

CITY OF BLOOMINGTON



March 9, 2020 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
PLAN COMMISSION
March 9, 2020 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: July & November 2019 & February 2020

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

MPO POLICY COMMITTEE REPRESENTATIVE ELECTION: Jillian Kinzie has been nominated as primary and Craig Shonkwiler as alternate.

PETITIONS CONTINUED TO: April 13, 2020

SP-07-20 **Kiln Collective, LLC**
333 W. 11th Street
Request: Site plan approval to allow a 2-story addition to the existing kiln building.
Case manager: Eric Greulich

CONSENT AGENDA:

SP-05-20 **City of Bloomington Redevelopment Commission**
489 W. 10th Street
Request: Site plan approval to amend the Trades District parking garage site plan in the Commercial Downtown (CD) zoning district.
Case Manager: Eric Greulich

PETITIONS:

ZO-03-20 **City of Bloomington
Zoning Conversion Map Adoption**
Request: To consider the adoption of text amendments to the Unified Development Ordinance (UDO Amendments) and a proposed zoning conversion map (Map Proposal) that updates existing zoning districts to conform with the new UDO.
Case Manager: Scott Robinson

SP-04-20 **City of Bloomington**
105 & 111 W. 4th Street
Request: Site plan approval for the new 4th street parking garage in the Commercial Downtown (CD) zoning district.
Case Manager: Jackie Scanlan

****Next Meeting April 13, 2020**

Last Updated: 3/6/2020

**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**

**CASE #: ZO-03-20
DATE: March 9, 2020**

PETITIONER: City of Bloomington, Planning & Transportation Department
401 N. Morton Street, Bloomington

CONSULTANTS: Clarion Associates
1600 Stout Street, Ste. 1700, Denver, CO

McBrideDaleClarion
5721 Dragon Way, Ste. 300, Cincinnati, OH

REQUEST: The City is requesting to replace the Zoning Map with a new official zoning map and amend the 2020 Unified Development Ordinance (UDO).

BACKGROUND and OVERVIEW: The City of Bloomington adopted a new UDO in January 2020. The new UDO will become effective upon the adoption of a new zoning map per Ordinance 19-24. The 2020 UDO has new district names for all of the zoning districts (see Table 2-1, Summary Table of Zoning Districts for a comparison of prior district names with the new district names). The Zoning Map must be updated with the new district names and is the next sequential step of the UDO Update process. The new zoning map or “conversion” map is only changing the names of the zoning districts to their new respective district names as shown in Table 2-1. No district boundary changes or any of the four new zoning districts (R1, R4, MS, and PO) will be considered at this step in the process. These types of considerations will be part of one of the last steps of the UDO Update process which is expected to begin later in 2020.

In addition to the conversion zoning map there is an amendment that is addressing several technical changes to the 2020 UDO. These technical changes are intended to provide further clarification or address minor technical corrections. Land use policy requests or substantive changes to the 2020 UDO are not being considered at this step, but may be considered as part of one of the last steps in the UDO Update process. A redline version of the proposed changes is included; below is a summary of the technical changes:

- Accessory Structures (p. 96) - add “Flag poles” in addition to Class II bicycle parking facilities in 20.03.030 (g)(1)(B);
- Accessory Structures (p. 96-98) – change maximum “size” to maximum “footprint” in 20.03.030 (g)(1)(E), Table 03.4 Number and Size of Accessory Structures Permitted, and Standards for ADUs;
- Figure 51 (p. 137) – change title to “Vision Clearance Triangle”
- Art Studio or Workshop Maximum Parking Allowance (p. 148) - change to “no” maximum to “1 space per 1,000 sq. ft. GFA” maximum in 20.04.060;
- Parking Space Dimensional (p. 153) – add “minimum” in 20.04.060 (i)(3);
- Projecting Signs in Public Right of Way (p. 197) – add similar reference “or the sign is authorized by Section 20.04.100(l)(3)” in 20.04.100(f)(2);
- Electronic Reader Board Signs (p. 199) – add the words “may only be utilized” in 20.04.100(g)(3);

- Sign permit denied and appeal to BZA (p. 295) – change standard from “within 30 days” to “at next regularly scheduled hearing” in 20.060.50(j)(3)(B)(iii);
- Agriculture (p. 354) - add reference to Urban Agriculture;
- Deck (p. 365) - delete the word “accessory”;
- Habitable Space (p. 378) - add definition;
- Treatment Facility (p. 390, p. 74 Table 3-1, and p. 86) - remove “or Treatment Facility” from “Methadone or Treatment Facility”;
- Porch (p. 392) - delete the work “accessory”;
- Structure, Accessory (p. 403) - delete “(appurtenant structure)” and delete definition and replace with a reference to “Building of Structure, Accessory”; and
- Punctuation corrections (various pages) - add a period to Cul-de-sac definition, move the period inside of quotations (11 times).

Information/notice cards to all property owners within the corporate boundaries were mailed starting the week of February 10, 2020. The mailed notice provides the purpose of the meeting, the date and time for the hearing, as well as the project website where additional information can be accessed. This is consistent with both the requirements of IC 36-7-4-600 series and Plan Commission rules. Information on the UDO Update website was updated and includes the 2020 UDO and the new “Conversion” Zoning Map.

RECOMMENDATION: The Planning and Transportation Department is recommending one hearing and ZO-9-20 be forwarded to the Common Council with a positive recommendation.

Table 03-1: Allowed Use Table

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, Uses with an *= use-specific standards apply

Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

Use	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
Club or lodge											P	P			P				
Community center			C	C	C	P*	P*			P	P	P		P	P			20.03.030(c)(2)	
Conference or convention center												P	P	P	P				
Crematory												C		C			C		
Day-care center, adult or child	A*	A*	A*	A*	A*	C*	C*	C*	P*	P*	P*	P*	C*	C*	P*	P*	A*	20.03.030(c)(3)	
Government service facility											P	P	P	P	P		P		
Jail or detention facility														C*			C*	20.03.030(c)(4)	
Meeting, banquet, or event facility											P	P	P	P	P				
Mortuary											P	P		P					
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C			
Police, fire, or rescue station	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		
Urban agriculture, noncommercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.030(c)(5)
Educational Facilities																			
School, college or university												C	C	P					
School, public or private	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	P*	P*	C*	P*	P*			20.03.030(c)(6)	
School, trade or business											P	P	P	P	P		P		
Healthcare Facilities																			
Hospital														C		C			
Medical clinic										P	P	P	P	P	P	P			
Methadone or other treatment facility												P*		C*		C*		20.03.030(c)(7)	
Opioid rehabilitation facility											C*	C*	C*		C*	C*		20.03.030(c)(7)	
COMMERCIAL USES																			
Agricultural and Animal Uses																			
Crops and pasturage	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*		20.03.030(d)(1)	
Kennel												C*					C*	20.03.030(d)(2)	
Orchard or tree farm, commercial	P	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P	20.03.030(d)(3)	
Pet grooming										P*	P*	P*			P*		P*	20.03.030(d)(4)	
Plant nursery or greenhouse, commercial	C										P	P	P						
Veterinarian clinic										C*	P*	P*			P*			20.03.030(d)(4)	

- (2) Any of the uses listed as Household Living uses in Table 03-1: *Allowed Use Table*, may be organized as cooperative housing, but shall be a permitted use or a conditional use only in those zoning districts where another Household Living use with the same layout and number of units would be allowed as a permitted use or conditional use, and shall be subject to those use-specific standards applicable to such Household Living use with the same layout and number of units. For example, a cooperative housing facility that meets the definition of “dwelling, multifamily” in terms of layout and number of units is a permitted use available only in those zoning districts where a “dwelling, multifamily” is a permitted use in Table 03-1: *Allowed Use Table*, and is a conditional use available only in those zoning districts where a “Dwelling, multifamily” is listed as a conditional use in Table 03-1: *Allowed Use Table*, and is subject to those Use-specific standards applicable to a “dwelling, multifamily” in Section 20.03.030(b)(5).

(b) Residential Uses

(1) Dwelling, Single-Family (Detached)

- (A) In the RM, RH, MN, MM, MC, ME, and MH zoning districts, single-family detached dwelling units shall be permitted only on lots of record lawfully established before February 12, 2007.
- (B) Any legally established single-family dwelling that was established prior to the effective date of this UDO shall not be made non-conforming by adoption of this UDO.
- (C) Occupancy of a single-family detached dwelling unit is subject to the definition of “family” in Chapter 20.07: (Definitions).

(2) Dwelling, Single-Family (Attached)

(A) Access

- i. Each individual dwelling unit shall have a separate entrance facing the street frontage to which the building address is assigned. Buildings on corner lots may have entrances facing either street frontage.
- ii. Each dwelling shall have direct access to a street or alley.

(B) Design

In the R2 and R3 zoning districts, the maximum number of dwelling units allowed in one single-family attached structure shall be two, and each individual dwelling unit shall be located on a separate lot.

(C) Occupancy

Occupancy of single-family attached dwelling units is subject to the definition of “Family” in Chapter 20.07: (Definitions).

(3) Dwelling, Duplex

(A) Generally

- i. For any property that has been rezoned to R1, R2, or R3 after [effective date] that was not previously designated in the R1, R2, or R3 zoning districts, duplex dwelling uses shall be permitted by-right and shall not require conditional use permit approval.
- ii. For any property zoned R1, R2, or R3 on [effective date], duplex dwelling uses may be established on a lot or parcel where a demolition permit has been issued when:

- i. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the Indiana Department of Environmental Management; and either:
 - 1. Proof through maps, deeds, prior permits or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 - 2. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the Indiana Department of Environmental Management.
- ii. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- iii. As an alternative to meeting the standards in (i) or (ii) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

(6) School, Public or Private

- (A) Each public or private high school shall be located on a site with direct access to an arterial or collector street.
- (B) Each public or private elementary or middle school located on a site adjacent to an arterial or collector street shall provide an automobile pick-up/drop-off area adequate to protect student safety with access from either a collector or local street, and shall provide a direct pedestrian connection to at least one local street adjacent to the site.

(7) Methadone ~~or Other Treatment Facility~~ or Opioid Rehabilitation Facility

- (A) Each clinic or facility shall be at least 1,000 feet from the nearest property line of a lot containing a primary use that falls under the Household Living category, Group Living category, a Place of Worship, or a Public or Private School;
- (B) Each clinic or facility shall include a waiting and departure lounge sufficient in size to accommodate all scheduled patrons, which shall be open to patrons at least one hour before and after any official business is to be conducted. Such areas shall include restroom facilities that shall be open at least one hour prior to the beginning of scheduled services.

(d) Commercial Uses

(1) Crops and Pasturage

(A) Generally

- i. Except in the RE zoning district, this use shall be accessory to a principal use on the same lot or parcel.
- ii. Land with a slope in excess of 15 percent shall not be considered in determining the total pasture size and shall not be used for pasture purposes.
- iii. All outside pens, exercise areas, and pastures shall be fenced.

(4) Wind Energy System, Large

The maximum height of a primary use large wind energy system shall not exceed 200 feet, and each wind energy generating tower shall be set back from each property line at least a distance equal to the height of the tower and blade with the blade in its highest vertical position.

(5) Wind Energy System Small

- (A) In Residential zoning districts, an accessory small wind energy system may exceed the maximum building height of the applicable zoning district by 10 feet.
- (B) In Mixed-Use zoning districts, an accessory small wind energy system may exceed the maximum building height of the applicable zoning district by 20 feet.
- (C) In Nonresidential zoning districts, an accessory small wind energy system may exceed the maximum building height of the applicable zoning district by 40 feet.
- (D) Each accessory small wind energy system shall be set back from each property line at least a distance equal to the height of the tower and blade with the blade in its highest vertical position.

(g) Accessory Uses and Structures

All accessory uses shown in Table 3-1 shall comply with the following standards.

(1) Generally

Accessory uses and structures customarily incidental to the principal use and/or structure shall be permitted subject to site plan requirements, all necessary permits and approvals, and other applicable requirements.

(A) Compliance Required

Accessory structures shall comply with all dimensional and development standards for the subject zoning district regardless of whether a temporary use permit or certificate of zoning compliance is required.

(B) Exemptions

The installation of flag poles and/or detached structures that serve as covered, short-term Class II bicycle parking facilities shall not count towards the maximum number of accessory structures allowed.

(C) Prohibitions

A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, or motor vehicle shall not be used as an accessory structure in any zoning district.

(D) Timing

Accessory structures are not permitted on a parcel prior to any primary structure being constructed, except where the accessory structure is being used in conjunction with the act of constructing a primary structure or for agricultural purposes.

(E) Number and Size Permitted

The maximum number (per lot or parcel) and maximum size/footprint (cumulative total per parcel) of accessory structures permitted is indicated in the table below:

Table 03-4: Number and Size of Accessory Structures Permitted

Zoning District	Maximum Number	Maximum SizeFootprint (cumulative total)
RE	None	50 percent of the square footage of the primary structure
R1	2	1,000 square feet or 50 percent of the square footage of the primary structure, whichever is less
R2		840 square feet
R3		580 square feet
R4		400 square feet
RM, RH, RMH MS, MN, MM, MD, MC, ME, MH	None	15 percent of the cumulative square footage of the primary building(s) footprint.
MI, EM, PO	None	None

(F) Location

- i. Unless otherwise authorized in this UDO, accessory structures shall be located no closer than 35 feet from the front property line and five feet from side and rear property lines.
- ii. Flag poles shall be located no closer than 12 feet from the front property line and one foot from the side and rear property lines.

(G) Design

Accessory structures larger than 120 square feet shall incorporate materials, scale, colors, architectural details, and roof slopes that are compatible with the principal building(s).

(2) Chicken Flocks

One chicken flock as defined in the Bloomington Municipal Code Section 7.01.010, may be kept as an accessory use to a permitted principal use, provided that such use is permitted by and complies with all regulations of Title 7 (Animals) of the Bloomington Municipal Code, as amended. The regulations of Title 7 (Animals) of the Bloomington Municipal Code are expressly incorporated into this UDO by reference.

(3) Detached Garage Design

- (A) For detached garages accessory to residential uses, exposed or corrugated metal facades are not permitted. The exterior finish building materials used for a detached garage shall comply with the standards in Section 20.04.070(d)(3)(B) (Materials).
- (B) Detached garages and carports shall be located a minimum of 10 feet behind the primary structure's front facade and five feet from side and rear property lines, except for exceptions listed in Section 20.04.020(e)(3) (Exceptions to Setback Requirements).

(4) Drive-Through

- (A) In the MM district, all uses, except for financial institutions shall be limited to one drive-through bay. Financial institutions shall be allowed up to three drive-through bays.
- (B) In the MC district, all uses, except for financial institutions shall be limited to two drive-through bays. Financial institutions shall be allowed up to three drive-through bays.

(5) Dwelling, Accessory Unit**(A) Purpose**

These accessory dwelling unit ("ADU") standards are intended to permit the creation of legal ADUs that are compatible with residential neighborhoods while also adding housing options for the City's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option.

(B) Generally

- i. This use shall be accessory to a single-family or duplex dwelling that is the principal use on the same lot or parcel.
- ii. Not more than one ADU may be located on one lot.
- iii. ADUs shall not be established on a lot that is less than the minimum lot size of the zoning district.
- iv. ADUs shall not contain more than two bedrooms.
- v. No more than one family, as defined in Chapter 20.07: (Definitions), shall reside in one accessory dwelling unit; provided, however, that units lawfully in existence prior to the effective date of the ordinance from which this section derives where the number of residents located in one accessory dwelling unit lawfully exceed that provided by the definition of family in Chapter 20.07: (Definitions), may continue to be occupied by the same number of persons as occupied the accessory dwelling unit on that effective date.
- vi. A request for an ADU shall be required to submit a separate site plan petition with the Planning and Transportation Department.

(C) Utilities

All ADUs shall be connected to the public water main and sanitary sewer that are adjacent to the property on which the ADU is located, per City of Bloomington Utilities' Rules and Regulations or Construction Specifications. Where water or sanitary sewer mains are not adjacent to the property and the primary dwelling on the lot uses a septic system, the ADU may use the septic system in compliance with Monroe County Health Department Standards.

(D) Standards for Attached ADUs

- i. The maximum square footage of any attached ADU shall be 840 square feet.
- ii. The maximum height of any attached ADU shall be the same as that applicable to the primary dwelling structure in the zoning district where the ADU is located.
- iii. Each ADU shall be set back from each property line by at least the same setback distance applicable to the primary dwelling structure in the zoning district where the ADU is located.

(E) Standards for Detached ADUs

Detached ADUs shall meet the architectural and foundation requirements for a single-family dwelling within the applicable zoning district as found in Section 20.04.070(d)(3) (Residential).

- i. The maximum ~~square footage~~ **gross floor area** of any detached ADU shall be 840 square feet or the maximum square footage allowed for accessory structures permitted by Section 20.03.030(g) (Accessory Uses and Structures), whichever is less.
- ii. The detached ADU shall not exceed 25 feet in height.

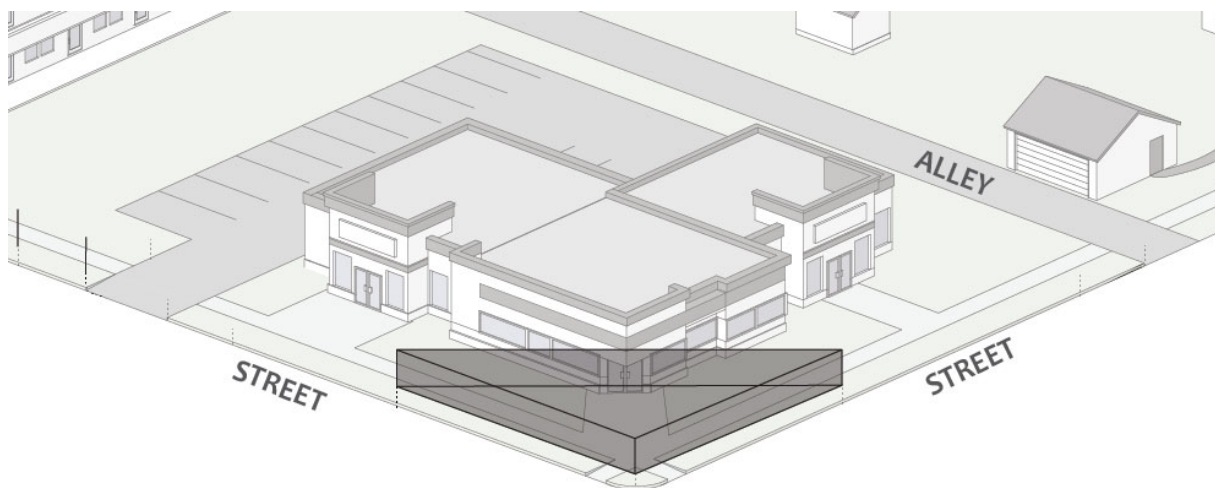


Figure 51: ~~Upper Floor Façade Stepbacks~~ Vision Clearance Triangle

(B) Vision Clearance Triangle Leg Lengths

The vision clearance triangle leg lengths shall be as specified in the most current edition of the policy on geometric design of highways and streets published by the American Association of State Highway and Transportation Officials. Deviation from these standards shall require written approval from the City Planning and Transportation Department.

(C) Vertical Clear Area

No primary or accessory structures, landscaping, fences, walls or signs shall be placed in or to project into the vision clearance triangle between the heights of two and one-half feet and nine feet above the crown of the adjacent street.

(d) Pedestrian and Bicycle Circulation

(1) Purpose

To reduce greenhouse gas emissions and improve the health and quality of life of city residents by providing safe, convenient, and attractive pedestrian and bicycle transportation paths, sidewalks, trails, and other facilities throughout the City.

(2) Applicability

Pedestrian facilities shall be required on both sides of all streets, except that culs-de-sac less than 300 feet in length and providing access to less than 10 residential units shall be required to provide pedestrian facilities on one side of the street. All required trails and connector paths shall be provided. Where there are conflicting standards in this UDO and the most recently adopted Transportation Plan, the Planning and Transportation Director shall determine which standard governs.

(3) Inspection and Acceptance

Prior to the recommendation of issuance of a final certificate of occupancy, all transportation facilities located within the adjoining public right-of-way or dedicated easements shall be inspected for compliance with standards adopted by the City of Bloomington, the Bloomington Public Transportation Corporation, and/or AASHTO standards.

Table 04-10: Maximum Vehicle Parking Allowance

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
Brewpub, distillery, or winery	Indoor tasting/seating area: 10 spaces per 1,000 sq. ft. GFA; Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of
Hotel or motel	1 space per guest room
Restaurant	Indoor seating area: 10 spaces per 1,000 sq. ft. GFA; Outdoor seating area: 5 spaces per 1,000 sq. ft. of
Office, Business, and Professional Services	
Artist studio or workshop	1 space per 1,000 sq. ft. GFA No limit
Check cashing	4 spaces per 1,000 sq. ft. GFA
Financial institution	4 spaces per 1,000 sq. ft. GFA
Fitness center, small	3.3 spaces per 1,000 sq. ft. GFA
Fitness center, large	2.5 spaces per 1,000 sq. ft. GFA
Office	3.3 spaces per 1,000 sq. ft. GFA
Personal service, small	3.3 spaces per 1,000 sq. ft. GFA
Personal service, large	3.3 spaces per 1,000 sq. ft. GFA
Tattoo or piercing parlor	3.3 spaces per 1,000 sq. ft. GFA
Retail Sales	
Building supply store	2 spaces per 1,000 sq. ft. GFA
Grocery or supermarket	5 spaces per 1,000 sq. ft. GFA
Liquor or tobacco sales	3.3 spaces per 1,000 sq. ft. GFA
Pawn shop	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, small	4 spaces per 1,000 sq. ft. GFA
Retail sales, medium	4 spaces per 1,000 sq. ft. GFA
Retail sales, large	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, big box	3.3 spaces per 1,000 sq. ft. GFA
Vehicles and Equipment	
Equipment sales or rental	2.85 spaces per 1,000 sq. ft. GFA of indoor sales/leasing/ office area; plus 1 space per service bay
Transportation terminal	No limit
Vehicle fleet operations, small	No limit
Vehicle fleet operations, large	No limit
Vehicle fuel station	5 spaces per 1,000 sq. ft. GFA
Vehicle impound storage	No limit
Vehicle parking garage	No limit
Vehicle repair, major	
Vehicle repair, minor	2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area; plus 1 space per service bay
Vehicle sales or rental	
Vehicle wash	No limit
EMPLOYMENT USES	
Manufacturing and Processing	

(B) In the RE, R1, R2, R3, and R4 District

- i. Parking for single-family, duplex, triplex, fourplex, mobile home, and manufactured home residential uses shall be prohibited within the required front building setback between the street and the building except on a single drive not exceeding 18 feet in width.
- ii. In cases where the side or rear setback area is accessible via an improved alley, no front yard drive or parking shall be permitted. The required parking area shall directly access the alley and be limited to 20 feet in depth and 20 feet in width. Depth of required parking areas may exceed 20 feet if leading to a vehicular entrance of a detached garage or carport. Determinations of whether an alley allows for safe access shall be made by the City Planning and Transportation Department.

(3) Dimensions of Parking Spaces and Drive Aisles

All on-site parking and maneuvering areas shall be constructed according to the following minimum dimensional standards:

- (A) All parking aisles shall terminate with a bump-out for turnaround maneuverability.
- (B) The length of a parking stall may be reduced to 16 feet allowing the front of vehicles to overhang the required parking space by two feet; provided that:
 - i. Any raised curb in the overhang areas is no more than four inches in height; and
 - ii. The front of the parking space is located adjacent to a landscaped area or sidewalk that is at least six feet in width.

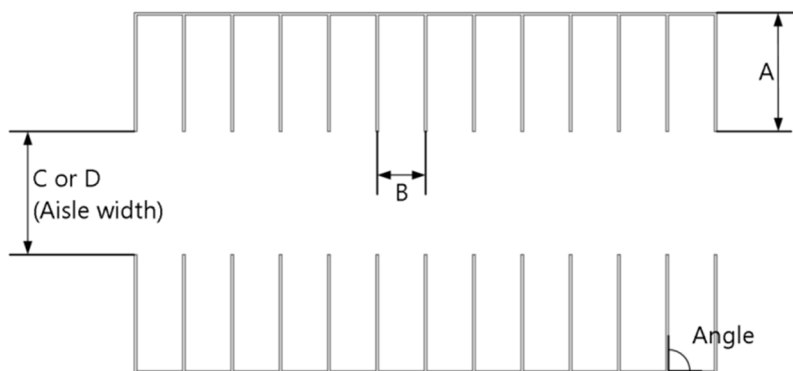


Figure 52: Illustrative Scale and Character

Table 04-11: Parking Dimensions (in feet)

Angle	Parking Space		One-Way Aisle	Two-Way Aisle
	A	B	C	D
0° (parallel)	8.0	22.5 [1]	12.0	20.0
30°	15.0	8.5	12.0	20.0
45°	17.0	8.5	12.0	20.0
60°	17.5	8.5	16.0	20.0
90°	16.0	8.5	20.0	20.0

Notes:

(4) Off-premise Signs

Signs advertising goods, products, services, events or activities not located, sold or offered on the premises on which the sign is located, except for signs as provided in Section 20.04.100(c)(2)(B), Section 20.04.100(c)(2)(C), Section 20.04.100(k)(7), and Section 20.04.100(l)(7).

(5) Vehicle Signs

Vehicles, vans, trailers or trucks that are parked continuously in the same general location to be used to display signs. This does not prohibit vehicle or trailer owners from having vehicles or trailers with signs, provided the vehicles or trailers are in use on a regular basis, are not continuously parked in one parking lot or parking space, and are not being used to serve in the same manner as an additional freestanding sign or temporary sign.

(6) Intermittent Lights

Signs that have intermittent blinking, flashing, or fluttering lights, including any device that has a changing light intensity, brightness of color, or gives such illusion, including but not limited to strobe lights.

(7) Pole Signs

Signs that are mounted on a freestanding pole or other support that is not part of or attached to a building or structure.

(8) Temporary Signs

Any temporary sign not specifically permitted in Section 20.04.100(i)(9), Section 20.04.100(j)(7), Section 20.04.100(k)(5), and Section 20.04.100(l)(6) or specifically exempted in Section 20.04.100(c)(2)(C), including but not limited to pennants, streamers, balloons, inflatable signs, spinners, feather flags, and banners.

(9) Projecting Signs

Any sign that projects outward more than 12 inches from the facade of a building in, except as provided in Section 20.04.100(l).

(10) Electronic Reader Board Signs

Any electronic reader board sign not specifically permitted in Section 20.04.100(g)(3).

(f) Prohibited Sign Locations

Signs shall not be installed at any of the following locations:

(1) Public Easement

In any public easement, unless the sign is a public sign authorized by Section 20.04.100(c)(2)(A), or is further authorized by the city.

(2) Public Right-of-Way

In any public right-of-way, unless the sign is authorized by Section 20.04.100(k)(7) , or the sign is authorized by Section 20.04.100(l)(3), or the sign is authorized by Section 20.04.100(l)(7), or the sign is a public sign authorized by Section 20.04.100(c)(2)(A) and is further authorized by the city;

(2) Changeable Copy

Unless specified otherwise in this UDO, signs may incorporate areas for changeable copy, provided that the changeable copy area does not exceed 40 percent of the total sign area.

(3) Electronic Reader Boards

Unless otherwise provided in this UDO, electronic reader boards may only be utilized when incorporated into permanent signage, provided that they do not exceed more than 40 percent of the total area of any sign face, and that information is displayed in increments of no less than 20 seconds.

(h) Waiver of Right to Damages

- (1) The Plan Commission, the Board of Zoning Appeals, and the City Planning and Transportation Department are each authorized to request waivers of the right to and receipt of damages pursuant to Indiana Code 22-13-2-1.5, Indiana Code 36-7-2-5.5, and Indiana Code 32-24, in connection with any petition for a permit or other approval that may involve erection of a new sign or removal or alteration of a lawfully erected sign, including a lawful nonconforming sign.
- (2) Waivers may be requested from the following:
 - (A) The petitioner;
 - (B) The property owner;
 - (C) The sign owner; and
 - (D) Any other person with an interest in the site or the sign.
- (3) The owner and/or the petitioner shall be responsible for obtaining waivers from all persons listed in Section 20.04.100(h)(2).

(i) Residential District Sign Standards**(1) Applicability**

This section applies to the RE, R1, R2, R3, R4, RM, RH, and RMH zoning districts.

(2) Single-Family and Condominium Subdivision

Each subdivision shall be permitted one freestanding sign per development entrance, subject to the following standards:

(A) Freestanding Sign Area

The maximum sign area shall not exceed 32 square feet per side.

(B) Freestanding Sign Height

The maximum height shall not exceed six feet in height.

(C) Changeable Copy

Changeable copy shall be prohibited as part of a freestanding sign.

(D) Number

The permitted subdivision sign may be replaced with two signs of a maximum 16 square feet in area per sign if a sign is placed on each side of the entrance.

(E) Wall Signage

No wall signage is permitted.

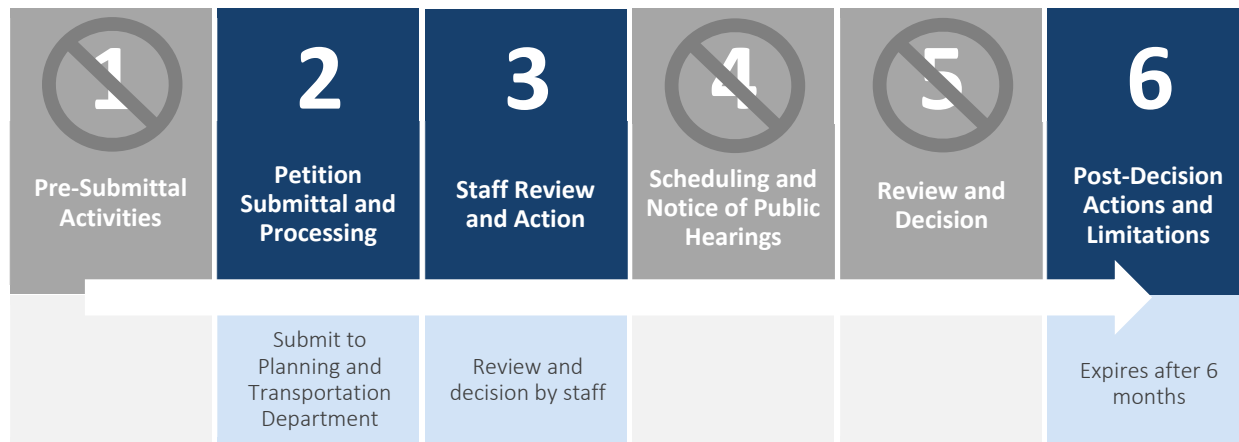
(B) Exemptions

Signs that are exempt from the sign permit requirement are specified in Section 20.04.100 (Signs).

(3) Sign Permit Review Process

Figure 06.05-11 identifies the applicable steps from 20.06.040 (Common Review Procedures) that apply to sign permit review. Additions or modifications to the common review procedures are noted below.

Figure 06.05-11: Summary of Sign Permit Review Procedure

**(A) Petition Submittal and Processing**

The sign permit petition shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section 20.06.040(c) (Petition Submittal and Processing).

(B) Staff Review and Action

- i. The Planning and Transportation staff shall review the sign permit petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(d) (Staff Review and Action), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).
- ii. A staff decision on the petition shall be made within 30 days of receipt of a complete petition.
- iii. If a petition for a sign permit is denied, and the denial is appealed to the Board of Zoning Appeals pursuant to Section 20.06.080(d) (Administrative Appeal), the Board of Zoning Appeals shall make a decision on the appeal ~~within 30 days~~ at the next regularly scheduled hearing.

(C) Post-Decision Actions and Limitations

Post-decision actions and limitations in Section 20.06.040(h) shall apply with the following modifications:

Abutting

Bordering or touching, such as sharing a common lot line. Lots that are separated by a street, right-of-way, or platted alley are not abutting.

Accessory Dwelling Unit (ADU)

See "Dwelling, Accessory Unit."

ADA

The Americans with Disabilities Act.

Addition (to an existing structure)

Any walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction. For purposes of floodplain regulations, any walled and roofed expansion to the perimeter of a structure in which the addition is connected by a common load-bearing wall other than a firewall.

Adjacent Property

Any property that physically touches a given property. For the purposes of this UDO, properties across a public right-of-way are also considered adjacent.

Affordable Housing

Residential developments with a recorded restriction that requires the housing for a certain minimum number of years to be rented or owned by qualified very low and low-income households.

