeting to order and introduced Steve Smith, who was present to discuss a project at Century Village.

2. Century Village PUD

Smith discussed a possible amendment to the planned unit development (PUD) encompassing Century Villages. Smith shared several maps and drawings of the site with the committee members. He explained that the location of the PUD was at the intersection of 3<sup>rd</sup> Street and Indiana State Road 446. He mentioned that the area had been a PUD for decades. He said the site was 10.3 acres in size and was considered a mixed commercial development. Smith stated that Bill Brown was the current owner of Century Village and had not been able to sell the property. Smith referred to the city's recently approved Comprehensive Plan, which called for an urban corridor along 3<sup>rd</sup> Street. He said that the property was less than two miles from campus and the new development would be appropriate for student housing. He said the plan for the site called for 605 beds within 224 units.

Piedmont-Smith asked how tall the townhouses would be. Smith said there would be three-story buildings off of 3<sup>rd</sup> Street and two-story buildings off of IN 446. He mentioned that the internal buildings would mostly be four stories, excluding the building by the pool, which would be three stories and would house an office and a clubhouse. He said the purpose for that layout was to achieve higher density but to keep the height off the street.

Volan asked for more detail regarding the proposed location of the buildings. Smith pointed out the radio station, an insurance office building, and the former location of Chapman's Restaurant and Bar. He said he hoped the plan would revitalize business in the area. He then pointed out several other points of interest to contextualize the area.

Smith stated that the entrance to Century Village was currently offset by about 75 feet. He attributed that to the easements on the property. He mentioned that an area in the plan was sold to Mr. Hibachi for extra parking by the property owner. Piedmont-Smith asked if that was just a paved area. Smith said yes. He mentioned that the plan called for 87% for parking.

Smith then discussed the student use of private and city busses in this area and the pattern of traffic. Volan and Chopra discussed which buses were on this route.

Volan asked how much parking was not being used in this area at any given time. Smith said he could look into it.

Porter asked if the plan had a private bus. Smith said yes. The committee then discussed the conflict of private buses backing up the city bus lines.

Volan asked Smith to consider getting rid of parking spaces and adding units. Piedmont-Smith stated that the plan looked like a sea of parking. She asked if some parking could be moved to the first level of some buildings. Smith indicated that it would not be possible to put parking on the first level.

Scanlan asked how many parking spaces there were. Smith said 524. Volan suggested lowering rent to compensate for lack of parking. He said parking could be sold separately.

Volan stated that he would like to see Morningside Drive turned into an actual street. It was discussed how to achieve that and create connectivity to neighboring areas. Volan said that if the drive were turned into a real street, the retail in that area would perform better. Volan also discussed adding a business like a coffee shop into the plan.

Scanlan asked about the original plan, which had commercial businesses on the first floor of the buildings along 3<sup>rd</sup> Street. Chopra said she did not think the businesses would do well and that it would be a waste of space. Chopra said she wanted the plan to have a neighborhood feel. Smith said he was open to what the architectural style should be. He thought the vision was to be a stoop and a door, like a townhouse.

The committee discussed connectivity and the orientation and shape of the buildings. The committee thought that having more streets, putting the buildings as close to the streets as possible, and reducing parking would make the area feel more like home.

Volan asked Smith if his collaborators disliked parallel parking. Smith thought it was not as efficient. The committee then discussed parking in the area. Scanlan talked about the need to preserve a certain amount of tree canopy with reference to the plan.

Piedmont-Smith asked if certain buildings in the plan were town-home style. Smith said yes, and referred to other buildings and said that those were a mix. She asked if the interior buildings were all four stories tall. Smith said yes and then pointed out a building that was three stories tall.

Volan asked what the occupancy goal was. Smith said 605 beds. Chopra asked how Smith's plan compared to the Dunhill PUD. Smith said that Dunhill had 750 beds. He pointed out that the Century Village PUD project would be a larger project than Dunhill but would have fewer beds.

