

CITY OF BLOOMINGTON



PLAN COMMISSION

September 14, 2020 @ 5:30 p.m.

Zoom Meeting:

https://www.google.com/url?q=https://bloomington.zoom.us/j/98063182764&sa=D&source=hangouts&ust=1599931906069000&usg=AFQjCNFyp2M_XBxBSSML7T5M86g8gcM96Q

**CITY OF BLOOMINGTON
PLAN COMMISSION
September 14, 2020 at 5:30 p.m.**

❖**Virtual Meeting:**

<https://bloomington.zoom.us/j/98063182764>

ROLL CALL

MINUTES TO BE APPROVED: August 2020

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Sign Fee Amendment

PETITIONS CONTINUED TO: October 12, 2020

PUD-17-20 **McDoel Business Center, LLC**
300 W. Hillside Drive
Request: Amendment to the preliminary plan and district ordinance for the Thomson PUD to allow 88 multi-family dwelling units and 21 single-family lots on Parcel E.
Case manager: Eric Greulich

CONSENT AGENDA:

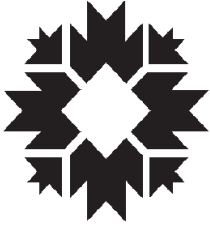
SP-18-20 **Hillside Manors Holdings, LLC**
1028 E. Hillside Drive
Request: Site plan approval to allow the construction of 40 multi-family dwelling units.
Case manager: Eric Greulich

SP-19-20 **University Properties, LLC**
301 & 305 E. 19th Street
Request: Site plan approval to allow the construction of 31 multi-family dwelling units.
Case manager: Eric Greulich

PETITIONS:

ZO-20-20 **The Standard at Bloomington, LLC**
301 E. Brownstone Drive
Request: Rezone 7.22 acres from Planned Unit Development (PUD) to mixed-use student housing (MS).
Case manager: Eric Greulich

Petition Map: <https://arcg.is/08fSb9>



**CITY OF BLOOMINGTON
LEGAL DEPARTMENT
MEMORANDUM**

This memorandum may contain confidential information. If you are not the intended recipient of this memorandum, you may not read, disclose, copy, or distribute this memorandum.

TO: Plan Commission
FROM: Michael Rouker, City Attorney
RE: Waiving Fees – Sign Applications
DATE: September 11, 2020

MEMORANDUM

As the Commission may recall, during its June 8, 2020 meeting, the Plan Commission exercised its authority under Section 20.06.040(c)(3)(E) of the Unified Development Ordinance to waive sign application fees for temporary signs (\$75 per application) and permanent signs (\$125 per application). The sign application fee waiver was part of a package of temporary measures designed to mitigate the impact of the ongoing pandemic on the Bloomington business community. The package of measures included, in addition to waiver of sign application fees, temporary road closures from the Board of Public Works to allow parklets and a relaxation of merchandising encroachment requirements from the City Council. The measures have been popular, and the response from the business community has been positive.

These proactive steps to assist our local businesses were put into place during the week of June 8 and were originally designed to sunset this month, on September 30, 2020. However both the City and business community agree that it makes sense to extend these measures, as the pandemic does not show any sign of slowing down. This month, the City Council will consider a resolution to extend the relaxation of sign and merchandising encroachment requirements, and this Commission is being asked to consider a motion to further extend the waiver of sign application fees through December 31, 2020.

Therefore staff respectfully requests that the Plan Commission, pursuant to its authority under Section 20.06.040(c)(3)(E) of the Unified Development Ordinance, extend the waiver of sign application fees for temporary and permanent signs through December 30, 2020.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1028 E. Hillside Drive**

**CASE #: SP-18-20
DATE: September 14, 2020**

PETITIONER: Hillside Manors Holdings, LLC.
1507 S. Piazza Drive, Bloomington

CONSULTANTS: Smith Brehob & Associates, Inc
2755 E Canada Drive, Bloomington

REQUEST: The petitioner is requesting site plan approval to allow for the construction of 40 multi-family dwelling units.

BACKGROUND:

Area: 1.81 acres
Current Zoning: Residential Multifamily (RM)
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Vacant
Proposed Land Use: Multi-family Residences
Surrounding Uses: North – Carlisle Brake
 West – Dwelling, Multifamily
 East – Dwelling, Multifamily and Single Family
 South – Dwelling, Multifamily and Single Family

REPORT: The property is located at the southwest corner of E. Hillside Drive and S. Huntington Drive and is zoned Residential Multifamily (RM). There is an unbuilt portion of Thornton Drive that was platted with 50' of right-of-way that runs along the south property line. Surrounding land uses include single & multi-family residences to the east and south, multi-family residences to the west, and the Carlisle Brake industrial center to the north. The property was previously developed with two residential buildings and accessory structures, but they have all been removed and the property is vacant. There is a drainage channel and stream that is just to the southeast of this site and portions of the required riparian buffer impact this site and are shown on the site plan.

The petitioner is requesting site plan approval to allow for the construction of a multi-family residential building that will have 40 one-bedroom units. There will be a surface parking lot constructed with 41 vehicular parking spaces that will have one access point onto Huntington Drive. There is a covered bicycle parking area proposed on the south side of the building. New concrete sidewalks and minimum 5' wide tree plot will be constructed along both frontages.

Per 20.06.050(a)(2)(C)(ii), this petition is considered a Major Site Plan since it contains more than 30 dwelling units and is required to be reviewed by the Plan Commission.

SITE PLAN ISSUES:

Building Setback: The minimum required front yard setbacks are 55' from the centerline of Hillside Drive (10' plus half of the proposed 90' right-of-way for Hillside) and 40' from the centerline of Huntington Drive (10' plus half of the proposed 60' of right-of-way for Huntington Dr.). The side yard building setback is 10'. The building meets the setback requirements.

Parking Setback: An 8' wide landscaped area is required along the perimeter of the parking area and this has been shown on the site plan. Although the parking area meets the 20' setback from the front of the building along Hillside and along Huntington, since there is a platted 50' of right-of-way for Thornton Street to the south, the UDO also considers that a front and subject to the 20' parking setback. A variance must be approved to allow the proposed configuration.

Impervious Surface Coverage: The maximum impervious surface coverage allowed is 60% and the petition meets that with an impervious surface coverage of 40%.

Landscape Area: The minimum required landscape area is 35% and the petition meets this requirement with a landscape area of 35%.

Height: The maximum height in the RM District is 3 stories not to exceed 40 feet. The building is 3 stories tall and is 37'6" at its tallest point.

Transition Zone: The site is adjacent to an R2 zoning district to the east. However there are no buildings within 50' of the R2 zoned property, so there are no additional reduced height restrictions nor does it share a common property line with the R2 properties so there are no additional setback restrictions.

Parking: No minimum number of on-site vehicular parking spaces are required since this property is not within or adjacent to the R3 zoning district. However, the petitioner is proposing to provide 41 on-site parking spaces in a surface parking lot. A maximum of 50 parking spaces is allowed.

Access: The parking area would be accessed from the east side of the site from a new drive cut on Huntington Drive. The proposed drivecut is over 100' from the Hillside and Huntington intersection and meets the 100' setback requirement. Two existing drivecuts on Hillside will be removed, and no new drivecuts on Hillside are proposed with this project.

Bicycle Parking: The UDO requires bicycle parking be provided at a minimum of 10% per number of vehicular spaces provided or one space per 5 bedrooms, whichever is more. Based on the 40 bedrooms, there would be 8 bicycle parking spaces required. Since there are more than 25 dwelling units, a minimum of one-half of the bicycle parking spaces must be covered and one-quarter of the spaces must be long-term Class I facilities. The petitioner has shown a covered bicycle parking area on the south side of the site. Long term bicycle storage for one-quarter of the spaces is still required to be shown. Compliance with this section will be reviewed prior to issuance of a grading permit. A condition of approval has been proposed to that effect.

Environmental: There is a drainage channel and stream along the southeast side of the property that are subject to the Riparian Buffer standards. The three required buffer zones have been shown on the site plan. The proposed stormwater management facility is shown within a portion

of Zone 2 and Zone 3, however this is an allowed disturbance activity outlined in the UDO. There are several existing trees on the south and southwest portion of the site that will be preserved. There are no other known sensitive environmental features on this site.

Architecture/Materials: The building will be finished in a mix of brick veneer and fiber cement panels. These are permitted materials. The building has similar building design along the portions of the building that front on the adjacent public streets and complies with the Uniform Architecture design requirements of the UDO. A pedestrian entrance is shown on the north side of the building facing Hillside Drive. The use is required to provide space for on-site refuse and recycling containers and that has not been shown on the site plan, a condition of approval is included to that effect.

Utilities: A rain garden has been shown along the southeast corner of the parking area to meet stormwater detention requirements. A portion of the detention area is shown within the riparian buffer, but this is an allowed disturbance activity in the Zone 2 and 3 riparian buffer areas.

Landscaping: The UDO requires that all portions of a site not covered by structure, parking lot, accessway, required buffer yard, or other pervious surface be landscaped. A landscape plan has been submitted showing the required number of plantings. Landscaping is required adjacent to the parking areas and has also been shown. The proposed landscape plan appears to meet the UDO requirements and must meet all of the UDO requirements prior to issuance of a grading permit.

Streetscape/Pedestrian Facilities/Alternative Transportation: A 10' wide concrete sidewalk is required along the Hillside Drive frontage, however given the limited right-of-way the Department finds it appropriate to install a 7' wide sidewalk instead. A minimum 5' wide tree plot with street trees not more than 40' from center are required along both frontages. The sidewalks shown are 5' in width and must be increased in width to 7' along Hillside and 6' along Huntington, a condition of approval has been included. A portion of the sidewalks along Hillside Drive and Huntington Drive are located on private property and must be placed in a pedestrian easement prior to recommendation of final occupancy.

Due to the presence of an off-site drainage culvert and stream along the south side of the property that would have to be substantially altered to accommodate a sidewalk, the petitioner has chosen to end the construction of the sidewalk along Huntington Drive approximately 20' from the south side of the property line. The petitioner will need to either extend the sidewalk to the property line or receive a variance.

CONCLUSION: This petition meets all of the UDO requirements for the Residential Multifamily (RM) zoning district, with the exception of the proposed parking area on the south side of the building, refuse and recycling location, bicycle parking, and the sidewalk installation along Huntington. Both the parking area and the sidewalk issue require variances.

RECOMMENDATION: The Department recommends approval of SP-18-20 with the following conditions of approval:

1. A total of 8 bicycle parking spaces are required and at least one-half must be covered and one-quarter must be long term. This will need to be shown on the site plan before

issuance of a grading permit.

2. Any portions of the public sidewalk on private property must be placed in a recorded pedestrian easement. A copy of the recorded easement must be provided to Planning and Transportation staff prior to recommendation of final occupancy.
3. A space of on-site refuse and recycling must be shown prior to issuance of a grading permit.
4. A variance must be approved to allow the proposed parking on the south side of the building.
5. The sidewalk along Hillside Drive must be a minimum of 7' wide and the sidewalk on Huntington Drive must be a minimum of 6' in width.
6. A variance must be approved to allow for the sidewalk along Huntington Drive to terminate before the southern property line.

MEMORANDUM

Date: September 14, 2020

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP-18-20: Hillside Manors
1028 E. Hillside Drive

The purpose of this memo is to convey the environmental concerns and recommendations for conditions of approval from the Environmental Commission (EC) with the hope that action will follow to enhance its environment-enriching attributes. The request is to approve a Site Plan for a multi-family structure.

Comments

1.) LANDSCAPE PLAN

The Landscape Plan is not yet compliant, and will need to be finalized prior to receiving a Grading Permit.

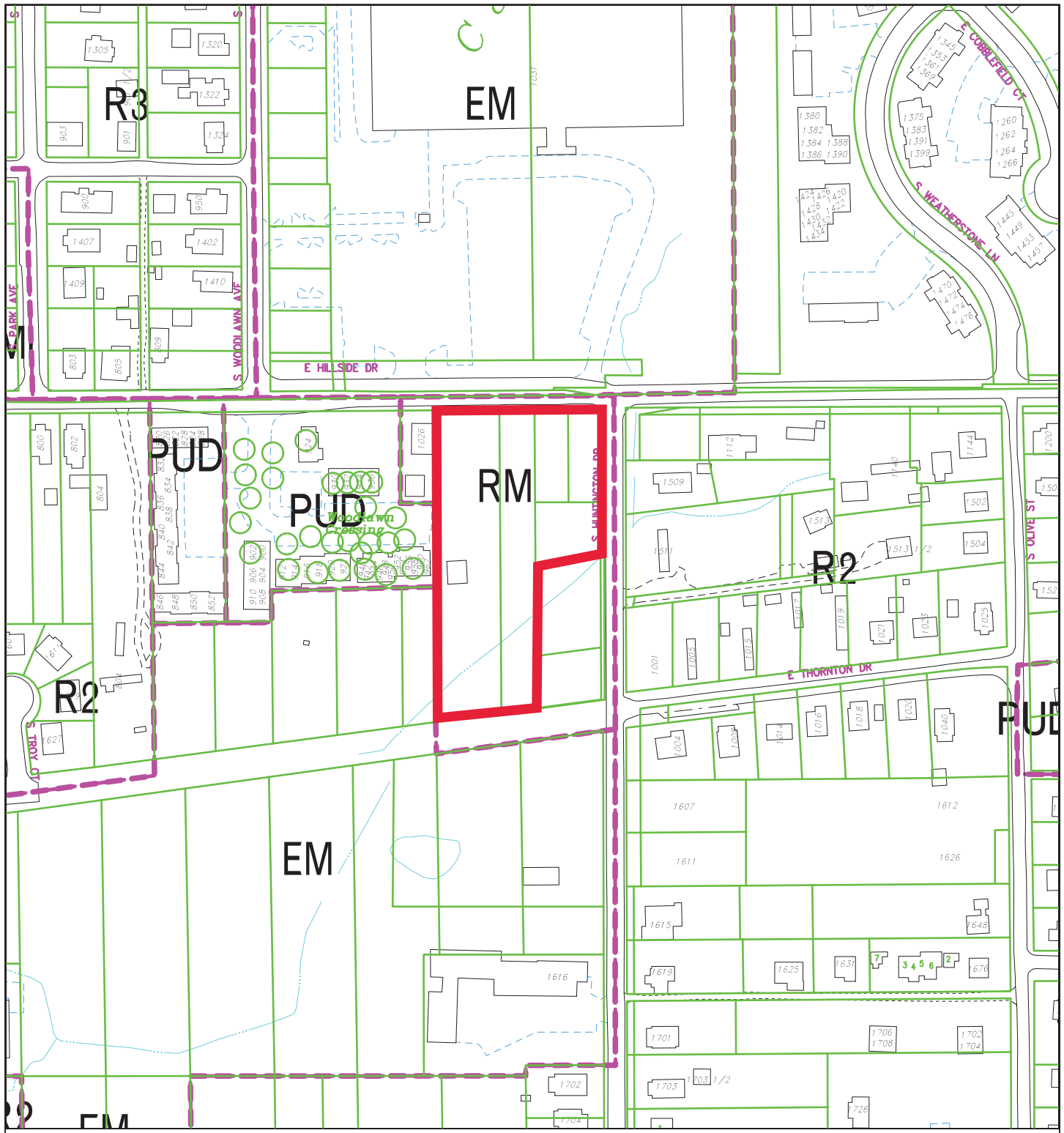
2.) GREEN BUILDING

The EC finds it disappointing that this developer has not included any green building features. Although merely following the basic building code is allowable, many renters prefer a more modern approach of sustainable living.

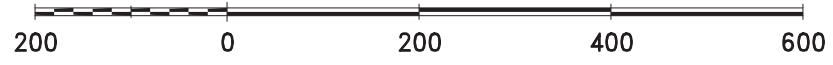
Recommended Conditions of Approval

The EC recommends that the following list be included as conditions of approval.

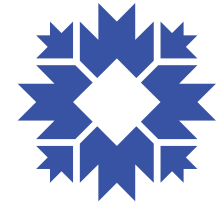
- 1.) Work with staff to develop a compliant Landscape Plan.
- 2.) Include some green building features.



By: greulice
3 Aug 20



City of Bloomington
Planning & Transportation

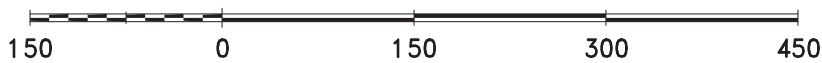


Scale: 1" = 200'

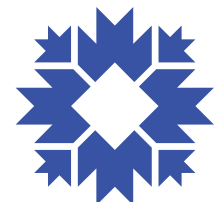
For reference only; map information NOT warranted.



By: greulice
3 Aug 20



City of Bloomington
Planning & Transportation



Scale: 1" = 150'

For reference only; map information NOT warranted.

Eric Greulich
City of Bloomington
Planning & Transportation Department
401 N. Morton Street
Bloomington, IN 47404

RE: 1028 E. Hillside Drive

Mr. Greulich,

Please accept this application for the redevelopment of the southwest corner of E Hillside Drive and S Huntington Drive. The application is for the construction a multi-family building containing 40 one-bedroom units.

The property is vacant and consists of 1.81 acres of Residential Multifamily (RM) zoned land. The property is bounded on three sides by right-of-way; E. Hillside to the north, S. Huntington on the East, and the unimproved right of way of E Thornton Drive to the south. The adjacent properties to the west are zoned RM, PUD (Woodlawn Crossing Apartments) and Employment (EM).


The norther portion of the site is predominately open while the southern portion of the site as some tree canopy, mostly associated with property lines and adjacent to a drainage ditch created by the City in the early 1980's. As outlined in the UDO, a trio of buffers will be utilized to buffer the drainage ditch from the proposed development.