Agriculture

See "Crops and pasturage." [And "Urban Agriculture, Noncommercial."](#)

Alley

A right-of-way through or partially through a block, intended for secondary vehicular access to the rear or side of properties. However, where vehicle access from the street is not permitted or not possible, an alley may provide primary vehicle access.

Amenity Center

A building or facility owned or operated by a corporation or homeowners association intended for a place of meeting, social, cultural, educational, or recreational purposes, to which membership or residency in a specific development or neighborhood is required for participation. Examples may include communal areas, swimming pools, health club facilities, media rooms, or the like.

Apartment

See "Dwelling, Multifamily."

Appeal

For purposes of floodplain regulations, a request for a review of the floodplain administrator's interpretation of any provision of this ordinance.

Architectural Features

Ornamentation or decorative features attached to or protruding from an exterior wall.

County

Monroe County, Indiana.

Courthouse Square

A geographic area encompassing all buildings facing the Monroe County courthouse. This shall also include buildings located at the southwest corner of College and Kirkwood, the southeast corner of Walnut and Kirkwood, the northeast corner of Walnut and 6th Street, and the northwest corner of College and 6th Street.

Covenant

Private and legal restrictions of various kinds on the use and development of a lot. In the case of public health, safety and welfare, covenants may be required by the Plan Commission, that are recorded with the plat and deed. Unless specifically agreed to, covenants are not enforceable by the Plan Commission or its designees, but instead are enforceable in civil court by interested or affected parties.

Crematory

A facility containing apparatus intended for use in the act of cremation of deceased persons.

Critical Facility

For purposes of floodplain regulations, a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire, and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

Crops and Pasturage

Agricultural uses including raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, as defined by this UDO, or livestock products, for the production of income. This shall also include any other horticultural, floricultural or viticultural use, and animal husbandry. Crops include field crops, flowers and seeds, fruits, grains, melons, ornamental crops and vegetables. Livestock products include milk, butter, cheese, eggs, meat, fur, and honey. This use does not include feed lots, concentration points, confined feeding, feeder pig operations, livestock auctions, livestock dealers, sale barns, stock yards, transfer stations, forest management and timber harvesting activities, noncommercial residential gardens, or the commercial feeding of garbage or offal to swine or other animals.

Cul-de-sac

A street having one end open to traffic and being permanently terminated by a vehicular turnaround at the other end. A stub street is not a cul-de-sac.

Current Preferred Practices (CPP)

A set of practices proven both effective and cost effective at reducing soil erosion and sedimentation during land disturbing activities, including but not limited to silt or erosion-control fences, filter socks, straw bales, sedimentation basins, articulated concrete blocks, mechanically stabilized earth, storm grate filters, or erosion control mats.

D Zone

Unstudied areas where flood hazards are undetermined, but flooding is possible. Flood insurance is available in participating communities but is not required by regulation in this zone.

Dance Club

See "Bar or dance club."

Day Care Center, Adult

A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a period of less than 24 hours per day.

Day Care Center, Adult or Child

A facility, other than a "child day care home," "assisted living facility," or "nursing/convalescent home" where children or elderly and/or functionally impaired adults receive care from a provider for a period of less than 24 hours per day. The term "day care center" includes but is not limited to the following: nursery schools, child care centers, kindergartens and play groups; but does not include kindergartens accredited or recognized by the Indiana State Board of Education, which shall be included within the definition of "School, Primary/Secondary" ~~and~~. The term "day care center" shall include facilities defined as "child care centers" under Indiana Code 12-7-2-28.4 and facilities defined as "child care homes" under Indiana Code 12-7-2-28.6, 12-7-2-33.7, and Indiana Code 12-7-2-33.8 in which child care homes are not the primary residence of the provider. Where required by state law, day care centers shall be and remain licensed by the state, pursuant to Indiana Code 12-17.2 et seq., and shall operate in accordance with their license and all applicable state laws. A "day care center" exempt from state licensing requirements shall provide proof of exemption.

Day Care Home, Adult

Means a residential dwelling unit used as the primary residence of the day care provider where adults receive care from the provider while unattended by a guardian or custodian for a period of less than 24 hours per day.

Day Care Home, Child

Means a residential dwelling unit used as the primary residence of the day care provider where children receive care from the provider while unattended by a parent, legal guardian or custodian for a period of less than 24 hours per day. A facility shall not be classified as a day care home unless it provides care for no more than 16 full- or part-time children at any one time. The maximum of 16 children does not include children of at least seven years of age for whom the provider is a parent, stepparent, guardian, custodian or other relative. The term "child day care home" includes those facilities where fewer than six full and part-time children (excluding any children for whom the provider is a parent, stepparent, guardian, custodian or other relative) receive care from the provider while unattended by a parent, legal guardian or custodian. Where required by state law, child day care homes shall be and remain licensed by the state and shall be operated in accordance with their license and all applicable state laws. A "child day care home" exempt from state licensing requirements shall provide proof of exemption.

Deck

An ~~accessory~~ structure that is typically constructed of wood, elevated from ground level and open to the sky. Decks may be freestanding or attached to a primary structure or building.

Dedication

The setting apart of land or interests in land for use by the municipality or public by ordinance, resolution, or entry in the official minutes as by the recording of a plat.

Demolition

The complete removal or destruction of any structure excluding its foundation.

Density

A unit of measurement describing the number of dwelling units per measured acre. This UDO may regulate density by establishing the permitted number of units per acre or the amount of land, measured in square feet or acres, required per individual unit on the resulting lots.

Dwelling, Accessory Unit

An additional residential dwelling unit, but not a mobile home, camper, or recreational vehicle, that is located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. Without limiting the generality of the previous sentence, this definition includes a transportable living unit that meets either the applicable City building code or the construction standards of the federal Manufactured Housing Act, contains less than 500 square feet of gross floor area, is mounted on a permanent foundation, and is connected to City utilities as required for other types of dwelling units.

Dwelling, Cottage Development

A cluster of at least five attached or detached single-family dwellings located within a common development that use shared access, parking, and common spaces. Cottage developments can include homes on individual lots, homes owned as condominiums, or leased homes. This use can include communities of five or more factory built small single-family detached dwellings containing less than 500 square feet of gross floor area, commonly referred to as Tiny Homes, provided that each home meets either the Indiana Building Code or the federal Manufactured Housing Construction and Safety Standards Law of 1974 (42 U.S.C. 5401 et seq.), and that each dwelling has any wheels removed, is mounted on a permanent foundation, and is connected to city water, sewer, and electric services. This definition shall not include a "Manufactured Home Park"^{7.1}

Dwelling, Duplex

A single building on a single lot containing two dwelling units under one roof, each of which is occupied by one family.

Dwelling, Fourplex

A single building on a single lot containing four dwelling units under one roof, each of which is occupied by one family.

Dwelling, Live/Work

A dwelling unit containing an integrated living and working space in different areas of the unit.

Dwelling, Manufactured Home

Means a dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with the federal Manufactured Housing Construction and Safety Standards Law of 1974 (42 U.S.C. 5401 et seq.) and that was constructed after January 1, 1981, and that exceeds 950 square feet of occupied space. This definition includes double-wide mobile homes of two such units designed to be used in combination at a building site. This definition is not intended to apply to other modular housing or prefabricated housing panels, trusses, or other sub-elements, nor any other dwelling unit that is defined as a "Dwelling, Manufactured Home."

Dwelling, Mobile Home

Any factory-fabricated portable structure, residential or nonresidential, designed to be towed or transported on its own chassis for placement on a temporary or permanent foundation, or on its own structure or elements thereof, without the aid of house moving equipment or other specialized but separate supporting apparatus, and that is not a "Dwelling, Manufactured Home" as defined by this UDO.

Dwelling, Multifamily

One or more buildings or portion of buildings on a single lot that contains five or more individual dwelling units, where each unit is occupied by one family and provided with an individual entrance to the outdoors or to a common hallway, and regardless of whether the dwelling units are owned or rented. This definition shall not include "Dwelling, Single-family Attached," "Dwelling, Duplex," "Dwelling, Triplex," "Dwelling, Fourplex," "Student Housing or Dormitory"^{7.1}-or "Dwelling, Accessory Unit"^{7.1}

Emergency Program

For purposes of floodplain regulations, the first phase under which a community participates in the NFIP. It is intended to provide a first layer amount of insurance at subsidized rates on all insurable structures in that community before the effective date of the initial FIRM.

Enlargement

The expansion of any use or structure into or onto any portion of a structure or lot not previously occupied by said use or structure or increase in any physical dimension of a structure. Also, expansion of a use into any structure floor area not previously occupied by said use. Enlargement includes expansion of a principal use into floor area previously used as an accessory use, such as expansion of residential living area into a basement, attic or garage not previously used as living area.

EPA

United States Environmental Protection Agency.

Equipment Sales or Rental

An establishment engaged in the display, sale, and rental of equipment, tools, supplies, machinery or other equipment used for commercial, industrial, or construction enterprises, such as, but not limited to, trucks, trailers, semi-tractor trailers, farm equipment, bulldozers, cranes, backhoes, rollers, loaders, or lifts. This use includes the selling of manufactured homes that are not intended to be used on the same lot on which they are sold and the sale of farm-specific vehicles such as tractors, tillers, farm trailers, back hoes, graders, boom lifts, and front-end loaders, but not including "Vehicle Sales or Rental":

Erosion

The general process by which soils are removed by flowing surface or subsurface water, or by wind, ice or gravity.

Existing Manufactured Home Park or Subdivision

For purposes of floodplain regulations, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the community's first floodplain ordinance.

Expansion

See "Enlargement."

Expansion to an Existing Manufactured Home Park or Subdivision

For purposes of floodplain regulations, the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Exterior Finish Material, Primary

An exterior finish material that covers more than 20 percent of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

Exterior Finish Material, Secondary

An exterior finishing material that covers 20 percent or less of a building facade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building facade.

Group Care Home, FHAA, Small and Large

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Indiana, including but not limited to facilities providing housing for handicapped, mentally ill, or developmentally disabled persons. This use does not include "Opioid Rehabilitation Home, Small" or "Opioid Rehabilitation Home, Large."

Group Home, FHAA Small

A facility designed for and occupied by eight or fewer residents living together.

Group Care Home, FHAA Large

A facility designed for and occupied by nine or more residents living together.

Gym

See "Fitness Center."

Habitable Space

Space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered habitable space.

HAND

The City of Bloomington Department of Housing and Neighborhood Development.

Hardship

For purposes of floodplain regulations, the exceptional hardship that would result from a failure to grant the requested floodplain variance. The City Board of Zoning Appeals or the Hearing Officer requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a floodplain variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Health Club

See "Fitness Center."

Hearing Officer

A member of the staff, appointed by the Plan Commission, who hears and makes final decisions on certain variances and certain conditional uses, as specified in the Plan Commission rules of procedure. The Hearing Officer is established pursuant to Indiana Code 36-7-4-923.

Hedge

Several plants planted in a sequence or pattern so that the branches and stems of adjacent plants grow together in a manner that results in a meshing or intertwining of stems and branches with little or no passable space left between the plants, thus forming more or less a dense planting area.

Meeting, Banquet, or Event Facility

A facility with or without food preparation equipment, available for lease by private parties to accommodate private functions including, but not limited to, banquets, meetings, receptions, fellowship, and other social functions and available on a rental basis to the general public. A "Meeting, Banquet, or Event Facility" may also include on site kitchen/catering facilities.

Methadone ~~or Other Treatment Facility~~

A clinic or facility engaged in dispensing Methadone (dolphine) for the purpose of elimination or reduction of opiate use by individuals suffering from substance use disorder. This definition does not include "opioid rehabilitation facility."

Mitigation

For purposes of floodplain regulations, sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is twofold: to protect people and structures, and to minimize the cost of disaster response and recovery.

Mixed Tenant Center

A structure that contains more than one use or more than one tenant.

Mobile Home Park

See "Manufactured Home Park."

Monopole

A single, self-supporting vertical pole used to support telecommunications equipment, with no guy wire anchors or lattice, usually consisting of a galvanized or other unpainted metal or a wooden pole with below grade foundations.

Mortuary

An establishment where the deceased are physically prepared for final interment.

Mosque

See "Place of Worship."

Motel

See "Hotel or Motel."

Motor Vehicle

Any self-propelled vehicle that requires state license plate registration to be used on public roads and highways, including any non-motorized attachments, such as, but not limited to, trailers or other conveyances that are connected to or propelled by the actual motorized portion of the vehicle.

Multi-tenant Center

A group of separate buildings with multiple tenants, operating under a common name or management; a single building containing multiple uses where there are specific exterior entrance ways for individual uses; or a group of uses on separate but adjoining properties that request treatment as a multiuse complex.

Multi-tenant Nonresidential Center, Large-scale

A group of two or more retail establishments, managed as a unit, sharing a common site, parking area and entrances, and having a gross floor area of one hundred thousand square feet or greater.

Nursing or Convalescent home

An extended or intermediate care establishment licensed by the State of Indiana, that maintains and operates continuous day and night facilities providing room and board, personal services and skilled nursing care to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. Such home does not contain equipment for surgical care or for the treatment of injury. This definition includes "rest home."

Obstruction

For purposes of floodplain regulations, includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, canalization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation, or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water; or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Office

A facility in which business, professional, administrative and/or clerical activities are conducted, including but not limited to insurance agencies, architects, lawyers, engineers, real estate offices, government offices, motor vehicle licensing branches, post offices, radio/TV stations, research centers, social services, testing laboratories, advertising agencies, travel agencies, abstract and title agencies or insurance companies, and stockbrokers. This use does not include "Medical Clinic," "Methadone Treatment Facility," or "Opioid Rehabilitation Facility".
Accessory uses may include cafeterias, health and exercise facilities, or other amenities primarily for the use of employees in the firm or building.

Official Zoning Map

A map of the City of Bloomington, Indiana, that legally delineates the boundaries of zoning districts as they apply to the properties within the City. There is only one Official Zoning Map, and it is kept up to date by the Plan Commission and the Planning and Transportation Director.

One-Percent Annual Chance Flood

The flood that has a one percent (1%) chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter A is subject to the one-percent annual chance flood. See "Regulatory Flood".

Open Space

An area of land not covered by buildings, parking structures, or accessory uses except for recreational structures. Open space may include nature areas; streams and floodplains; meadows or open fields containing baseball, football, and soccer fields, golf courses, swimming pools, bicycle paths, etc. Open space does not include street rights-of-way, platted lot area, private yards, patio areas, or land scheduled for future development.

Opioid Rehabilitation Facility

A facility, clinic, or office engaged in treating or counseling patients for reduction and management of opiate use, which may but need not include treatments involving medication, and where patients do not receive housing or overnight accommodation.

Plan Commission

The City of Bloomington advisory Plan Commission or any division thereof. The City of Bloomington Plan Commission is an advisory Plan Commission serving the City of Bloomington as defined under Indiana Code 36-7-1-2, as amended.

Planned Unit Development (PUD)

A large-scale unified development approved under the provisions of Section 20.02.050 (Planned Unit Development Districts). Generally a Planned Unit Development consists of a parcel or parcels of land, controlled by a single landowner, to be developed as a single entity that does not correspond in size of lots, bulk or type of buildings, density, lot coverage, and/or required open space to the regulations established in any district of the Unified Development Ordinance. A Planned Unit Development requires approval through a zoning map amendment. The uses and standards expressed in the PUD district ordinance constitute the use and development regulations for the Planned Unit Development site in lieu of the regulations for a standard zoning district.

Planning and Transportation Director

The officer appointed by and/or delegated the responsibility for the administration of this UDO's regulations by the Plan Commission, as well as administration of the Planning and Transportation Department for the City of Bloomington, Indiana. The term includes the Planning and Transportation Director's authorized representatives.

Plant Nursery or Greenhouse, Commercial

An establishment for the growth, display, and/or wholesale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed building.

Plat

A map or chart indicating the subdivision or re-subdivision of land, either recorded or in a form suitable to be recorded.

Plat Committee

A committee authorized in the Plan Commission rules that has authority to approve or deny primary plats, secondary plats, and requests for vacation of plats or parts of plats.

Plat, Primary

The primary plat, pursuant to the Indiana Code 36-7-4-700 Series for primary plats, is the plat and plans upon which the approval of a proposed subdivision is based.

Plat, Secondary

The secondary plat, pursuant to Indiana Code 36-7-4-700 Series for secondary plats, is the plat document in recordable form. A secondary plat shall substantially conform to the preceding primary plat, or section thereof.

Police, Fire, or Rescue station

A center operated by a government agency, for the protection of citizens and property from, and for providing public responses to, crime, fire, injury, or other emergencies. This use may include administrative offices, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles. This use does not include a "Jail or Detention Facility"~~."~~

Porch

An uncovered, unenclosed, ~~accessory~~ structure projecting from the main wall of a primary building.

Preliminary Plan, PUD

A drawing or map made to measurable scale upon which is presented a description and definition of the way in which the design requirements of the Planned Unit Development are to be met.

Premises

See "Property."

Preschool

See "School, Public or Private".

Preservation Area

Sites with environmental resources intended to be preserved in their natural state.

Primary School

See "School, Public or Private".

Property

A lot, parcel, tract, or plot of land and the improvements thereon.

Proposal

Any new construction, including accessory structures of at least eight hundred forty square feet, or any building addition larger than ten percent of the gross floor area of a structure.

Public Improvements

The erection, construction, alteration, operation, or maintenance of facilities serving the public interest that may include but is not limited to storm drainage facilities, streets, highways, parkways, sidewalks, pedestrian-ways, transportation corridors, trees, lawns, landscaping, parking areas, lot improvements, or utilities.

Public Place

Any area on public or private property that is easily accessible and clearly visible to the general public. If located on private property, the area must be open to the general public and clearly visible from adjacent public property such as a street or other public thoroughfare or sidewalk.

Public Safety and Nuisance

For purposes of floodplain regulations, anything which is injurious to the safety or health of an entire community, neighborhood or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Public Way

Any street, alley, channel, tunnel, bridge, easement, right-of-way, or other way that is dedicated or granted for public use.

PUD District Ordinance

An ordinance adopted by the Common Council, the purpose of which is to designate a parcel of real property as a Planned Unit Development zoning district; to specify uses or a range of uses permitted in the Planned Unit Development zoning district; to specify development requirements in the Planned Unit Development zoning district; to specify the plan documentation and supporting documentation that may be required; to specify any limitation applicable to the Planned Unit Development zoning district; and to meet the requirements of Indiana Code 36-7-4-1500 et seq.

Regulatory Flood

The flood having a one percent chance of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Department of Natural Resources and the Federal Emergency Management Agency. The regulatory flood elevation at any location is as defined in Section 20.04.040(c) (General Standards). The "Regulatory Flood" is also known by the term "Base Flood", "One-Percent Annual Chance Flood" and "100-Year Flood".

Regulatory Flood Elevation

The water-surface elevation of the base flood or the 100-year flood as defined by the Federal Emergency Management Agency.

Repetitive Loss

Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equaled or exceeded 25 percent of the market value of the structure before the damage occurred.

Rescue Station

See "Police/fire/rescue station."

Residential Care Home

See "Group home/residential care home."

Residential Rooming House

A building that the owner of the property occupies as their primary residence, in which, lodging, with or without meals, is provided for compensation, including but not limited to; or a building designed as a single-family dwelling, that is occupied by a group of persons, usually for periods of 30 days or longer, that do not meet the definition of "Family" where the use does not meet the definition of "Bed and Breakfast," "Fraternity or Sorority House," "Student Housing or Dormitory," "Residential Care Facility," or "Hotel or Motel."

Rest Home

See "Nursing or Convalescent Home."

Restaurant

An establishment that sells food or beverages in a ready-to-consume state, in individual servings, that the customer consumes while seated at tables or counters located in or immediately adjacent to the building in which the use is located, and that may include carry-out service. This includes any portion of an establishment used for seating for the consumption of food on the premises that sells prepared food or beverages, such as a bakery, delicatessen, cafes, and coffee shops.

Retail Sales

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This use does not include any form of retail sales or other use listed separately in Table 3-2.

Retail Sales, Small

A facility or establishment with up to 5,000 square feet of gross floor area.

Retail Sales, Medium

A facility or establishment with between 5,001 and 10,000 square feet of gross floor area.

Retail Sales, Large

A facility or establishment with between 10,001 and 60,000 square feet of gross floor area.

Retail Sales, Big Box

A facility or establishment with more than 60,000 square feet of gross floor area.

Retention Facilities

Facilities dedicated to the permanent on-site maintenance of stormwater.

Right-of-way

A strip of land reserved for, occupied, or intended to be occupied by transportation facilities, public utilities, or other special public uses that may include sidewalks, bicycle or pedestrian pathways, streets, alleys, or other public thoroughfares, or buffers adjacent to same. Right-of-way may be held in the form of easement or fee.

Riparian Buffer

Wooded or vegetated areas along creeks, streams, rivers, or designated regulated drains. The area on each bank designated as a riparian area shall be no wider than the average width of the creek, stream or river at normal flow elevation, but be no less than ten feet in width from the top of banks.

Road

See "Street."

Rules of Procedure

The rules which govern how a decision-making body conducts meetings and reaches its conclusions.

Salvage or Scrap Yard

A facility, usually outdoors, where waste or scrap materials are bought, sold, exchanged, collected, salvaged, stored, baled, packed, disassembled, or handled, including, but not limited to, motor vehicles or parts thereof, used lumber, household garbage, inoperable machinery or appliances, scrap iron and other metals, paper, plastics, glass, rags or tires. Where such materials are a by-product of a permitted use, such activity shall be considered "outdoor storage," as defined and permitted separately in this UDO.

Sand Production

See "Gravel, Cement, or Sand Production."

School, College or University

An institution other than a "School, Trade or Business" that provides full-time or part-time education beyond high school.

School, Public or Private

A public or private institution that offers instruction in any of the branches of learning and study comparable to that taught in the public schools through high school level under the Indiana School Laws, including pre-school, pre-kindergarten, kindergarten, elementary school, and junior and senior high schools. This use does not include "School, Trade or Business"^{7.2} or "School, College or University"^{7.2}

School, Trade or Business

A private or public educational facility with a curriculum that is not comparable to that taught in the public schools through the high school level and focused upon skills required in business, trades, or the arts.

Searchlight

A powerful light equipped with a reflector to produce a bright beam intended to draw attention.

In all other contexts, anything constructed or erected that requires location on the ground or attachment to something having a location on the ground, including but not limited to buildings, sheds, detached garages, mobile homes, manufactured homes, above-ground storage tanks, freestanding signs, and other similar items.

Structure (Floodplain Regulations)

For purposes of floodplain regulations, a structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. The term also includes recreational vehicles to be installed on a site for more than 180 days.

Structure, Accessory (~~appurtenant structure~~) Structure, Accessory (Generally)

~~A subsidiary or auxiliary building or structure located on the same zoning lot with the principal building or structure and that is customarily incidental to the principal building or structure or to the principal use of the land. See "Building or Structure, Accessory."~~

Structure, Accessory (Floodplain Regulations)

For purposes of floodplain regulations, a structure with a floor area 400 square feet or less that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal initial investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Structure, Historic

For purposes of floodplain regulations, any structures individually listed on the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures.

Student Housing or Dormitory

A multiple-family dwelling designed primarily as housing for, or likely to be occupied by, unmarried undergraduate or post-graduate students, including but not limited to:

- 1) Multiple-family dwellings that contain any living units with four or more bedrooms; or
- 2) Multiple-family dwellings where more than 33 percent of the living units contain three bedrooms; or
- 3) Residential buildings that do not meet the definition of a "Residential Rooming House" or "Hotel or Motel" ~~7.2~~ in which any of the bedrooms require the use of a common hallway shared by more than three bedrooms, to access the nearest bathroom facilities or to access a cooking area containing a built-in sink, refrigerator, and stove or oven.

For purposes of determining whether a multiple-family dwelling meets this definition, the City may consider the degree to which the facility is occupied by undergraduate or post-graduate students and the degree to which occupancy is marketed to undergraduate or post-graduate students. This use does not include a "Fraternity or Sorority."

Subdivision

The division of a parent tract or other piece of land into at least two smaller lots or the combination of two or more smaller lots into one lot so that, either now or in the future, the subdivider can transfer ownership, construct buildings or establish a use, or create new building sites for leasehold, and as further defined in the Unified Development Ordinance.

Vehicle Parking Garage

A structure or portion of a structure composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade, with those levels being either open or enclosed. This use does not include a primary use surface parking lot.

Vehicle Repair, Major

An establishment primarily engaged in vehicle repair, rebuilding, reconditioning, or mechanical servicing of motor vehicle engines, transmissions, frames, including auto body repairs, framework, welding, and major painting. This use does not include "Vehicle Fuel Station or Vehicle Wash"

Vehicle Repair, Minor

An establishment primarily engaged in providing minor motor vehicle repair services such as lubrication, oil and tire changes, engine tune-ups, brake repair, tire replacement, interior and exterior cleaning and polishing, installation of after-market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. This definition does not include engine degreasing or major repairs such as vehicle bodywork, painting, or repair of engines or transmissions or "Vehicle Fuel Station or Vehicle Wash"

Vehicle Sales or Rental

An establishment that specializes in the sale, display, lease, rental, or storage of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition does not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

Vehicle Wash

A facility for washing, cleaning, drying and waxing of passenger vehicles, recreational vehicles, or other light duty equipment. A car wash may be self-service or full service.

Veterinary Clinic

An establishment where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. This use does not include a "Kennel"; and overnight boarding of animals shall only be permitted when incidental to such medical treatment and limited to short periods of time.

Violation

For purposes of floodplain regulations, the failure of a structure or other development to be fully compliant with the floodplain regulations. A structure or other development without the elevation, other certification, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Vision Clearance Triangle

An area of unobstructed vision at street intersections between two and one-half and nine feet above the gutter line and within a triangular area at the street corner, which area is bounded by the street property lines of the corner lot. The vision clearance triangle leg length shall be as specified in the most current edition of the Policy on Geometric Design of Highways and Streets published by the American Association of State Highway Transportation Officials (AASHTO).

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 105 & 111 W. 4th Street**

**CASE #: SP-04-20
DATE: March 9, 2020**

PETITIONER: City of Bloomington
401 N. Morton Street, Bloomington

CONSULTANTS: Bledsoe, Riggert, Cooper, and James
1351 W. Tapp Road, Bloomington

CSO Architects, Inc.
8831 Keystone Crossing, Indianapolis

REQUEST: The petitioner is requesting site plan approval for a new parking garage in the Commercial Downtown zoning district.

BACKGROUND:

Area: .7 acres
Current Zoning: CD – Downtown Core Overlay
Comp Plan Designation: Downtown
Existing Land Use: Vacant
Proposed Land Use: Commercial / Parking Garage
Surrounding Uses: North – Waldron Arts Center
 West – Bank / Dwelling, Multi-Family / Bar/Restaurant
 East – Office / Firestone Tire Company
 South – Office

REPORT: The property is located at the southwest corner of 4th and Walnut Streets and is zoned Commercial Downtown (CD), in the Downtown Core Overlay. Surrounding land uses include the Waldron Arts Center to the north; an office building and Firestone Tire Company to the east; a bank, bars, a restaurant, and apartments to the west; and an office building to the south. The Downtown Transit Center is in the vicinity at the southeast corner of 3rd and Walnut Streets. The property is currently vacant.

The petitioner proposes to redevelop this property constructing a new 7 story parking garage with commercial space and public amenity space on the first floor. The parking garage would contain 537 parking spaces. The design also includes 60 indoor bicycle parking spaces as well as a minimum of 4 outdoor bicycle parking spaces, office space for City Parking Staff, and 6,750 square feet of commercial space on the ground floor, as well as restrooms available to the public. The petitioner is proposing to include various green features, such as electric vehicle charging stations and solar panels. The petitioner is seeking a Silver level Parksmart designation.

The petitioner proposes vehicular and pedestrian entrances on 4th Street. The current design requires two variances related to the 4th Street vehicular entrance as its width exceeds the allowable maximum and its location is too close to Walnut Street per code.

An alley runs along the west side of the property, connecting 3rd and 4th Streets. There is at least

one business that derives primary access from the alley and the alley is often used by pedestrians.

Plan Commission Site Plan Review: Multiple aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.090. These aspects are as follows:

- The petitioner is requesting waivers to multiple standards in BMC 20.03.120 and BMC 20.03.130.
- The petitioner is proposing a ‘parking garage/structure’ as a primary use.
- The petition is adjacent to a residential use.

SITE PLAN ISSUES:

Non-Residential Uses on the First Floor: While there is no residential component to the project, enclosed parking garages do not count toward the required non-residential ground floor space. So, this project is required to provide 50% or greater ground floor area of non-residential and non-parking garage space. The project meets this requirement with a combination of commercial tenant space, office space for City staff, dedicated bike parking area, and public restroom space.

Build-to-Line: The UDO requires buildings in the Downtown Core Overlay to be built at the front property line. The 4th Street and Walnut Street facades are set back. The proposal does not meet this UDO requirement.

Height: The maximum height in the DCO is 40 feet. The UDO defines building height as “the vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, mechanical equipment or utility service structures shall not be included in the measurement of vertical dimension.” The proposal measures 98 feet tall per the UDO definition. The southeast corner of the building measures 78 feet 10 inches tall from grade to the highest point and the northeast corner measures 76 feet 8 inches. The northwest corner is 90 feet tall to the top of the stair tower. The proposal does not meet this requirement.

Parking and Surrounding Roads: No minimum number of spaces are required for either the commercial space in the building or the parking garage use. The petitioner is proposing a total of 537 parking spaces in the building. Six (6) motorcycle parking spaces that do not meet minimum code dimensions are shown on the first floor, and need to be removed. The petitioner intends to include a minimum of eight (8) on-street parking spaces at the north end of Walnut Street. Any changes to the right-of-way will need Board of Public Works approval. The Department suggests bump-outs at the intersection of 4th & Walnut Streets to improve pedestrian infrastructure and better definition of vehicular lanes along Walnut Street, which appears to be included. A condition of approval has been added to clarify this type of design as a requirement.

Access: There is one proposed vehicular access to the parking garage on 4th Street. The entrance is for three total lanes. One dedicated entrance lane, one dedicated exit lane, and one lane to alternate as an entrance/exit as needed. The UDO allows for a maximum driveway width of 24 feet on 4th Street, and a maximum driveway width of 34 feet on any of the highest classified roads in the City. The petitioner is requesting a 39 foot entrance, which is comparable to the

entrance on the former garage at this location. The entrance width will require variance approval by the Board of Zoning Appeals. Additionally, a 100 foot separation from Walnut Street is required, and the petitioner is showing about 65 feet of separation. The entrance location will also require variance approval by the Board of Zoning Appeals.

Pedestrian access to the garage is shown in the southwest and northwest corners of the building, near the stair towers and pay locations. 20.03.130(b)(6) requires recessed entry for pedestrian entrances on primary facades to help identify and demarcate these locations. The petitioner is requesting deviation from that standard for the entrance at the northwest corner of the garage.

The Department has concerns about visibility of pedestrians on 4th Street from vehicles exiting the garage. The current design is open at the northeast corner, which may allow for more visibility, but a more interesting treatment of that interface, artistic bollards for example, would delineate the entrance as bicycle and pedestrian only. A condition of approval has been added to include that additional entrance. The Department asks that the petitioner continue to work on the pedestrian entrances to make them more visible and to improve pedestrian visibility in those areas. Additionally, the Department would like the entrances for the commercial space(s) to meet the intent of the remainder of that reference, 20.03.130(b)(6)(B) & (C), by incorporating distinctive awnings, canopies, or something similar identifying those entrances.

Bicycle Parking: No bicycle parking is required for the parking garage use. The petitioner proposes 50 indoor bicycle parking spaces on racks, with an additional 10 bicycle parking locker spaces. The commercial space requires 4 bicycle parking spaces within 50 feet of the entrances. Inclusion of those 4 spaces is a condition of approval. Approved location and separation design of these outdoor locations will be worked out with staff during the grading permit process.

Architecture/Materials: The proposed building is a parking garage, and as such, does not meet many of the DCO architectural standards that are designed to create compatible design in more traditionally-used buildings. Those differences are described below.

The primary material to be used on the majority of the garage is brick. There will be accents included that will be limestone at the pedestrian level (first floor and header above) and ‘cast-in-place’ concrete above. The UDO does not allow cement block in the DCO. The petition does not meet materials requirements (use of cast-in-place concrete). Much of the concrete will be concealed by artistic ‘urban fabric’ as shown in the packet. While no exact rendering has been submitted, all open modules will need to be treated with the art installation. A condition of approval to that effect has been included.