Volan asked Smith to bring a rendering of the other connections near the site to the next meeting. Smith said he could do that. Smith then discussed connectivity issues caused by easements on the property. Volan brought up the possibility of creating connectivity for bicyclists or pedestrians. Smith said that he had been thinking of adding connectivity for pedestrians but it was not shown in the plan.

Piedmont-Smith said she would like to see connectivity with other residential areas like Knightridge Apartments and connectivity to a nearby reserve. Smith said that would be physically difficult.

Scanlan asked Chopra about a gap in the plan regarding pedestrian connectivity. Chopra said that the sidewalk near the credit union along 3<sup>rd</sup> Street ended abruptly. She said that if more students were in the area it would be important to make the area more walkable.

Piedmont-Smith asked if the street was on the Sidewalk Committee's list. Chopra said yes but that the area was under-developed. She felt that the credit union would allow a sidewalk to be installed. Volan felt that was a reason to devote less land to parking. Chopra discussed the dangers of people crossing 3<sup>rd</sup> Street in the area to get to the businesses near College Mall. Chopra wondered if the speed limit would need to change on the street.

Piedmont-Smith asked if there would be a traffic study of the impact of more cars going in and out of this area. Smith said one could be completed but he did not think it would be necessary because of the existing traffic patterns.

Chopra said she would like to know more about left-hand turns onto 3<sup>rd</sup> Street and elevation issues with regards to visibility. Smith said he had looked at that question and saw no issues during peak hours. He said he would have a different opinion if the people meant to live in the housing were of the work force demographic rather than student due to morning rush.

Piedmont-Smith said that one of the reasons the Land Use Committee was formed was to hear the concerns of neighborhoods. She seemed to think that there would be no concerns about putting apartment-style housing in this area. Chopra agreed. Volan agreed that the plan would be an opportunity to improve the neighborhood in a traditional way.

Piedmont-Smith asked if the units would be at market rate. Smith said yes. He said that he had discussed participating with HAND with the Mayor's Office but that there had been no formal meeting with HAND yet. Chopra said that students needed affordable housing too. Smith said the units would not be \$1,000 per bed. He said they would not be as expensive as Dunhill. He said that he was not sure what the exact price would be.

Piedmont-Smith asked whether the housing would be exclusively for students. Smith said that anyone could rent the units but that the developer hired was building specifically with students in mind. Piedmont-Smith asked if the units would be furnished. Smith thought they would be furnished. Scanlan said that the units would be purposely built for students. Piedmont-Smith said that was disappointing. She wanted the flexibility of unfurnished units at a lower price to attract a mixed demographic. Volan suggested unbundling parking, utilities, and furniture from the cost of the units.

Rhoads reminded Smith and the committee members that the proposal would have to be approved by the Plan Commission and that the Plan Commission might or might not agree with some of the points and suggestions being made by committee members.

Chopra asked whether there would be bicycle parking. Smith said yes. Piedmont-Smith asked if it would be covered. Scanlan explained that city code required it to be covered.

Volan restated that he would like Smith to get rid of some parking and add units. He thought Smith should lower parking to 75% or less.

Smith was encouraged to reach out to Bloomington Transportation about being added to bus routes. Piedmont-Smith mentioned that IU's bus system was in talks with other apartment complexes about adding routes. The committee tried to dissuade Smith from the idea of having a private bus for the complex. Scanlan mentioned that the city had received complaints from citizens about private apartment complex buses clogging up bus routes.

Volan asked when the project would begin construction. Smith said that the apartment complex would begin construction in the fall of 2019 and open in 2020.

Piedmont-Smith told Smith to reach out to Bloomington Transit so that the complex and future increase in residents could be accounted for in an upcoming bus study.

Smith asked when the committee met next. Piedmont-Smith said the committee met as needed.

Scanlan asked Smith when he planned to schedule the meeting with the Plan Commission. Smith said May 17. Scanlan said that would mean he would meet with the Plan Commission sometime in July or August.

Volan asked if Smith could make some of the suggested changes to the plan by May 17. Smith said yes.

### 3. Adjournment

The meeting adjourned at 1:01pm.

Memorandum prepared by:

Bethany Wages, Deputy Clerk

City of Bloomington