Site improvements will consist of a single three-story building and 40 space parking facility for the residents of the building. In addition to the building a parking the sidewalk along E. Hillside Drive will be removed and reconstructed 5 feet from the existing curb line. Sidewalk facilities will also be placed along S. Huntington Drive frontage. Impervious area of this proposal is less than 40%.

All other aspects of this project were designed to adhere to the current UDO including, pedestrian accommodations, landscaping, and detention.

Please find attached additional information to aid in your consideration of this proposal. We respectfully request your support.

Sincerely,



Timothy A. Hanson
Hillside Manors Holdings, LLC

1 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

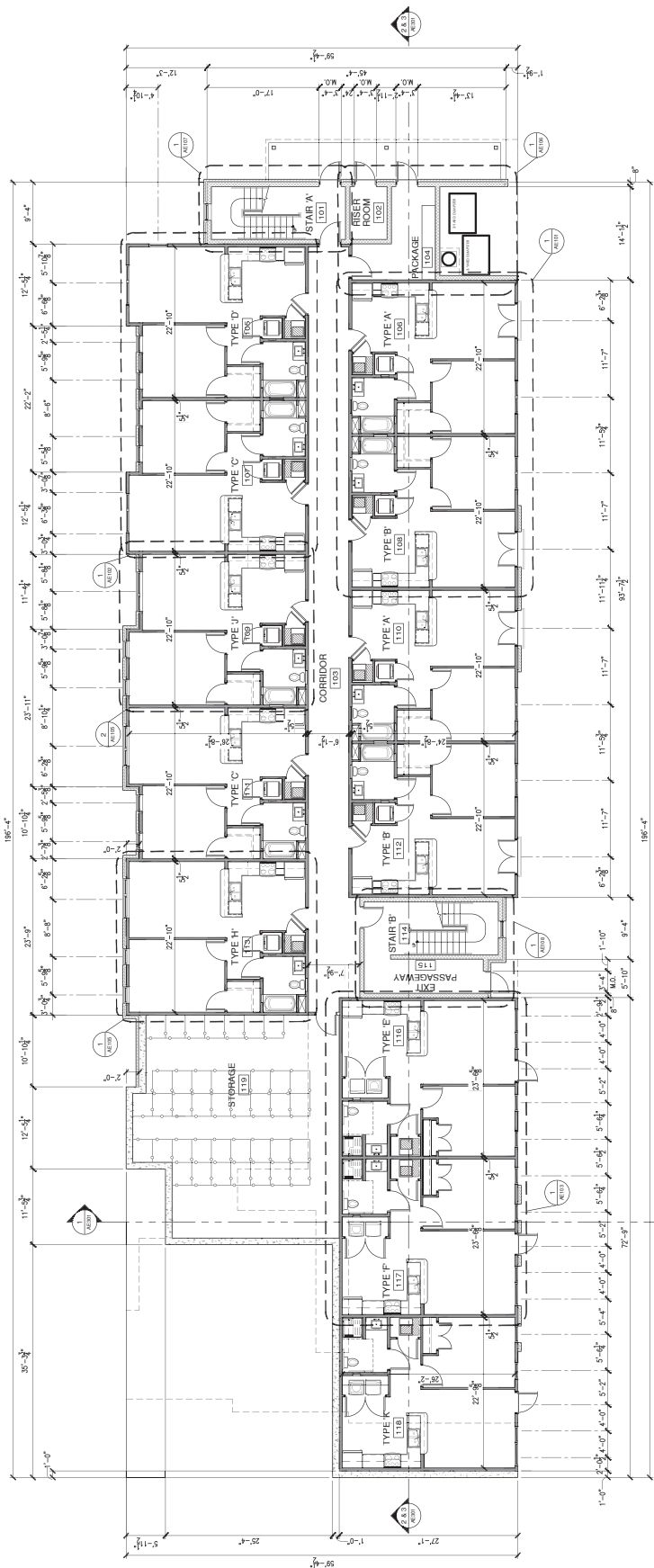
AE001

OVERALL BUILDING FLOOR PLANS

SHEET NO.	AE001
DATE	JANUARY 30, 2020
DRAWN BY	A. LAWBERT
CHECKED BY	D. BRUCE

HUNTINGTON CREEK APARTMENTS
1028 EAST HILLSIDE DRIVE
BLOOMINGTON, INDIANA 47401

TABOR ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
TELEPHONE: (812) 323-4236 WEB: WWW.TABORARCH.COM



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TLabor ARCHITECTURE & DESIGN INC.

 1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401

 TELEPHONE: (812) 333-4238 FAX: (812) 333-4238 WWW.TLABOR.COM

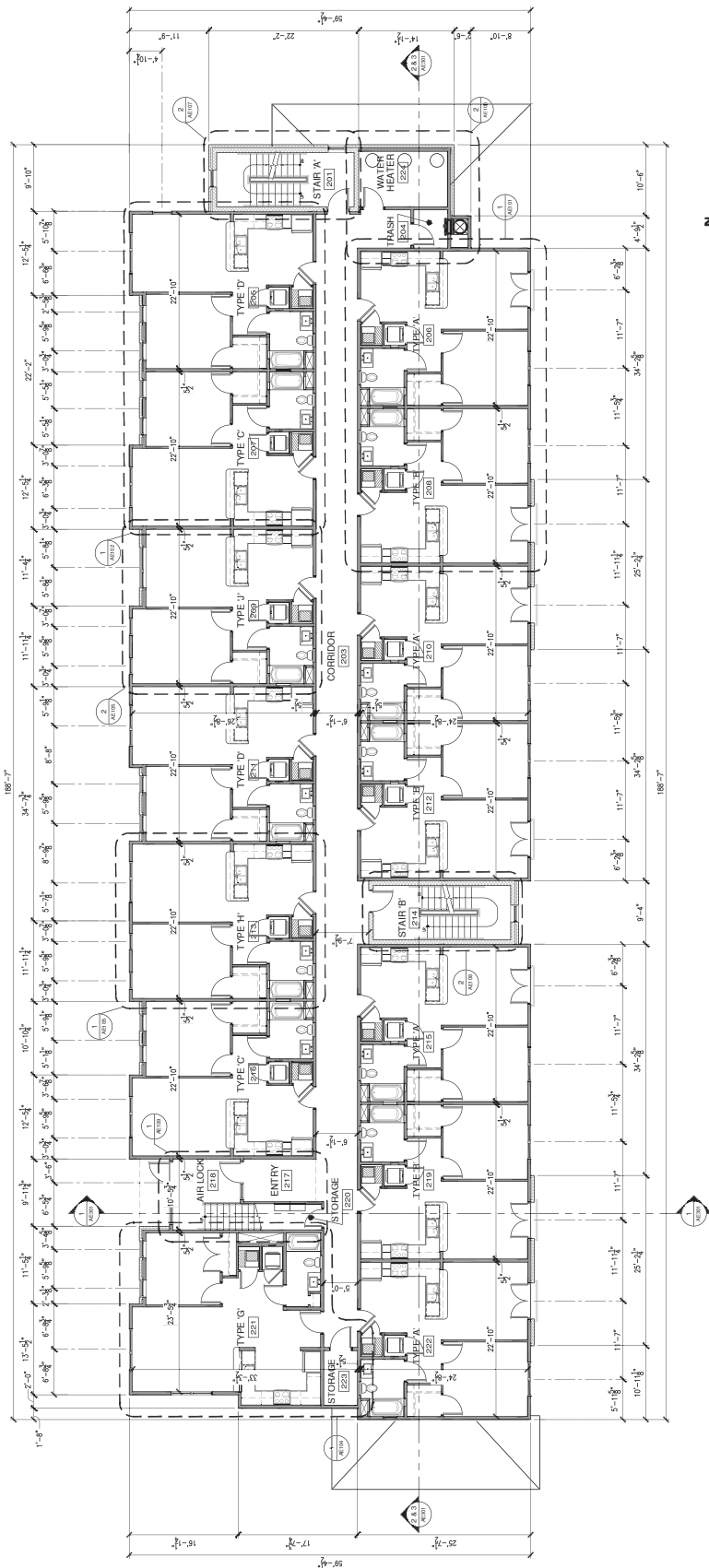
REVISIONS

A NEW APARTMENT BUILDING FOR:
HUNTINGTON CREEK APARTMENTS
 1028 EAST HILLSIDE DRIVE
 BLOOMINGTON, INDIANA 47401

PROJECT NO.	2419
DATE	JANUARY 30, 2020
DRAWN BY	A. LAWBERT
CHECKED BY	G. BRADICE
SHEET NAME	

OVERALL SECOND FLOOR PLAN
 SHEET NO.

AE002



1 OVERALL SECOND FLOOR PLAN
 1/8" = 1'-0"

THIS PLAN IS CONTROLLED BY THE CLIENT. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

TABOR
BRUCE
ARCHITECTURE & DESIGN INC.
 1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
 TELEPHONE: (317) 323-4235 FAX: (317) 323-4236 WWW.TABORBRUCE.COM

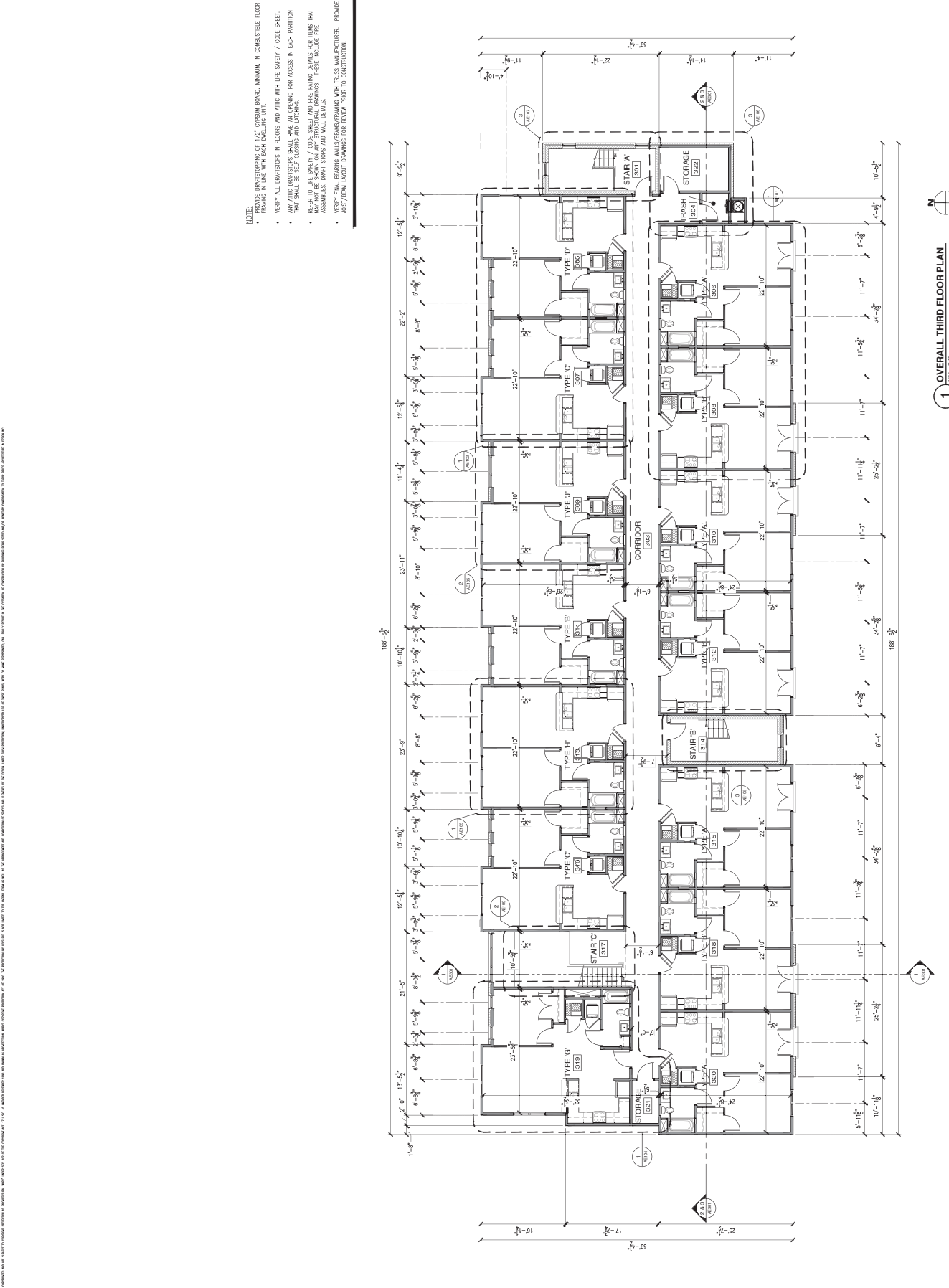
REVISIONS

A NEW APARTMENT BUILDING FOR:
HUNTINGTON CREEK APARTMENTS
 1028 EAST HILLSIDE DRIVE
 BLOOMINGTON, INDIANA 47401

PROJECT NO.	2419
DATE	JANUARY 30, 2020
DRAWN BY	A. LAWRETT
CHECKED BY	G. BRUCE
SHEET NAME	

OVERALL THIRD FLOOR PLAN
 SHEET NO. AE003

1 OVERALL THIRD FLOOR PLAN
 10'-0" x 1'-0"



NOTE:
 PROVIDE DIMENSIONING OF 1/2" OFFSETS FROM WALLS, MINIMUM IN COMBUSTIBLE FLOOR FRAMING IN LINE WITH EACH DWELLING UNIT.
 VERIFY ALL DIMENSIONS IN FLOORS AND ATTIC WITH LIFE SAFETY / CODE SHEET.
 ANY ATTIC DIMENSIONS SHALL HAVE AN OPENING FOR ACCESS IN EACH PARTITION THAT SHALL BE LEFT CLOSED AND LATCHED.
 VERIFY ALL DIMENSIONS AND DRAWINGS AGAINST THE EXISTING SURVEY DATA. THESE DIMENSIONS SHALL BE SPANNED ON ANY STRUCTURAL DRAWINGS. THESE INCLUDE FLOOR ASSEMBLIES, DOOR STOPS AND WALL DETAILS.
 VERIFY FINAL BEARING WALLS/BEAMS/FRAMING WITH TRUSS MANUFACTURER. PROVIDE JOIST/BEAM JOIST DIMENSIONS FOR REFER BACK TO CONSTRUCTION.

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 TEL: (317) 333-6256 FAX: (317) 333-6258 WEB: WWW.TLABORARCH.COM

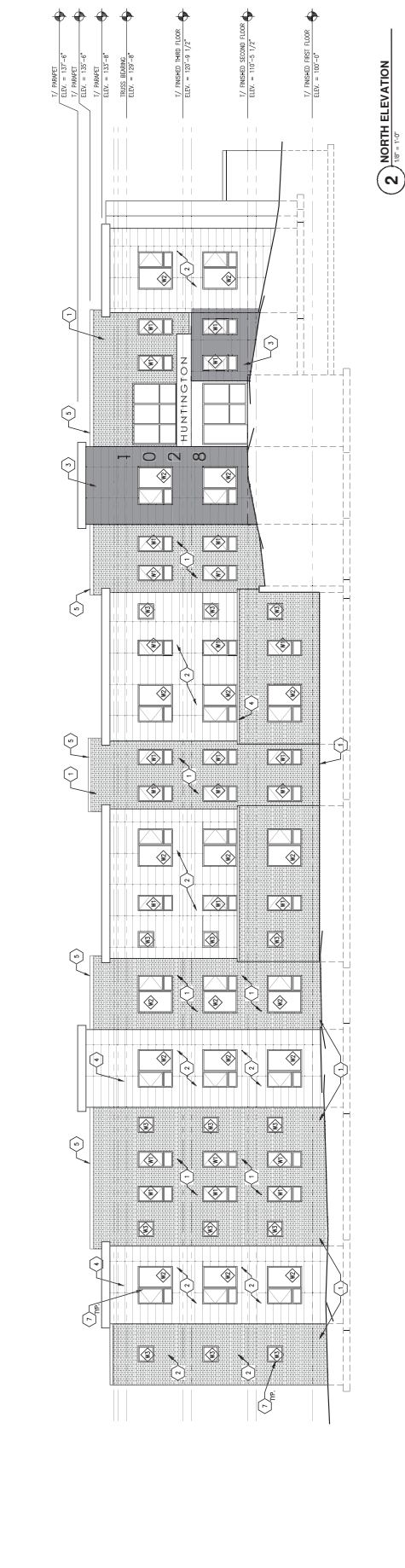
REVISIONS

HUNTINGTON CREEK APARTMENTS
 1028 EAST HILLSIDE DRIVE
 BLOOMINGTON, INDIANA 47401

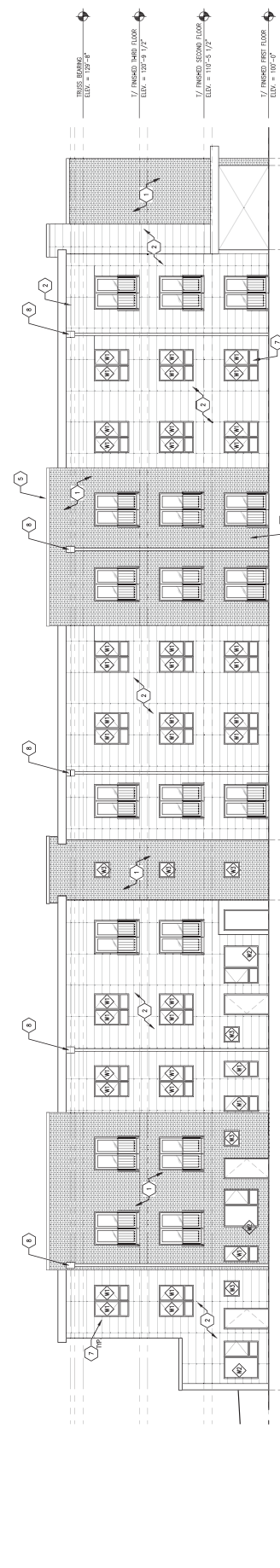


PROJECT NO. 2419
 DATE JANUARY 30, 2020
 DRAWN BY A. LAVASSET
 CHECKED BY G. BRUCE
 SHEET NAME EXTERIOR ELEVATIONS
 SHEET NO. AE201