BMC 20.03.130(c)(1) requires a maximum façade width for each module of 65 feet for those sides of the buildings with street frontage and a minimum façade width of 25 feet. The offset is to be a minimum of five percent of the total façade length, extending the length and height of its module. This requirement is included to provide visual interest in new development and discourage large monolithic buildings. The parking garage use makes meeting this requirement difficult, as the space needed for parking spaces and drive aisles is standard and cannot easily be varied. The petition does not meet this requirement.

BMC 20.03.130(c)(3) requires that building facades over 45 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below

45 feet in height and above 45 feet in height. Again, the parking garage use makes meeting this requirement very difficult, as the spaces and aisles have standard lengths that need to be met. The petition does not meet this requirement.

The DCO sets a minimum first floor void-to-solid requirement of 60%, consisting of transparent glass or façade openings, for facades facing a street. Upper stories are required to have a minimum of 20% void area. The DCO also requires a height-to-width ratio of 1.5:1 for upper story windows and the incorporation of lintels and sills. Because the parking garage is being designed with open air facades to facilitate increased natural light and air circulation, the design of the structure does not support these more traditional building design requirements. The petition does not meet these requirements. The Department has asked for additional windows on the northwestern stair tower facing 4th Street, and a condition of approval has been included.

Streetscape: Street trees and pedestrian-scaled lighting are required along 4th and Walnut Streets. The current iteration of the site plan does not show plantings/trees in the tree plot along Walnut Street, but the petitioner has worked with the Department and is aware of the requirements. The total number of street trees for the site should be 1 tree per 40 feet of frontage, not excluding vehicular drive cuts. This site requires the incorporation of 10 street trees with separation ranging from 20 to 40 feet on center. The petitioner is seeking incorporation of bioretention in the tree plot area along Walnut Street. To that end, there may be a small reduction in the number of street trees, if alternative plantings are approved in their place. Street tree requirements are listed a condition of approval.

The petitioner is currently working with the Economic and Sustainability Department to incorporate art in the project to improve the aesthetics and pedestrian experience, and an example has been included in the packet.

Impervious Surface Coverage: The Downtown Core Overlay allows for 100% impervious surface coverage.

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along 4th and Walnut Streets. The petition will meet UDO requirements to enhance those facilities with street trees and lighting.

No additional Bloomington Transit facilities are required with the development, and the Downtown Transit Center is in the vicinity of the development site.

The north/south alley that runs along the western edge of the site currently functions as a pedestrian connection and access to businesses along the alley. The Department would like to see the alley enhanced with a combination of pedestrian-scale lighting on the west side of the building and improvements to either the alley or the petition site to allow for more clear cues that the area is pedestrian-friendly. The Department encourages the petitioner to work with adjacent business owners to see what improvements might meet their needs.

Green Features: The petitioner is proposing to build the structure under the Parksmart Certification, to the Silver level. Some of the design aspects related to the Certification are the inclusion of a minimum of 10 electric vehicle charging stations with the capability to add more easily if demand requires; the inclusion of solar panels on the roof; excess bicycle parking; and

an open design that allows for more natural light and passive air circulation.

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 (Comprehensive Plan);

Findings:

- The site is in the Downtown area of the Comprehensive Plan.
- Traditionally, downtowns have served as central hubs of activity. (p. 50) The petition provides commercial space, as well as much needed public restrooms, and parking to support surrounding uses and the future planned expansion of development to the south.
- The Monroe County Convention Center and surrounding properties present another wonderful opportunity for growth of tourism, hospitality jobs, and investment in Downtown Bloomington. (p. 54) The petition provides parking and amenities to support the future expansion of the Convention Center and the existing needs of Downtown businesses.
- ...Vehicular parking demands have increased relative to a limited public parking supply. By some metrics, a parking 'problem' is a good indicator of a vibrant downtown. (p. 52) The petition is attempting to address the community desire for more public parking which can take pressure off of future on-site redevelopment parking demands.

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

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

Findings:

- The project does serve to protect and enhance the central business district by expanding parking options for its customers.
- The project does not provide high density development of mixed uses with storefront retail and residential dwelling uses, but does provide commercial space, as well as other public amenities.
- While the building is large, the desired use necessitates such design. The project does incorporate some pedestrian-oriented design through first-floor window design, and does accommodate active means of transportation by providing ample bicycle parking.
- The project does intensify the use of a vacant and previously under-utilized property by intensifying the garage capacity and adding improved commercial and office space.

- The proposal does further the Comprehensive Plan goals of sustainable development design through the incorporation of mixed use, and features such as EV parking and solar panels.

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

Findings:

- The project does not meet all applicable development requirements of Chapter 5 related to entrances and drives and the petitioner is seeking variances from the Board of Zoning Appeals.

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

Findings:

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

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

The UDO includes an intent for the DCO district and guidance for the Plan Commission in 20.03.010. The following items address those intent and guidance statements

Findings:

- There are no immediately adjacent structures listed the *City of Bloomington Survey of Historic Structures*.
- The project draws upon traditional design by using traditional materials and incorporating pedestrian scale ground floor design and development, while allowing for an intense use above that is community-serving.
- The project redevelops an existing vacant site that formerly housed a defunct parking garage. The new development allows for more parking to support surrounding uses, as well as public restroom space, bike parking, office, and commercial space at a height greater than those of surrounding Overlays.

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

- 1.) The Petitioner shall work with the Senior Environmental Planner to bring the plan into compliance.

Staff Response: An approved Landscape Plan is required before release of a Grading permit.

- 2.) The Petitioner shall commit to achieving a Gold Parksmart Certification.

Staff Response: The Department encourages the petitioner to pursue green building practices. It is not required per UDO standards at this time.

3.) All headers, accent courses, and cornice details shall be crafted from local limestone.

Staff Response: Based on conversations with the petitioner, all accents at pedestrian level will be limestone, though origin was not specified. Requiring local limestone use is not a part of current UDO standards, though it is encouraged.

4.) The alley behind the parking garage shall be reconstructed using ‘green alley’ techniques.

Staff Response: The Department encourages green practices, and does desire pedestrian improvements in this area.

5.) The petitioner shall research the feasibility of stormwater capture using bioswales in the landscaped strips adjacent to Walnut Street.

Staff Response: The Department believes that the petitioner has interest in incorporating this green feature and asks the petitioner to coordinate with the Senior Environmental Planner on its incorporation related to street trees.

CONCLUSION: This petition is unique in the DCO area, as large public parking garages are not a common request. The site previously contained a large garage that was determined to require replacement. The petitioner has explored additional land acquisition to allow for a wider and shorter building that would still meet the City capacity goals, however no resolution was found. This proposal includes more parking than was previously available on-site, as well as commercial space, City office space, public restrooms, and a large enclosed bicycle parking area. The portions of the UDO that the petition does not meet largely relate to architecture and the desire for new downtown buildings to reflect traditional design. This parking garage is designed as a parking garage, as opposed to a faux office building, while incorporating pedestrian-level interest through material and design of the first level and a large artwork installation on the upper portions of the building. The petition also seeks to incorporate green development practices through the Parksmart certification process, including EV parking spaces and a solar panel installation.

RECOMMENDATION: Based on the findings of fact found in the report above, the Department recommends approval of SP-04-20 with the following conditions:

1. The approval is contingent upon approval of the variances by the Board of Zoning Appeals related to entrances and drives, as listed in this report.
2. The petitioner will continue to work with Planning and Transportation staff to improve the vehicular portion of the Walnut Street right-of-way by including bump-outs at the 4th Street corner.
3. Required bicycle parking for the commercial spaces will be added to the site plan before a grading permit is approved.
4. The petitioner will submit a site plan that meets the minimum street tree requirement. If the petitioner desires to use a portion of the tree plot area for bioretention to serve the site, the Senior Environmental Planner must review such a plan and approve any reduction in street trees.
5. The petitioner will submit a plan for pedestrian improvements to the alley east of the site,

while working in conjunction with adjacent property owners and tenants.

6. All exterior modules shall be treated with the art installation urban fabric that is shown as part of this development.
7. The petitioner shall include additional windows on the 4th Street side of the northwest stair tower.
8. The commercial space entrances of the building will be required to meet pedestrian entrance standards related to the inclusion of awnings and/or canopies.
9. The opening along 4th Street at the northeast corner of the building shall be improved to allow for passage of only pedestrian and bicycles into the building through that entrance.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: July 8, 2019

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP-23-19: City of Bloomington, Fourth Street Parking Garage
105 & 111 West 4th St., and 222 South Walnut St.

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 EC is aware that this petition addresses variances and waivers, but they are not related to environmental quality. The EC reviewed the petition and offers the following comments and requests for your consideration.

1.) LANDSCAPE

Because this site falls within the Commercial Downtown Zoning District and the Downtown Core Overlay District, there are few landscaping requirements; nevertheless, the plan is currently not compliant with Unified Development Ordinance (UDO) requirements. The EC recommends that the Petitioner work with the Senior Environmental Planner to bring the plan into compliance.

2.) ENVIRONMENT-PROTECTING BUILDING PRACTICES

The EC recommends that the Petitioner arrange to achieve a Gold Parksmart Certification instead of only a silver one. Gold Certification is easy to achieve based on our review of the Parksmart Certification criteria. If the city is actually committed to making this structure sustainable, this certification provides a reasonable and effective way to act on that commitment. While sustainable practices sometimes appear to be a bit more expensive in the short term, it is widely accepted that in the long term they save money and resources; evidenced by the City's decision to establish an assistant director and commission for sustainability, and install solar energy and obtain a LEED certification for City Hall.

This garage was controversial throughout the community, as it also was within the EC. Constructing it as sustainably as possible is the least the city can do to address the concerns of folks on both sides of the automobiles vs alternative transportation debate.

3.) LOCAL MATERIALS

The EC is disappointed that the design does not contain any of the local limestone that this region is

famous for. Using concrete that is limestone colored is not an acceptable replacement. We recommend that all proposed masonry headers, accent courses, and cornice details be crafted from local limestone instead of concrete.

4.) GREEN ALLEY

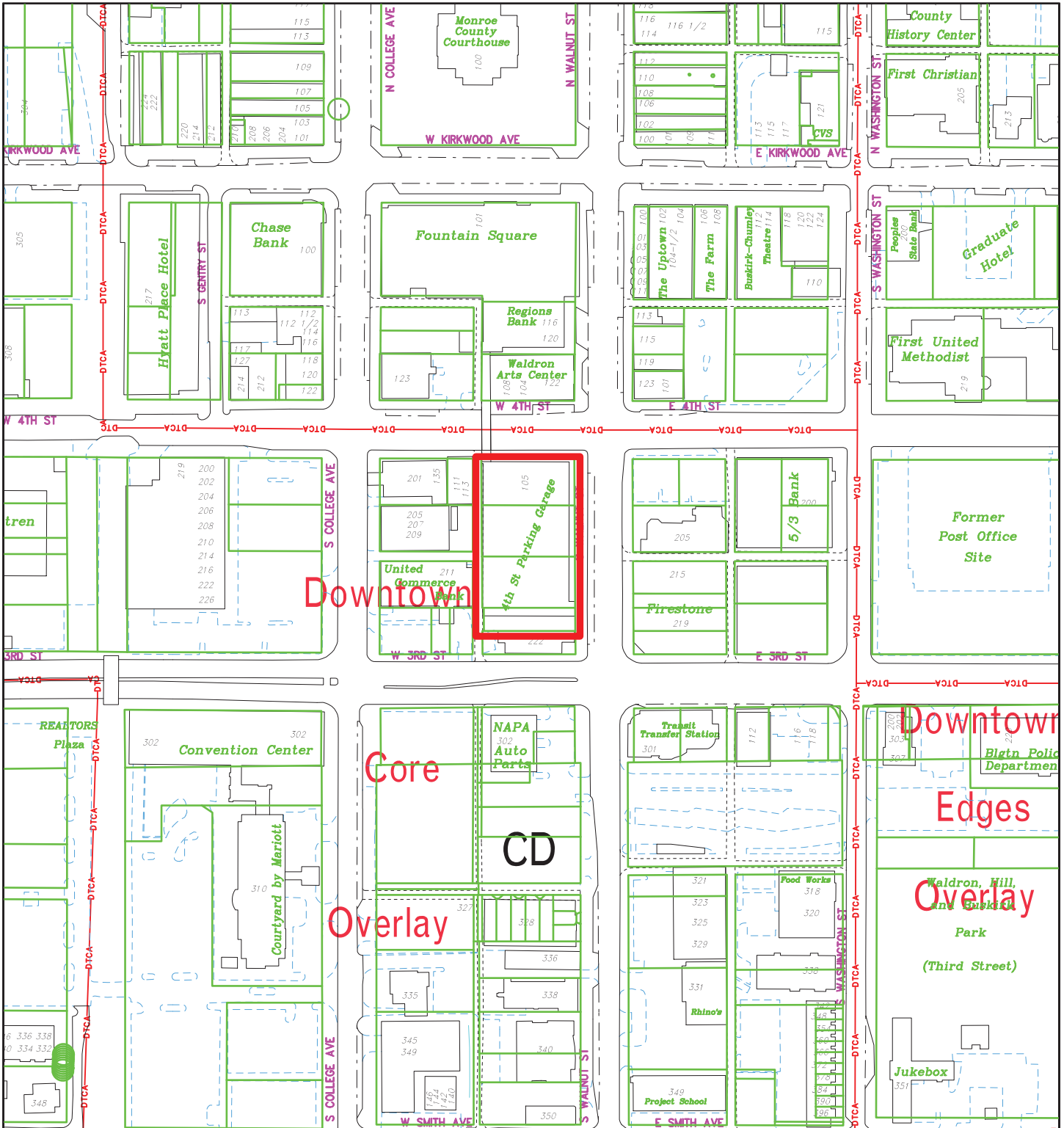
The EC recommends that the alley behind the parking garage be reconstructed using “green alley” techniques. The alley will no doubt be destroyed during construction and will have to be rebuilt anyway, so that makes it a good candidate for a green infrastructure best practice, called a green alley. The City of Chicago made this practice commonplace and published the Green Alley Handbook <https://www.chicago.gov/dam/city/depts/cdot/GreenAlleyHandbook.pdf> to help other municipalities. Although it is narrow, this alley could benefit from some of the practices outlined in the handbook. Some pedestrian-friendly amenities, such as lighting on the sides of the building, landscaping, and functioning pervious pavement could convert this eyesore space into an inviting multi modal way.

5.) BIOSWALES

The small strips of landscaping along Walnut Street possibly could be designed to capture stormwater runoff. Even though it may only account for a small amount of the local stormwater, every little bit of green infrastructure helps the whole. The EC recommends that the Petitioner research the feasibility of stormwater capture using bioswales in the landscaped strips adjacent to Walnut Street.

RECOMMENDED CONDITIONS OF APPROVAL

- 1.) The Petitioner shall work with the Senior Environmental Planner to bring the plan into compliance.
- 2.) The Petitioner shall commit to achieving a Gold Parksmart Certification.
- 3.) All headers, accent courses, and cornice details shall be crafted from local limestone.
- 4.) The alley behind the parking garage shall be reconstructed using “green alley” techniques.
- 5.) The petitioner shall research the feasibility of stormwater capture using bioswales in the landscaped strips adjacent to Walnut Street.



Downtown

Core

CD Overlay

Downtown

Edges

Waldron Hill and Esplanade Park (Third Street)

Jukebox

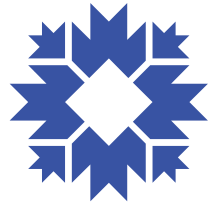
By: scanlanj
6 Mar 20



For reference only; map information NOT warranted.



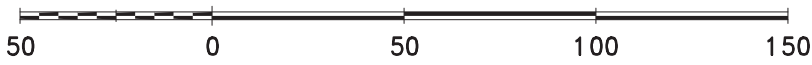
City of Bloomington
Planning & Transportation



Scale: 1" = 200'



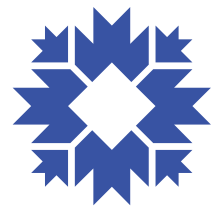
By: scanlanj
6 Mar 20



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 50'



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

[Planning] Comments for plan March 9th commission packet re: 4th street garage

Greg Alexander <btopgreg@galexander.org>
Reply-To: btopgreg@galexander.org
To: planning@bloomington.in.gov

Wed, Mar 4, 2020 at 9:38 AM

Hi -

I have a document I'd like the members of the plan commission to see at their March 9th meeting, in regards to the site plan for the 4th street garage. If you could include it in the meeting packet, I'd really appreciate it! Please email me confirmation, so I know that this email wasn't lost to a spam filter or whatever...

The document is at

<http://galexander.org/x/parking.pdf>

If there are any problems and you want me to bring down a hardcopy instead, just let me know.

Thanks!

- Greg Alexander
812-391-3535
1015 N Madison St / 47404

Feb 2020 parking counts by Greg Alexander. A survey of facilities that serve displaced 4th St garage users.

Previous counts indicated 4th St garage was mostly a 9-5 (work-day commuters) garage, so that is the focus. Michelle Wahl (Bloomington Parking Services Director) indicated permit-holders in the 4th St garage were offered the NAPA lot (301 S College), Morton garage (238 N Morton), or Walnut garage (300 N Walnut). I also counted the convention center west lot.

Counts represent the number of cars present.

307 S Madison, SE corner of 3rd & Madison				Convention center west lot one block surface lot
CAPACITY: 220 spaces				
Tue Feb 18 10:00A	37	(17%)		
Thu Feb 20 11:12A	50	(23%)	<-- PEAK 50 of 220	
Fri Feb 21 1:11P	46	(21%)		
Mon Feb 24 11:07A	46	(21%)		
301 S College, SE corner of 3rd & College				NAPA lot, east of conv ctr half block surface lot
CAPACITY: 129 spaces				
Wed Feb 19 11:17A	90	(70%)	<-- PEAK 90 of 129	
Thu Feb 20 11:16A	82	(64%)		
Fri Feb 21 1:15P	90	(70%)		
Mon Feb 24 11:11A	73	(57%)		
300 N Walnut, NE corner of 7th & Walnut				Walnut garage 5-level garage
CAPACITY: 353 spaces*				
Tue Feb 18 10:15A	209	(59%)		
Wed Feb 19 11:28A	218	(62%)		
Thu Feb 20 11:22A	220	(62%)		
Fri Feb 21 1:22P	237	(67%)	<-- PEAK 237 of 353	
Mon Feb 24 11:17A	220	(62%)		
238 N Morton, SE corner of 7th & Morton				Morton garage 8-level garage
CAPACITY: 522 spaces				
Wed Feb 19 11:41A	395	(76%)		
Thu Feb 20 11:34A	422	(81%)	<-- PEAK 422 of 522	
Fri Feb 21 1:36P	392	(75%)		
Mon Feb 24 11:31A	377	(72%)		
TOTAL PEAK OCCUPANCY:	799 of 1224	(65%)		425 available
PEAK OF GARAGES:	659 of 875	(75%)		216 available
PEAK OF LOTS:	140 of 349	(40%)		209 available

Notes:

EV CHARGING: Walnut garage has 2 EV charging spaces, and in my 5 visits I saw cars there 3 times: 2 petrol cars and 1 EV. Morton garage has 2 EV charging spaces, and in 4 visits they were always empty.

BIKE PARKING: Walnut garage has bike parking on the bottom floor, which was never used during my survey. Morton garage has bike parking on each floor, which was used on about 50% of the floors. Both garages have prominent signs on each floor that say "PROHIBITED: BICYCLING".

* CONSTRUCTION: Walnut St garage is under construction to replace a stairway, which caused irregularities in the counting. If the construction had not been occurring, the capacity would have been reported as about 10 spaces higher and the usage about 10 spaces lower, for a total extra available 20 spaces.

February 24, 2020

City of Bloomington Planning Commission
401 N. Morton Street
Bloomington, IN 47403

RE: City of Bloomington
4th Street Parking Garage, 111 W. 4th Street
Waivers from Downtown Core Overlay District Requirements

Dear Planning Commission Members:

On behalf of the City of Bloomington, we respectfully request your consideration of our request for site plan approval and waivers from Section 20.03.120 DCO Development Standards of the City of Bloomington, Unified Development Ordinance as follows below:

20.03.120.b.(2) Maximum Structure Height: The facility program call for the development of between 500 – 550 parking spaces. To achieve that requirement 7 parking decks are being provided with the building facade maximum height reaching 98 feet above the lowest grade at the building.

20.03.120.e.(6) Recessed Entrance: The facility's pedestrian entrances are immediately adjacent to the existing north south alley. Recessing the entrance creates a hide, blind corner and security issue.

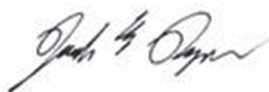
20.03.120.e.(6).(c).(B) Façade Modulation: The modulation of the façade will greatly impact the efficiency and cost of the garage. The required modulation does not lend itself to efficient garage layout or function.

20.03.120.e.(6).(c).2 Building Height Step Down: In order to accommodate the City's facility program of providing at least 500 – 550 spaces on the property available, in compliance other aspects of the UDO development standards, seven parking decks are required and thus the height of 98 feet is necessary.

20.03.120.e.(6).(c).(3).(A) Building Height Step Back: The functionality of the parking garage facility cannot accommodate this step back requirement above the 35 foot level.

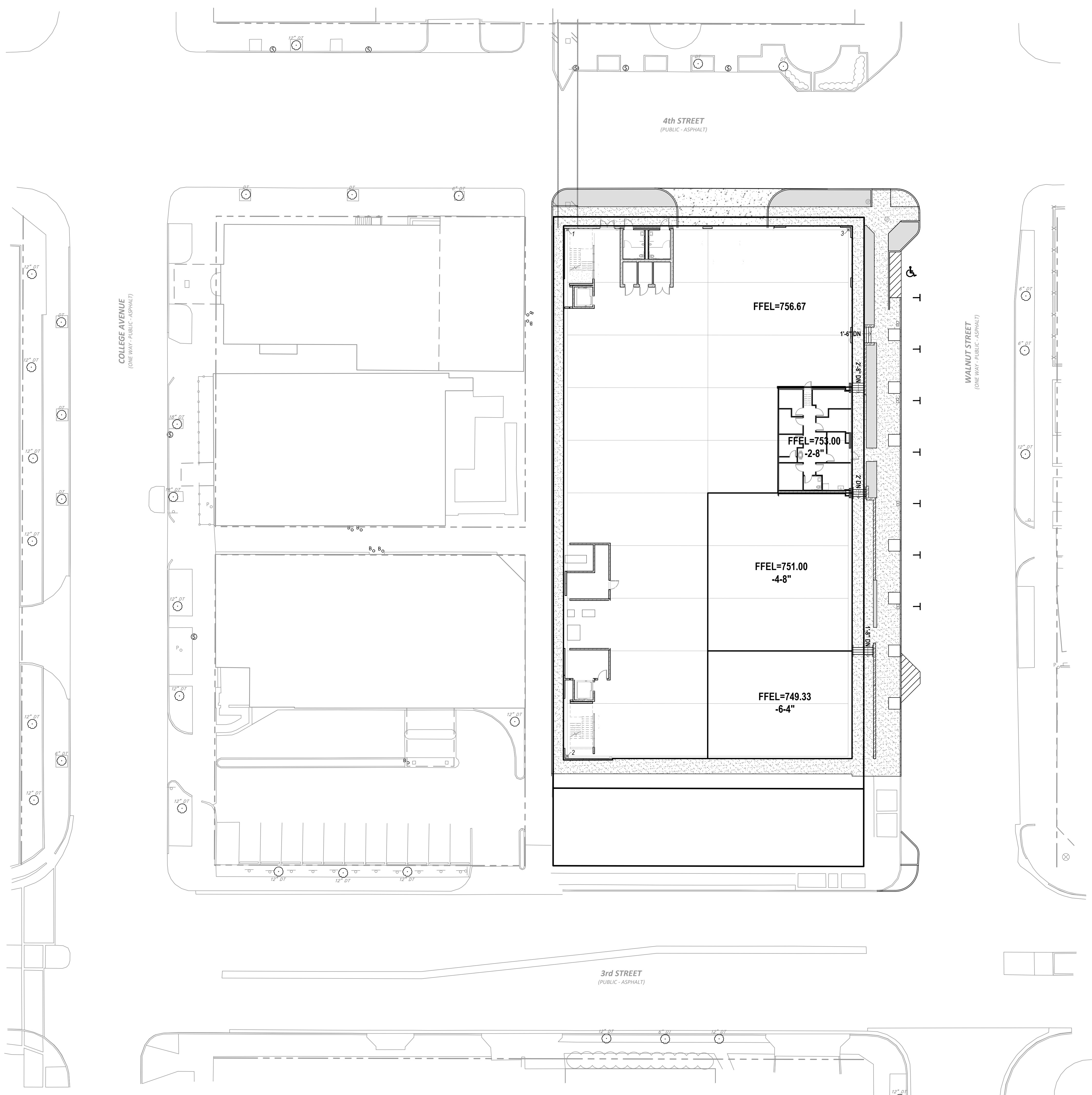
We greatly appreciate your affirmative consideration of our request for the above waivers.

Sincerely yours,



Joseph E. Raper. AIA
Project Manager





LAYOUT POINTS		
POINT #	NORTHING	EASTING
1	1427189.881	3108446.611
2	1426964.881	3108446.490
3	1427189.816	3108566.611

GENERAL NOTES

PLAN NOTES

LEGEND

30x42_CSD-CityBloomington-1070889.dwg
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 02/24/2020 10:49:14 AM

Blairline Riggett Cooper, James
BRCCJ
 LAND SURVEYING • CIVIL ENGINEERING • GIS
 1351 West Tappan Road
 Bloomington, Indiana 47403
 Phone: 812-336-8277
 www.brccj.com

BRCCJ PROJECT: 10089

PROJECT:
CITY OF BLOOMINGTON
4TH STREET PARKING GARAGE
 405 W 4TH STREET, BLOOMINGTON, IN 47404

SCOPE DRAWINGS:
 These drawings indicate the general scope of the project in terms of vertical structure, grade, and drainage. The drawings do not necessarily indicate or describe all work required for the performance and completion of the requirements of the Contract.
 On the basis of the general scope indicated on these drawings, the State contractor shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

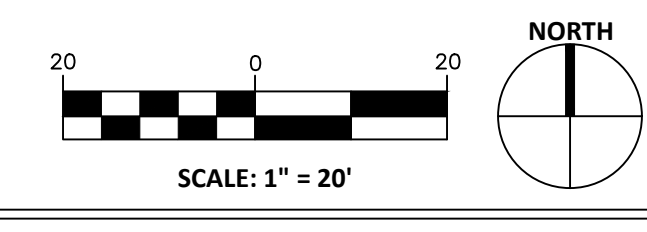
ISSUE DATE	DRAWN BY	CHECKED BY
02/24/2020	DLN	WSR

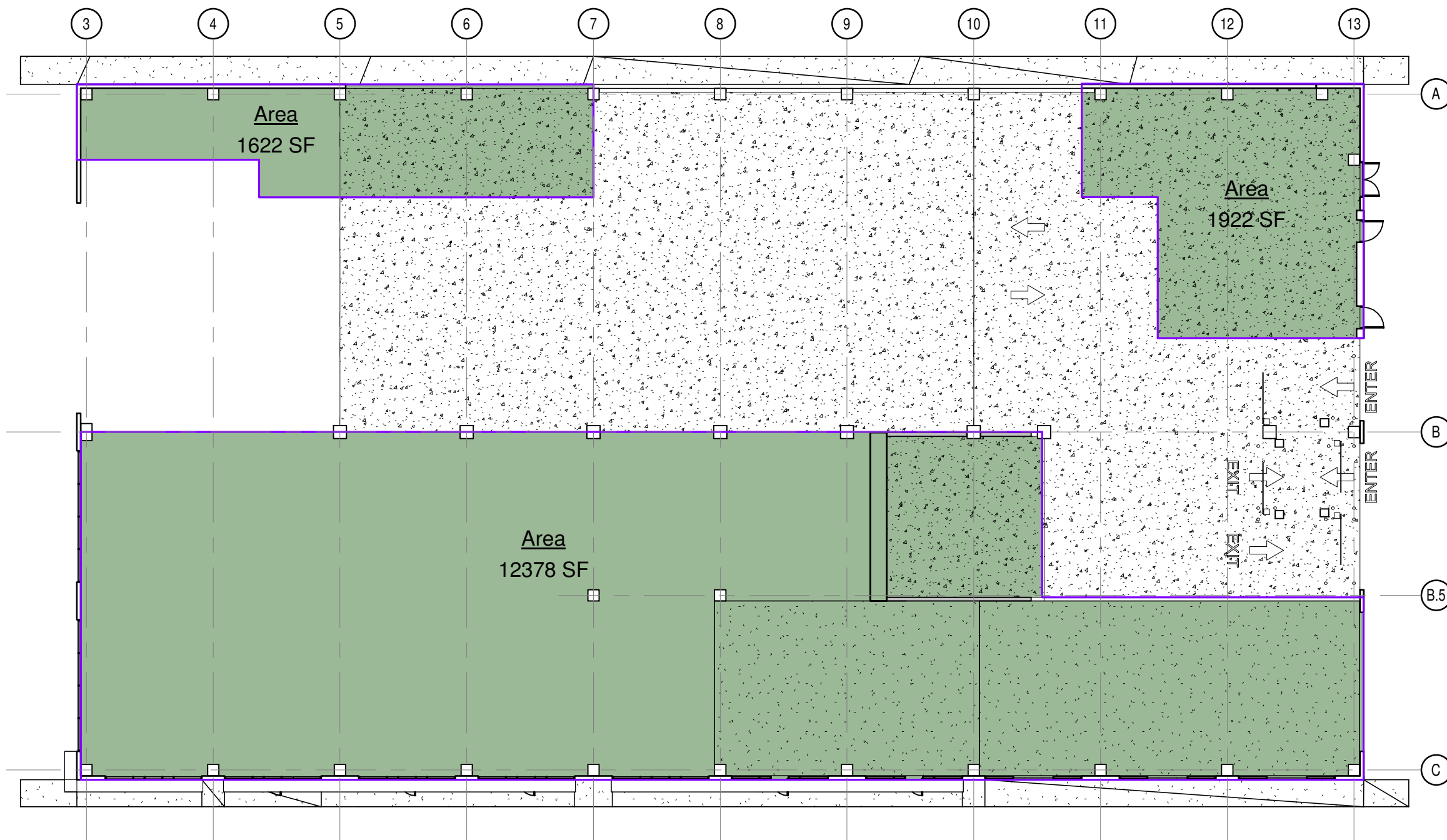
DRAWING TITLE:
PRELIMINARY SITE PLAN


CERTIFIED BY:
 WSR-SEAL.tif

DRAWING NUMBER
C401

PROJECT NUMBER
19053





 Building Common Area
/Non-Parking: 15,922 SF

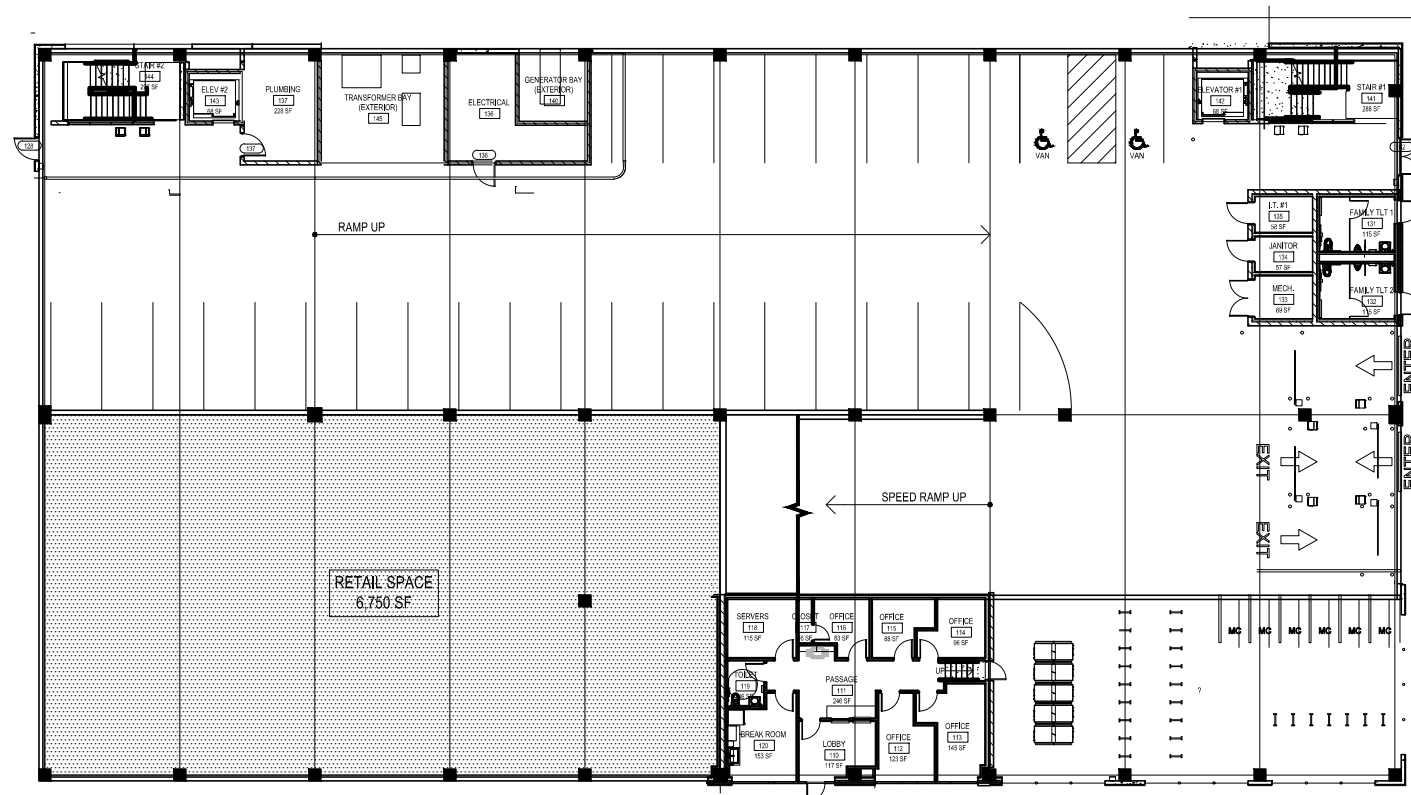
15,992 SF > 50% of 28,192
Gross Level 1 SF (14,096 SF)



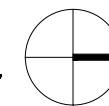
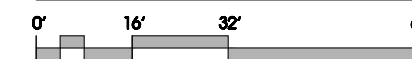
PARKING DATA (plan w/ Retail):

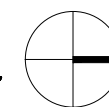
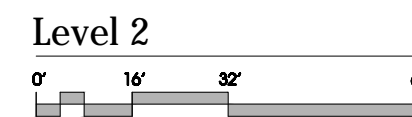
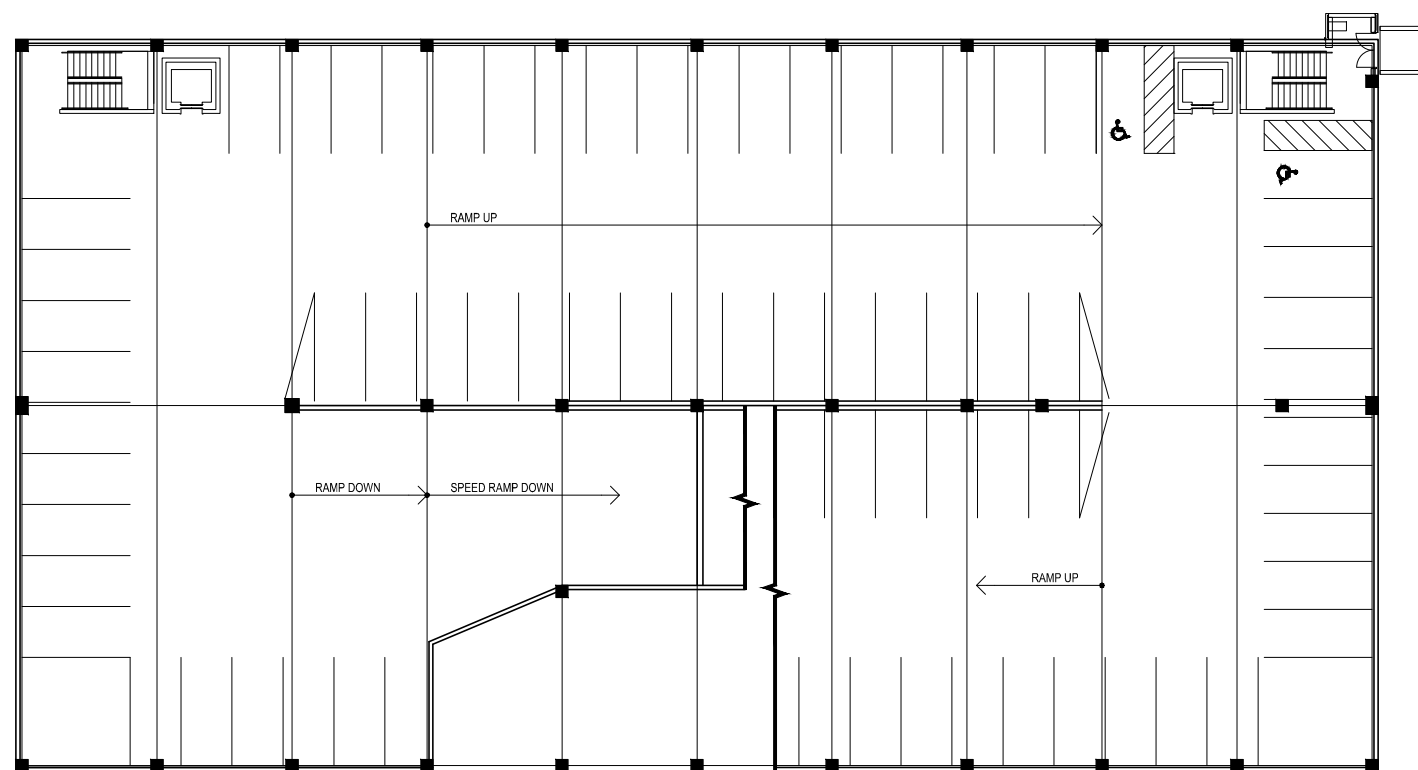
Level	Std.*	C**	ADA	Total
0B-1:	27	0	2	29
1B-2:	69	0	2	71
2B-3:	87	0	2	89
3B-4:	87	0	2	89
4B-5:	87	0	2	89
5B-6:	87	0	2	89
6B-7:	81	0	0	81
Total:	525	0	12	537

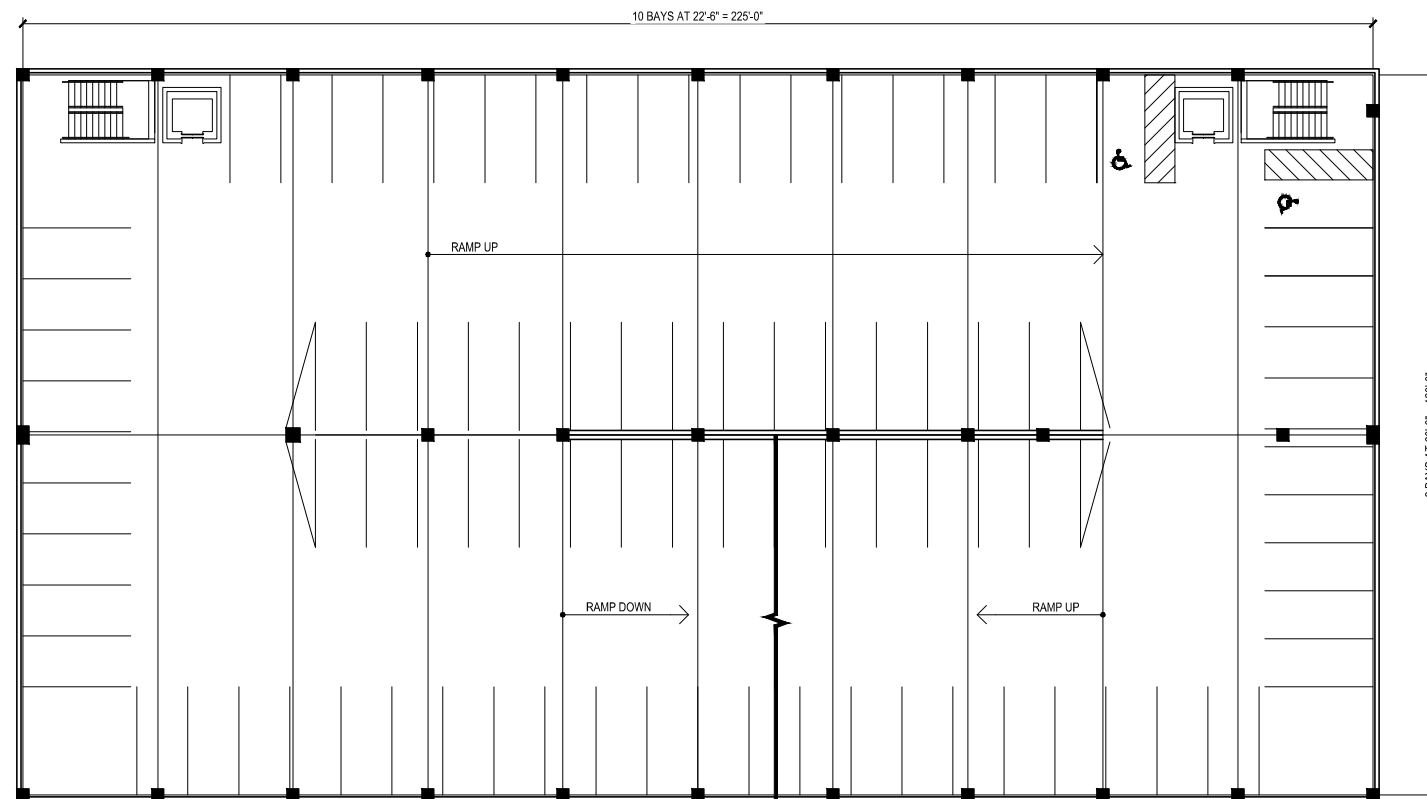
* Standard Space 8'-6" x 20'-0"
 ** Compact Space 8'-0" x 20'-0"



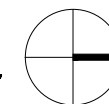
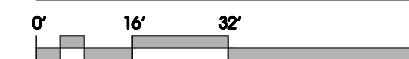
Level 1 w/ Commercial/
Public Use

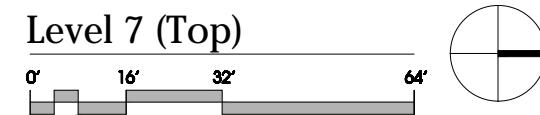
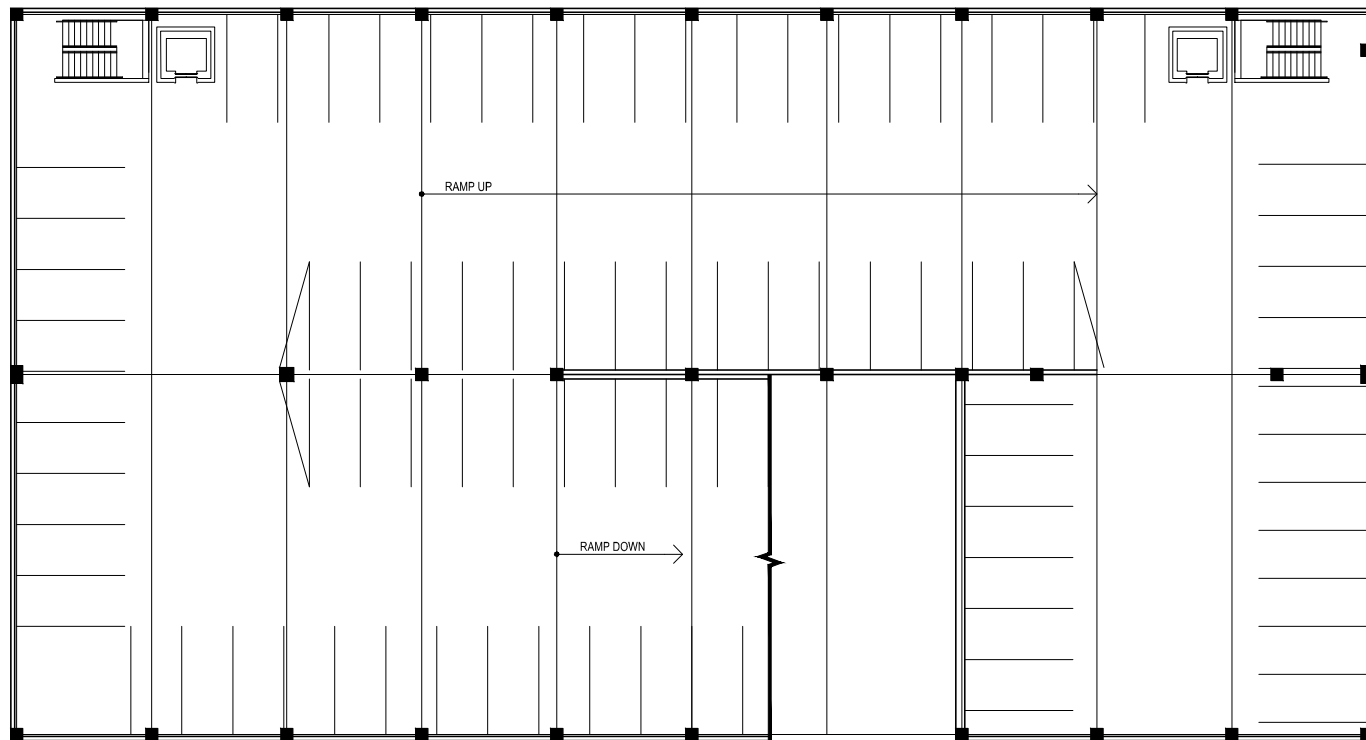


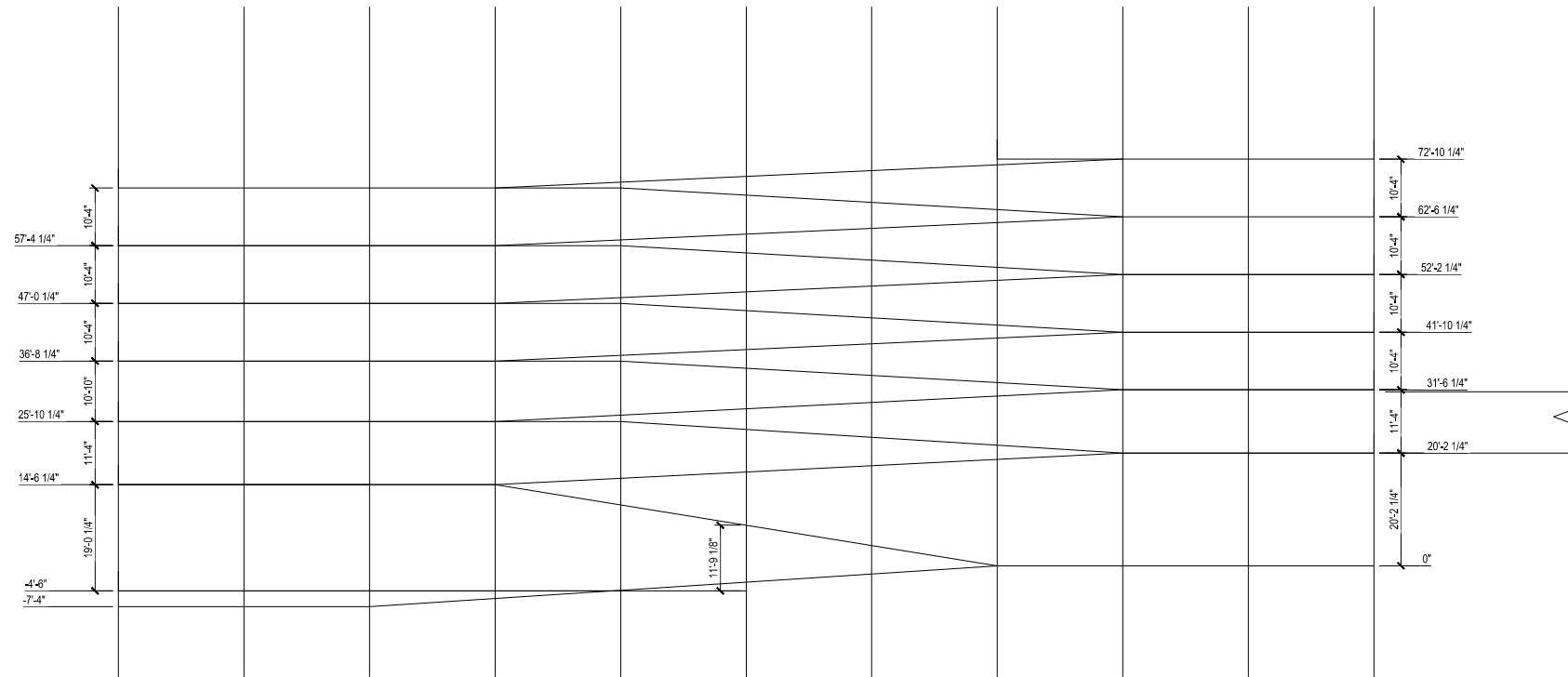




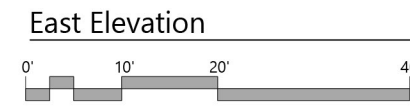
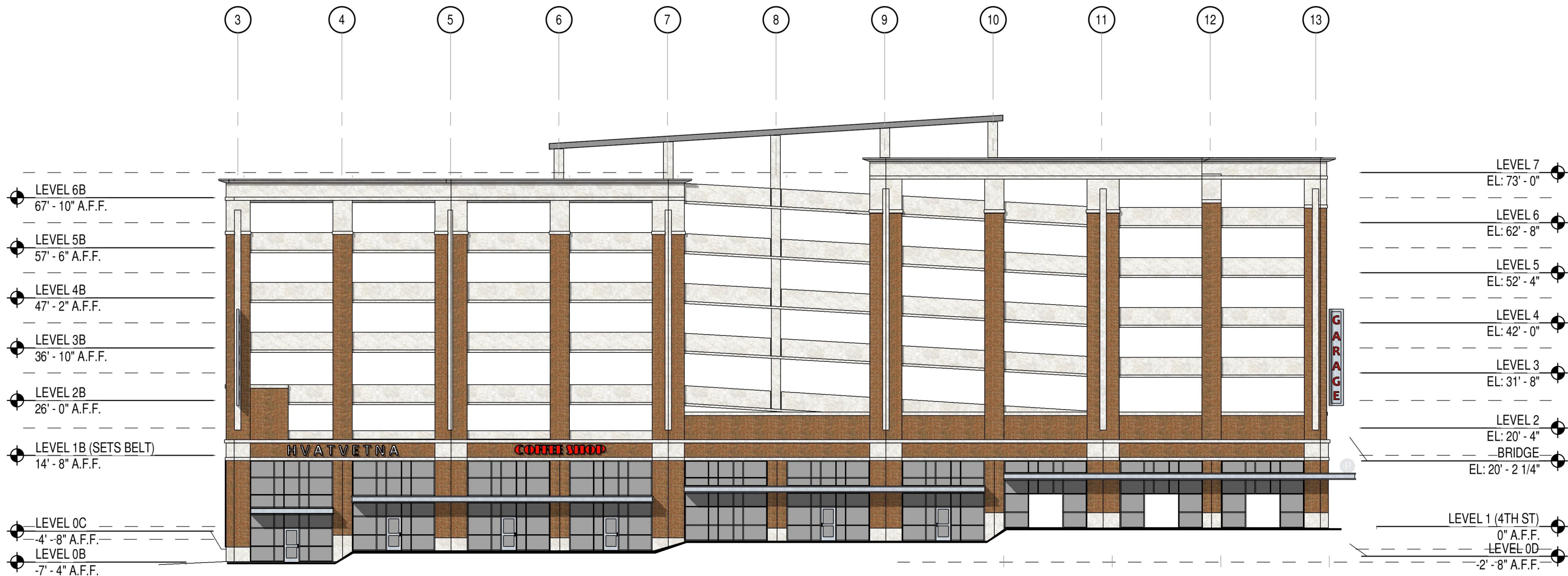
Levels 3-6 - Typical

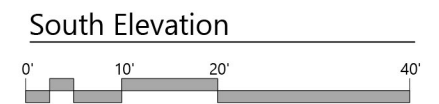
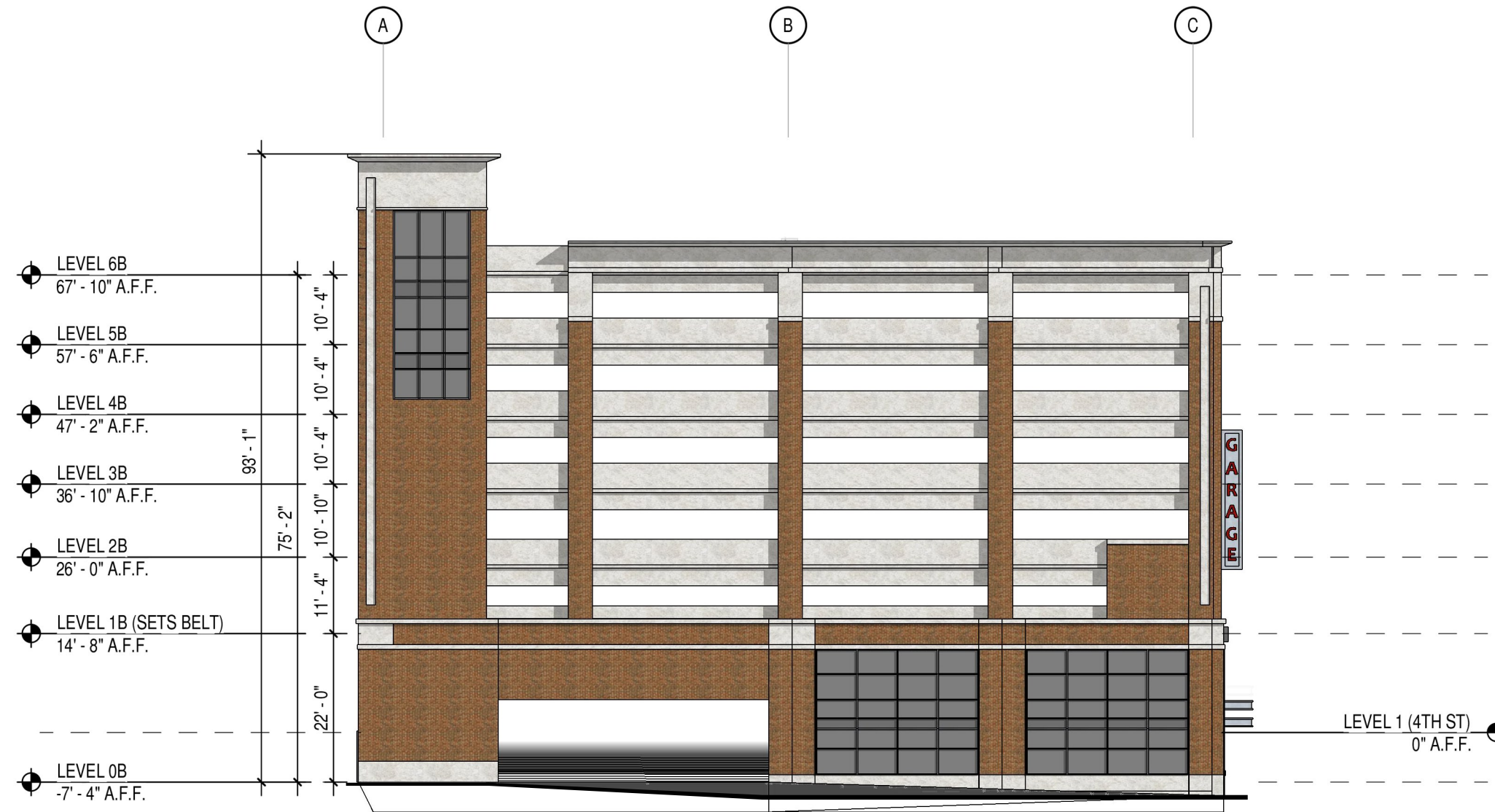


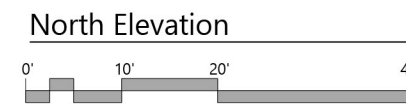
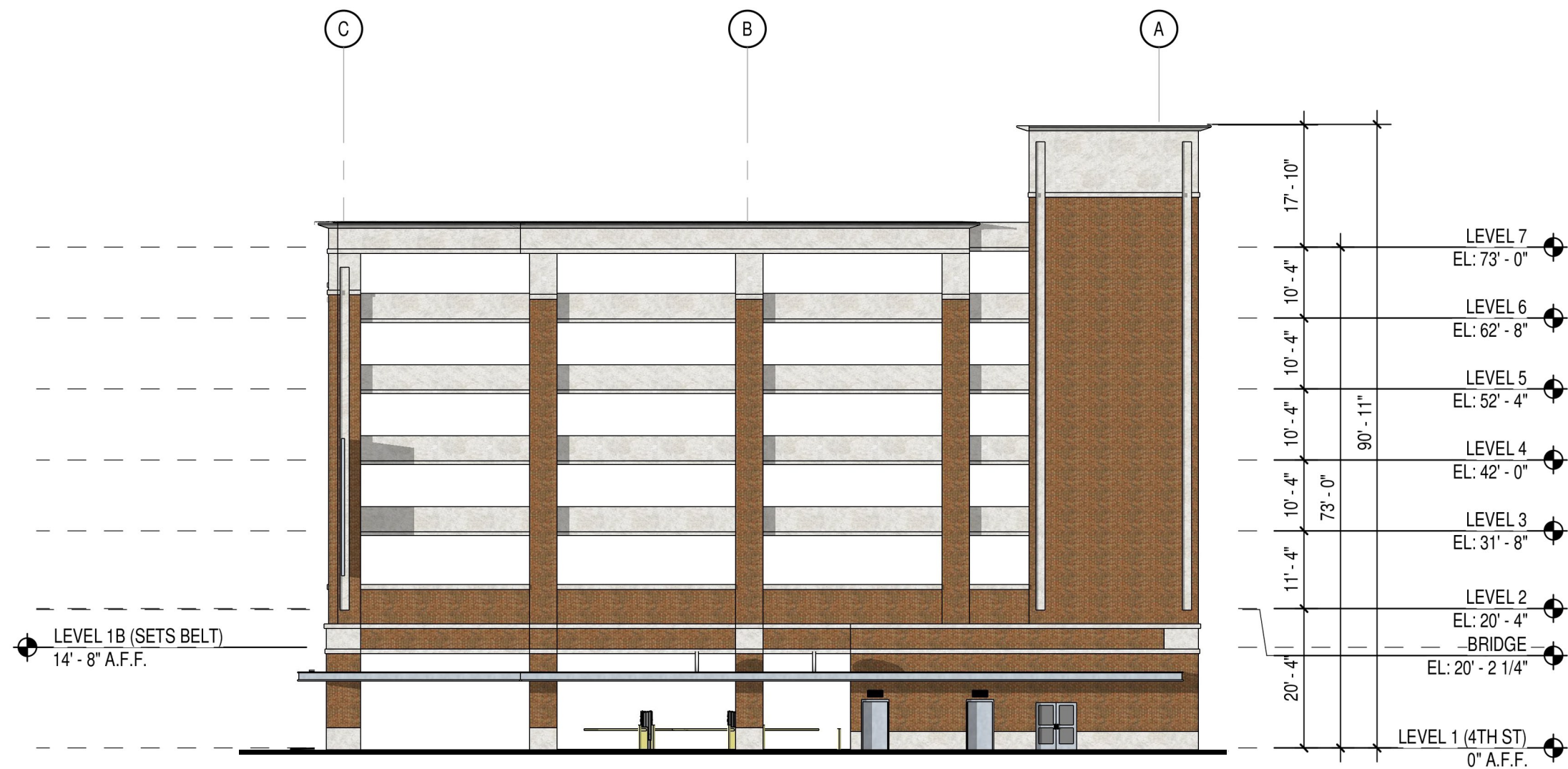


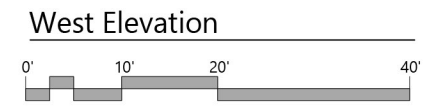
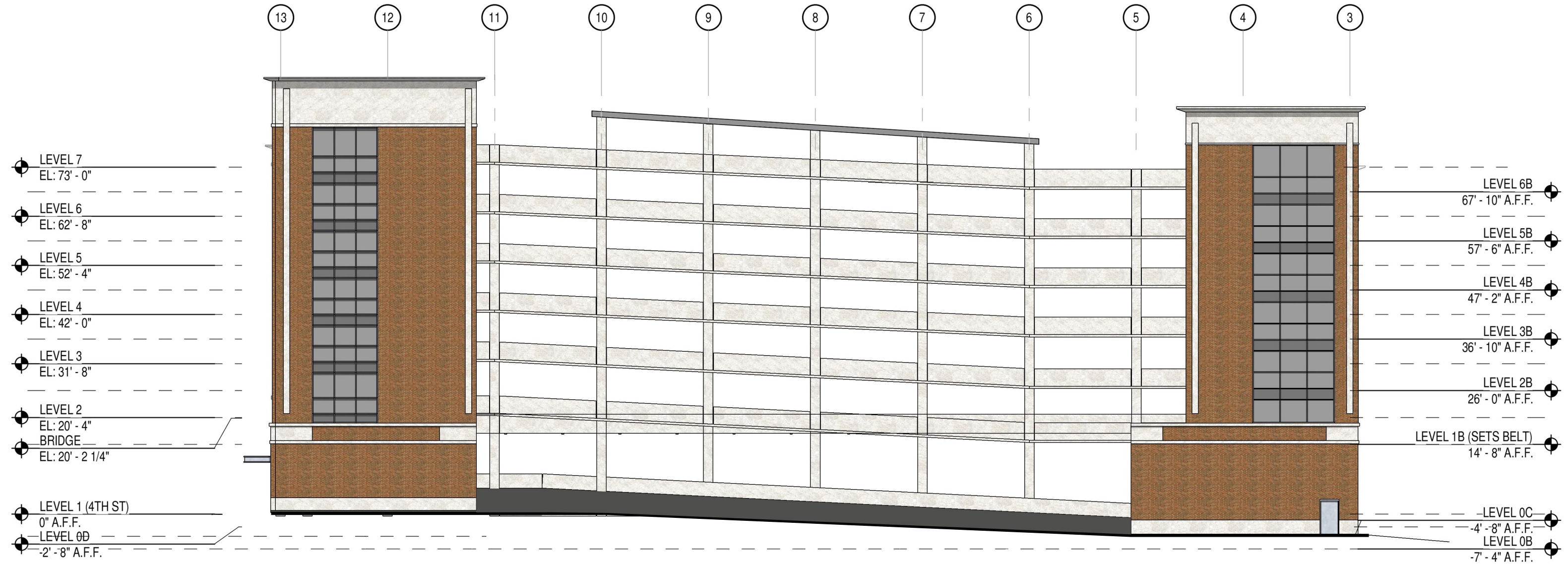


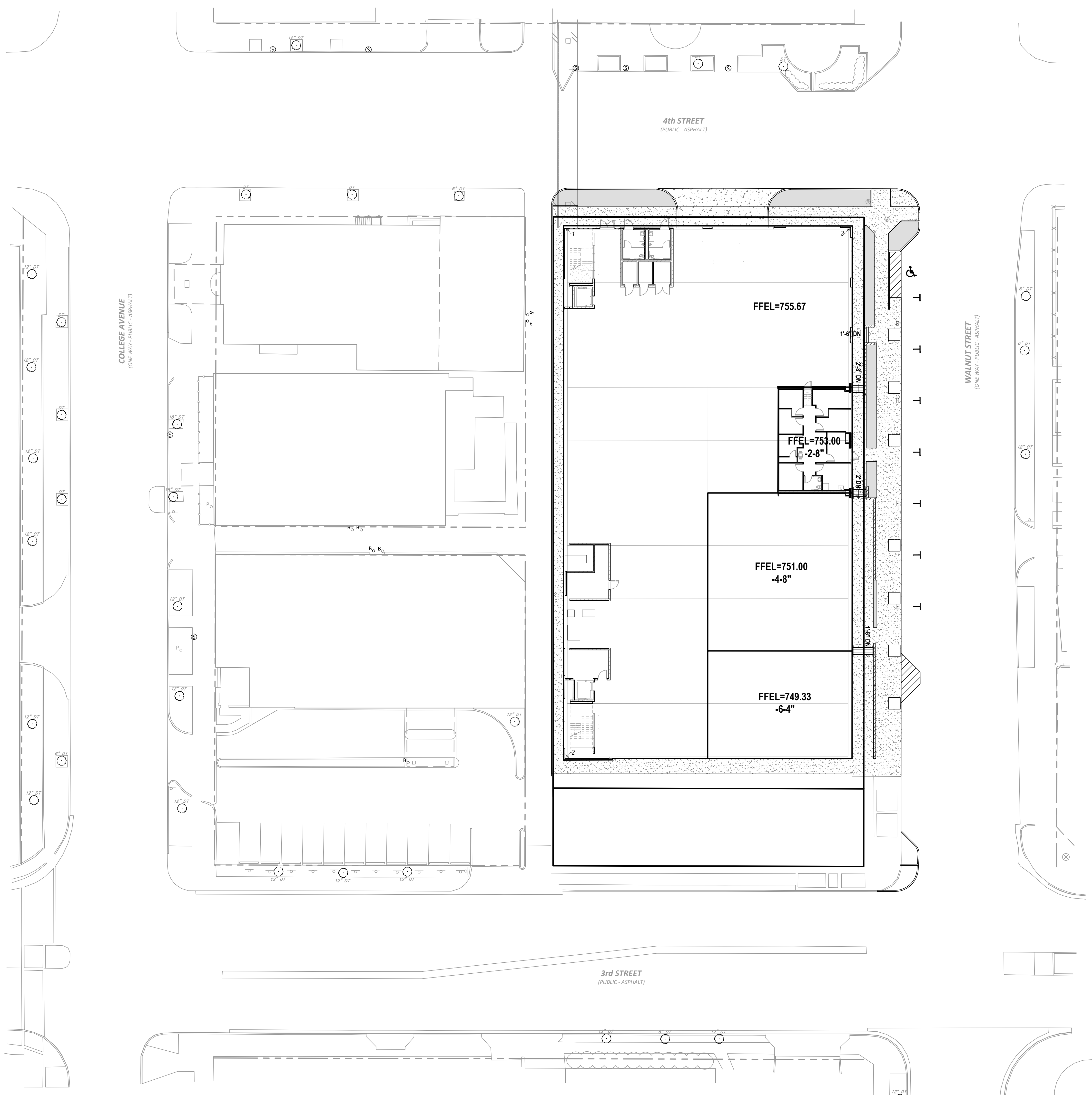
Section w/ Half Deck
0' 16' 32' 64'