A NEW APARTMENT BUILDING FOR:



2 NORTH ELEVATION
 1/8" = 1'-0"



1 SOUTH ELEVATION
 1/8" = 1'-0"

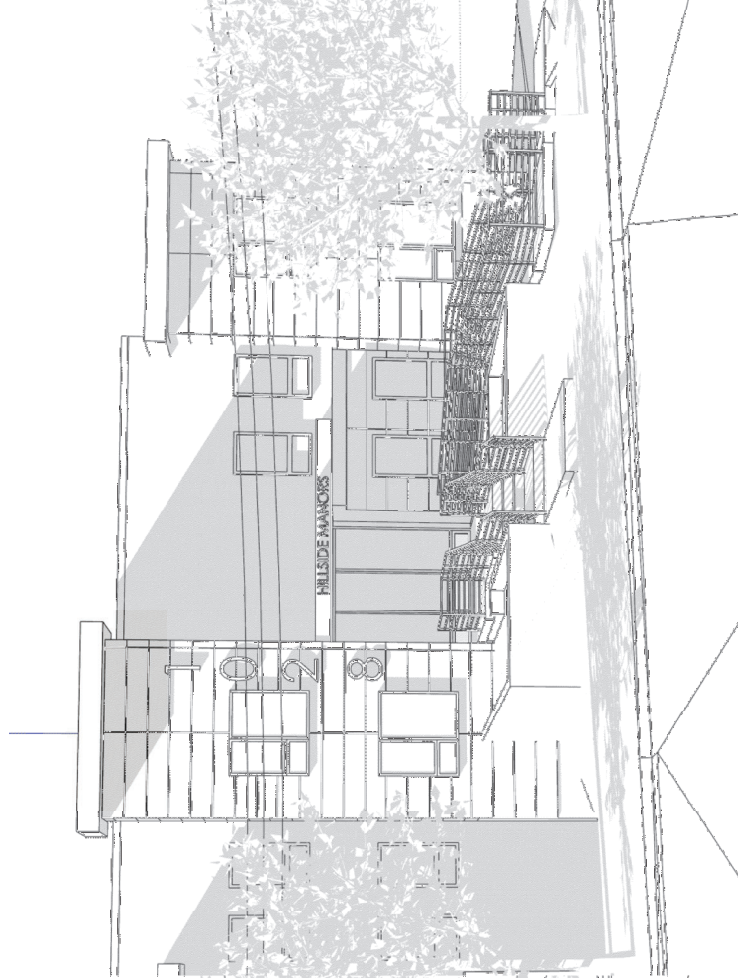
- ELEVATION KEYNOTES:
1. 1/2" x 1/2" BRICK VENEER
 2. 1/2" x 1/2" BRICK VENEER
 3. 1/2" x 1/2" BRICK VENEER
 4. 1/2" x 1/2" BRICK VENEER
 5. 1/2" x 1/2" BRICK VENEER
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 7. 1/2" x 1/2" BRICK VENEER
 8. 1/2" x 1/2" BRICK VENEER

1. 1/2" x 1/2" BRICK VENEER
 2. 1/2" x 1/2" BRICK VENEER, COLOR 'X'
 3. 1/2" x 1/2" BRICK VENEER, COLOR 'Y'
 4. 1/2" x 1/2" BRICK VENEER, COLOR 'Z'
 5. 1/2" x 1/2" BRICK VENEER, COLOR 'A'
 6. 1/2" x 1/2" BRICK VENEER, COLOR 'B'
 7. 1/2" x 1/2" BRICK VENEER, COLOR 'C'
 8. 1/2" x 1/2" BRICK VENEER, COLOR 'D'

1. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 2. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 3. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 4. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 5. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 6. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 7. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 8. WINDOW SERIES 100 WINDOW, SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

HILLSIDE MANORS

1028 E. HILLSIDE DRIVE
BLOOMINGTON, INDIANA



PERRY TOWNSHIP
SECTION 21
TOWNSHIP OF SMITH
RANGE 1 WEST
DEVELOPER(S) & APPLICANT(S):
WS PROPERTY GROUP
1507 S. PLAZA DRIVE
BLOOMINGTON, IN 47401
ENGINEER(S) & SURVEYOR(S):
SMITH BREHOB
& ASSOCIATES INC.
2755 BLOOMINGTON BLVD. #7401
BLOOMINGTON, IN 47406
(872) 333-0000
ENGINEER(S)
WS PROPERTY GROUP
1507 S. PLAZA DRIVE
BLOOMINGTON, INDIANA 47401



LOCATION MAP
NTS



DATE	ISSUE
8-31-20	PLAN COMMISSION SUBMISSION

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE
7	PROFILES
8	SW/PP INDEX
9	SW/PP PLAN
10	SW/PP SPECS
11	CIVIL DETAILS

NOTE: SPECIFICATIONS FOR THIS PROJECT FOR SANITARY SEWER, WATER AND STORMWATER ARE THE LATEST ISSUE OF THE CITY OF BLOOMINGTON UTILITIES CONSTRUCTION SPECIFICATIONS. ALL OTHER SITE WORK SHALL BE IN ACCORDANCE WITH THE 2014 SMITH BREHOB & ASSOCIATES STANDARD SPECIFICATIONS.



SHEET NO.	REVISIONS	BY / DATE		CERTIFICATION DATE
		BY	DATE	

PREPARED BY SMITH BREHOB & ASSOCIATES INC. BLOOMINGTON, INDIANA

JOB NUMBER: 6143

NO.	DATE	BY	REVISIONS

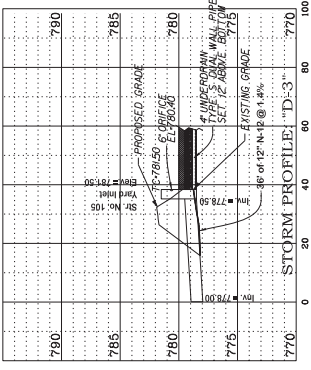
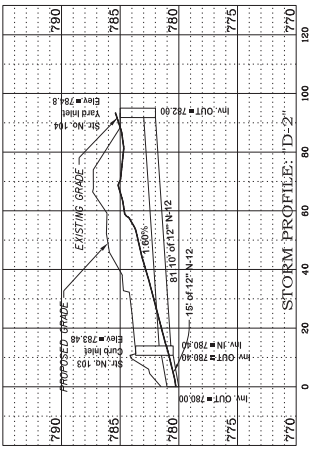
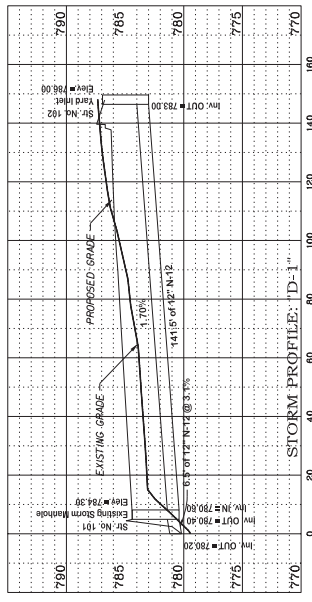
PROFILE NOTES:

- The contractor is responsible for obtaining all permits necessary to complete all work shown on these plans.
- All utility work in the City of Bloomington shall be in accordance with Construction Specifications for City of Bloomington Utilities Wastewater, Water, and Storm Projects latest addition.
- Contractor shall be responsible for requesting location of existing utilities in the construction area at least two working days prior to construction. 811 or 1-800-382-5544.
- Contractor shall notify the City of Bloomington Utilities for a pre-construction meeting (812) 349-3633 at least two days prior to beginning construction.
- When necessary for completion of new construction the contractor shall repair any damage to existing features (i.e. paving, utilities, drainage, etc.)
- The contractor shall make field adjustments as necessary to provide a smooth vertical and horizontal transition between existing and proposed pavements.
- The Contractor shall verify all dimensions before ordering of materials and shall be responsible for the accuracy of his representative and resolved prior to the commencement of the work.
- All DIP used for sewer shall have a ceramic epoxy lining, minimum thickness 40 mils and shall be Protecto 401. West for DIP shall be HAKCO DIP to SDR-35 Adapter Wyes.

SCALE:
 Horizontal: 1"=20'
 Vertical: 1"=5'

PROFILE NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ORDERING STRUCTURES.
- CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ORDERING STRUCTURES.



**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 301 and 305 E 19th Street**

**CASE #: SP-19-20
DATE: September 14, 2020**

PETITIONER: Strauser Construction Co, Inc.
453 S. Clarizz Blvd, Bloomington

CONSULTANTS: Smith Brehob & Associates, Inc
2755 E Canada Drive, Bloomington

REQUEST: The petitioner is requesting site plan approval to allow for the construction of 31 multi-family dwelling units.

BACKGROUND:

Area: 0.40 acres
Current Zoning: Residential High Density (RH)
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Dwelling, Single-Family
Proposed Land Use: Dwelling, Multifamily
Surrounding Uses: North – Dwelling, Single and Multifamily residences
 West – Dwelling, Single and Multifamily residences
 East – Dwelling, Single and Multifamily residences
 South – Dwelling, Single and Multifamily residences

REPORT: The property is located at the northeast corner of N. Lincoln St. and E. 19th Street and is zoned Residential High Density (RH). Surrounding land uses include single & multi-family residences to the north, east, west, and south. The property currently contains two residences and a surface parking area.

The petitioner is requesting site plan approval to allow for the construction of a multi-family residential building that will have 31 units and 66 bedrooms. There will be a 2,900 sq. ft. amenity space on the ground floor as well as a parking area under the building with 13 parking spaces. The parking garage would be accessed from the east side of the building through a shared drive that is also utilized by the property to the east and accesses 19th Street. There will be two areas of bicycle parking along the front of the building for 32 bicycle parking spaces.

Per 20.06.050(a)(2)(C)(ii), this petition is considered a Major Site Plan since it contains more than 30 dwelling units and is required to be reviewed by the Plan Commission.

SITE PLAN ISSUES:

Dimensional Standards:

Building Setback: The minimum required front and side yard building setback is 10' for and the building meets the setback requirements.

Impervious Surface Coverage: The maximum impervious surface coverage allowed is

65% and the petition meets that with an impervious surface coverage of 64%.

Landscape Area: The minimum required landscape area is 35% and the petition meets this requirement with a landscape area of 36%.

Height: The maximum height in the RH District is 5 stories not to exceed 63 feet. The building is 5 stories tall and is 63' tall.

Parking: No minimum number of on-site vehicular parking spaces are required since this property is not within or adjacent to the R3 zoning district. However, the petitioner is proposing to provide 13 on-site parking spaces within the ground floor of the building.

Access: The parking garage would be accessed from the east side of the building through a shared drive that is also utilized by the property to the east and accesses 19th Street. There will not be any drivecuts on Lincoln Street with this project.

Bicycle Parking: The UDO requires bicycle parking be provided at a minimum of 10% per number of vehicular spaces provided or one space per 5 bedrooms, whichever is more. Based on the 66 bedrooms, there would be 14 bicycle parking spaces required. Since there are more than 25 dwelling units, a minimum of one-half of the bicycle parking spaces must be covered and one-quarter of the spaces must be long-term Class I facilities. The petitioner has shown several areas for bicycle parking around the south and west sides of the building. A portion of those spaces must be covered as required by the UDO. Compliance with this section will be reviewed prior to issuance of a grading permit. A condition of approval has been proposed to that effect.

Architecture/Materials: The primary finishing materials are proposed to be a mix of brick and EIFS with metal panels as a secondary material. EIFS is not allowed as a primary material and that will need to be modified to one of the approved materials. The building has similar building design along the portions of the building that front on the adjacent public streets and complies with the Uniform Architecture design requirements of the UDO. The use is required to provide space for on-site refuse and recycling containers and that has been shown on the north side of the building. The site is not adjacent to any zoning districts that require transition zone requirements.

Utilities: A rain garden has been shown along the front of the property to meet stormwater detention requirements. A transformer pad has been shown on the northwest corner of the property and must be relocated or screened to be in compliance with Section 20.04.080 *Ground-Mounted Mechanical Equipment*.

Landscaping: The UDO requires that all portions of a site not covered by structure, parking lot, accessway, required buffer yard, or other pervious surface be landscaped. A landscape plan has been submitted showing the required number of plantings, however exact species have not been shown and must be submitted prior to issuance of a grading permit.

Streetscape/Pedestrian Facilities/Alternative Transportation: A new 6' wide concrete sidewalk and minimum 5' wide tree plot with street trees not more than 40' from center are required along both frontages and have been shown. A portion of the sidewalk along Lincoln Street is located on private property and must be placed in a pedestrian easement prior to recommendation of final occupancy.

CONCLUSION: This petition meets all of the UDO requirements for the Residential High Density (RH) zoning district, with the exception of the location of the transformer, the total bicycle parking, and the landscape species, as discussed. A condition has been included as a reminder that the transformer area must meet UDO requirements and the other items can be corrected at the grading permit review. The proximity to the IU campus and other multifamily make this location ideal for this new multifamily residential development.

RECOMMENDATION: The Department recommends approval of SP-19-20 with the following conditions of approval:

1. A total of 14 bicycle parking spaces are required and at least one-half must be covered and one-quarter must be long term. This will need to be shown on the site plan before issuance of a grading permit.
2. Any portions of the public sidewalk on private property must be placed in a recorded pedestrian easement. A copy of the recorded easement must be provided to Planning and Transportation staff prior to recommendation of final occupancy.
3. The transformer pad on the northwest corner of the property must be relocated to meet UDO requirements.
4. The landscape plan must be updated to include approved species. This will need to be shown on the site plan before issuance of a grading permit.
5. The finishing materials must be modified to not show EIFS as one of the primary materials.

MEMORANDUM

Date: September 14, 2020

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP-19-20: University Properties III, LLC
301, 305 E. 19th Street

The purpose of this memo is to convey the environmental concerns and recommendations for conditions of approval from the Environmental Commission (EC) with the hope that action will follow to enhance its environment-enriching attributes. The request is to approve a Site for a multi-family structure.

Comments

1.) LANDSCAPE PLAN

A Landscape Plan will need to be revised before approval is granted for a Grading Permit.

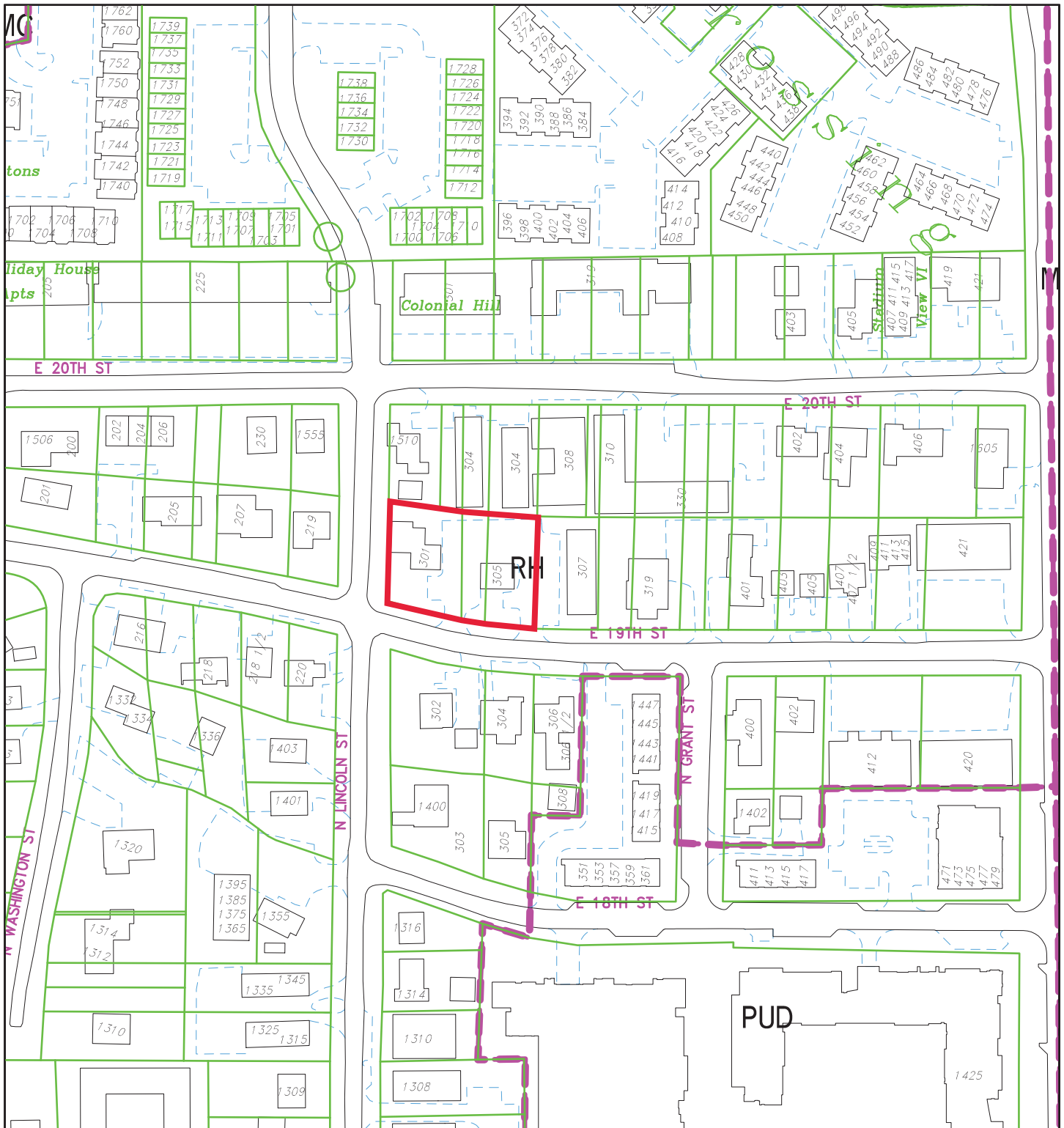
2.) GREEN BUILDING

The EC finds it disappointing that this developer has not included any green building features. Although merely following the basic building code is allowable, many renters prefer a more modern approach of sustainable living.