LAYOUT POINTS		
POINT #	NORTHING	EASTING
1	1427189.881	3108446.611
2	1426964.881	3108446.490
3	1427189.816	3108566.611

GENERAL NOTES

PLAN NOTES

LEGEND

3042_CSD-CityBloomington-1079860.dwg

3042_CSD-CSD_official_Booker-1079860.dwg

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BRCJ PROJECT: 10089

PROJECT:
CITY OF BLOOMINGTON
4TH STREET PARKING GARAGE
 405 W 4TH STREET, BLOOMINGTON, IN 47404

SCOPE DRAWINGS:
 These drawings indicate the general scope of the project in terms of vertical structure, including the placement of the building, the major structure, approach, the siting of all structure, mechanical and electrical systems.
 The drawings do not necessarily indicate or describe all work required for the performance and completion of the requirements of the Contract.
 On the basis of the general scope indicated on these drawings, the State contractor shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

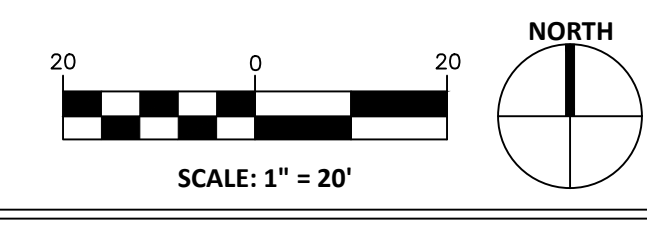
ISSUE DATE	DRAWN BY	CHECKED BY
02/24/2020	DLN	WSR

DRAWING TITLE:
PRELIMINARY SITE PLAN

CERTIFIED BY:
 WSR-SEAL.tif

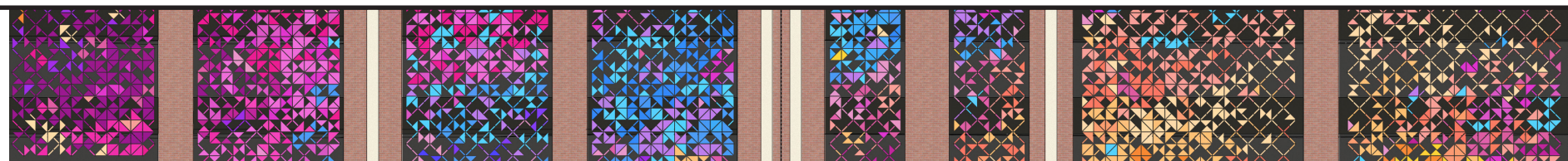
DRAWING NUMBER
C401

PROJECT NUMBER
19053



4th St Parking Garage Public Art - *Urban Fabric*

Concept Design - 12/2/19

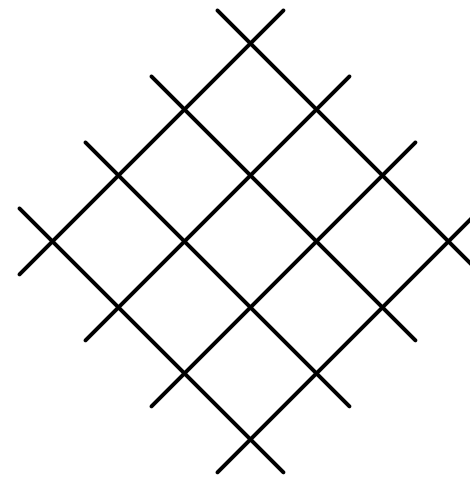


Project Description:

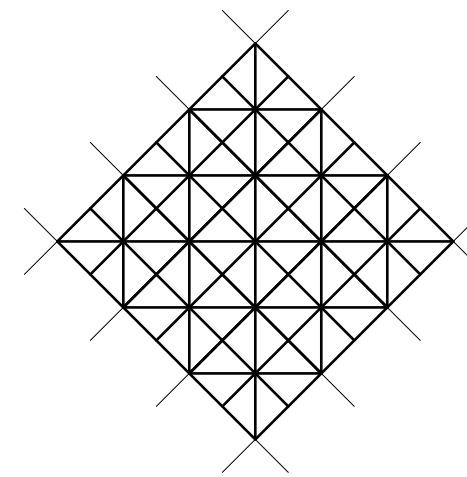
A critical element of this design challenge was creating a highly complex and visually interesting piece, while meeting a budget that would fit in the scope of the overall construction project. Typically over-designed art projects are “value engineered” and simplified down to a reduced version of the original design. We took a different approach, focusing on developing a system from the ground up that is simple to fabricate, install, and quote, while also accomplishing all of our conceptual goals right from the beginning.

Conceptually we sought to create an exciting and uplifting piece that represents the diversity and inclusiveness of Bloomington, as well as its dedication to public art. Our approach to the project looks at traditional quilts for inspiration. A basic quilt block is subdivided in a few simple ways using numerous types of fabric to create unique patterns. Through design and limited variables, a few key moves transform very modest parts into a complex textural fabric.

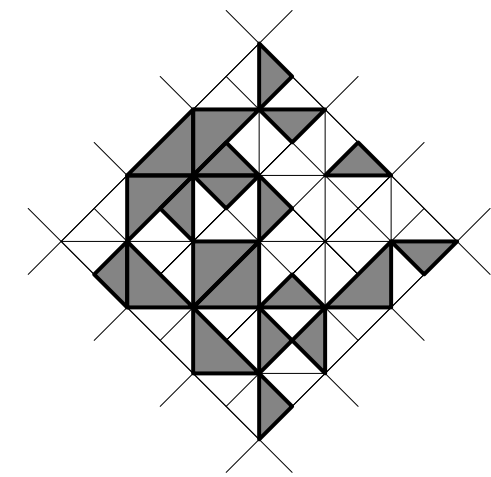
We drew a connection from this to the vibrancy and uniqueness of the city and its visitors. Local businesses and life-long residents interact with thousands of students from all over the globe in this diverse community. We were able to take formal cues from a quilt to describe the vibrant *Urban Fabric* of Bloomington in a very bold way. Nearly 10,000 colorful parts come together to transform a typically underutilized parking garage facade into a representation of the city.



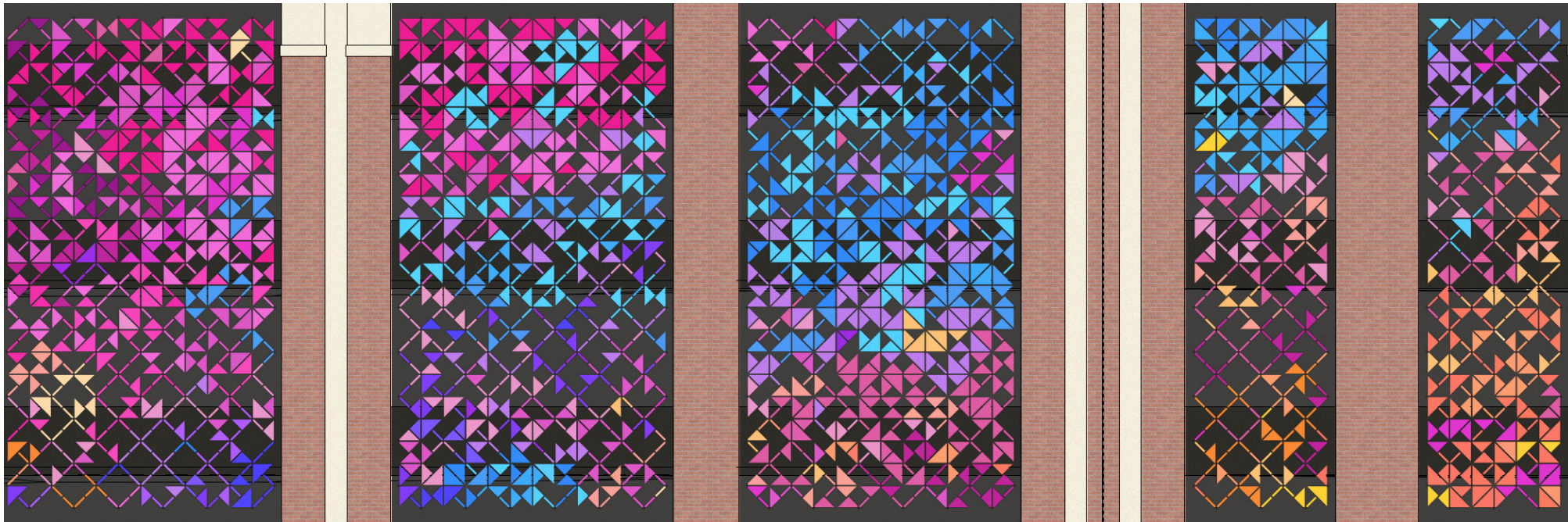
Quilt grid



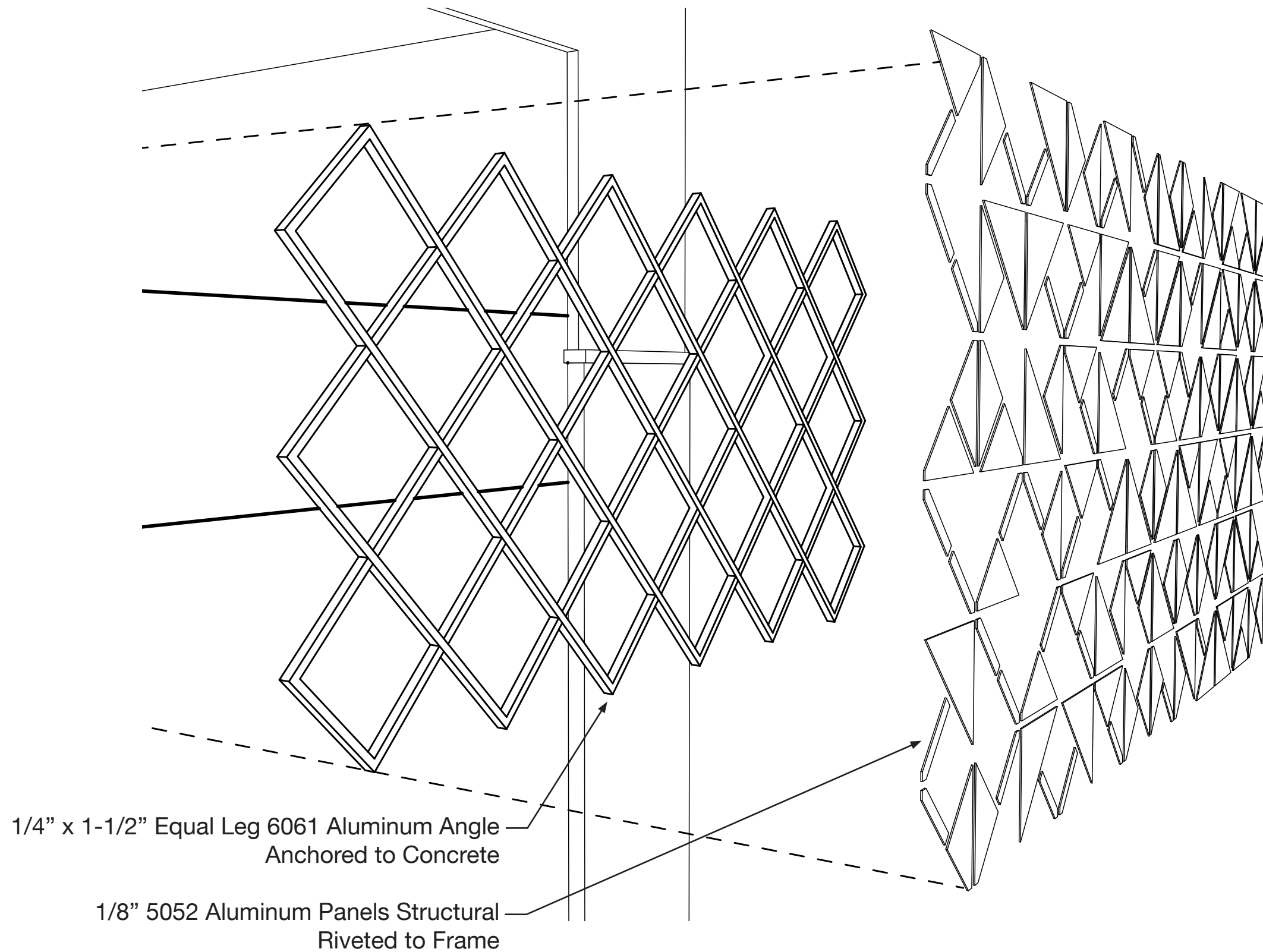
Subdivided blocks



Block patterns



Project Statistics:
9440 panels
3134 sqft of panel surface area
36% coverage within artwork boundary
64% open for natural lighting and fume exhaust
Frame: Aluminum Angle
Panels: Aluminum (painted finish)



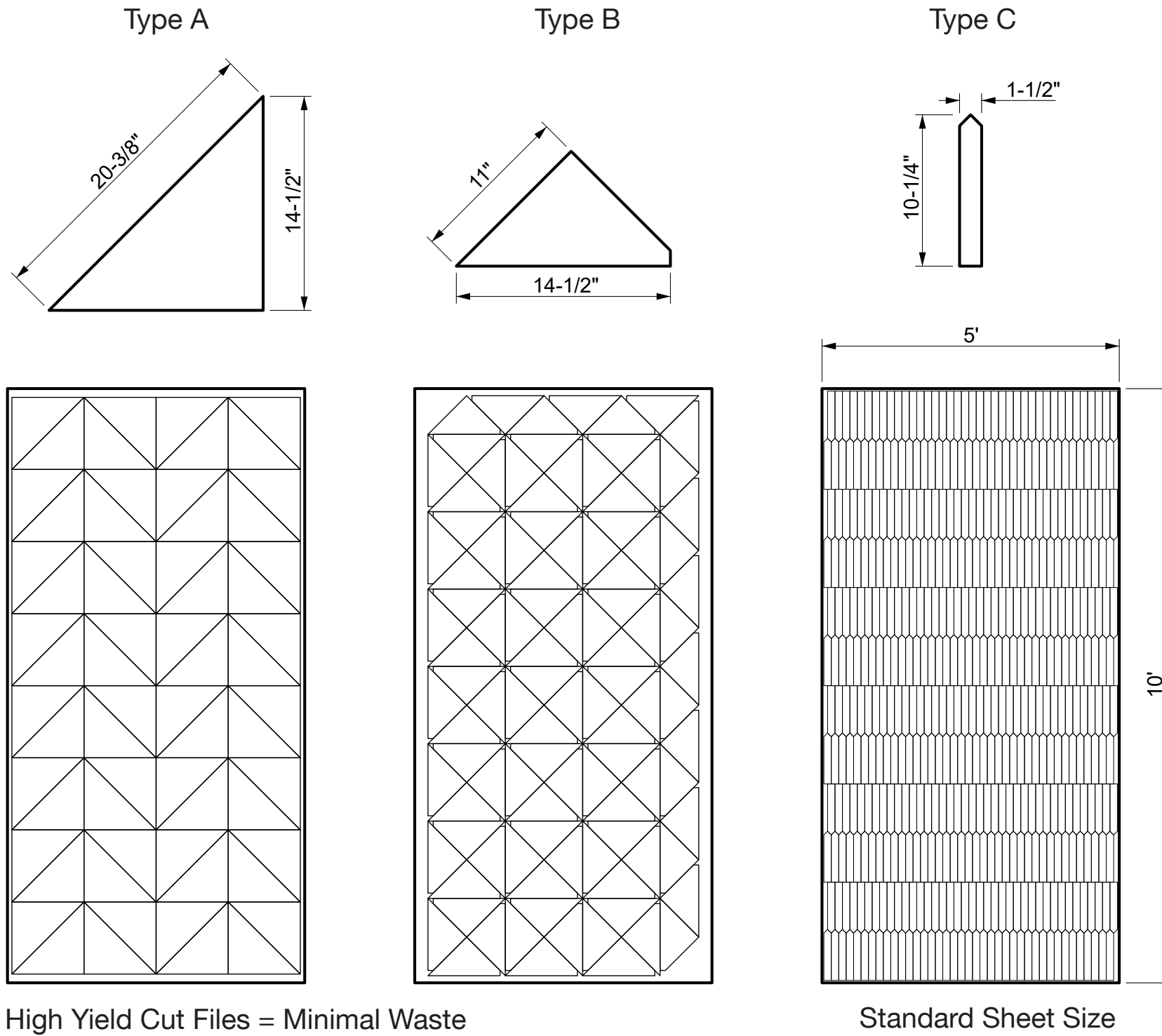
Basic Assembly Diagram

Budget Conscious Design:

Frame dimensions developed to fit well in standard material lengths.

Frame is a repetitive system with all 90 degree cuts (no custom angles) and unfinished to reduce cost.

Simple fabrication, assembly, and installation techniques using custom organization creates complexity from simplicity.



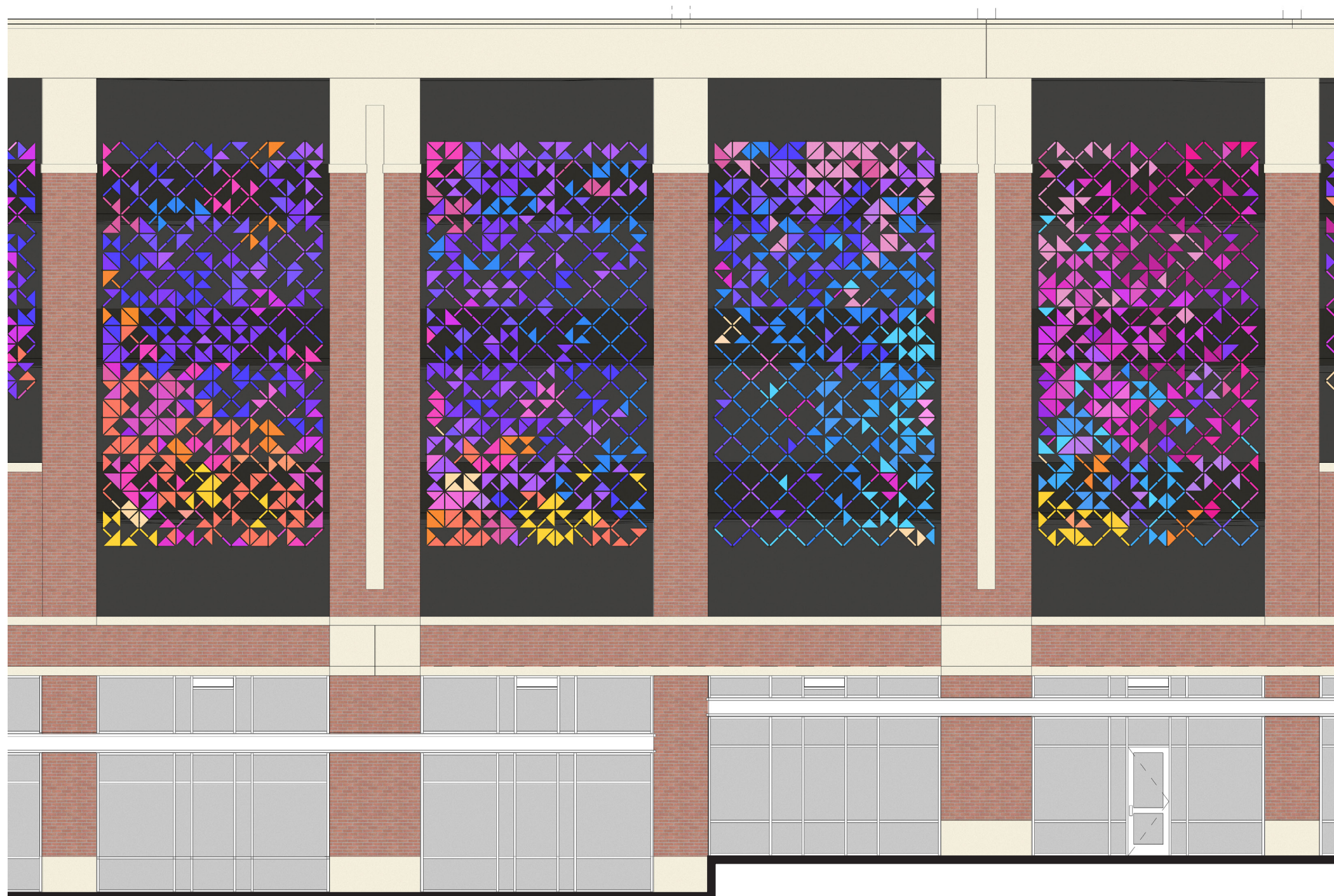
Budget Conscious Design:

3 part types to limit customized component count. Rotation, placement, and color provides variation across the facade.

Panel dimensions developed to fit in standard material sheet sizes.

Scale, surface area, and materials have been chosen through budget discussions with an Indianapolis-based, large-scale public art fabrication company, Ignition Arts, who we have a good working relationship with.

Part Type Diagram



Color and Composition:

Each bay thoughtfully considered as an individual composition within the whole.

Hues were selected to compliment the architectural material palette.

Color range limited to 30 specific colors, without losing interest in the overall composition.

Levels of porosity are balanced throughout the project to provide variation and visual interest.



Crashwall Color:

A dark finish on the concrete would allow them to blend in with the natural shadow of the garage openings and be less visually dominant. This would help the artwork appear cohesive across the facade, and won't wash out the vivid colors.

We recommend this detail be added to the architectural package, as it cannot fit within the artwork budget/scope.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 489 W. 10th Street**

**CASE #: SP-05-20
DATE: March 9, 2020**

PETITIONER: City of Bloomington Redevelopment Commission
401 N. Morton Street, Bloomington

CONSULTANTS: Bledsoe, Riggert, Cooper, and James
1351 W. Tapp Road, Bloomington

CSO Architects, Inc.
8831 Keystone Crossing, Indianapolis

REQUEST: The petitioner is requesting site plan approval for a new parking garage in the Commercial Downtown zoning district.

BACKGROUND:

Area: 3.35 acres
Current Zoning: CD – Showers Technology Park Overlay
Comp Plan Designation: Downtown
Existing Land Use: Surface parking
Proposed Land Use: Commercial / Parking Garage
Surrounding Uses: North – Undeveloped
 West – Business/Professional Office
 East – Showers Building
 South – Surface parking/Business and Professional Office

REPORT: The property is located on the east side of Rogers Street and south of W. 10th Street and is zoned Commercial Downtown (CD), in the Showers Technology Park Overlay. Surrounding land uses include undeveloped lots within the Certified Technology Park to the north; the Showers office building to the east; surface parking and offices to the south; and business/professional offices to the west. The property currently contains a surface parking area that was previously used by tenants of the Showers building.

This site received site plan approval on February 10, 2020. Since that time there were some changes made to the architecture and design of the building. The changes mainly involve the upper floor of the building and show more of an open roof structure as opposed to a solid wall design as originally shown. Those are the only changes to this petition from what was previously submitted. As a result of those changes, this petition must return to the Plan Commission for site plan approval.

The petitioner proposes to redevelop this property by constructing a new 3-story parking garage with 4,000 square feet of commercial space and public amenity space on the first floor. The parking garage would contain 379 vehicular parking spaces. The design also includes 50 outdoor and indoor bicycle parking spaces as well as restrooms available to the public. The petitioner is proposing to include various green features, such as electric vehicle charging stations and solar

panels. The petitioner is seeking a Silver level ParkSmart designation for the project.

The petitioner proposes vehicular entrances on the north side of the building from a new drivecut on 10th Street and a second entrance on the south side of the garage from the interior parking area. The petitioners received a variance (V-37-19) to allow the existing drivecut on 10th Street that accesses the interior parking area to be relocated east.

Plan Commission Site Plan Review: Multiple aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.370. These aspects are as follows:

- The petitioner is requesting waivers to multiple standards in BMC 20.03.400 and BMC 20.03.410.
- The petitioner is proposing a ‘parking garage/structure’ as a primary use.

SITE PLAN ISSUES:

Non-Residential Uses on the First Floor: While there is no residential component to the project, enclosed parking garages do not count toward the required non-residential ground floor space. This project is required to provide 50% or greater ground floor area of non-residential and non-parking garage space. The project is providing 6,435 square feet of non-residential ground floor space which is approximately 25% of the ground floor. A deviation from this standard must again be approved for this design.

Build-to-Line: 20.03.410(a) The UDO requires buildings in the Showers Technology Park Overlay to be built a minimum of 15’ from the B-Line Trail. The petition meets this requirement and is setback 15’ from the property line. The proposal meets the maximum 15’ build-to requirement on 10th Street.

Height: The maximum height in the STPO is 35 feet. The UDO defines building height as “the vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, mechanical equipment or utility service structures shall not be included in the measurement of vertical dimension.” At the tallest point, the proposal measures 57 feet 6 inches tall per the UDO definition. A deviation from the standard must again be approved for this design. The majority of the building has been designed to be 3 stories in height, which was the goal of the 35’ height limitation. The stair tower elements at the corners are the main elements that exceed the allowable height.

Parking: No minimum number of spaces are required for either the commercial space in the building or the parking garage use. The petitioner is proposing a total of 379 parking spaces in the building with an additional 50 bicycle parking spaces. The spaces will be used by both CFC and for future uses within the Certified Technology Park. The proposed number of spaces is identical to the petition that was approved in February.

Access: There are two proposed vehicular accesses to the parking garage, one on 10th Street and one on the south side of the garage from the interior parking area. The entrance on 10th Street will

be 2-way with one lane for the entrance and one lane for the exit, the proposed drivecut meets the 24' maximum width allowed. As mentioned previously, a variance was approved from the minimum separation requirement for a drive from an intersection to allow the existing drive to be relocated to the east.

There will be pedestrian access to the garage from the north and the southeast sides of the garage, near the stair towers and pay locations.

Bicycle Parking: No bicycle parking is required for the parking garage use. The petitioner proposes 32 indoor bicycle parking spaces on racks and in lockers, with an additional 18 covered bicycle parking spaces on the exterior along the B-Line Trail. The commercial space requires 4 bicycle parking spaces within 50 feet of the entrances. Inclusion of those 4 spaces is a condition of approval. Approved location and separation design of these locations will be worked out with staff during the grading permit process.

Architecture/Materials: The building will be finished in primarily brick with a masonry base. There will be a center portion of the building covered in metal screening that will be used to display artwork. The proposed building materials have not changed from what was shown in February, only the design of the upper floor has changed. The original design that the Plan Commission reviewed had a sawtooth design along the top of the building, the petitioner has revised the elevation to move that element lower on the building and have more of an open deck to reduce some of the overall perceived height of the building.

Streetscape: Street trees and pedestrian-scaled lighting were installed with the recent improvements to 10th Street. Any street trees or lights removed will be replaced with this project. Sidewalks were also installed with the improvements to 10th Street and new sidewalk segments will be installed as a result of moving the existing drive east.

Pedestrian Facilities/Alternative Transportation: The new garage will have a plaza area along the B-Line trail frontage that connects to the trail through 2 access points. The existing vegetation along the trail will be preserved. A 5' wide concrete sidewalk and tree plot are shown along the east side of the building, adjacent to the vehicular access driveway. This sidewalk connects to the sidewalk system along 10th Street and helps provided pedestrian access through the site. The portion of the building along the B-Line trail has been designed to meet the architectural requirements for pedestrian entrances along the B-Line.

Building Façade Modulation: BMC 20.03.410(c)(1)(A) requires a maximum façade width for each module of 100 feet for those sides of the buildings with frontage. The only section that would not meet the modulation standard is the 124' section of building facing 10th Street. Due to the use of this building as a parking garage, the maximum façade modulation requirements create a difficulty in efficiently designing the building for its primary use as a parking garage. Requiring modulation would result in an inefficient interior layout of parking and drive aisles. A deviation from this standard is again required with this project.

Building Height Step Down: BMC 20.03.410(c)(2) requires that buildings located to the side of a surveyed historic structure not be more than one story taller, or 14 feet taller, than the surveyed structure. The Showers Building is listed as a locally designated historic structure. The UDO is concerned with the view from the right-of-way of new structures adjacent to historic structures.

As mentioned previously, the majority of the parking garage will be 3-stories and 35' tall. The Showers Building is two-stories in height, so the intent of the UDO requirement will be met in relation to being only one story higher than the historic structure. It is only the stair tower elements and overall height relative to lowest grade of the garage that do not allow the project to meet. In addition, the presence of the access drive between the garage and the Showers Building increases the separation and helps offset any impacts from the additional height. A deviation from the building height step down requirement is again required with this project.

Building Height Step Back: BMC 20.03.410(c)(3) requires that building facades over 35 feet in height shall step back the horizontal façade/wall plane a minimum of 15 feet from the horizontal façade/wall plane below 35 feet in height. Again, the majority of the building is at the 35' height limit and only certain portions of the building and stair towers exceed that height limit. Requiring the building to meet this step back requirement would result in an inefficient layout of the interior parking areas and drive aisles, and would not result in a better designed building. A deviation from the building height step down requirement is required with this project.

Void-to-Solid Percentage: The STPO sets a minimum first floor void-to-solid requirement of 40%, consisting of transparent glass or façade openings, for facades facing a street or the B-Line. The proposed commercial spaces and garage spaces meet this requirement.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this property as Downtown. The Downtown designation “is a mixed use, high intensity activity center serving regional, community-wide, and neighborhood markets. Bloomington must strive to improve downtown as a compact, walkable, and architecturally distinctive area in the traditional block pattern that serves as the heart of Bloomington while providing land use choices to accommodate visitors, business, shoppers and residents.’ Land use policies for this area state that:

Goal 4.1 Maintain Historic Character. Encourage redevelopment that complements and does not detract from the Downtown’s historic, main street character. The garage has been designed to complement and mirror the design of the historic Showers Building.

Goal 4.6 Optimize Parking: Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities. This project will be designed to accomplish to a silver level designation with Park Smart and will feature parking for bicycles and charging stations.

Policy 4.6.1 Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activities. This garage will have bicycle parking on the exterior and the interior, as well as bicycle lockers. Charging stations for bicycles will also be provided.

CRITERIA AND FINDINGS FOR SITE PLANS

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

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

(i) Is consistent with the Comprehensive Plan;

Proposed Findings:

- The site is in the Downtown area of the Comprehensive Plan.
- A mix of office, commercial, civic, high-density residential and cultural uses are recommended for the downtown.
- The Comprehensive Plan calls out to nurture our vibrant and historic downtown as the flourishing center of the community. This petition allows for a new parking garage to help stimulate growth within the Certified Technology Park as well as provide additional public parking spaces for other Downtown users. The design of the garage has been arranged to complement the look and design of the historic Showers Building.
- Encourage redevelopment that complements and does not detract from the Downtown's historic, main-street character (Goal 4.1)

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

The UDO includes an intent for the CD district and guidance for the Plan Commission in 20.02.170. The following items address those intent and guidance statements.

Proposed Findings:

- The project does serve to protect and enhance the central business district by constructing a parking garage to provide parking needs for all of the Certified Technology park.
- The project provides new retail space along the B-Line trail with new parking areas and public amenities.
- The project does incorporate some pedestrian-oriented design through first-floor window design and massing and does accommodate alternative means of transportation by providing ample bicycle parking and charging stations.

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

Proposed Findings:

- The project meets most of the applicable development requirements of Chapter 5, with the exception of the driveway separation requirement which must receive a variance.

(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.

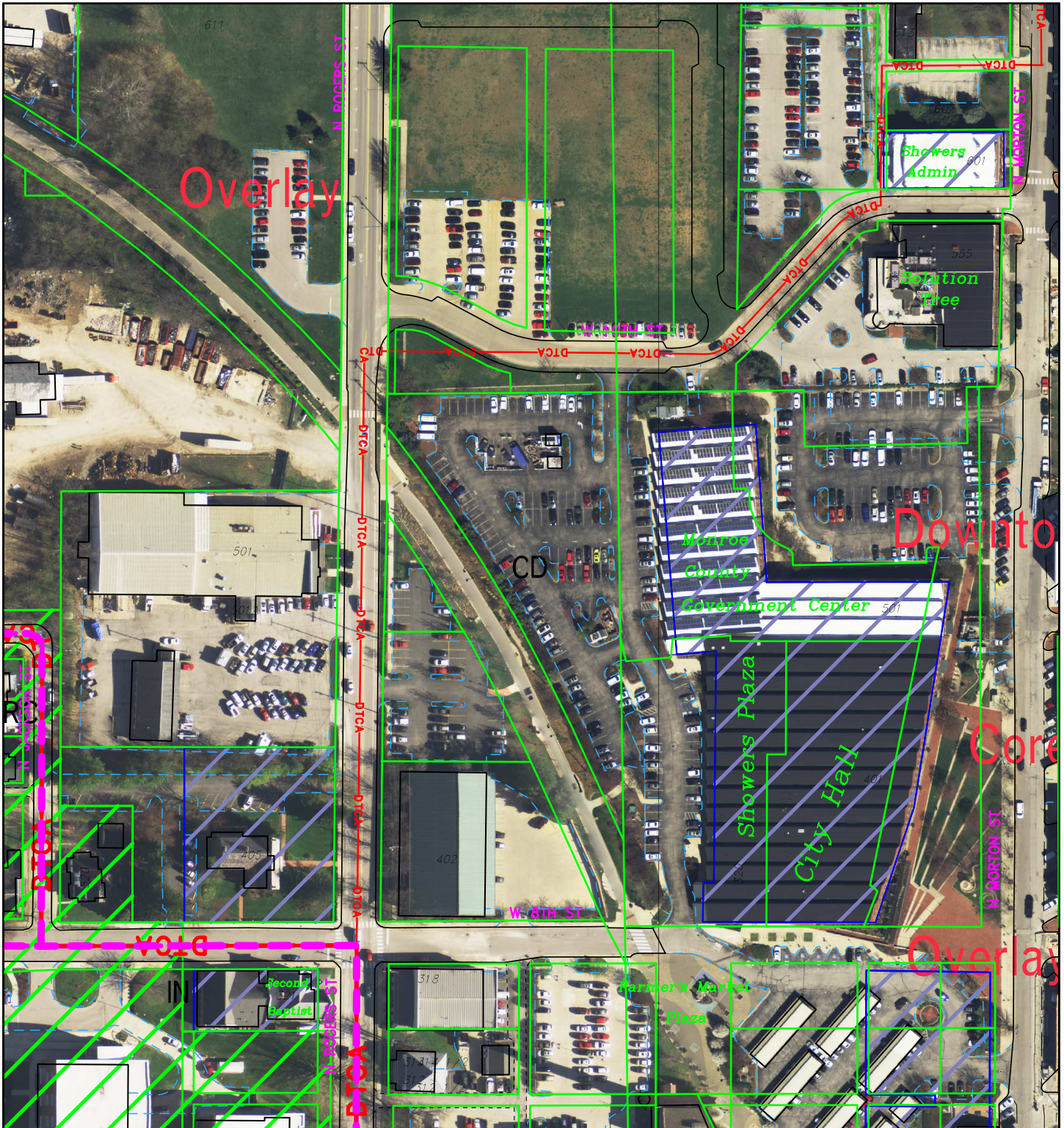
Per 20.03.380, the Plan Commission shall approve a site plan that meets all of the standards of 20.03.400, 20.03.410, and 20.09.120.

- The petition meets all of the standards of 20.03.400, 20.03.410, and 20.09.120 with the exceptions noted regarding height, façade modulation, building height step down, and building height step back.

CONCLUSION: This petition meets most UDO requirements for the STPO overlay district, while allowing for a functional parking garage which is an atypical use. It also includes various positive aspects related to larger City goals including promoting development in the Certified Technology Park by providing a centrally accessed parking garage providing bicycle parking and incorporating green building practices such as solar panels. In addition, this would provide additional commercial space in the downtown and along the B-Line Trail.

RECOMMENDATION: The Department recommends approval of SP-05-20 with the following conditions of approval:

1. A total of 4 bicycle parking spaces must be within 50' of the entrance of the commercial spaces.
2. Solar array design must be approved by the Planning and Transportation staff before a building permit will be issued.



SP-05-20 City of Bloomington Redevelopment Commission

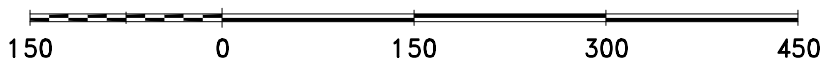
489 W 10th Street

Plan Commission

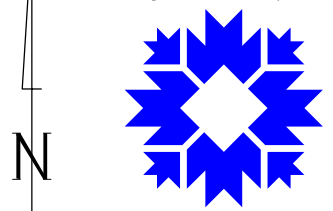
2016 Aerial Photograph

By: greulice

6 Mar 20

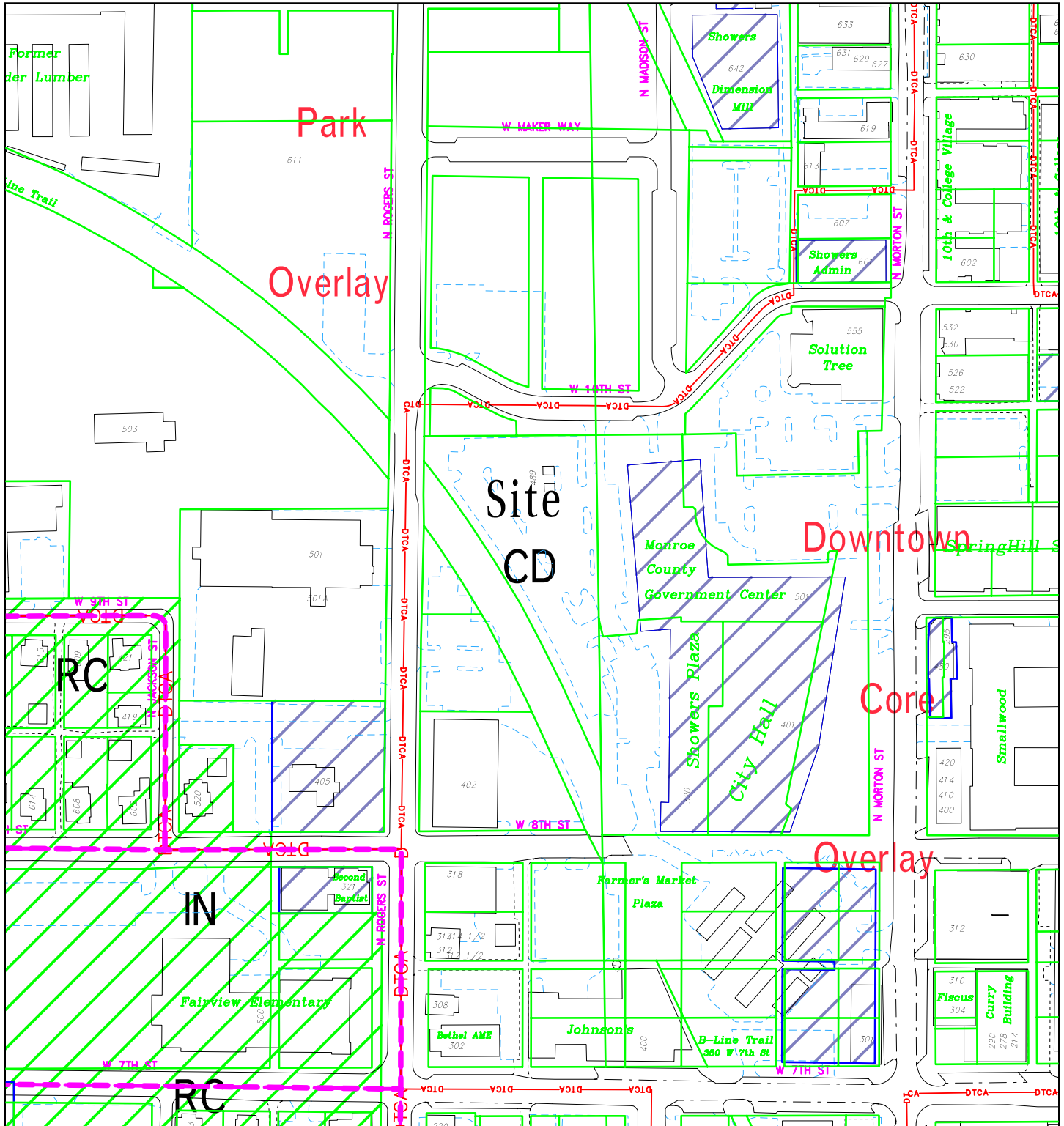


City of Bloomington
Planning & Transportation



Scale: 1" = 150'

For reference only; map information NOT warranted.



SP-05-20 City of Bloomington Redevelopment Commission

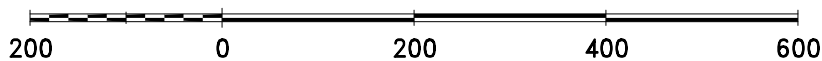
489 W 10th Street

Plan Commission

Site Location, Zoning, Parcels

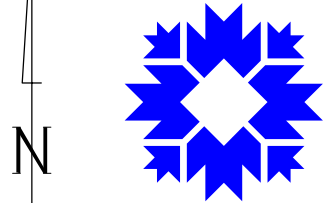
By: greulice

6 Mar 20



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



February 3, 2020

City of Bloomington Planning Commission
401 N. Morton Street
Bloomington, IN 47403

RE: City of Bloomington Trades District Parking Garage
489 West 10th Street
Review of alternate building fascia sizing

Dear Planning Commission Members,

On behalf of the City of Bloomington, we respectfully request your consideration of a possible reduction option of the Trades District Parking Garage exterior brick embedded precast fascia as presented and previously approved by the Planning Commission on September 9, 2019 as item SP-31-19.

An option has been suggested by those involved in the garage design that an exterior “matching” elevation of the garage precast panels to that of the Showers building height may result in an aesthetic benefit between the buildings. This possible alteration of exterior garage cladding may positively impact the visual balance between structures based on similar materials and architectural detail, but would not alter any other aspects of the garage previously approved by the Planning Commission or pledged to be met by the City as a condition of approval, specifically those Commission conditions of approval: 4 bicycling parking spaces within 50’ of the entrance of the commercial spaces, a solar array design to be approved by the Planning and Transportation staff, and securing the then referenced variance request later granted by the BZA on September 19, 2019 (V-37-19). Capacity, overall height/configuration, inclusion of art installations, commercial/City use occupancy, and other elements of the garage remain unchanged.

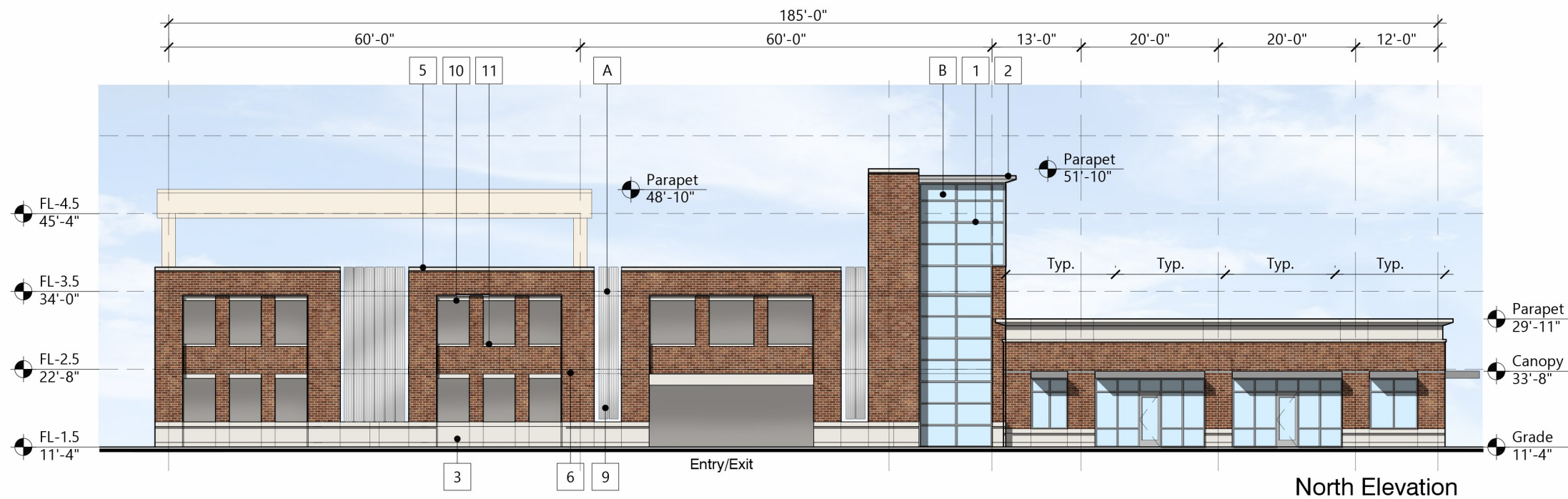
We request the opportunity for the Planning Commission to evaluate this design option as it may ultimately benefit the site harmony and provides possible economic benefit to project costs by reduction of materials.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Scism".

Joshua Scism, PMP[®], CLSSGB
CORE Planning Strategies, LLC, a certified WBE Company, State of Indiana



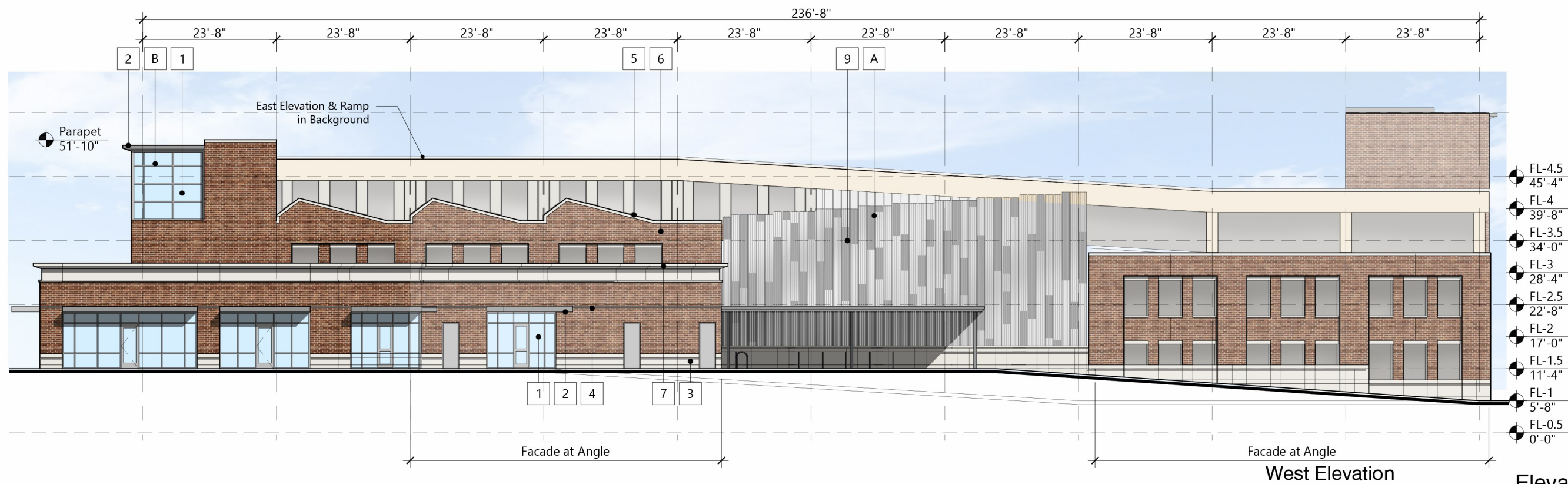


MATERIALS KEY:

- 1 Clear Anodized Aluminum Storefront with Clear Glazing
- 2 Aluminum Canopy
- 3 Masonry Base - Limestone Color
- 4 Masonry Header - Limestone Color
- 5 Coping - Limestone Color
- 6 Brick Masonry Veneer
- 7 Cornice Detail - Limestone Color with Reveals
- 8 Cast-In-Place Concrete
- 9 Perforated Metal Screen
- 10 Concrete Lintel
- 11 Limestone Sill
- 12 Typical Metal Panel Bay

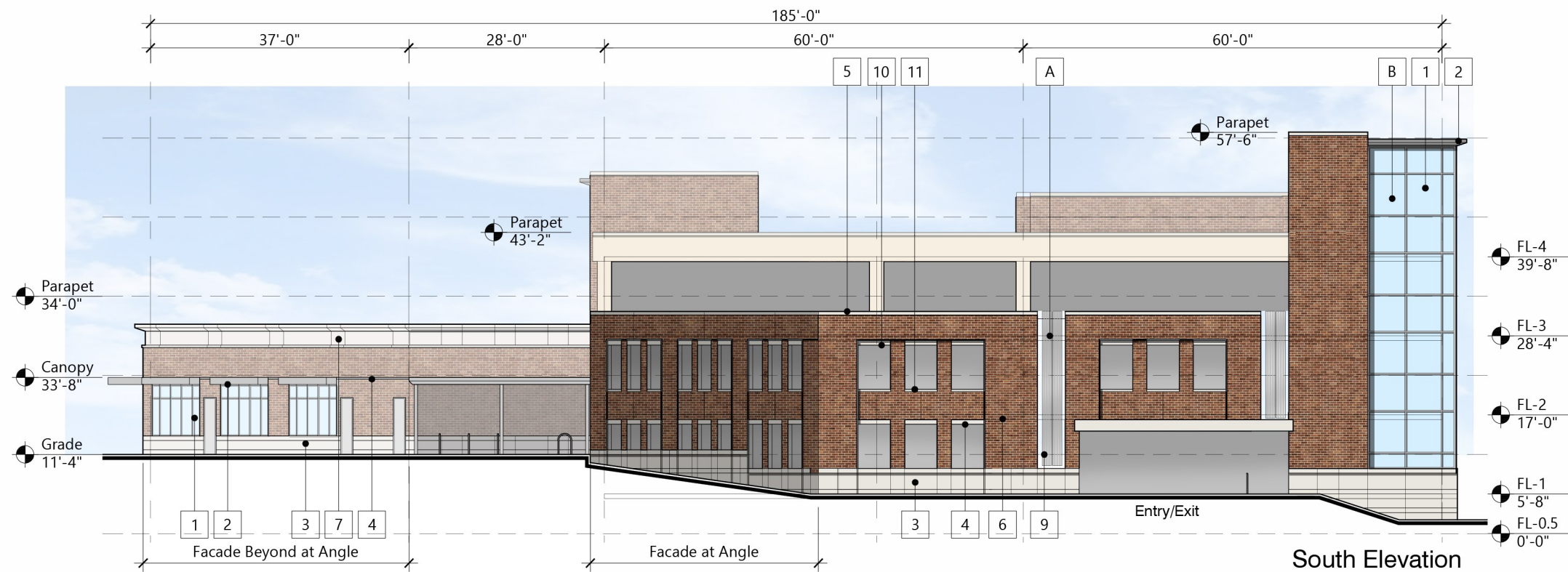
GENERAL NOTES:

- A Art Opportunity: Perforated Metal Screening with Artistic Pattern.
- B Art Opportunity: Glazed Stair with Internal Art and Illumination.



Elevations



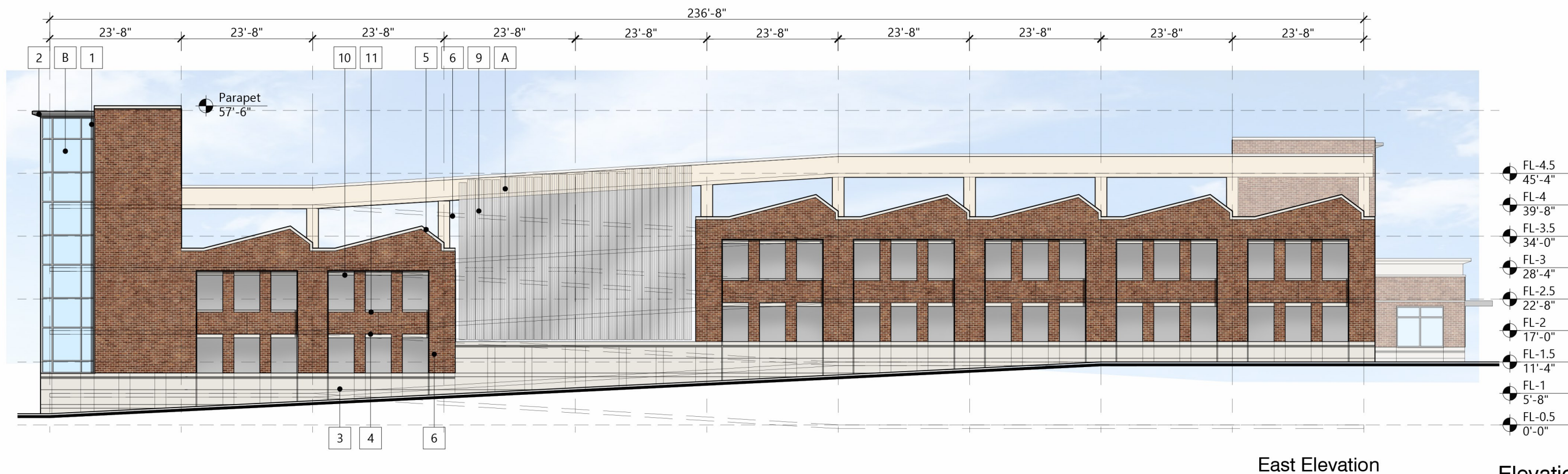


MATERIALS KEY:

- 1 Clear Anodized Aluminum Storefront with Clear Glazing
- 2 Aluminum Canopy
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- 4 Masonry Header - Limestone Color
- 5 Copping - Limestone Color
- 6 Brick Masonry Veneer
- 7 Cornice Detail - Limestone Color with Reveals
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- 9 Perforated Metal Screen
- 10 Concrete Lintel
- 11 Limestone Sill

GENERAL NOTES:

- A Art Opportunity: Perforated Metal Screening with Artistic Pattern.
- B Art Opportunity: Glazed Stair with Internal Art and Illumination.