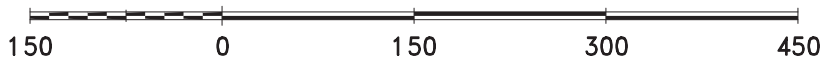
Recommended Conditions of Approval

The EC recommends that the following list be included as conditions of approval.

- 1.) Provide a Landscape Plan that will be finalized and approved prior to receiving a Grading Permit.
- 2.) Include some green building features.

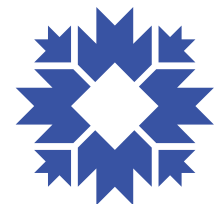


By: greulice
3 Aug 20

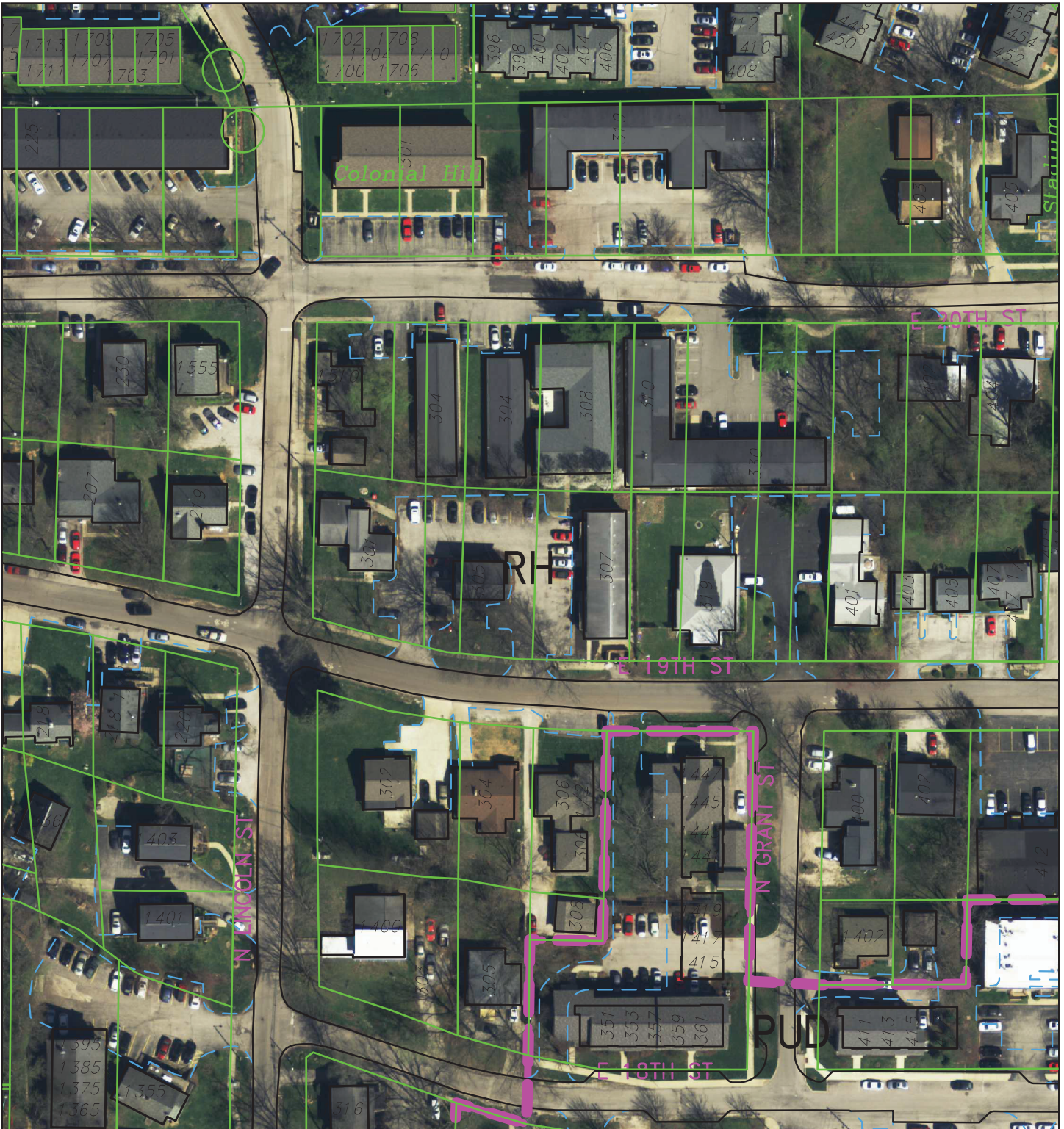


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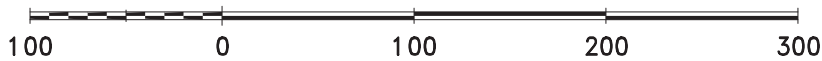
City of Bloomington
Planning & Transportation



Scale: 1" = 150'

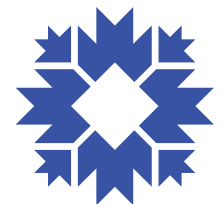


By: greulice
3 Aug 20



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'



August 10, 2020

City of Bloomington Plan Commission
City of Bloomington Planning & Transportation Department
Showers Building Suite 130
401 N Morton St
Bloomington, Indiana 47404

Dear Eric and Members of the Plan Commission,

University Properties III, LLC is submitting to you this petition for major site plan approval for a 0.404 acre property located at 301 and 305 E 19th St in Bloomington, Indiana. The site is zoned RH (Residential High Density). The proposed project will meet all requirements outlined in the current City of Bloomington Unified Development Ordinance (UDO) for the RH zone.

The 2018 Comprehensive Plan identifies this area as Neighborhood Residential. The plan states that development should “Create neighborhood focal points, gateways, and centers.” We believe that the 19th and Lincoln project will be a central focal point within the Miller Courts neighborhood and is a great location for an urban residential center that caters to the needs of the residents in the area. As such, we are proposing a multi-family residential building with both street level and rooftop amenity spaces for the tenants. The facility is designed to promote street level connectivity to the community by promoting biking and walking to engage in activities in the surrounding area. The building will be conveniently located to public transportation, the Indiana University campus, and the many events and cultural activities in the downtown and campus centers.

The surrounding property uses are both single family and multifamily residential. There is currently a single-family residential building and a multifamily residential building on the site. These buildings will both be demolished as part of this project. The proposed 5-story structure has a 31 unit (66 bedroom) multifamily residential component, a 2,915 square foot street level amenity space, and a 13 space parking garage. Vehicular access will be from an existing shared driveway along the east side of the site. The site is currently fully developed and there are no known environmental issues or constraints. The proposed project will maintain a minimum 35% landscape area on site as required by the UDO. Drainage from the site will be managed as required by city utilities. We would like to begin construction in October of 2020 and be substantially complete in August of 2021.

The city's 2019 Transportation Plan identifies both E 19th St and N Lincoln St as the Neighborhood Residential (NR) street typology. As such, curb and gutter will be added along the project site on both roadways, street trees will be planted, and sidewalks will be upsized to six feet in width to meet the guidance given in the plan. In order to encourage alternative transportation, very little vehicle parking will be available on site (13 spaces total) and ample bicycle and electric scooter parking will be provided both within the parking garage and near the building entrances. Bus service is provided by Bloomington Transit along N Walnut St and N College Ave to the west and by IU campus shuttle services at the stadium parking lot to the east, both within short walking distance from the project site.

The architectural design will consist of a mixture of materials, creating depth and texture for the building façade. The proposed building is planned to be a combination of brick veneer, an exterior plaster system, window glazing and metal panels. Additionally, the design will consist of steel canopies to provide visual interest, create a human scale along the street façade approaches, provide select overhead cover at entrances, and diffuse sun above windows into the amenity space.

Attachments

1. Application and Fee
2. Architectural Package
3. Drawing Set

We believe this project would be a great addition to the Miller Courts neighborhood. Thank you for your review and consideration of our major site plan approval request. Please feel free to reach out with any questions.

Regards,



Kendall Knoke
Smith Brehob & Associates, Inc.
812-336-6536 Ext. 3
kknoke@smithbrehob.com

August 10, 2020



RENDERING FROM CORNER OF 19TH & LINCOLN



19TH & LINCOLN

301 E. 19TH STREET

August 10, 2020



VIEW FROM NORTH ON LINCOLN



19TH & LINCOLN
301 E. 19TH STREET

August 10, 2020

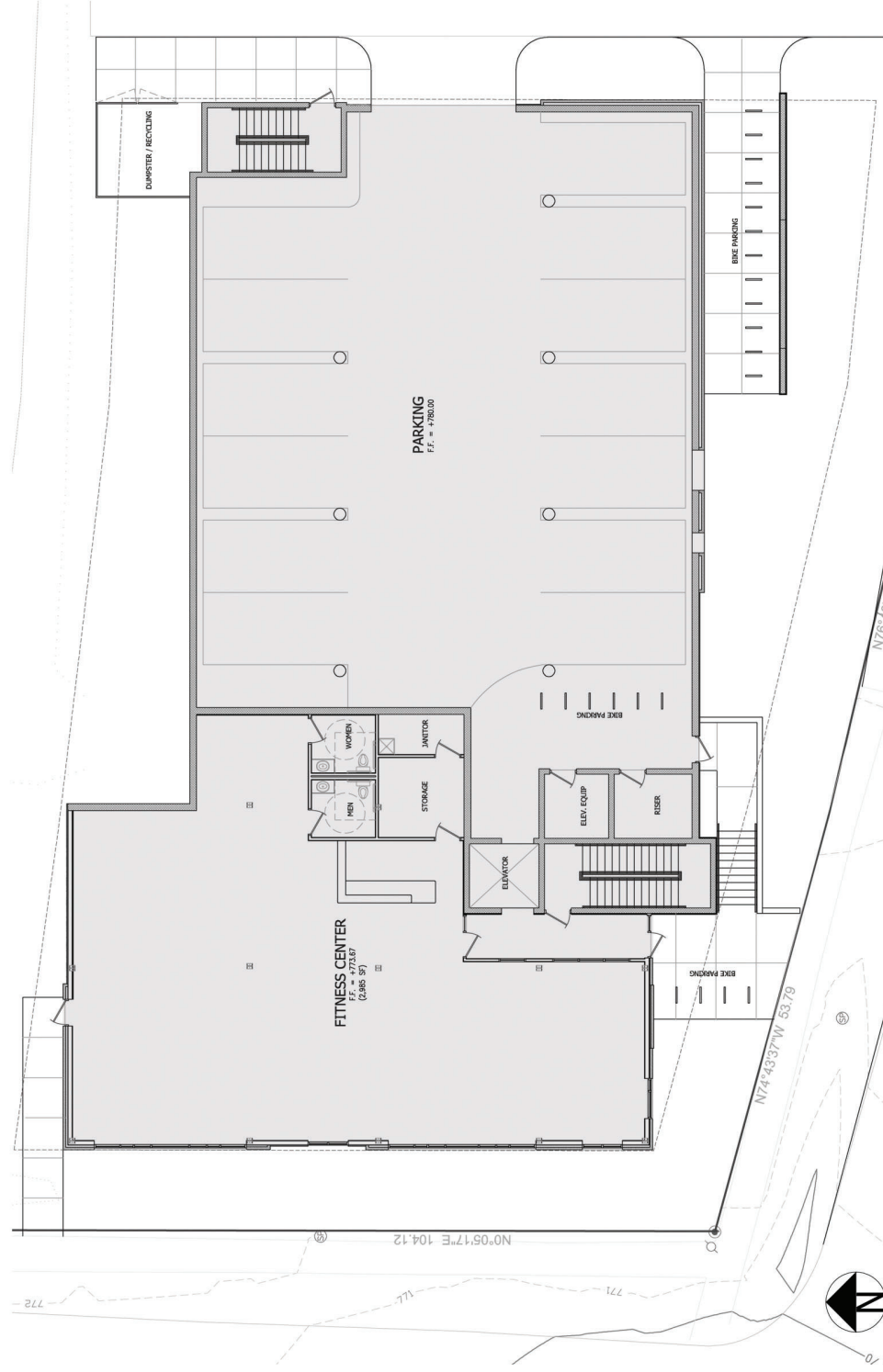


VIEW FROM EAST ON 19TH STREET



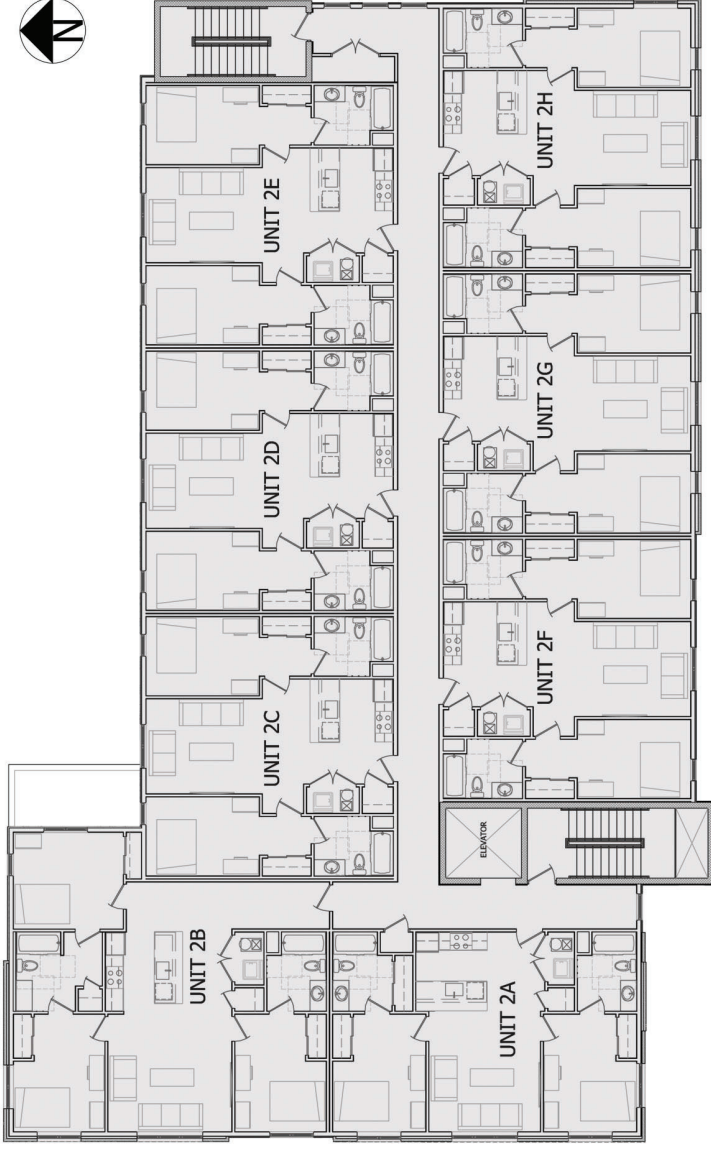
19TH & LINCOLN

301 E. 19TH STREET



LEVEL 1 - FLOOR PLAN

August 10, 2020



LEVEL 2, 3 & 4 - FLOOR PLAN

August 10, 2020



LEVEL 5 - FLOOR PLAN



19TH & LINCOLN
301 E. 19TH STREET

August 10, 2020



SOUTH ELEVATION

STRAUSER
DESIGN + BUILD, LLC

19TH & LINCOLN
301 E. 19TH STREET

August 10, 2020



WEST ELEVATION



19TH & LINCOLN

301 E. 19TH STREET

August 10, 2020

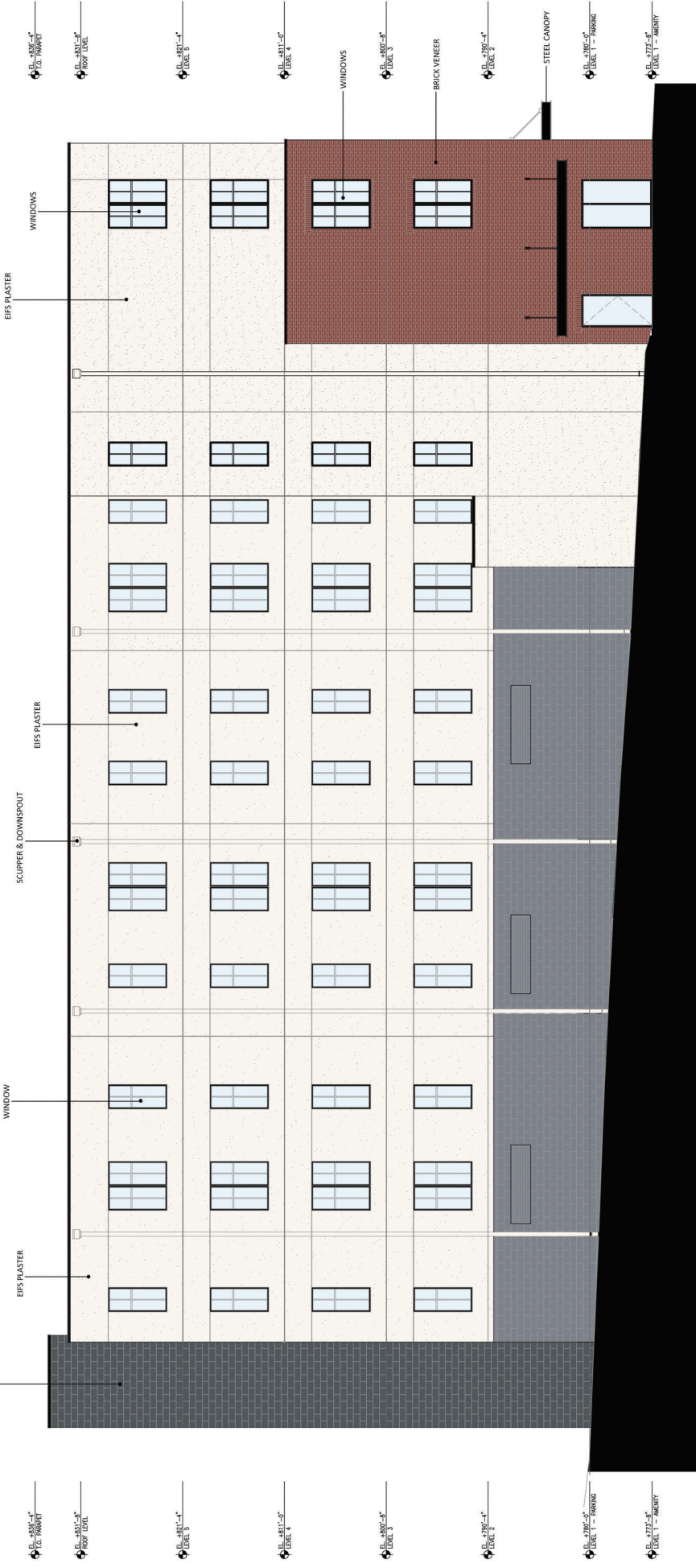


EAST ELEVATION



19TH & LINCOLN
301 E. 19TH STREET

August 10, 2020
SPRINT-FACE CMU



NORTH ELEVATION

STRAUSER
DESIGN + BUILD, LLC

19TH & LINCOLN
301 E. 19TH STREET

Smith Berthob & Associates, Inc.
 2753 E Canada Dr Suite 101
 Bloomington, Indiana 47401
 Phone: (317) 324-6536
 info@smithberthob.com

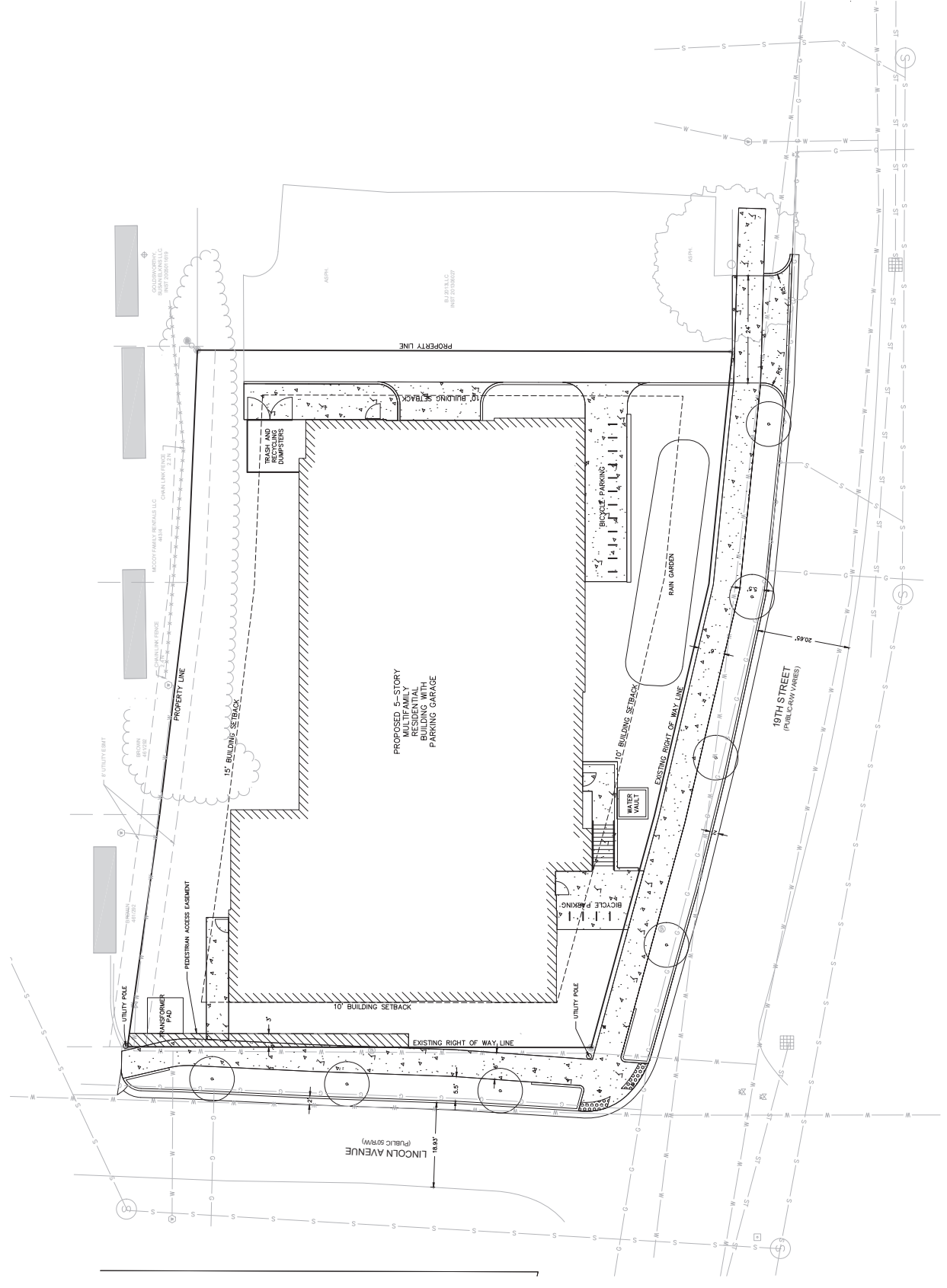
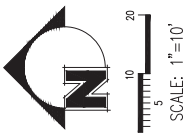


XXXX/XX/20XX
 XXXX/XX/XX

301 E 19TH STREET
 APARTMENTS
 BLOOMINGTON, INDIANA

NO.	DATE	BY	REVISIONS

PROJECT NO. 6090
 SHEET 1 OF 5
 DATE 08/31/2020
 SITE PLAN

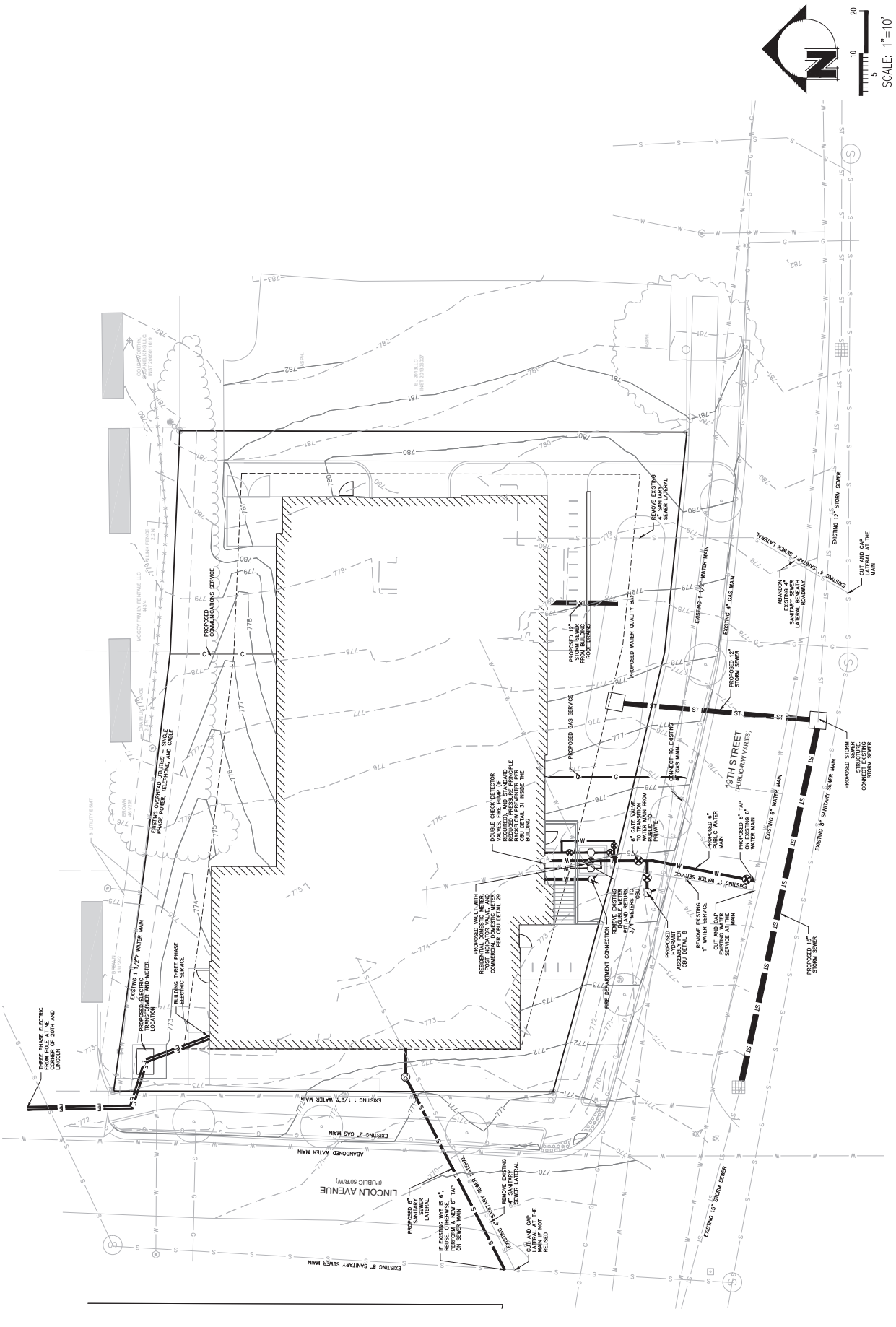


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NO.	DATE	BY	DATE

DESIGNED BY	KS/KK
CHECKED BY	KS/KK
DATE	

PROJECT NO.	6090
SHEET	2 OF 5
DATE	08/31/2020
UTILITY PLAN	



Smith Brubak & Associates, Inc.
 2753 E Canada Dr Suite 101
 Bloomington, Indiana 47401
 Telephone: (812) 336-6536
 smithbrubak.com

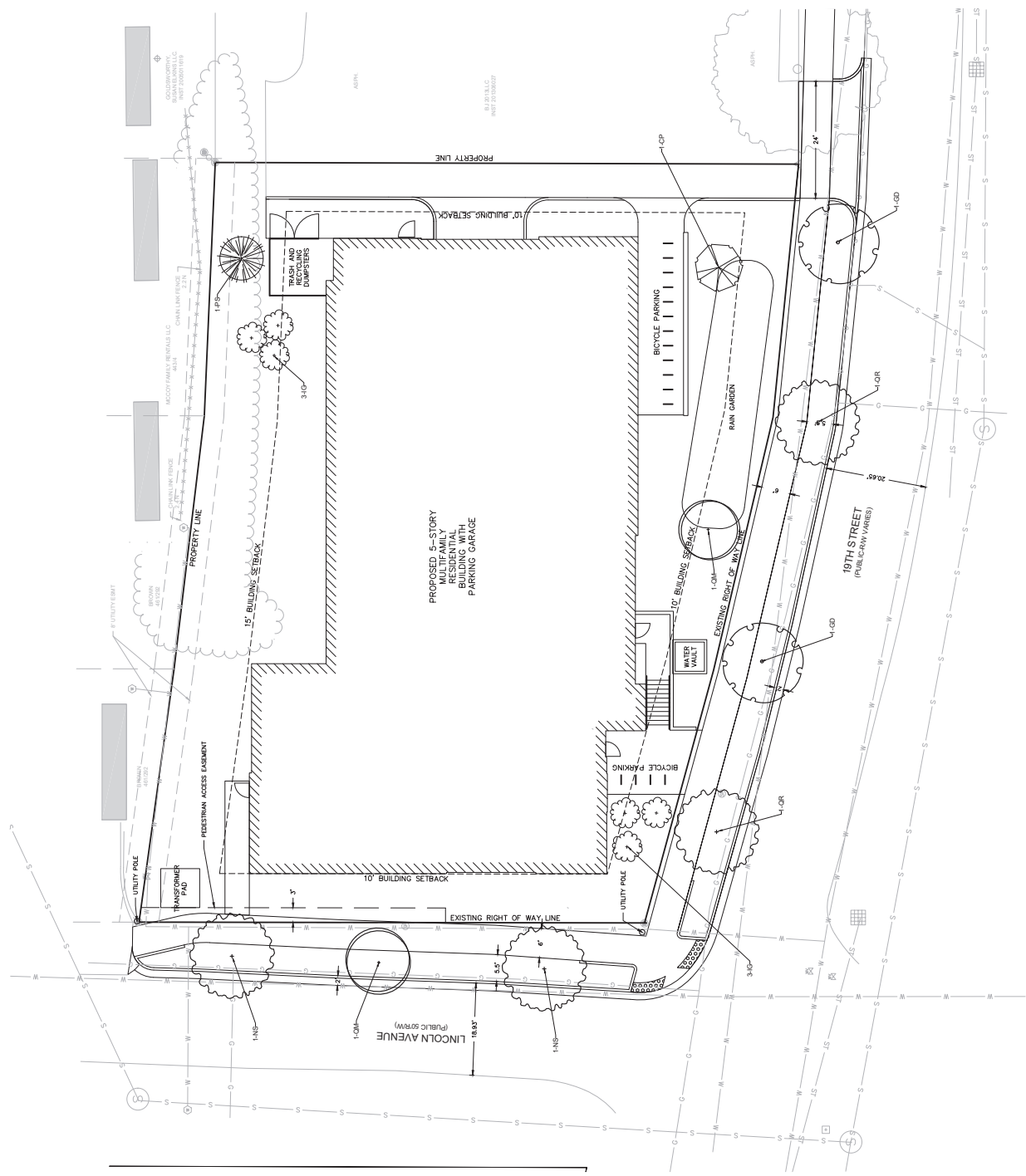
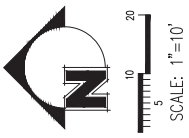
XXXX/XX/20XX
 XX/XX/XX

301 E 19TH STREET
 APARTMENTS
 BLOOMINGTON, INDIANA

NO.	DATE	BY	DATE

DESIGNED BY
 DRAWN BY
 CHECKED BY
 DATE

PROJECT NUMBER
 SHEET
 OF
 DATE
 LANDSCAPE PLAN



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- GENERAL NOTES**
1. CONTOURS AND BOUNDARY DATA OBTAINED FROM SMITH BROTHERS & ASSOCIATES, INC.
 2. ALL UNDESIGNED BEGS AND ISLANDS SHALL RECEIVE A MINIMUM OF 1" OF PLANTING MATERIAL. UNDESIGNED AREAS MAY BE PLANTED WITH HEDGEBERRY, OR A MIXTURE OF HEDGEBERRY AND BIRD-RAPES. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NEEDED.
 3. OFF-STREET PARKING AREAS (INCLUDING PARKING SPACES, DRIVEWAYS AND SIDEWALKS) SHALL BE PLANTED WITH HEDGEBERRY, OR A MIXTURE OF HEDGEBERRY AND BIRD-RAPES. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NEEDED.
 4. SEE SMITH BROTHERS & ASSOCIATES, INC. STANDARDS SPECIFICATIONS FOR LANDSCAPE MAINTENANCE AND OPERATION. THESE STANDARDS SPECIFICATIONS SHALL BE APPLIED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, INDIANA, STANDARD SPECIFICATIONS FOR LANDSCAPE MAINTENANCE AND OPERATION AND THE INDIANA COUNTY PLANTING STANDARDS. CONTACT SMITH BROTHERS & ASSOCIATES, INC. FOR MORE INFORMATION.
 5. SOURCE COUNTY SUPERVISOR INSPECTOR: AL (612)344-2962 TO 2064 AND 2065. CONTACT SMITH BROTHERS & ASSOCIATES, INC. FOR MORE INFORMATION.
 6. ALL STANDARD PARKING SPACES SHALL BE 9 FEET BY 18 FEET AND SHALL BE PLANTED WITH THE SOURCE COUNTY ZONING ORDINANCE CHAPTER 206.