Elevations

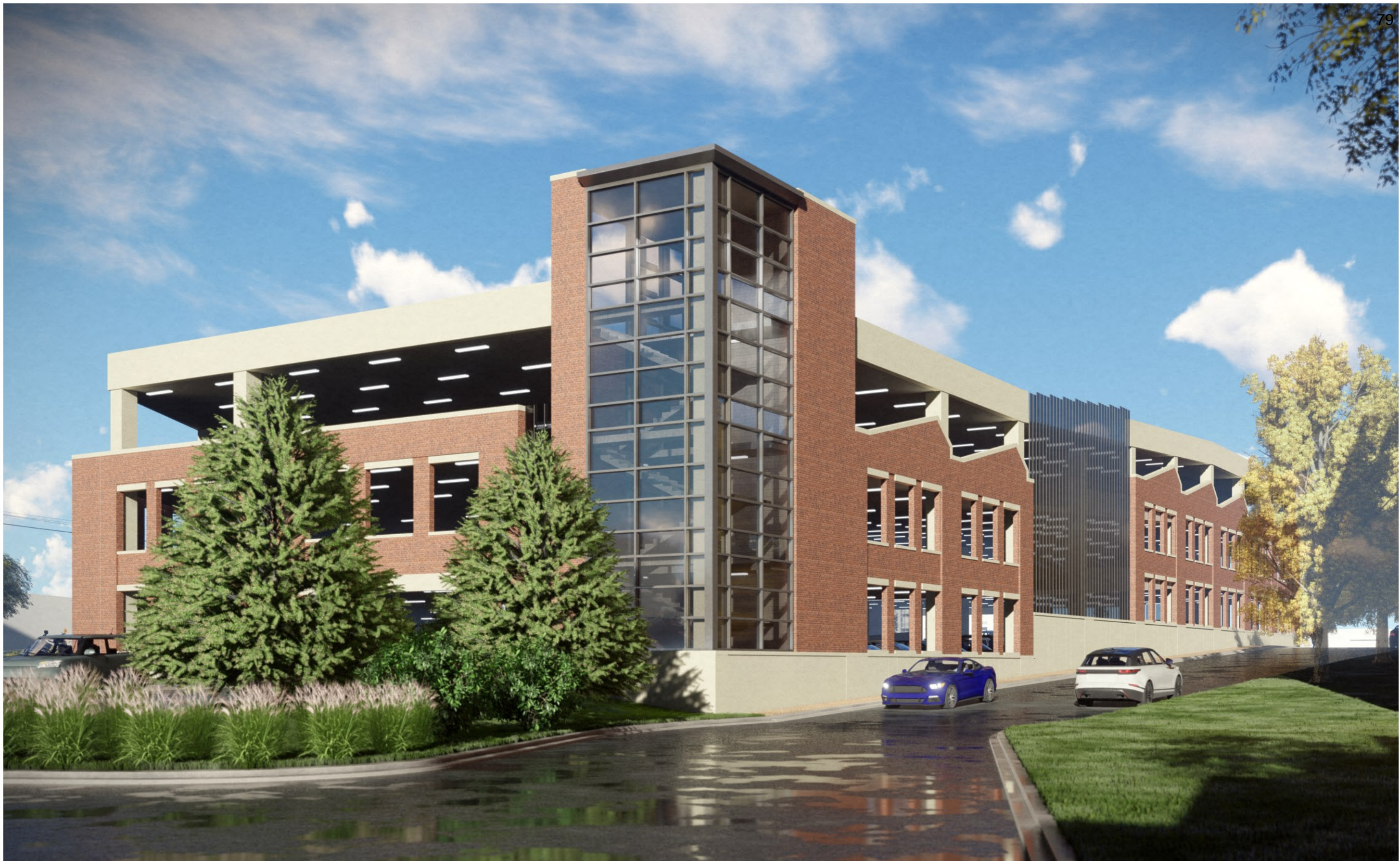




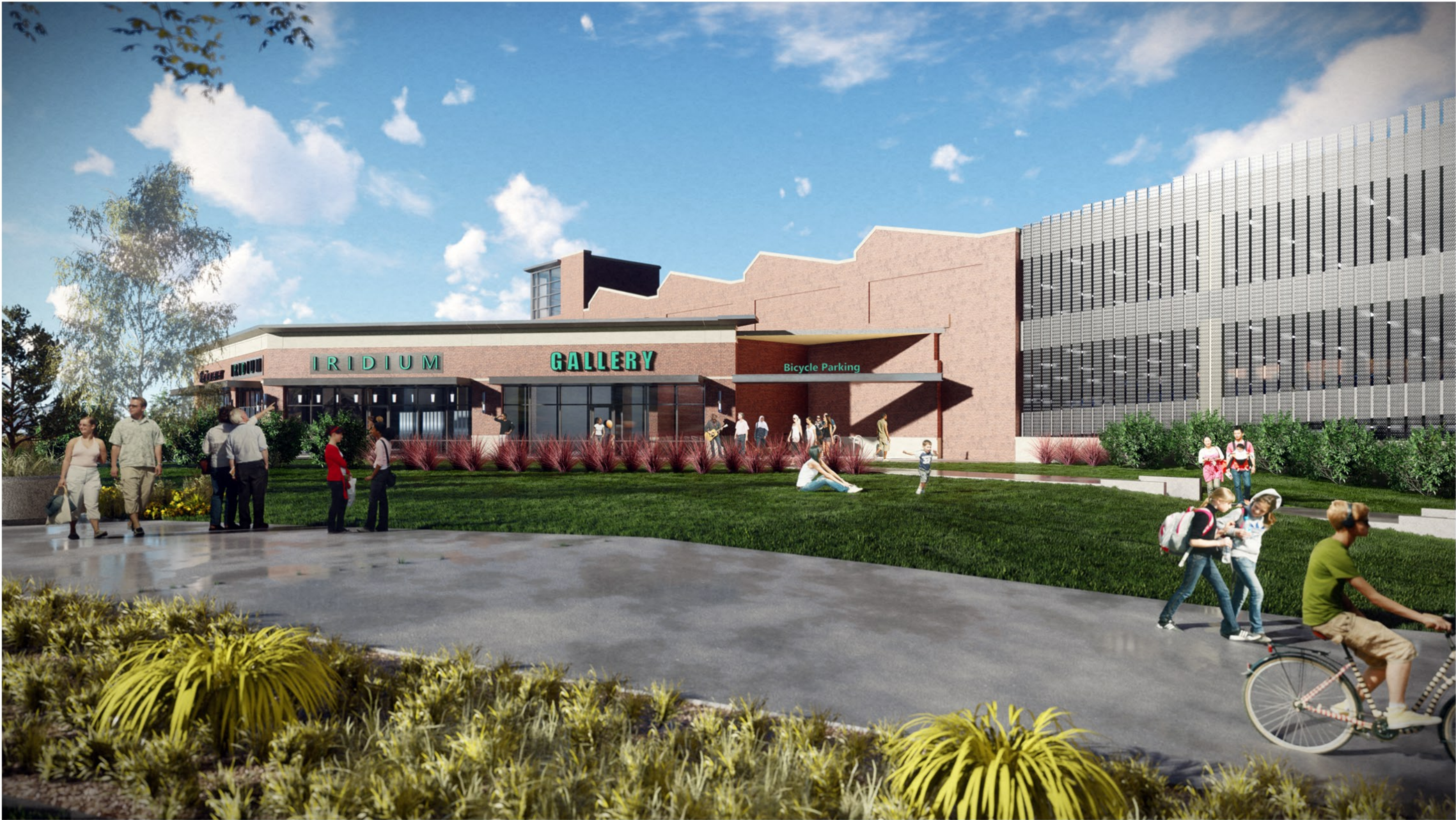
East Perspective



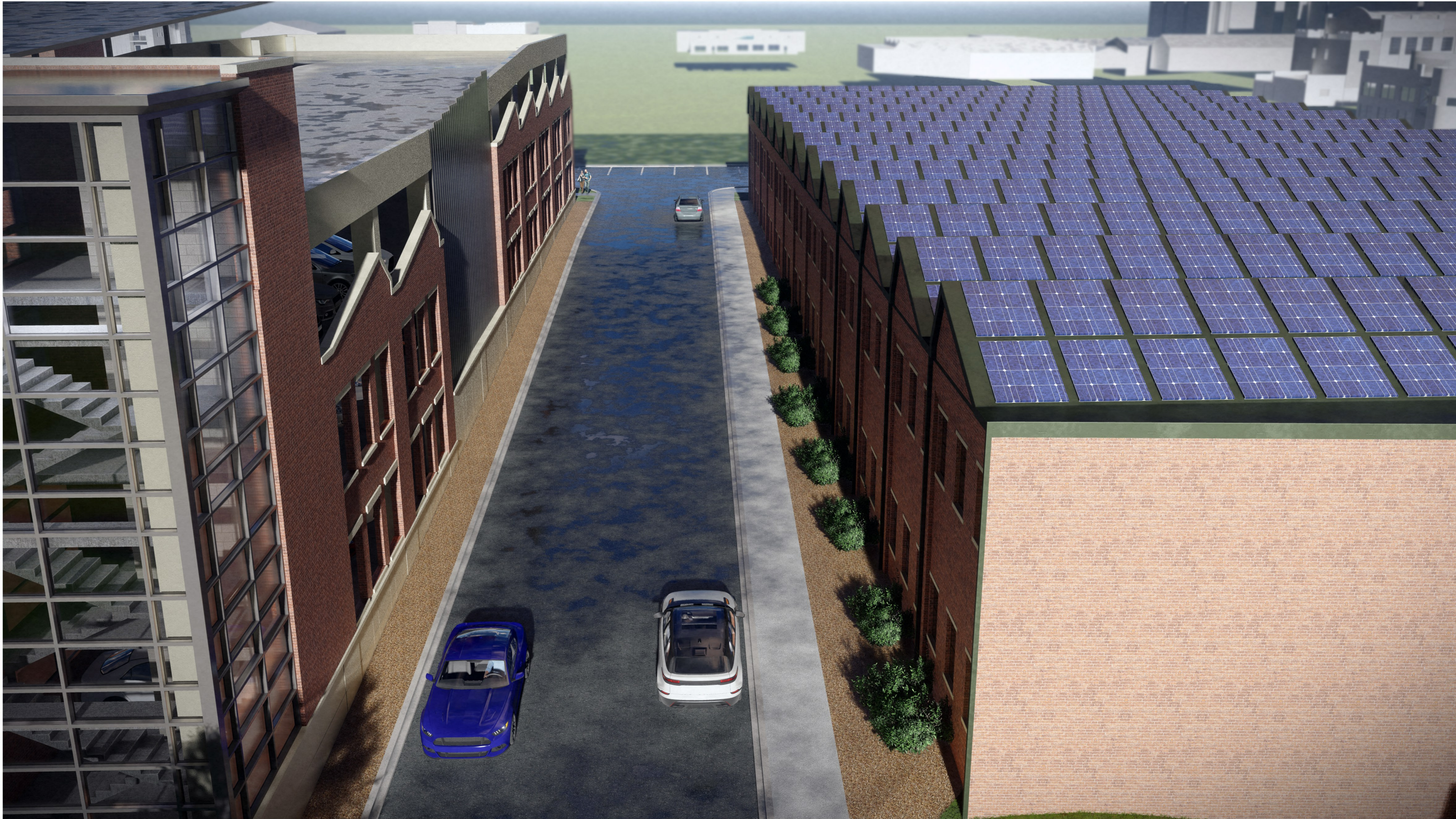
North Perspective



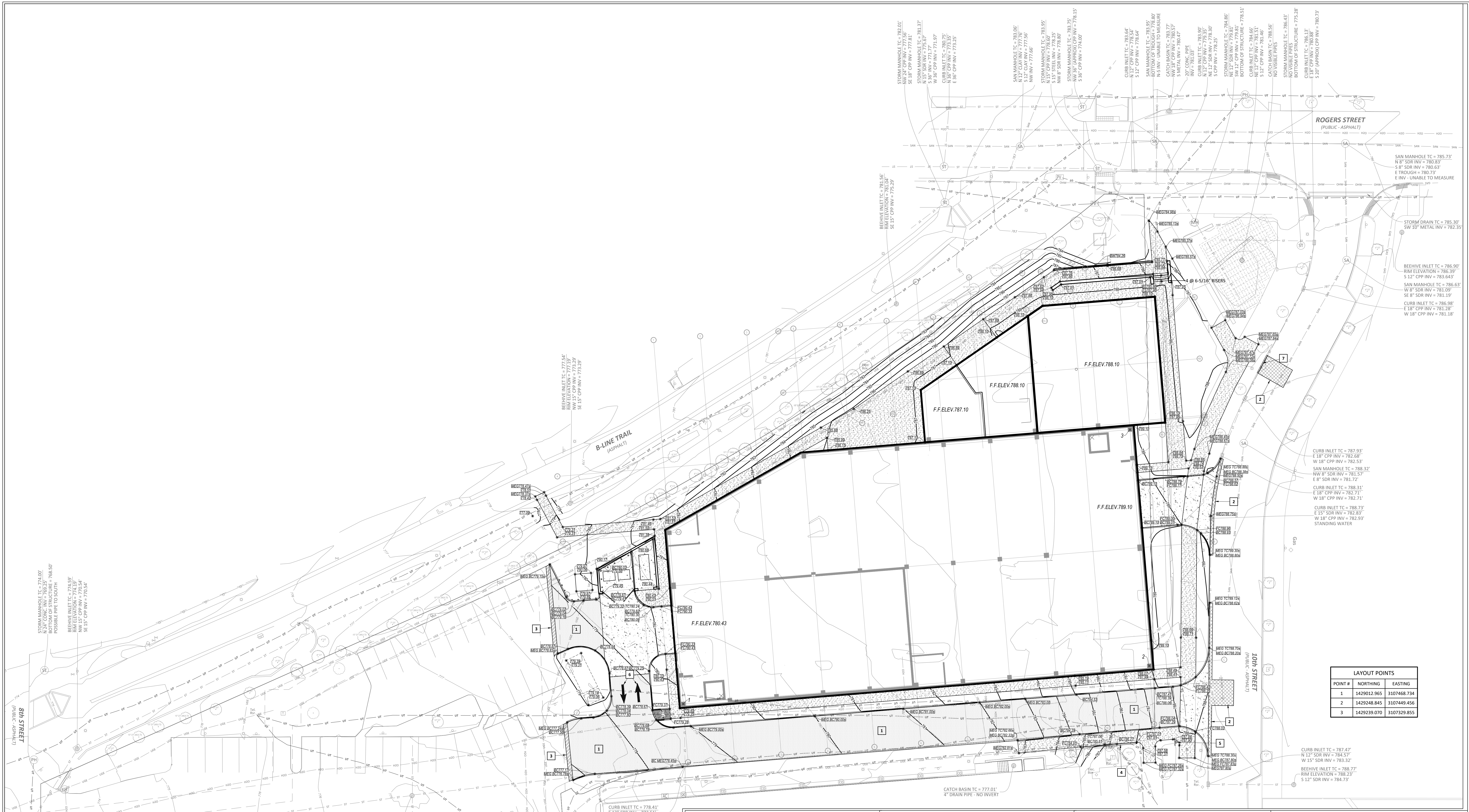
South Perspective



West Perspective



Aerial Garage/Showers Building Rendering



LAYOUT POINTS		
POINT #	NORTHING	EASTING
1	1429012.965	3107468.734
2	1429248.845	3107449.456
3	1429239.070	3107329.855

GENERAL NOTES

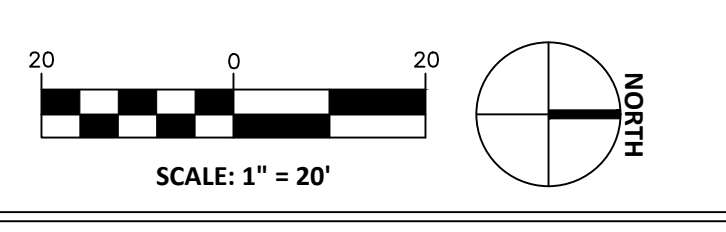
- GRADE ALL AREAS TO THE FINISH GRADES SHOWN.
- CONTRACTOR TO VERIFY FIELD CONDITIONS WITH RESPECT TO THE PROPOSED GRADING PLANS AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES PRIOR TO BEGINNING WORK.
- INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED AND WHERE NECESSARY TO CONTROL SEDIMENT. REFER TO SHEET C203-203.
- CONTRACTOR SHALL PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES AND FROM FLOODING PROJECT SITE AND SURROUNDING AREAS. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT AND DAMAGE BY RAIN OR WATER ACCUMULATION. THIS WILL REQUIRE SUPPLEMENTAL GRADING ABOVE AND BEYOND THAT SHOWN.
- CONTRACTOR SHALL ADJUST ALL CASTINGS TO FINISHED GRADE.
- CONTRACTOR SHALL ESTABLISH FINISH GRADES TO ENSURE POSITIVE DRAINAGE WITH NO PONDING.
- LONGITUDINAL SIDEWALK SLOPE SHALL NOT EXCEED 5%, UNLESS NOTED OTHERWISE. TRANSVERSE SIDEWALK SLOPE SHALL NOT EXCEED 2%.
- SPOT GRADES GIVEN AT THE FACE OF CURB INDICATE PAVEMENT EDGE CURB INTERFACE FLOW LINE ELEVATION, UNLESS NOTED OTHERWISE. BOTTOM OF WALL ELEVATIONS INDICATE WHERE FINISH GRADE AND WALL MEET.
- REFER TO LANDSCAPE ARCHITECTURAL SERIES SHEETS, FOR SITE MATERIALS, PAVEMENT SCORING, SITE WALL ELEVATIONS, TOP OF WALL SPOT GRADES AND WALL AND SITE DETAILS.
- COORDINATES PROVIDED ARE AT THE INTERSECTION OF COLOMUN LINES C AND 11, COLUMN LINES C AND 11 AND COLUMN LINES A AND 11.
- PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH THE INDIANA MANUAL ON TRAFFIC CONTROL DEVICES, INDOT STANDARDS, AND THE AMERICANS WITH DISABILITIES ACT.

PLAN NOTES

- STANDARD ASPHALT PAVEMENT - REFER TO DETAILS
- PAVEMENT PATCH - REFER TO DETAILS
- NEW PAVEMENT TO EXISTING PAVEMENT - REFER TO DETAILS
- TALL CURBS - REFER TO DETAIL AND SPOT ELEVATIONS FOR VARIABLE HEIGHTS.
- STOP SIGN - REFER TO DETAILS
- THERMOPLASTIC ARROW
- 6" STANDING CONCRETE CURB - REPLACE CURB REMOVED DURING DEMOLITION. MATCH EXISTING CURB ELEVATIONS.

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- SPOT ELEVATION
- MATCH EXISTING GRADE
- TOP OF WALL
- BOTTOM OF WALL AT FINISH GRADE ELEVATION
- TOP OF STAIR - ELEVATION IS EQUAL ACROSS WIDTH
- BOTTOM OF STAIR - ELEVATION IS EQUAL ACROSS WIDTH
- BOTTOM OF CURB WHERE IT MEETS PAVEMENT - FOR STANDING AND CHAIR BACK CURBS, TOP OF CURB IS 6" ABOVE THIS ELEVATION UNLESS NOTED OTHERWISE. FOR ROLL CURBS, TOP OF CURB IS 3.5" ABOVE THIS ELEVATION, UNLESS NOTED OTHERWISE
- FLOW LINE
- FLUSH CURB - CURB IS IN FULLY DEPRESSED CONDITION
- TOP OF CURB - PROVIDED ONLY WHEN CURB IS IN A NONSTANDARD HEIGHT CONDITION.
- TOP OF BANK
- LIMITS OF FULL DEPTH ASPHALT PAVEMENT - REFER TO DETAIL SHEET C601
- LIMITS OF STANDARD DUTY CONCRETE PAVEMENT - REFER TO LANDSCAPE ARCHITECT PLANS FOR MORE DETAIL.
- LIMITS OF HEAVY DUTY CONCRETE PAVEMENT - REFER TO LANDSCAPE ARCHITECT PLANS FOR MORE DETAIL.
- LIMITS OF 1.5" DEPTH MILL AND RESURFACE ASPHALT PAVEMENT
- LIMITS OF PAVEMENT PATCH - REFER TO DETAIL SHEET C601



CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 CALL TOLL FREE
PER INDIANA STATE LAW ICR 1-26
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

GENERAL LANDSCAPE AND PLANTING NOTES

- Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
- Remove from site any plant material that turns brown or defoliate within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
- Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
- All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
- All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
- The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
- All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
- Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
- Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
- Trees shall be matched in groups unless otherwise noted.

ORDINANCE CHART

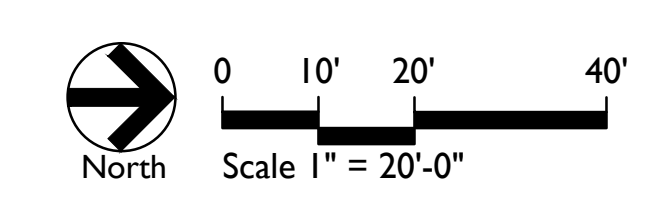
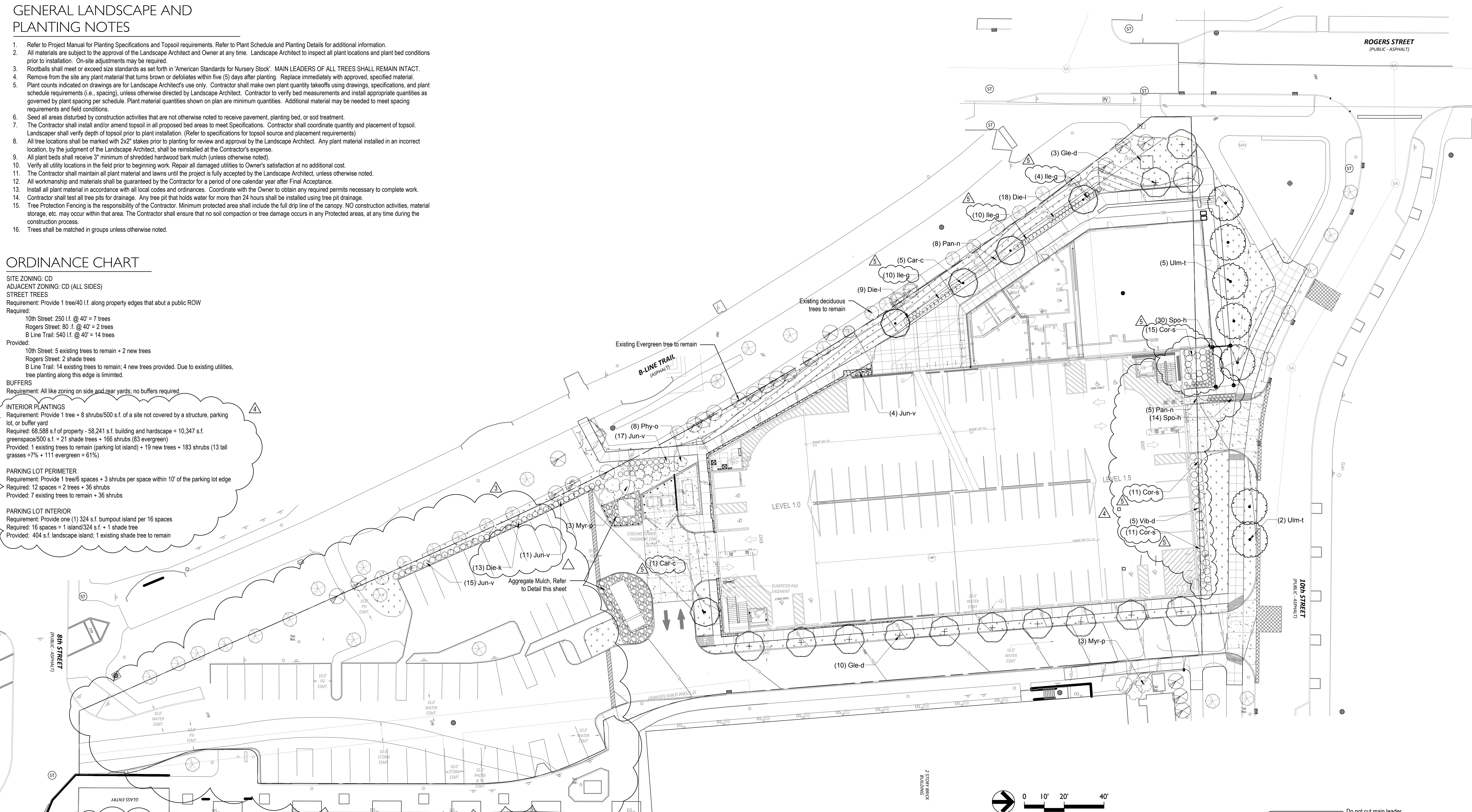
SITE ZONING: CD
ADJACENT ZONING: CD (ALL SIDES)
STREET TREES
 Requirement: Provide 1 tree/40 l.f. along property edges that abut a public ROW
 Required:
 10th Street: 250 l.f. @ 40' = 7 trees
 Rogers Street: 80 f. @ 40' = 2 trees
 B Line Trail: 540 l.f. @ 40' = 14 trees
 Provided:
 10th Street: 5 existing trees to remain + 2 new trees
 Rogers Street: 2 shade trees
 B Line Trail: 14 existing trees to remain; 4 new trees provided. Due to existing utilities, tree planting along this edge is limited.

BUFFERS
 Requirement: All like zoning on side and rear yards; no buffers required

INTERIOR PLANTINGS
 Requirement: Provide 1 tree + 8 shrubs/500 s.f. of a site not covered by a structure, parking lot, or buffer yard
 Required: 68,588 s.f. of property - 58,241 s.f. building and hardscape = 10,347 s.f. greenspace/500 s.f. = 21 shade trees + 166 shrubs (83 evergreen)
 Provided: 1 existing trees to remain (parking lot island) + 19 new trees + 183 shrubs (13 tall grasses = 7% + 111 evergreen = 61%)

PARKING LOT PERIMETER
 Requirement: Provide 1 tree/6 spaces + 3 shrubs per space within 10' of the parking lot edge
 Required: 12 spaces = 2 trees + 36 shrubs
 Provided: 7 existing trees to remain + 36 shrubs

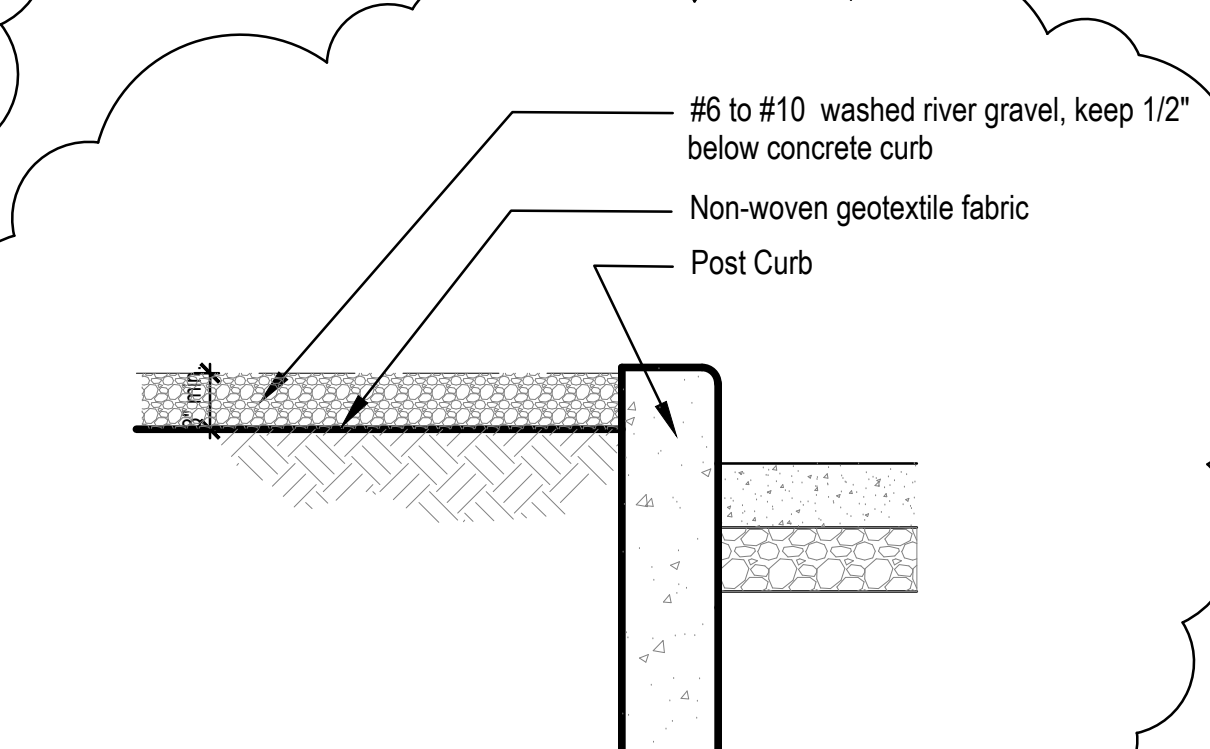
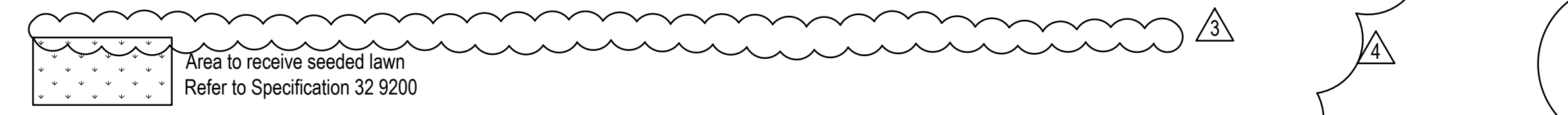
PARKING LOT INTERIOR
 Requirement: Provide one (1) 324 s.f. bumpout island per 16 spaces
 Required: 16 spaces = 1 island/324 s.f. = 1 shade tree
 Provided: 404 s.f. landscape island; 1 existing shade tree to remain



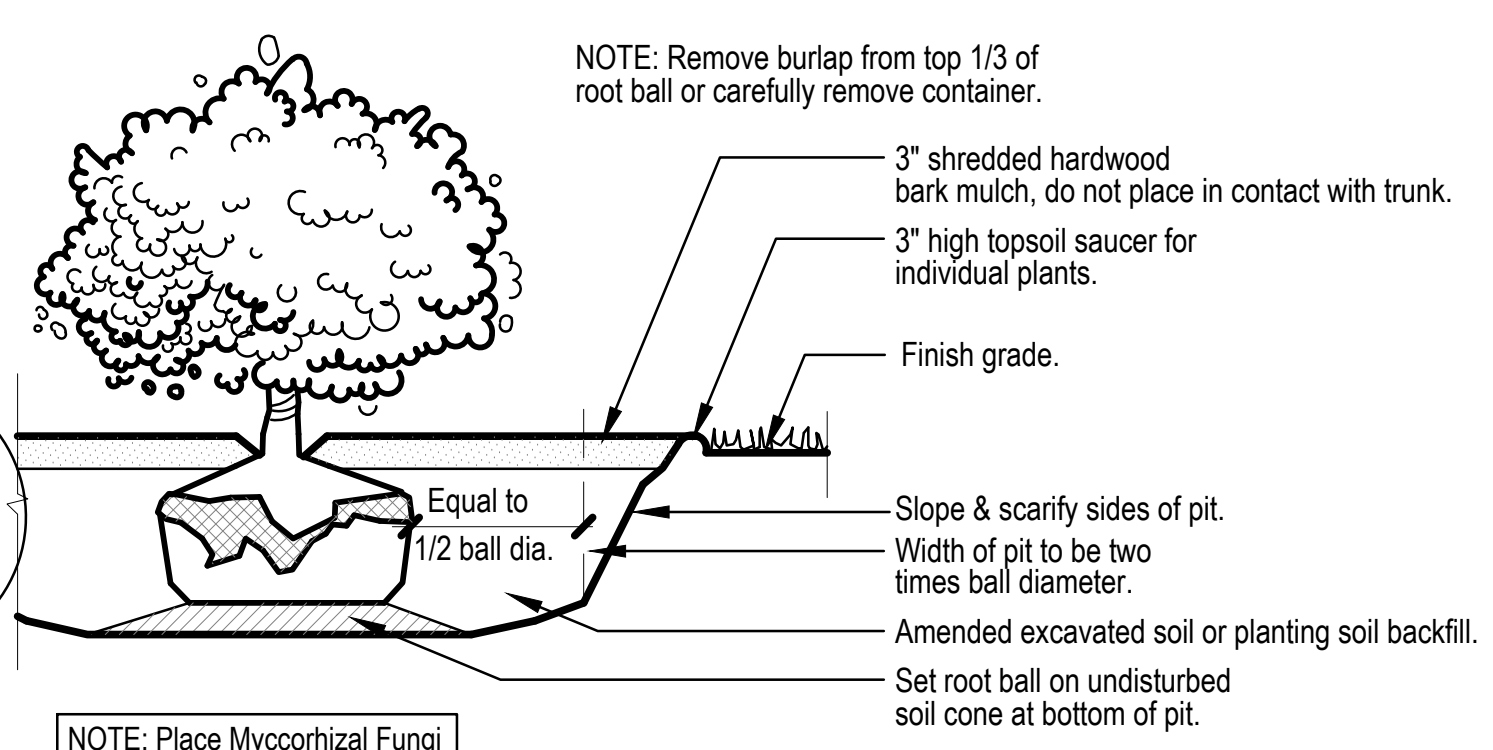
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Car-c	6	Carpinus caroliniana	American Hornbeam	B & B	2" Cal	full, strong central leader, matched
Gle-d	13	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	B & B	2" Cal	full, strong central leader, matched
Ulm-t	7	Ulmus x 'New Horizon'	New Horizon Elm	1.5" Cal.	B&B	full, strong central leader, matched, uniform

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cor-s	37	Cornus stolonifera 'Arctic Fire'	Arctic Fire Redtwig Dogwood	pot	24"	
Die-k	13	Dierivilla lonicera 'Kodiak Orange'	Kodiak Orange Northern Bush Honeysuckle	container	24"	space @ 3'-0" o.c.
Die-l	27	Dierivilla lonicera 'Michigan Sunset'	Michigan Sunset Northern Bush Honeysuckle	container	24"	space @ 2'-0" o.c.
Ile-g	24	Ilex glabra 'Gem Box'	Gem Box Inkberry	container	24"	space @ 2'-6" o.c.
Jun-v	47	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	container	24"	space @ 3'-0" o.c.
Myr-p	6	Myrica pensylvanica	Northern Bayberry	container	24"	space @ 8'-0" o.c., allow to mass
Phy-o	8	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	container	24"	space @ 5'-0" o.c.
Vib-d	5	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	container	36"	space @ 5'-0" o.c.

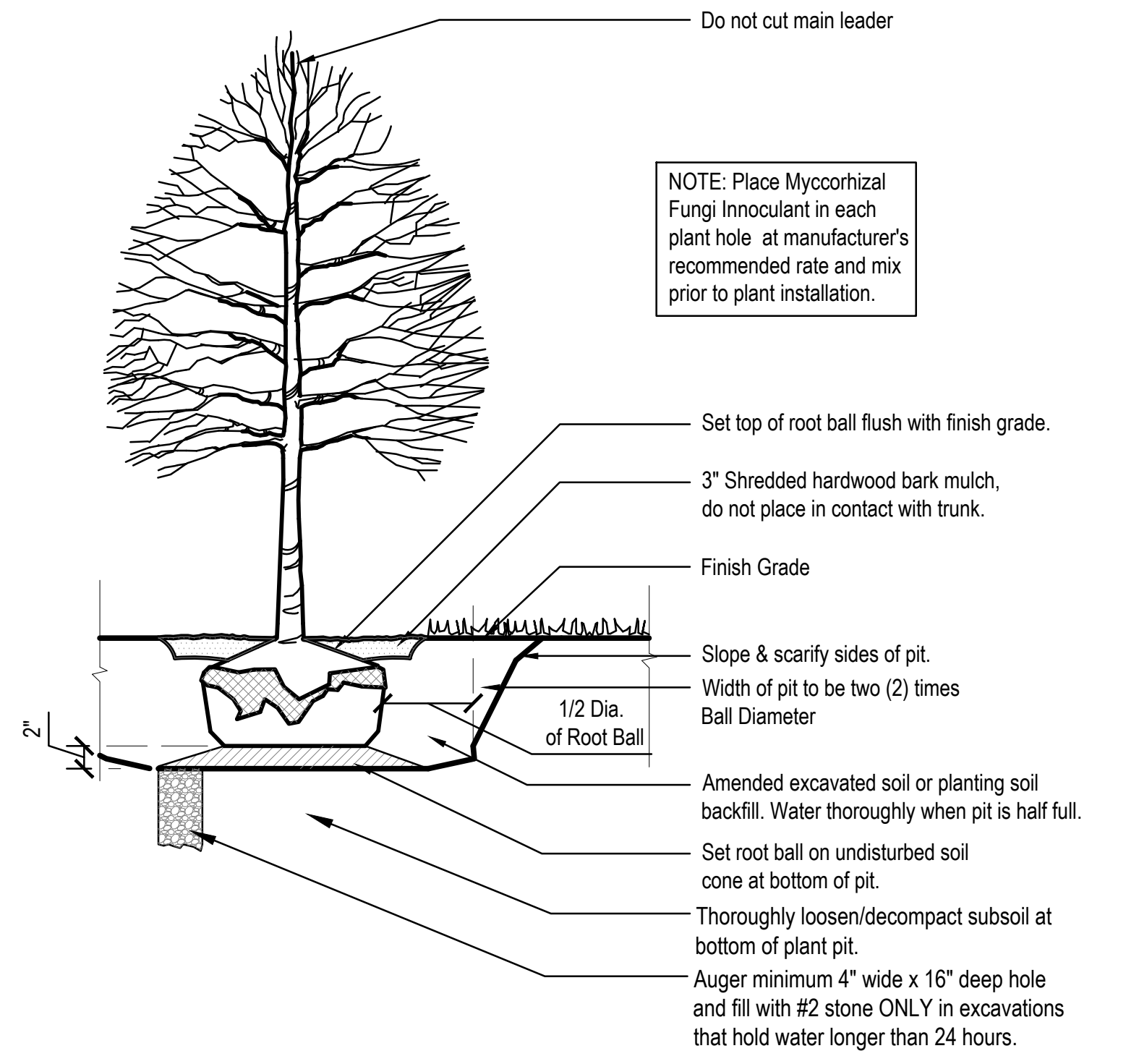
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Pan-n	13	Panicum virgatum 'Northwind'	Northwind Switch Grass	pot	#2	space @ 2'-6" o.c.
Spo-h	44	Sporobolus heterotetis	Prairie Dropseed	pot	#1	space @ 2'-0" o.c.



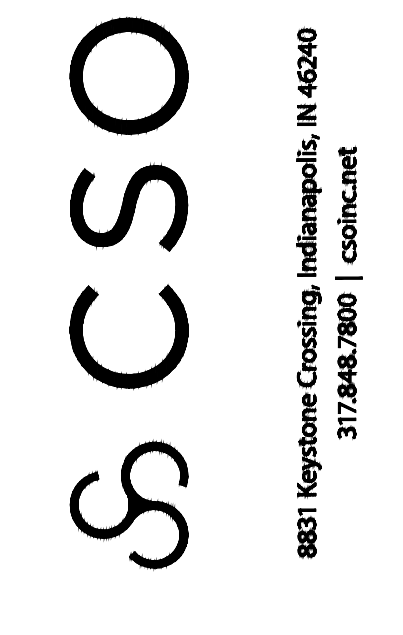
AGGREGATE MULCH
Not to Scale



SHRUB PLANTING
Not to Scale



TREE PLANTING
Not to Scale



PROJECT:
**CITY OF BLOOMINGTON
 TRADES DISTRICT
 PARKING GARAGE**
 489 WEST 10TH STREET, BLOOMINGTON, IN 47403

SCOPE DRAWINGS:
 These drawings indicate the general scope of the project in terms of architectural design content. The drawings are not a contract and do not constitute a bid or a contract. The drawings do not necessarily indicate or describe all work required. It is the responsibility of the contractor to verify all requirements of the Contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the complete installation and completion of the work.