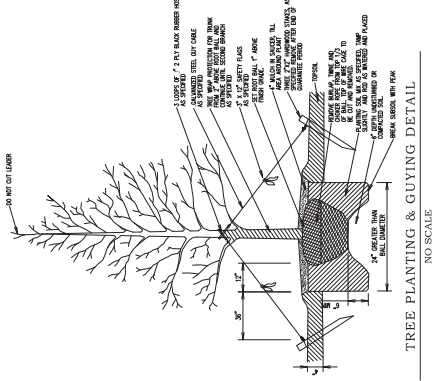
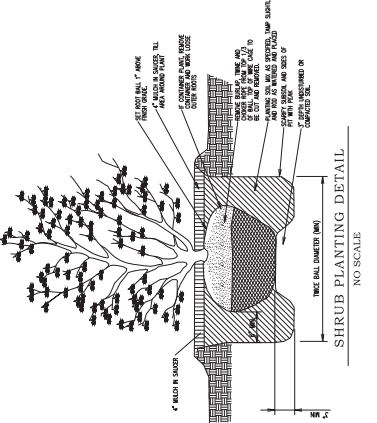
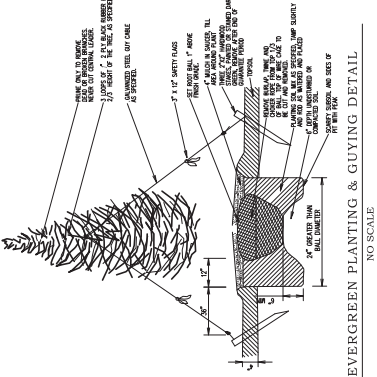
LANDSCAPE NOTES

- 1) PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED IN WRITING.
- 2) ALL UNDESIGNED BEGS AND ISLANDS SHALL RECEIVE A MINIMUM OF 1" OF PLANTING MATERIAL. UNDESIGNED AREAS MAY BE PLANTED WITH HEDGEBERRY, OR A MIXTURE OF HEDGEBERRY AND BIRD-RAPES. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NEEDED.
- 3) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING EXISTING AND NEW LANDSCAPE PLANTINGS.
- 4) SEE SHEET 6 FOR LANDSCAPE PLAN.

FINISH LAWN TYPE

FINISH LAWN TYPE TO BE USED IN ALL AREAS OF THE PROJECT SHALL BE PENNSYLVANIA 50 lb/100 of Certified Seed Premium, 30 lb/100 of Certified Common Seed Premium, 30 lb/100 of Certified Common Seed Premium, 30 lb/100 of Certified Common Seed Premium, approved seed. Contractor shall need all a rate of seed application.

40% Kentucky 318, MONIE should be 20% Compost
20% Sand and 20% Topsoil at 1" Depth.
50% MONIE should be 20% Compost
20% Sand and 20% Topsoil.



NO.	DATE	BY	REVISIONS

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**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 301 E. Brownstone Drive**

**CASE #: ZO-20-20
DATE: September 14, 2020**

PETITIONER: The Standard at Bloomington, LLC
315 Oconee St, Athens, GA

CONSULTANT: Smith Brehob & Associates, Inc.
2755 E. Canada Drive, Bloomington

REQUEST: The petitioner is requesting to rezone 7.22 acres from Planned Unit Development (PUD) to Mixed-Use Student Housing (MS).

BACKGROUND:

Area:	7.22 acres
Current Zoning:	Planned Unit Development (PUD)
Comp Plan Designation:	Mixed Urban Residential
Existing Land Use:	Dwelling, Multifamily
Proposed Land Use:	Dwelling, Multifamily
Surrounding Uses:	North – Dwelling, Multifamily and Single family South – Railroad/Single family residences East – Duke electric substation/Single family residences West – Dwelling, multifamily residences/Mixed-Use

REPORT: This 7.22 acre property is located at 301 E 14th Street. The site is bounded by 14th Street along the north property line, Indiana Rail Road tracks to the south, and Dunn Street to the east. Surrounding land uses include a railroad line to the south, single and multifamily (Terra Trace apartments) residences to the north, multifamily residences and mixed-use commercial buildings to the west, and a Duke substation to the east. This site is adjacent to the locally designated Garden Hill historic district just to the north. The property is currently developed with a multifamily residential development that was approved as a Planned Unit Development (PUD-73-83). There are no known sensitive environmental constraints on this property. The site has approximately 50' of elevation change from the east end of the site to the west end of the site.

The petitioner is requesting to rezone the property from Planned Unit Development (PUD) to Mixed-Use Student Housing (MS). If approved, the petitioner would remove all of the current structures and construct a new student oriented, multifamily development with 433 units and 1,072 bedrooms. The conceptual site plan shows six and five-story buildings that would feature a parking garage with 681 parking spaces. The project would also commit to providing a minimum of 15% of the bedrooms on site as workforce housing units, an agreement that was discussed before the passage of the new UDO. No site plan approval is being requested or given at this time, only the request to rezone the property.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this site as 'Mixed Urban Residential' and acknowledges that within this district the majority of centrally located neighborhoods have been built out, so major changes will occur with redevelopment and property turnover. The Comprehensive Plan notes that this district includes both single-family residences and larger 2-4 story apartment buildings and that densities are higher in this district than the Neighborhood Residential areas. In regards to Land Use Development Approvals, the Comprehensive Plan states

that a few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations, or located along neighborhood edges that may support small-scaled neighborhood mixed uses (see Urban Village Center). This site is located along the neighborhood edge and 14th Street is a more heavily traveled corridor than parallel streets to the north. Although the site is adjacent to the locally designated Garden Hill historic district and predominant single family neighborhood to the north, there is a high density multifamily development (Terra Trace) immediately to the north of this site and the land uses south of 14th Street are all multifamily. Additionally, the site is within walking distance of the IU campus. Other areas of guidance include-

- Historic designations are common within this district, and adjacent infill activities must respect the historic character of adjacent properties. Vacant lots should be redeveloped with compatible infill that reflects the prevailing character of the neighborhood.
- Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).
- Promote neighborhood enhancements of public improvements such as sidewalks, streetlights, street trees and landscaping, and playgrounds and play areas.
- Preserve, repair, or upgrade the capacity of aging utilities and sidewalks within the district.
- The close proximity to the downtown, Indiana University, and area employers, along with good access to urban services, makes this district a priority area for affordable housing initiatives.

Additional areas of importance within the Comprehensive Plan that relate to the appropriate location of student housing within the community include-

- Policy 4.4.4: Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.
- Policy 5.2.1: Evaluate all new developments and redevelopments in light of their potential to positively or adversely impact the overall health and well-being of the people who live in the surrounding neighborhood.
- Policy 5.3.4: Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system.

This location is also adjacent to the Gateway North district which is the complement to the Gateway South Focus Area. It provides an important transition and gateway into the Downtown from the SR45/46 Bypass to approximately 14th Street. Due to its close proximity to Indiana University, the character of this Focus Area can support the diversification of housing types, including, but not limited to, multifamily residential and commercial uses- such as student housing and service facilities.

AND RECOMMENDATION:

The following criteria are those that the Plan Commission must consider when reviewing a zoning map amendment request. The Department will provide specific proposed findings before the required second hearing, but preliminarily believes that the petition will meet these requirements.

- [a] The recommendations of the Comprehensive Plan;
- [b] Current conditions and character of structures and uses in each zoning district;
- [c] The most desirable use for which the land in each zoning district is adapted;
- [d] The conservation of sensitive environmental features;
- [e] The conservation of property values throughout the jurisdiction; and
- [f] Responsible development and growth

CONCLUSION: The Department believes that there are several areas of the Comprehensive Plan that could support rezoning this property to the Mixed-Use Student Housing District (MS). The conceptual site plan would meet all of the standards of the zoning district and would match the intent of the MS district. While the project is large, the Department believes that this location is ideal for redevelopment and intensification because of its proximity to the IU campus and the characteristics of its surroundings.

RECOMMENDATION: The Department recommends forwarding this petition to the required second hearing.

MEMORANDUM

Date: September 14, 2020

To: Bloomington Plan Commission

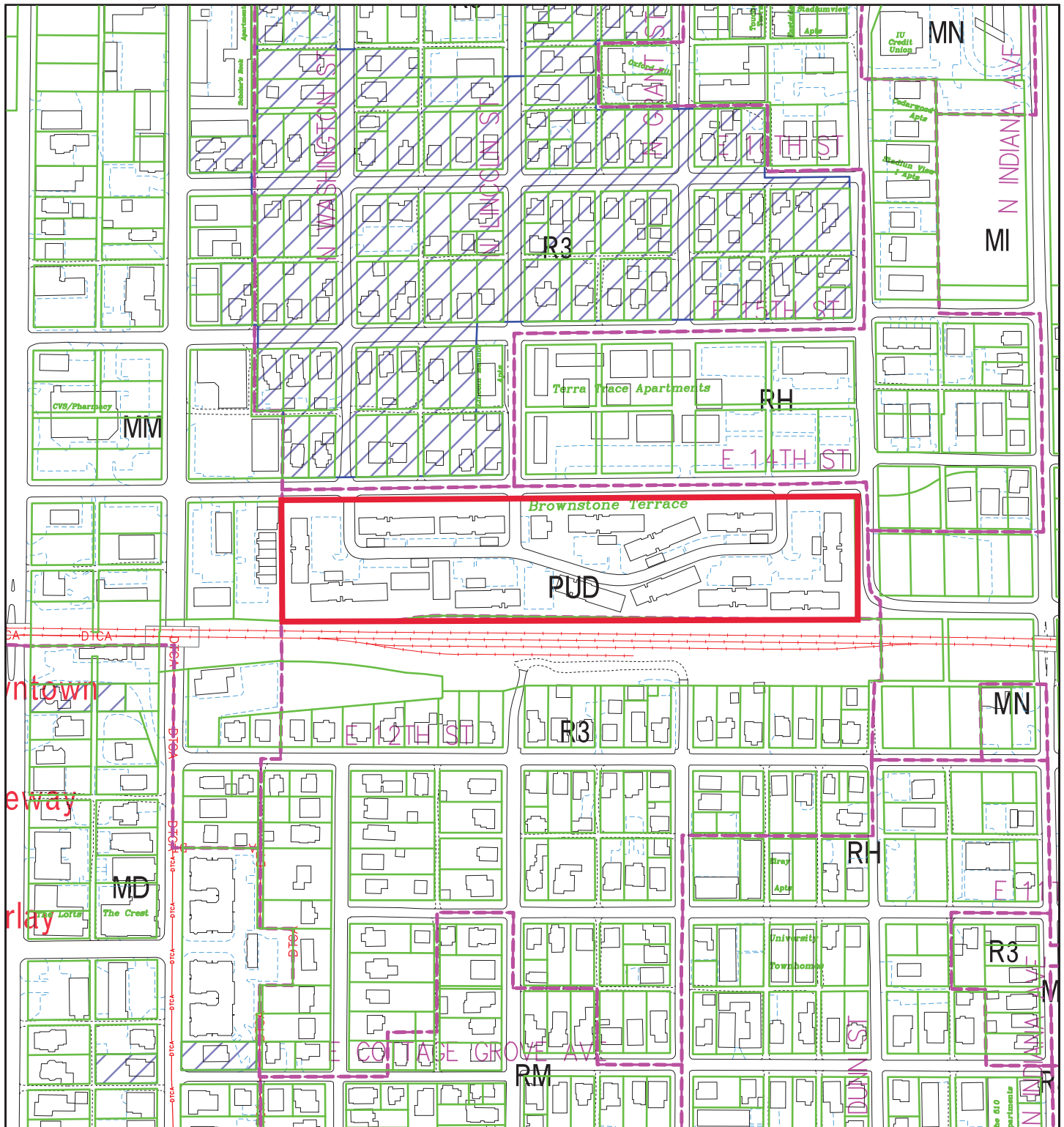
From: Bloomington Environmental Commission

Subject: ZO-20-20: The Standard at Bloomington LLC, Brownstone Terrace Apartments
301 E. Brownstone Drive

The purpose of this memo is to convey the environmental concerns and recommendations for conditions of approval from the Environmental Commission (EC) with the hope that action will follow to enhance its environment-enriching attributes. The request is to rezone the property from Planned Unit Development to Mixed Use Student Housing.

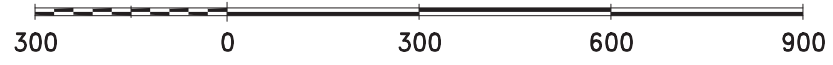
The EC has no objection to the rezoning of this property. The Petitioner has been working with the Senior Environmental Planner on several issues that are not relevant at this rezone stage, but the EC is encouraged with the progress.

The EC encourages the Petitioner to use the National Green Building Standard, Emerald rating instead of only Silver, but is encouraged by the proposed green building features nevertheless.

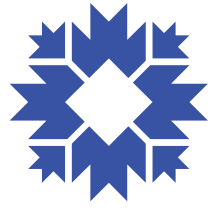


Downtown
 Freeway
 Freeway
 Freeway

By: greulice
 3 Aug 20

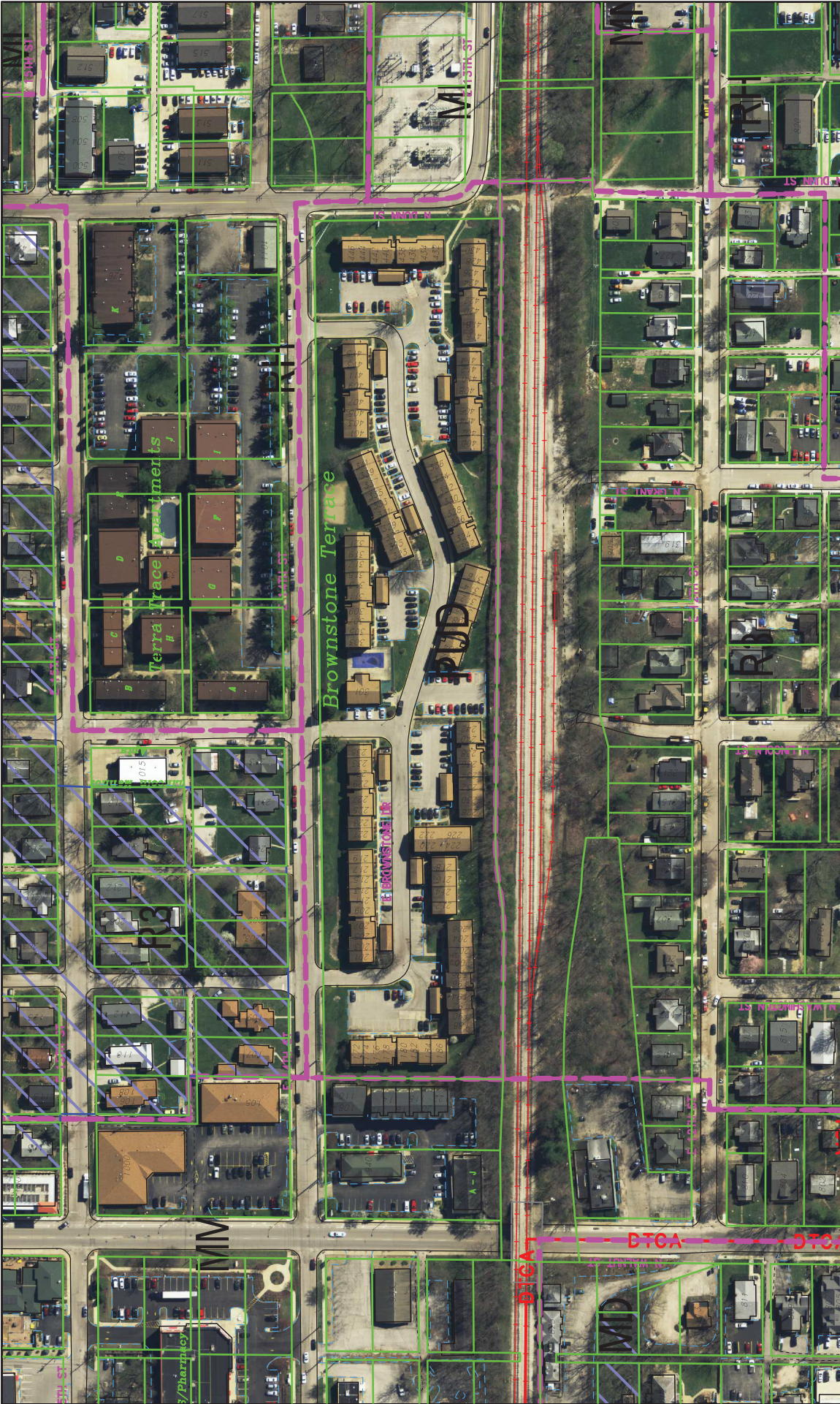


City of Bloomington
 Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.



City of Bloomington
 Planning & Transportation



Scale: 1" = 200'



By: greulice
 3 Aug 20

For reference only; map information NOT warranted.

August 31, 2020

City of Bloomington Plan Commission
 City of Bloomington Planning & Transportation Department
 Showers Building Suite 130
 401 N Morton St
 Bloomington, Indiana 47404

Dear Eric and Members of the Plan Commission,

For your consideration, The Standard at Bloomington, LLC is filing for an amendment to the zoning map for a property located at 301 E Brownstone Dr currently known as “Brownstone Terrace Apartments”. The request is to rezone from the current designation of Planned Unit Development (PUD) to Mixed-Use Student Housing (MS).

Landmark Properties, the owner and developer for this project, is a vertically integrated real estate company that specializes in developing and managing Class A student housing projects under their flagship brand, “The Standard.” Landmark was the most active student developer in the United States for two of the last three years, and they owe much of that success to their direct involvement in all phases of our projects, including:

- Providing our own cash to invest in projects
- Serving as developer through the entitlement and construction process
- Providing in-house general contractor services in certain markets
- Running marketing, lease-up, and operations with our in-house, management company

Their projects are tailored to the student community with amenities, finishes, and locations unrivaled by traditional student apartments and dormitories. We believe the Bloomington community can greatly benefit from strategically located, purpose-built student housing that encourages pedestrian traffic to and from campus. In other towns, their projects have been well received by members of the community because they:

- bring student renters out of local, single-family homes
- concentrate them in a way that actually improves relations with local residents
- provide a meaningful contribution to the tax base
- redevelop sites that are frequently blighted

The decision to rezone rather than amend the existing PUD was based on guidance from planning staff and the text of the new UDO which states that a “...*proposed PUD could not be developed using conventional zoning districts or standards established in this UDO*”. The MS district was selected because the desired redevelopment of the site could meet all of the standards established in the new UDO for the MS district. The location of the site fits well with the description of the district as listed in the UDO:

“The MS district is intended to accommodate an adequate supply and mix of housing opportunities for students in areas adjacent or within easy walking distance to campus and along nearby commercial corridors and with easy access to campus-serving public transit and to university-provided parking, such as the area located directly west, southwest, and northwest of Memorial Stadium. The district is intended to have a high percentage of student-oriented housing units, including larger developments that might not be permitted in other districts, but not totally exclusive of other types of residential housing units. This district should not be located in close proximity to the MD district but may also provide MS related commercial and retail-supportive uses.”

The Comprehensive Plan identifies the site as Mixed Urban Residential. The plan states that *“A few locations may support increases in density and multifamily residential uses when adjacent to higher volume roads, or near major destinations”*; *“Allow context sensitive multifamily redevelopment along higher volume roads, along district edges, and near major destinations when appropriately integrated with adjacent uses and styles”*; *“The close proximity to the downtown, Indiana University, and area employers, along with good access to urban services, makes this district a priority area for affordable housing initiatives”*. This project’s location near the Walnut St thoroughfare, directly adjacent to Indiana University, and along the edge of the Mixed Urban Residential district as well as the inclusion of an affordable housing component fits well with the direction given in the Comprehensive Plan.

If the Zoning Map Amendment request is approved, the developer’s plan is to demolish the existing 121 unit / 232 bed multifamily residential development and construct a new 440 unit / 1,061 bed multifamily housing development consisting of three buildings and a parking garage.

Commitments

- Affordable Housing - Due to the importance of affordable housing in this area, a Tier 1 affordable housing commitment has voluntarily been made with the City’s Housing and Neighborhood Development department.
- Building Height – The MS Zone allows for a maximum of 6 stories (not to exceed 75 feet). With the Tier 1 affordable housing incentive, 7 stories (not to exceed 87 feet) is permitted. This project will commit to a maximum of 6 stories (not to exceed 75 feet).

Location

The project is located on a 7.22 acre parcel that is currently known as the “Brownstone Terrace Apartments”. The site is located within the Garden Hill neighborhood. Directly adjacent to the site to the south is the Indiana Rail Road, an active railway corridor. Beyond that is the largely single family residential Old Northeast neighborhood, zoned R3. Directly adjacent to the west is multifamily residential, zoned Mixed-Use Medium Scale (MM). North of the site is E 14th St, and across the street is single family residential (zoned R3) as well as multifamily residential (zoned RH), all within the Garden Hill neighborhood. To the

east is N Dunn St, and across the street is a Duke Energy electric power substation and vacant property owned by Indiana University, all zoned Mixed-Use Institutional (MI).

Utilities

Preliminary coordination with the City of Bloomington Utilities has identified two off site improvements that will be necessary for the city to adequately serve the new project. The petitioner has committed to making these improvements as part of this project. A new water main in E 14th St between N Walnut St and N Dunn St will replace the existing 6" water main that was installed in 1937. A new sanitary sewer main in N Walnut St between approximately E 15th St and E 17th St will upsize the existing sanitary sewer main. The existing storm sewer located near the northwest corner of the site in 14th street will be extended east and all stormwater runoff from the project site will be properly managed on site with approval from the City of Bloomington Utilities Department in order to not overwhelm the city storm sewer.

Fire Protection

Preliminary coordination with City of Bloomington Fire Department has identified necessary fire access drives that have been incorporated into the project. The upgraded water main along E 14th St will provide adequate hydrant coverage for fire suppression.

Vehicle Parking

The proposed parking garage will have 679 parking spaces (0.64 spaces per bedroom). The UDO calls for a minimum of 0.50 spaces per bedroom and a maximum of 0.75 spaces per bedroom. The garage will also include electric vehicle charging stations as required by the UDO and solar panels to power the garage lighting.

Bicycle & Electric Scooter Parking

The project will provide the 212 required bicycle parking spaces including long term class I parking within the parking garage. Every entrance to the building will have both bicycle and electric scooter parking within 50 feet of the entrance to accommodate short term bicycle and electric scooter parking needs.

Public Transportation

Bloomington Transit. The project is currently served by Bloomington Transit's #1 bus route (which stops directly adjacent to the project site along E 14th St) and the #6 route which runs along N College Ave and N Walnut St (about two and a half blocks from the project site). The #6 route provides frequent service with buses running every 20 minutes. Bloomington Transit has confirmed that the #1 route will be relocated to the N College Ave and N Walnut St corridor beginning in January 2021. The #6 route will remain the same. These routes will both still be within easy walking distance of the project site when the Bloomington Transit route optimization takes effect in January 2021. We will coordinate possible upgrades to the nearby bus stops on N College Ave and N Walnut St as part of this project.

IU Bus. The IU Campus shuttle from the stadium takes riders directly to the Union or to 10th and 3rd Streets on a regular basis. The Standard residents could board those buses at the stadium or at Luddy Hall, each a little more than a 5-minute walk from The Standard. The shuttle is very heavily used by students in the 17th Street area and by the park and ride at the stadium.

Pedestrian Improvements and Connectivity

The City's Transportation Plan identifies E 14th St as a Neighborhood Connector (NC) and N Dunn St as General Urban (GU). As identified in the Transportation Plan for these street typologies, the sidewalks adjacent to the project site will be improved. E 14th St will be improved to have a seven foot wide walk and N Dunn St will be improved to have a ten foot wide walk.

It is anticipated that a majority of the future residents at this project site will be affiliated with the Indiana University campus community and will make at least one if not several trips to the campus and downtown areas most days. Due to the lack of available parking on campus, it is anticipated most of these trips will be made via walking, cycling, scootering, or public transit. The existing Brownstone Terrace Apartments generates frequent pedestrian trips to and from the campus areas and it is expected that the number of these trips will increase with the completion of this proposed project. The primary pedestrian route from the site appears to be east along E 13th St and then south along N Indiana Ave with traffic dispersing to the east depending on destination. E 13th St and N Indiana Ave appear to already have sidewalks on both sides of the streets to accommodate this pedestrian traffic. Nearly all classroom buildings are within ½ to ¾ mile, a ten to fifteen minute walk from The Standard.

Vehicular Traffic

This area within the community close to campus is favorable for student housing in large part because students here are close to campus within easy walking distance and are served by excellent transit. Vehicular trip generation from this project will be much less than from a similar project distant from campus and without efficient transit service.

Counts of the am and pm peak hours at Brownstone were made by Smith Brehob and Associates in 2016 as part of another nearby student housing project. Those counts are the basis for traffic projections for The Standard project (see attached spreadsheets). The Standard is expected to add about 800 daily trips to the about 3100 existing daily trips on 14th Street. These trips are quickly distributed to the College/Walnut one way pair to the west and to Indiana/Dunn to the east. Area streets have adequate capacity for this nominal increase. Projections for the am and pm peak hour turning movements are included in the spreadsheet.

Environmental Constraints

There are no known karst features, wetland areas, surface watercourses, floodways, or mature tree stands on site. The existing railway embankment (steep slope) will be not be

disturbed as part of this project. The existing fence along the railway embankment will be kept (or replaced in place as required) and none of the vegetated slope areas beyond this point are anticipated to be disturbed. Stormwater quality measures as required by the City of Bloomington Utilities Department will be installed and maintained as part of this project. Proper erosion and sediment control measures will be implemented during construction as required by the UDO, state, and federal regulations.

Neighborhood Meetings

Two neighborhood meetings have been held with various community members from both the Old Northeast neighborhood across the railroad tracks to the south and the Garden Hill neighborhood. Relevant design changes were made based off of the comments received at these meetings, including:

- Removal of amenity deck from roof of building
- Addition of enclosed courtyards
- Building broken up into three separate buildings
- Ground floor entrance units added
- Balconies facing Old Northeast neighborhood minimized
- Scooter parking and bike storage added
- Bus stops on E 14th St will be improved
- National Green Building Standard Silver design standards will be used
- Recycling on site
- Parking garage lights will be solar powered
- Affordable housing units will be spread throughout the property

Tentative Development Schedule

Spring 2022 - Begin Construction

Summer 2024 – Construction Complete

Development Review Committee

The project has received preliminary feedback from various city departments as part of the Development Review Committee review process. Below is a summary of changes made to address the feedback received:

- Added a 20ft wide north/south pedestrian and bicycle access easement in line with N Grant St to allow for a future planned city bicycle corridor along N Grant St
- Added an east/west sidewalk along the south side of building 3 to allow for on site pedestrian flow from buildings 1 and 2 to E 13th St
- Updated plans to show the required minimum of 5ft wide tree plot along all street frontages
- Updated plans to ensure compliance with the required landscape and impervious surface area requirements
- Added a potential retail component to building 3 at the corner of N Dunn St and E 14^h St

- Added areas of proposed right of way along N Dunn St and E 14th St in accordance with the city's Transportation Plan

Attachments

1. Application
2. Legal Description
3. Architectural Character Narrative
4. Project Exhibits
5. Full Size Site and Utility Plans
6. ALTA Survey of Existing Property
7. Traffic Analysis Spreadsheet

Thank you for your careful consideration of this matter. We look forward to continue working with city officials and community members as we move through the review process.

Regards,



Kendall Knoke
Smith Brehob & Associates, Inc.
812-336-6536 Ext. 3
kknoke@smithbrehob.com

Description of Architectural Character

I. Context

The Standard at Bloomington project will consist of three inter-linked buildings located on a sloped site on off E. 14th St. between N. Dunn St and N. Walnut St in Bloomington, Indiana. The site is located approximately a quarter mile to the west of the Indiana University campus. The site is bounded by a mix of apartment buildings and single-family homes to the north and west, an electrical sub-station to the east and a railway to the south. The adjacent residential buildings range from one to three stories in height and consist of varied masonry and siding exterior materials.

II. Architectural Content

The proposed project consists of three residential student housing buildings containing 440 units and 1,061 beds. Building heights vary between four stories at the high point of the site to six stories at the low point of the site. Internal circulation between the buildings occur through elevated sky bridges at select locations that link the buildings together while also allowing the overall buildings to appear independent. A six-level wrapped parking garage for approximately 679 spaces, with access from the site's internal drives, provides the parking and bicycle requirements. The garage and rooftop mechanical units will be screened by liner units along E. 14th St. Limited exterior visitor parking will also be located on site. Pedestrian site circulation will be by way of an interconnected sidewalk system that links to the buildings as well as the adjacent pathways.

The exterior massing of the buildings step down E. 14th St. to work with the existing topography of the site. Building entries are framed by projected canopies and exterior signage to provide appropriate wayfinding. Internal driveways are provided and are located to align with the existing street grids of N. Lincoln St. and N. Grant St., to produce a connectivity with the neighboring community. Each building works in context of the other to create an active streetscape that utilizes masonry piers, material variations and color changes to produce a contextual environment. The architectural use of walk-up stoops and entries at the ground floor level along E. 14th St. also are used to give a sense of residential scale to the project. Enhanced landscaping of trees, shrubs and plantings occur along the sites boundary edge to provide a scenic buffer between the project and the neighboring community. A decorative screen wall and plantings are also used to screen the projects main exterior outdoor amenity space along the western edge of the site.

III. Materials and Finishes

Exterior materials will consist of various types of masonry, fiber cement, EIFS, metal panels, glass and precast trim. The design intent is to utilize material types and colors that provide commonality between the buildings while also

providing the opportunity for some design differentiation. The use of a more traditional material color palette was selected to create a more compatible textural environment. Material changes between the lower, mid portion and top of the buildings are used to breakdown the mass and provide an architectural scale to the buildings that is more in relationship to the surrounding neighborhood.



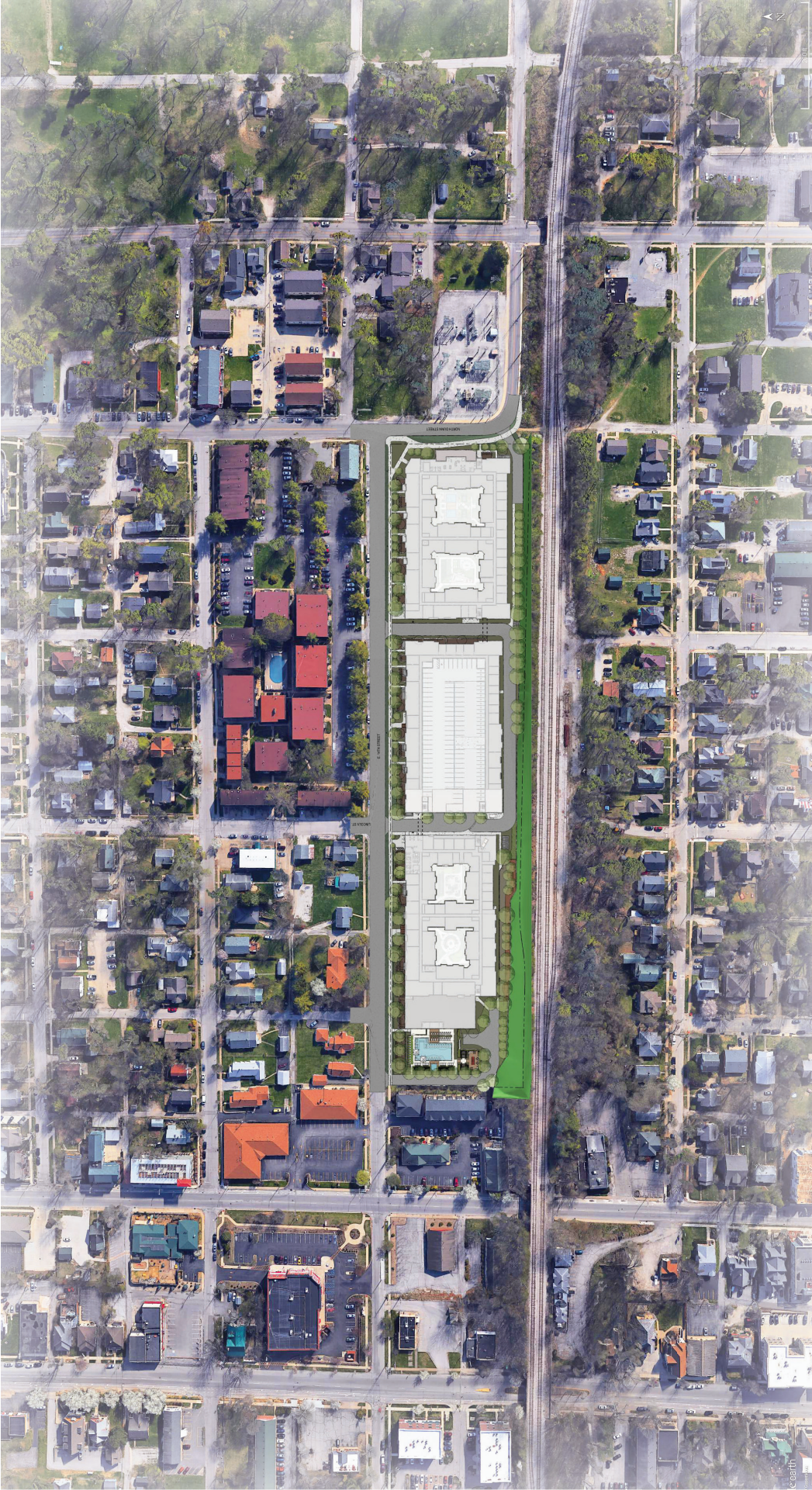
THE STANDARD AT BLOOMINGTON - View from E 14th St, Looking Southeast

07.23.2020



THE STANDARD AT BLOOMINGTON - Aerial View, Looking Southwest

07.23.2020



THE STANDARD AT BLOOMINGTON - Illustrative Site Plan Context

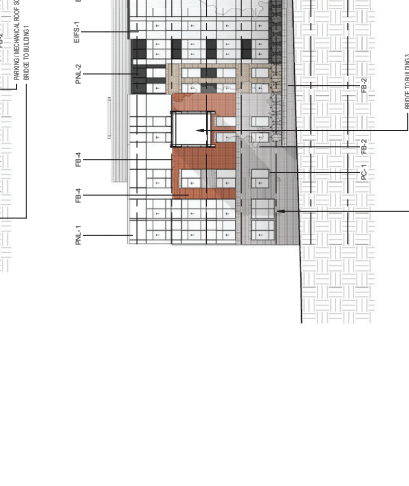
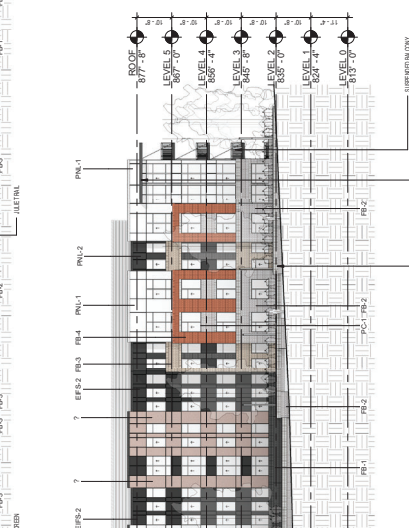
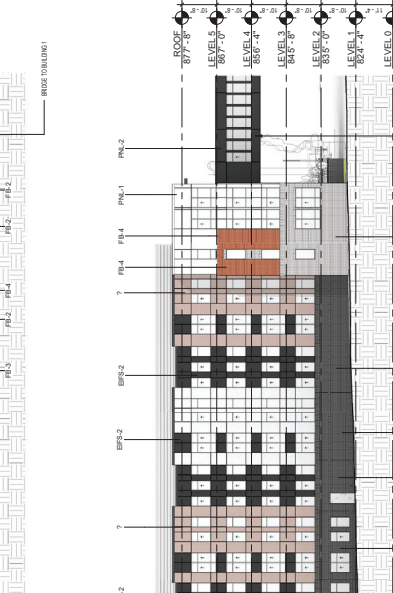
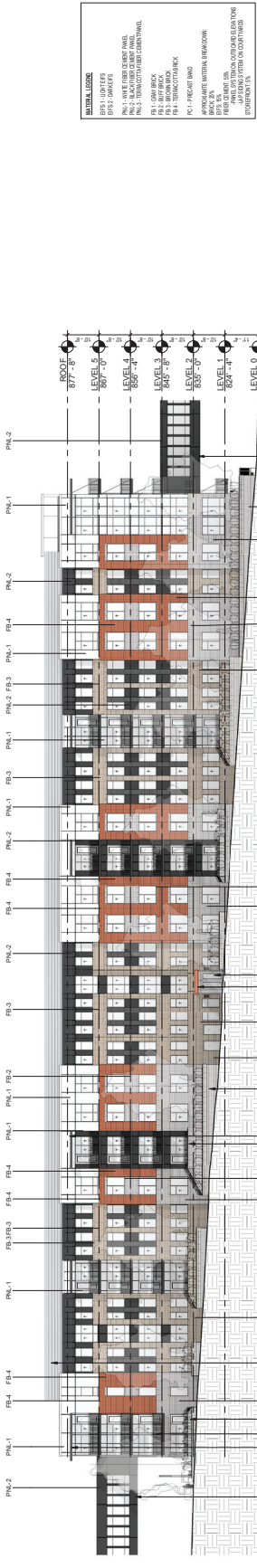