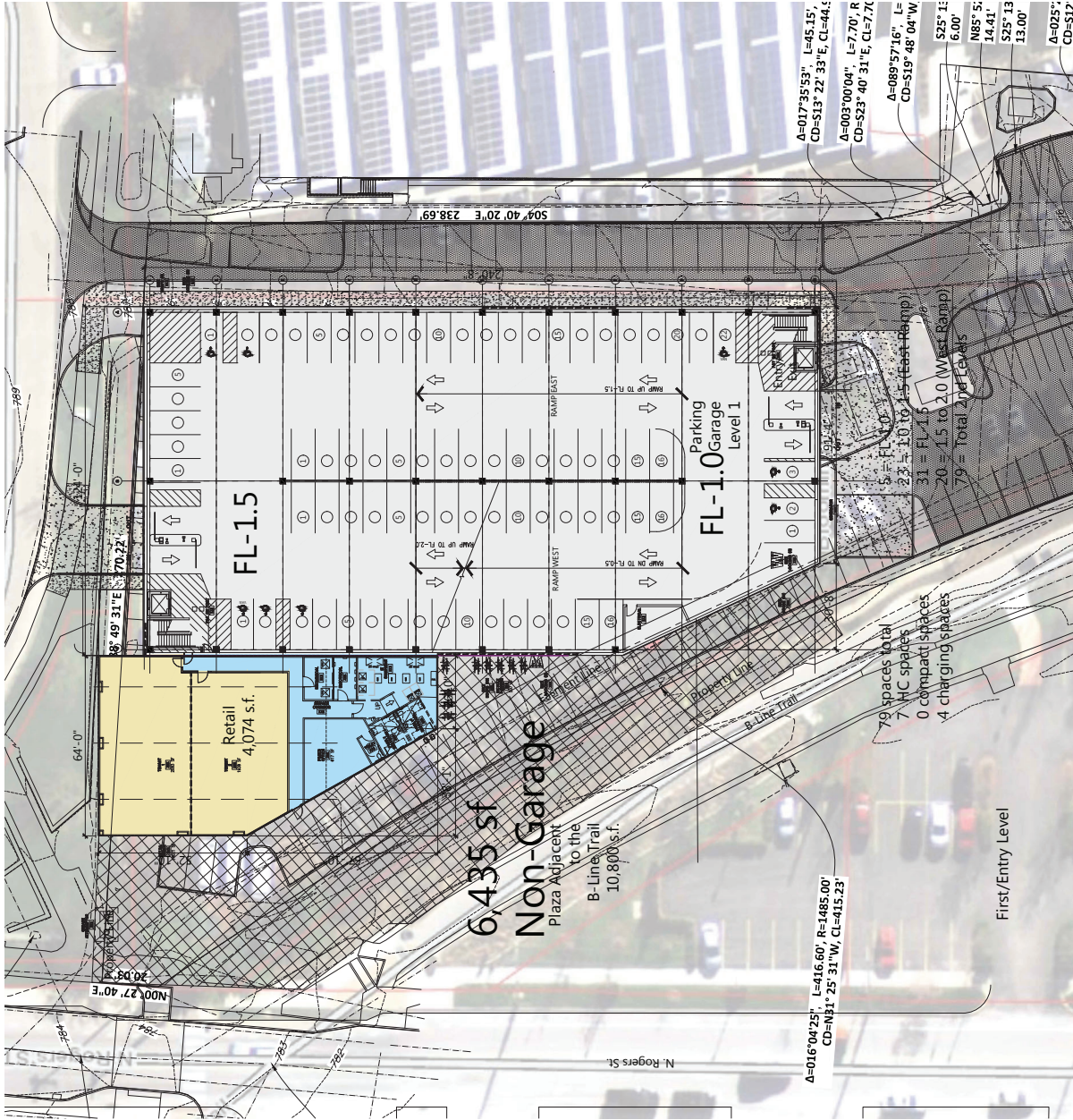
REVISIONS:		
1	ADDENDUM 01	11/01/2019
2	ADDENDUM 03	11/12/2019
3	ASI 02	01/06/2020
4	ASI 03	01/13/2020
5	ASI 05	02/11/2020

ISSUE DATE	DRAWN BY	CHECKED BY
02/11/2020	APP	APP

DRAWING TITLE: LANDSCAPE PLAN



DRAWING NUMBER
L120
 PROJECT NUMBER
 19035



LEGEND:

- CHARGING STATION
- POTENTIAL NETWORK LOCATIONS
- GARAGE FUNCTION
- LEASE/RETAIL
- OFFICE/NON-RESIDENTIAL USE

SQUARE FOOTAGE CALCULATION:

Basement Level: 19,286 SF

First Floor: 4,074 SF

Retail: 2,361 SF

Office/Non-Residential: 28,698 SF

Second Floor: 28,698 SF

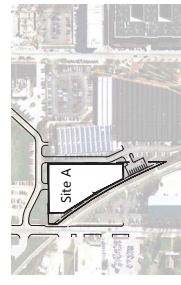
Third Floor: 28,698 SF

Fourth Floor: 17,057 SF

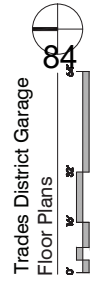
TOTAL SF: Garage 118,437 SF
Non-Garage 6,435 SF
124,872 SF TOTAL

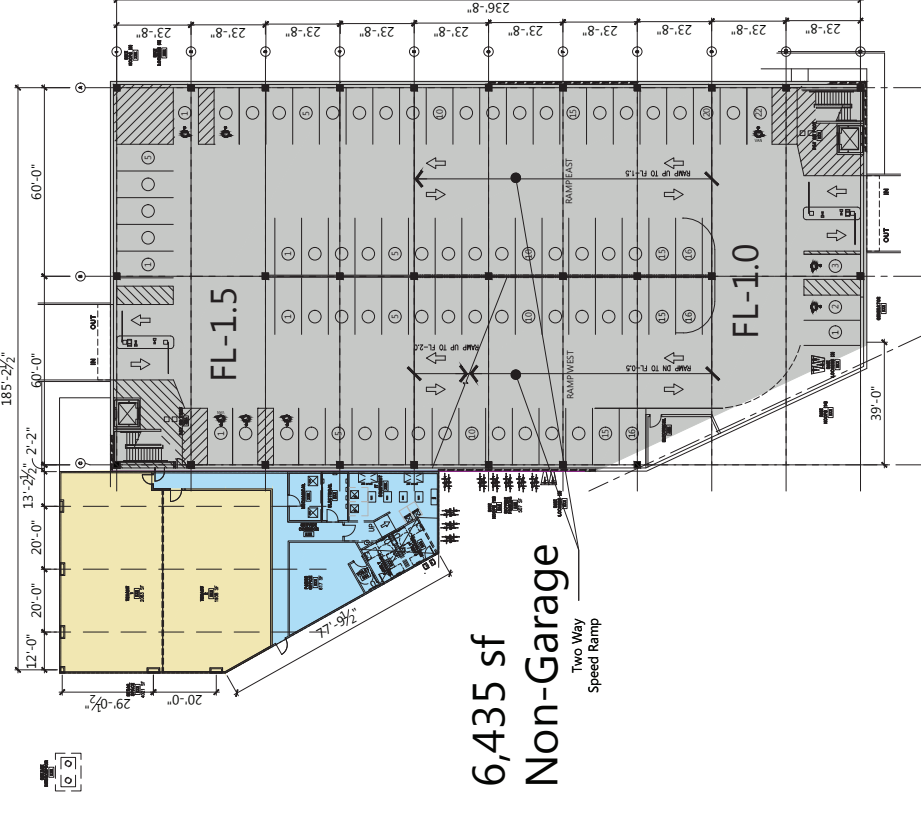
PARKING DATA:

Level	Stall	ADA	Total
Level 1	7	0	7
Level 2	10	0	10
Level 3	10	0	10
Level 4	10	0	10
Level 5	10	0	10
Level 6	10	0	10
Level 7	10	0	10
Level 8	10	0	10
Level 9	10	0	10
Level 10	10	0	10
Level 11	10	0	10
Level 12	10	0	10
Level 13	10	0	10
Level 14	10	0	10
Level 15	10	0	10
Level 16	10	0	10
Level 17	10	0	10
Level 18	10	0	10
Level 19	10	0	10
Level 20	10	0	10
Level 21	10	0	10
Level 22	10	0	10
Level 23	10	0	10
Level 24	10	0	10
Level 25	10	0	10
Level 26	10	0	10
Level 27	10	0	10
Level 28	10	0	10
Level 29	10	0	10
Level 30	10	0	10
Level 31	10	0	10
Level 32	10	0	10
Level 33	10	0	10
Level 34	10	0	10
Level 35	10	0	10
Level 36	10	0	10
Level 37	10	0	10
Level 38	10	0	10
Level 39	10	0	10
Level 40	10	0	10
Level 41	10	0	10
Level 42	10	0	10
Level 43	10	0	10
Level 44	10	0	10
Level 45	10	0	10
Level 46	10	0	10
Level 47	10	0	10
Level 48	10	0	10
Level 49	10	0	10
Level 50	10	0	10
Level 51	10	0	10
Level 52	10	0	10
Level 53	10	0	10
Level 54	10	0	10
Level 55	10	0	10
Level 56	10	0	10
Level 57	10	0	10
Level 58	10	0	10
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Level 61	10	0	10
Level 62	10	0	10
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Level 66	10	0	10
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Level 70	10	0	10
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Level 74	10	0	10
Level 75	10	0	10
Level 76	10	0	10
Level 77	10	0	10
Level 78	10	0	10
Level 79	10	0	10
Level 80	10	0	10
Level 81	10	0	10
Level 82	10	0	10
Level 83	10	0	10
Level 84	10	0	10
Level 85	10	0	10
Level 86	10	0	10
Level 87	10	0	10
Level 88	10	0	10
Level 89	10	0	10
Level 90	10	0	10
Level 91	10	0	10
Level 92	10	0	10
Level 93	10	0	10
Level 94	10	0	10
Level 95	10	0	10
Level 96	10	0	10
Level 97	10	0	10
Level 98	10	0	10
Level 99	10	0	10
Level 100	10	0	10



Site Key: Not to Scale





SQUARE FOOTAGE CALCULATION:

Basement Level:	19,286 SF
First Floor:	4,074 SF
Retail:	2,361 SF
Office/Non-Residential:	28,698 SF
Garage:	28,698 SF
Second Floor:	28,698 SF
Third Floor:	28,698 SF
Garage:	28,698 SF
Fourth Floor:	17,057 SF
Garage:	17,057 SF
TOTAL SF:	118,437 SF
Non-Garage	6,435 SF
Total	124,872 SF

**6,435 sf
Non-Garage**

PARKING DATA:

Level #	Stall #	ADA	Total
Level 1	7	0	7
Level 2	7	0	7
Level 3	7	0	7
Level 4	7	0	7
Level 5	7	0	7
Level 6	7	0	7
Level 7	7	0	7
Level 8	7	0	7
Level 9	7	0	7
Level 10	7	0	7
Level 11	7	0	7
Level 12	7	0	7
Level 13	7	0	7
Level 14	7	0	7
Level 15	7	0	7
Level 16	7	0	7
Level 17	7	0	7
Level 18	7	0	7
Level 19	7	0	7
Level 20	7	0	7
Level 21	7	0	7
Level 22	7	0	7
Level 23	7	0	7
Level 24	7	0	7
Level 25	7	0	7
Level 26	7	0	7
Level 27	7	0	7
Level 28	7	0	7
Level 29	7	0	7
Level 30	7	0	7
Level 31	7	0	7
Level 32	7	0	7
Level 33	7	0	7
Level 34	7	0	7
Level 35	7	0	7
Level 36	7	0	7
Level 37	7	0	7
Level 38	7	0	7
Level 39	7	0	7
Level 40	7	0	7
Level 41	7	0	7
Level 42	7	0	7
Level 43	7	0	7
Level 44	7	0	7
Level 45	7	0	7
Level 46	7	0	7
Level 47	7	0	7
Level 48	7	0	7
Level 49	7	0	7
Level 50	7	0	7
Level 51	7	0	7
Level 52	7	0	7
Level 53	7	0	7
Level 54	7	0	7
Level 55	7	0	7
Level 56	7	0	7
Level 57	7	0	7
Level 58	7	0	7
Level 59	7	0	7
Level 60	7	0	7
Level 61	7	0	7
Level 62	7	0	7
Level 63	7	0	7
Level 64	7	0	7
Level 65	7	0	7
Level 66	7	0	7
Level 67	7	0	7
Level 68	7	0	7
Level 69	7	0	7
Level 70	7	0	7
Level 71	7	0	7
Level 72	7	0	7
Level 73	7	0	7
Level 74	7	0	7
Level 75	7	0	7
Level 76	7	0	7
Level 77	7	0	7
Level 78	7	0	7
Level 79	7	0	7
Level 80	7	0	7
Level 81	7	0	7
Level 82	7	0	7
Level 83	7	0	7
Level 84	7	0	7
Level 85	7	0	7
Level 86	7	0	7
Level 87	7	0	7
Level 88	7	0	7
Level 89	7	0	7
Level 90	7	0	7
Level 91	7	0	7
Level 92	7	0	7
Level 93	7	0	7
Level 94	7	0	7
Level 95	7	0	7
Level 96	7	0	7
Level 97	7	0	7
Level 98	7	0	7
Level 99	7	0	7
Level 100	7	0	7

- 79 spaces total
- 7 HC spaces
- 0 compact spaces
- 4 charging spaces

- 5 = FL-1.0
- 23 = 1.0 to 1.5 (East Ramp)
- 31 = FL-1.5
- 20 = 1.5 to 2.0 (West Ramp)
- 79 = Total 2nd Levels



FL-1

28,698 sf Garage

Entry Level

- 37 = FL-0.5
- 17 = 1.0 to 0.5 (West Ramp)
- 54 = Total Lowest Level

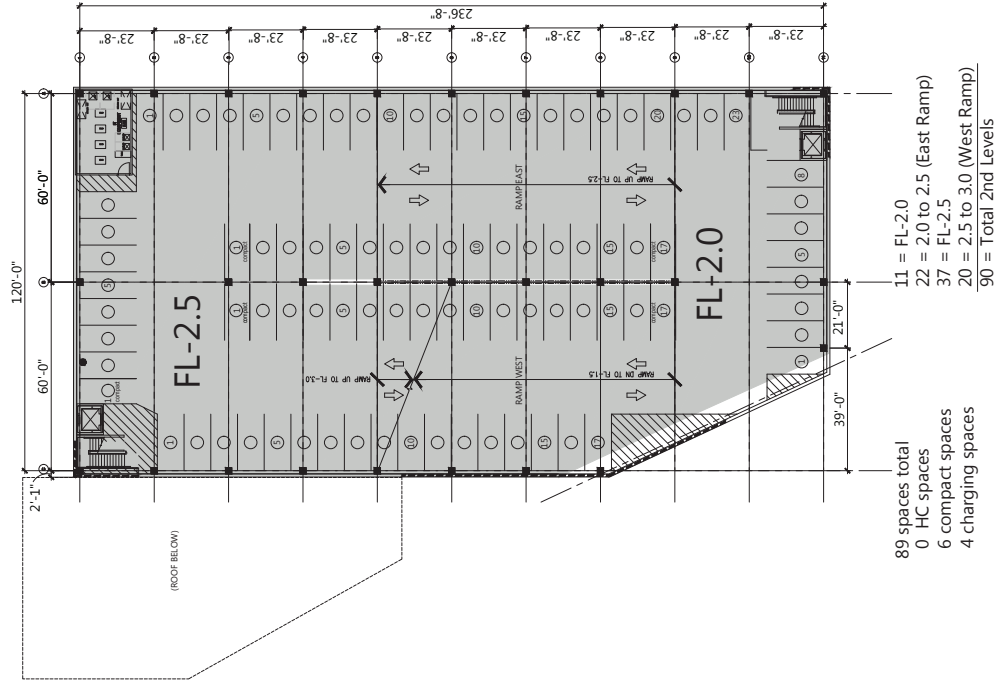
- 38 spaces total
- 0 HC spaces
- 7 compact spaces
- 2 charging spaces

FL-0.5-B

19,286 sf

Sub-Level

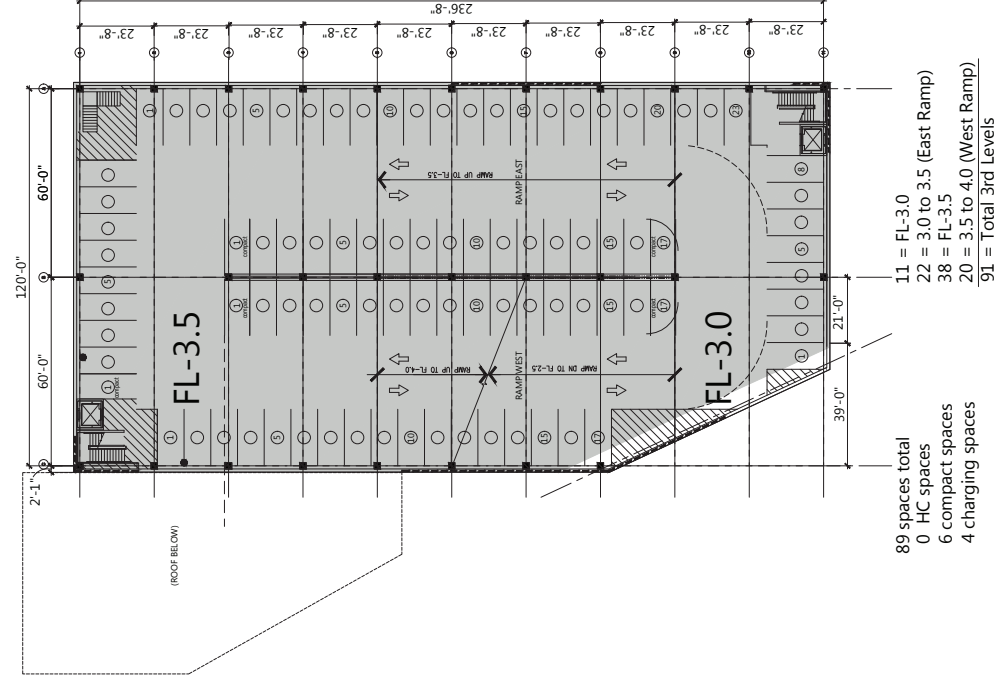




FL-2

28,698 sf

Typical Level



FL-3

28,698 sf

Typical Level

LEGEND:

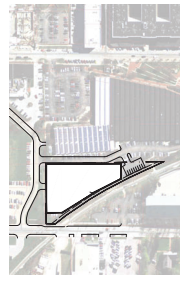
- CHARGING STATION
- ▭ POTENTIAL NETWORK LOCATIONS
- ▭ GARAGE FUNCTION
- ▭ LEASE/RETAIL
- ▭ OFFICE/NON-RESIDENTIAL USE

SQUARE FOOTAGE CALCULATION:

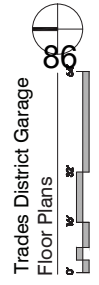
Basement Level:	19,286 SF
First Floor:	4,074 SF
Office/Non-Residential:	2,361 SF
Garage:	28,698 SF
Second Floor:	28,698 SF
Third Floor:	28,698 SF
Fourth Floor:	28,698 SF
Garage:	17,057 SF
TOTAL SF:	118,437 SF
Non-Garage	6,435 SF
TOTAL	124,872 SF

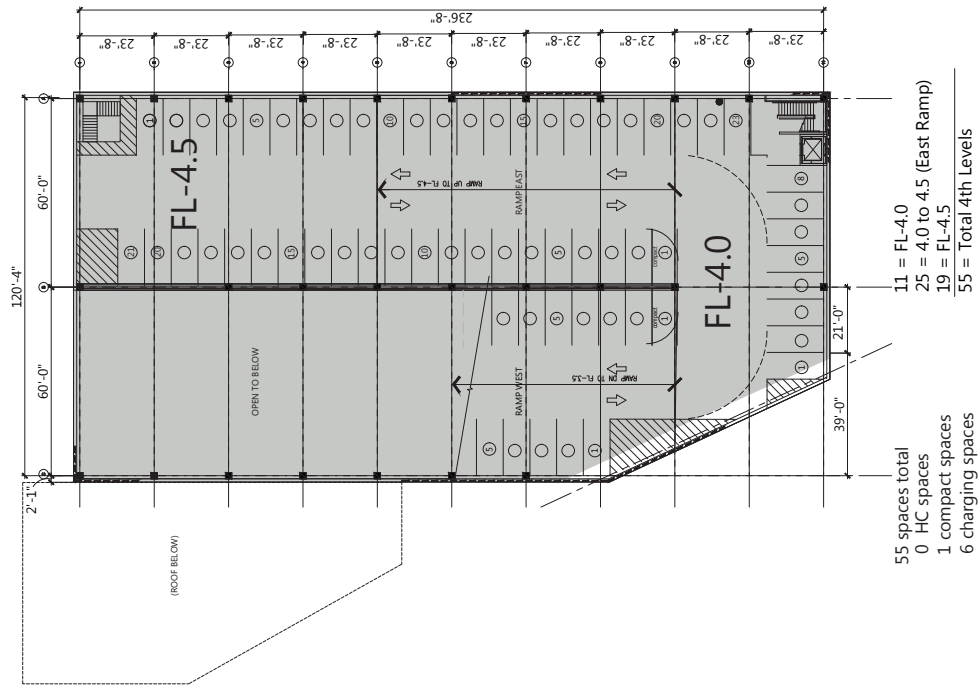
PARKING DATA:

Level	Stall	ADA	Total
Level 0	51	7	58
Level 1	51	7	58
Level 2	51	7	58
Level 3	51	7	58
Level 4	51	7	58
Level 5	51	7	58
Level 6	51	7	58
Level 7	51	7	58
Level 8	51	7	58
Level 9	51	7	58
Level 10	51	7	58
Level 11	51	7	58
Level 12	51	7	58
Level 13	51	7	58
Level 14	51	7	58
Level 15	51	7	58
Level 16	51	7	58
Level 17	51	7	58
Level 18	51	7	58
Level 19	51	7	58
Level 20	51	7	58
Level 21	51	7	58
Level 22	51	7	58
Level 23	51	7	58
Level 24	51	7	58
Level 25	51	7	58
Level 26	51	7	58
Level 27	51	7	58
Level 28	51	7	58
Level 29	51	7	58
Level 30	51	7	58
Level 31	51	7	58
Level 32	51	7	58
Level 33	51	7	58
Level 34	51	7	58
Level 35	51	7	58
Level 36	51	7	58
Level 37	51	7	58
Level 38	51	7	58
Level 39	51	7	58
Level 40	51	7	58
Level 41	51	7	58
Level 42	51	7	58
Level 43	51	7	58
Level 44	51	7	58
Level 45	51	7	58
Level 46	51	7	58
Level 47	51	7	58
Level 48	51	7	58
Level 49	51	7	58
Level 50	51	7	58
Level 51	51	7	58
Level 52	51	7	58
Level 53	51	7	58
Level 54	51	7	58
Level 55	51	7	58
Level 56	51	7	58
Level 57	51	7	58
Level 58	51	7	58
Level 59	51	7	58
Level 60	51	7	58
Level 61	51	7	58
Level 62	51	7	58
Level 63	51	7	58
Level 64	51	7	58
Level 65	51	7	58
Level 66	51	7	58
Level 67	51	7	58
Level 68	51	7	58
Level 69	51	7	58
Level 70	51	7	58
Level 71	51	7	58
Level 72	51	7	58
Level 73	51	7	58
Level 74	51	7	58
Level 75	51	7	58
Level 76	51	7	58
Level 77	51	7	58
Level 78	51	7	58
Level 79	51	7	58
Level 80	51	7	58
Level 81	51	7	58
Level 82	51	7	58
Level 83	51	7	58
Level 84	51	7	58
Level 85	51	7	58
Level 86	51	7	58
Level 87	51	7	58
Level 88	51	7	58
Level 89	51	7	58
Level 90	51	7	58
Level 91	51	7	58
Level 92	51	7	58
Level 93	51	7	58
Level 94	51	7	58
Level 95	51	7	58
Level 96	51	7	58
Level 97	51	7	58
Level 98	51	7	58
Level 99	51	7	58
Level 100	51	7	58



Site Key, Not to Scale





55 spaces total
 0 HC spaces
 1 compact spaces
 6 charging spaces

11 = FL-4.0
 25 = 4.0 to 4.5 (East Ramp)
 19 = FL-4.5
 55 = Total 4th Levels

FL-4

17,057 sf

Upper Level

- LEGEND:**
- CHARGING STATION
 - ▭ POTENTIAL NETWORK LOCATIONS
 - ▭ GARAGE FUNCTION
 - ▭ LEASE/RETAIL
 - ▭ OFFICE/NON-RESIDENTIAL USE

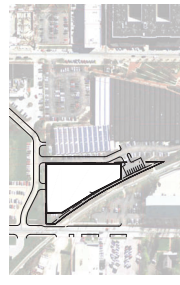
SQUARE FOOTAGE CALCULATION:

Basement Level:	19,286 SF
First Floor:	4,074 SF
Retail:	2,361 SF
Office/Non-Residential:	28,698 SF
Second Floor:	28,698 SF
Third Floor:	28,698 SF
Fourth Floor:	17,057 SF
TOTAL SF:	118,437 SF
Non-Garage	64,935 SF
124,872 SF TOTAL	

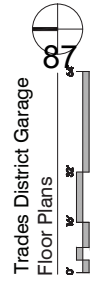
PARKING DATA:

Level #:	Std.:	Comp.:	ADA:	Total:
Level 0:	51	7	0	57
Level 1:	51	7	0	57
Level 2:	51	7	0	57
Level 3:	51	7	0	57
Level 4:	51	7	0	57
Level 5:	51	7	0	57
Level 6:	51	7	0	57
Level 7:	51	7	0	57
TOTAL:	354	49	0	403

* Standard Space 8'-6" x 18'-0"
 ** Compact Space 8'-0" x 18'-0"



Site Key, Not to Scale



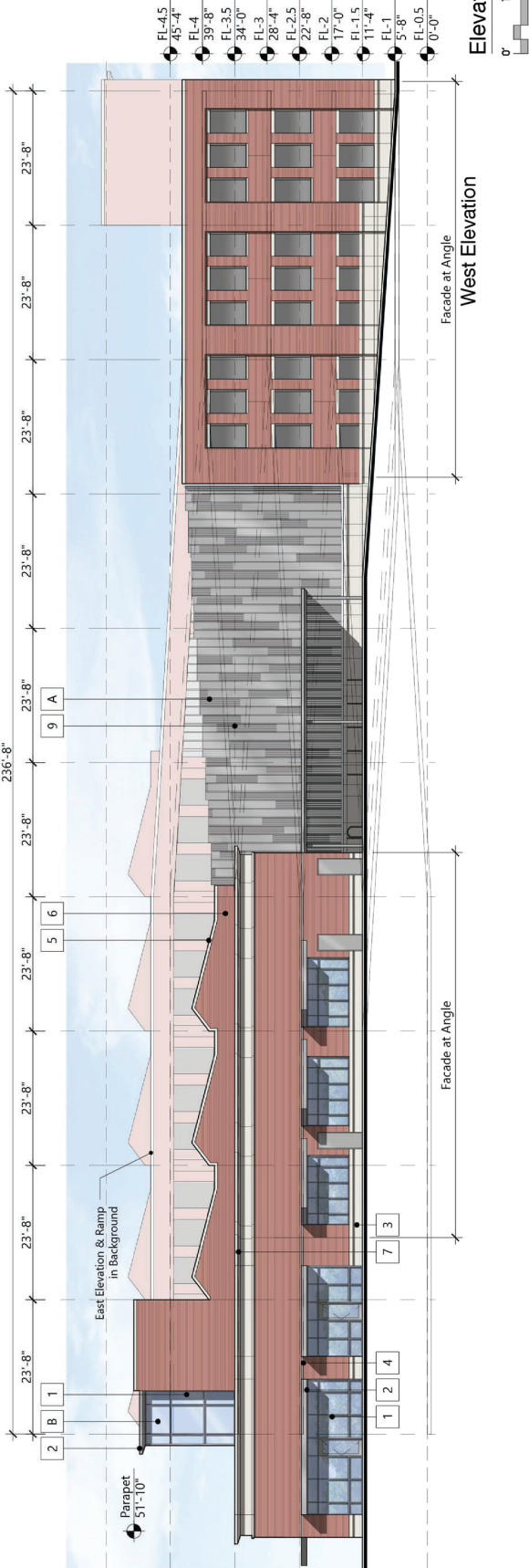
MATERIALS KEY:

- 1 Clear Anodized Aluminum Storefront with Clear Glazing
- 2 Aluminum Canopy
- 3 Masonry Base - Limestone Color
- 4 Masonry Header - Limestone Color
- 5 Coping - Limestone Color
- 6 Parapet - Limestone Color
- 7 Cornice Detail - Limestone Color with Reveals
- 8 Cast-In-Place Concrete
- 9 Perforated Metal Screen
- 10 Concrete Lintel
- 11 Limestone Sill

GENERAL NOTES:

- A Art Opportunity: Perforated Metal Screening with Artistic Pattern.
- B Art Opportunity: Glazed Stair with Internal Art and Illumination.

Previous Version



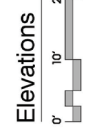
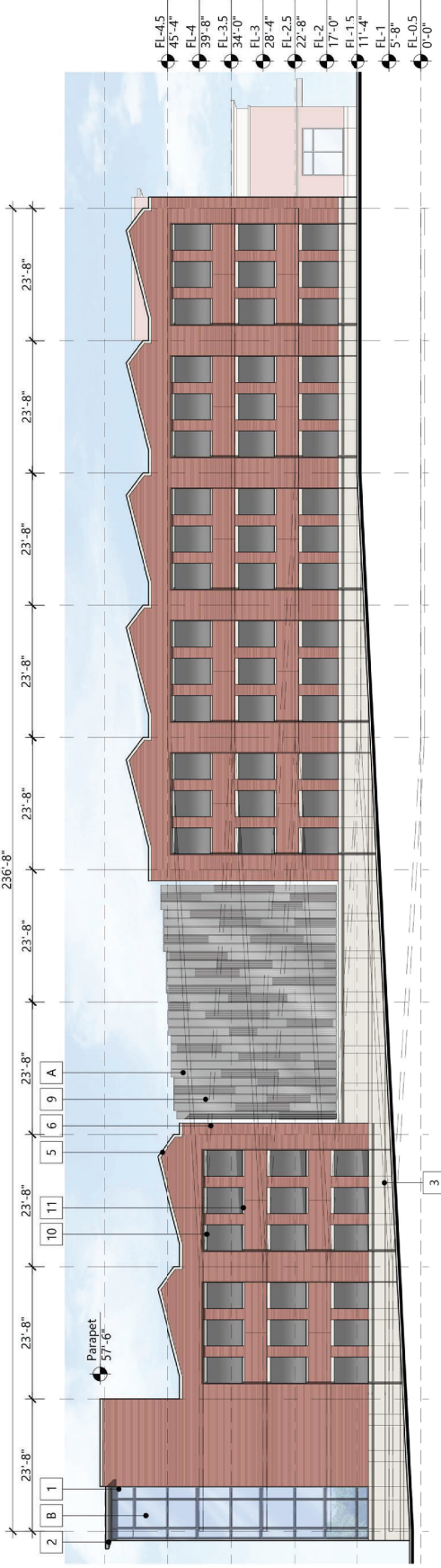
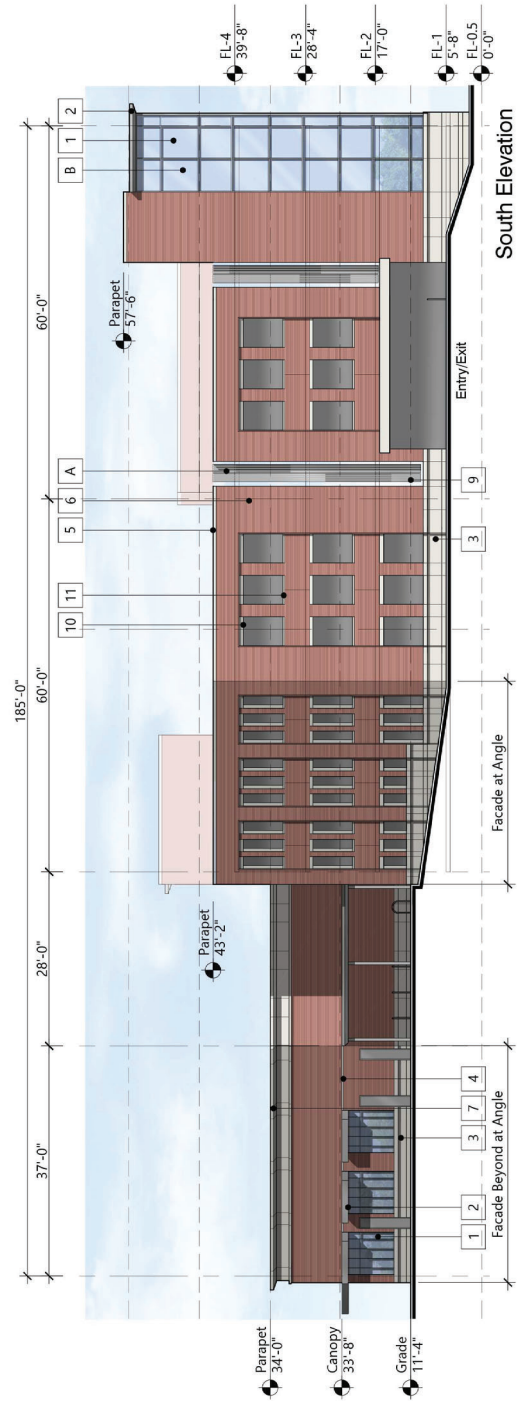
Previous Version

MATERIALS KEY:

- 1 Clear Anodized Aluminum Storefront with Clear Glazing
- 2 Aluminum Canopy
- 3 Masonry Base - Limestone Color
- 4 Masonry Header - Limestone Color
- 5 Coping - Limestone Color
- 6 Parapet - Limestone Color
- 7 Cornice Detail - Limestone Color with Reveals
- 8 Cast-In-Place Concrete
- 9 Perforated Metal Screen
- 10 Concrete Lintel
- 11 Limestone Sill

GENERAL NOTES:

- A Art Opportunity: Perforated Metal Screening with Artistic Pattern.
- B Art Opportunity: Glazed Stair with Internal Art and Illumination.



Elevations

East Elevation

South Elevation