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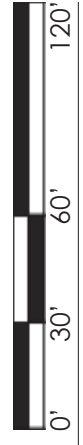


SMITH BREHOB & ASSOCIATES

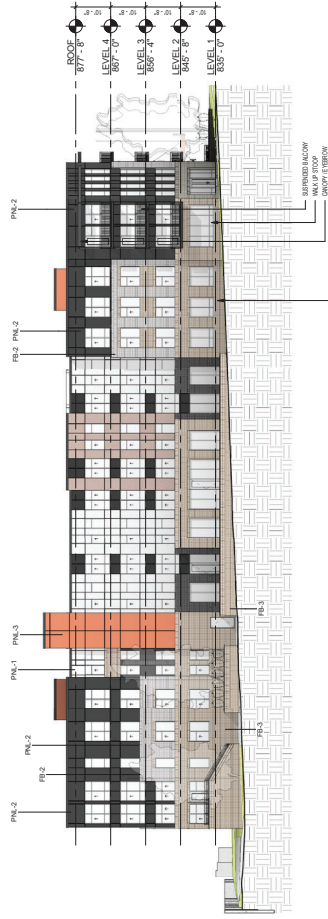
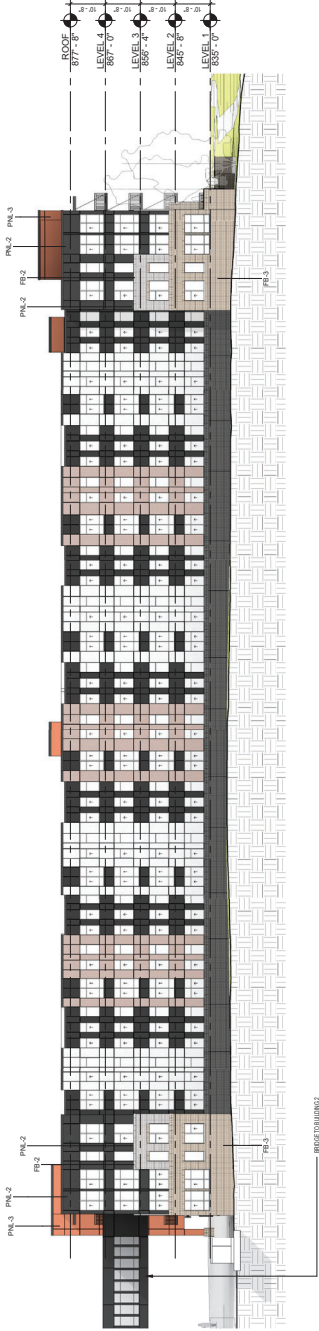
BKV GROUP



07.23.2020



THE STANDARD AT BLOOMINGTON - Building 2 Elevations



THE STANDARD AT BLOOMINGTON - Building 3 Elevations

07.23.2020





THE STANDARD AT BLOOMINGTON - Conceptual Off-Site Utility Improvement Plan

07.23.2020

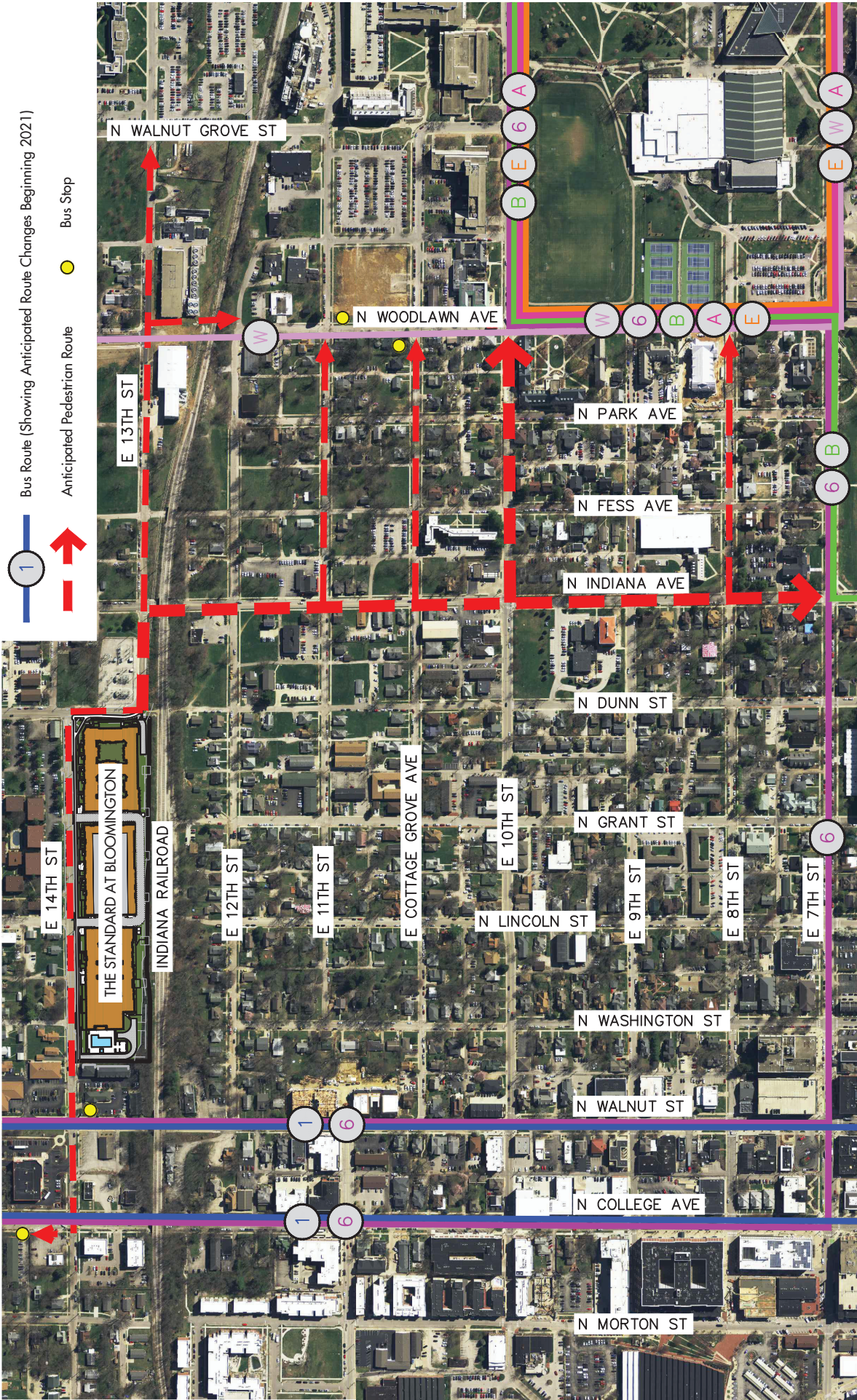


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SMITH BREHOB & ASSOCIATES

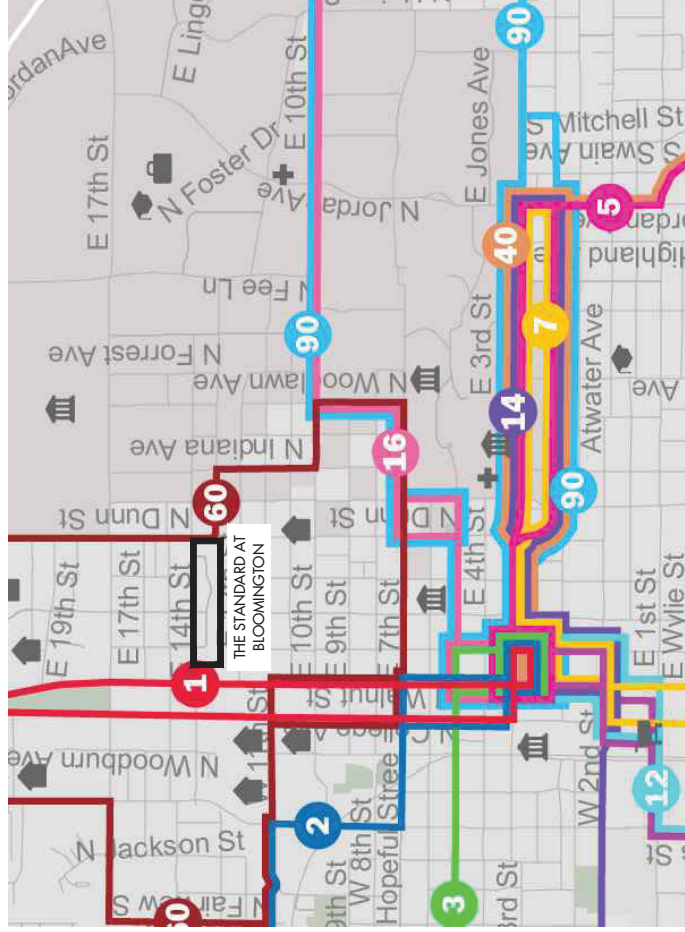
BKV GROUP



THE STANDARD AT BLOOMINGTON - Pedestrian Connectivity

07.23.2020 SCALE: 1"=500'

BLOOMINGTON TRANSIT ROUTE MAP

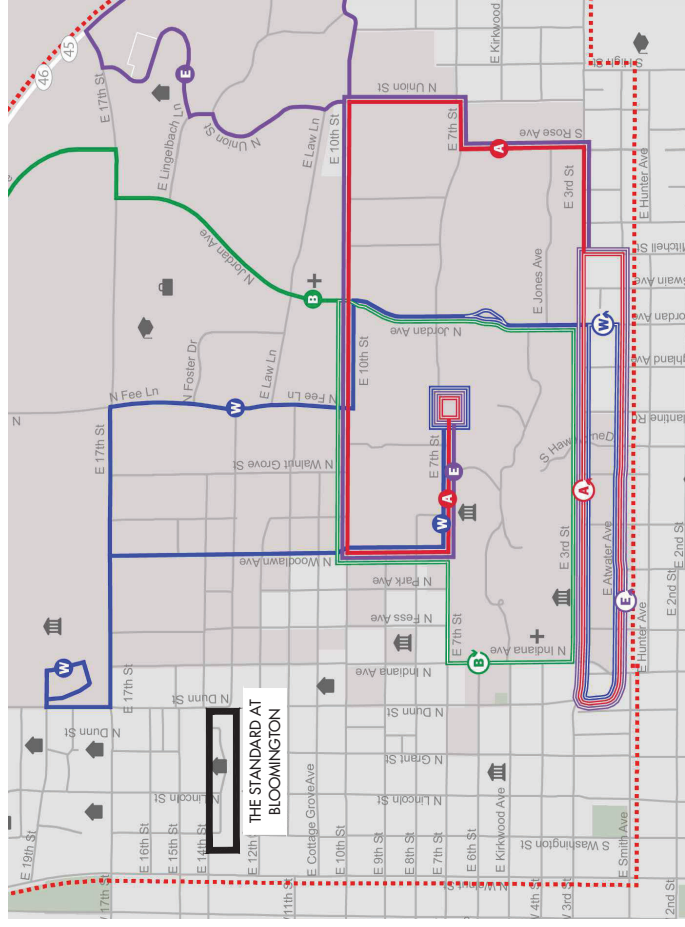


NOTE: ACCORDING TO BLOOMINGTON TRANSIT, ROUTE 60 WILL NOT BE IMPLEMENTED AS SHOWN HERE. INSTEAD, ROUTE 6 WILL REMAIN AS IT IS CURRENTLY



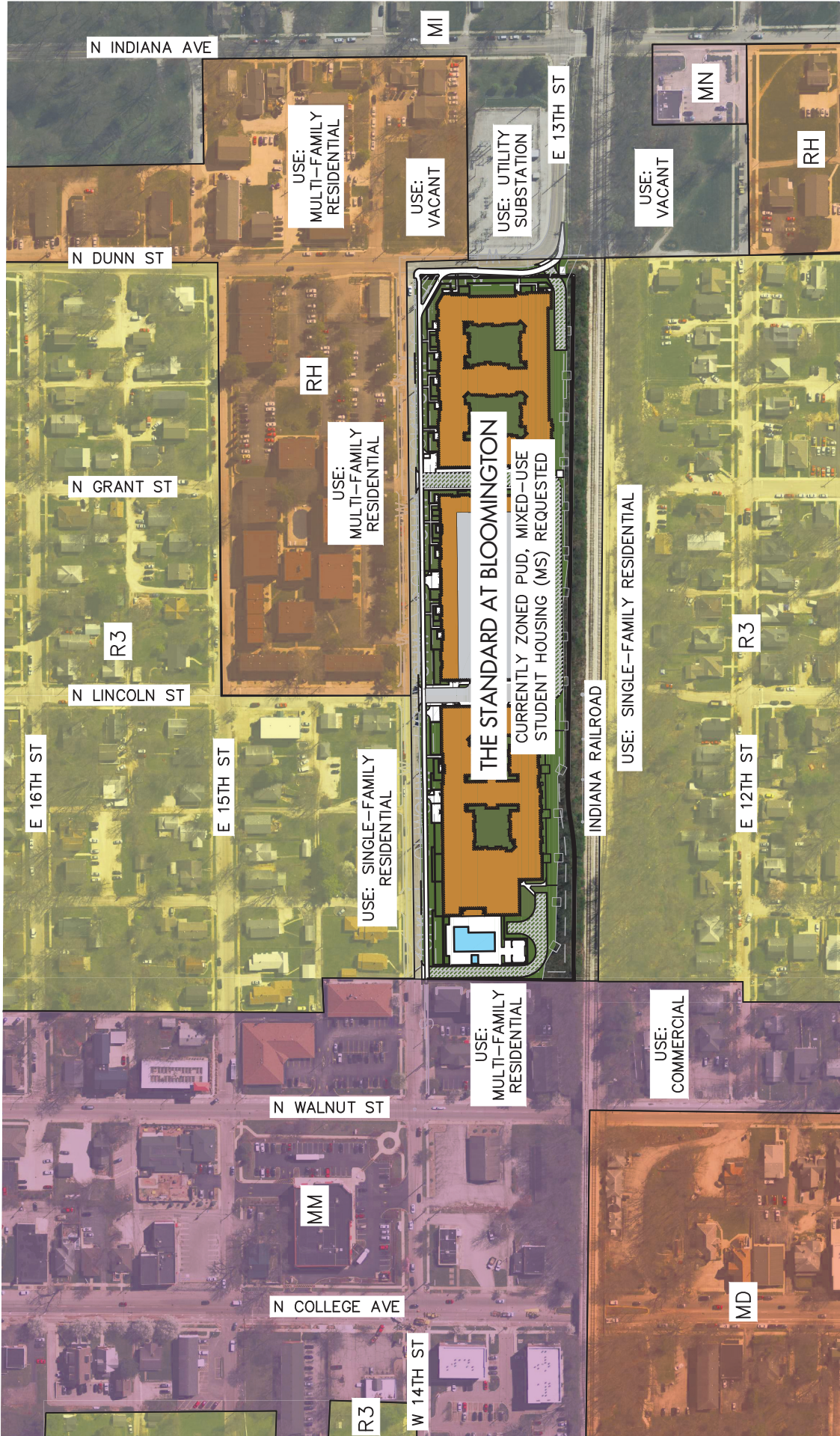
N.T.S.

IU CAMPUS BUS ROUTE MAP



N.T.S.

THE STANDARD AT BLOOMINGTON - Future Anticipated Bus Service (to be updated on or after January 2021) 07.23.2020



THE STANDARD AT BLOOMINGTON - Zoning and Adjacent Uses Map

07.23.2020 SCALE: 1"=250'



SMITH BREHOB & ASSOCIATES

BKV GROUP



THE STANDARD AT BLOOMINGTON - Existing Brownstone Terrace Apartments Photos

07.23.2020





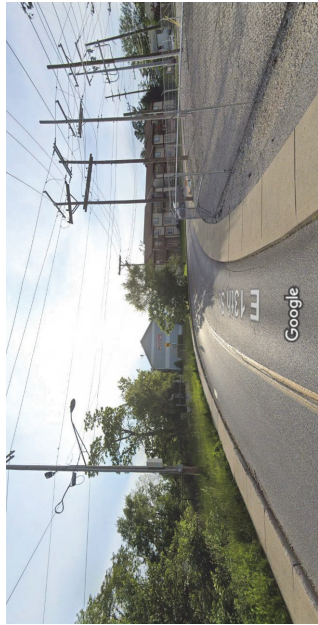
N Dunn St - Looking North



N Dunn St - Looking South



E 14th St - Looking West



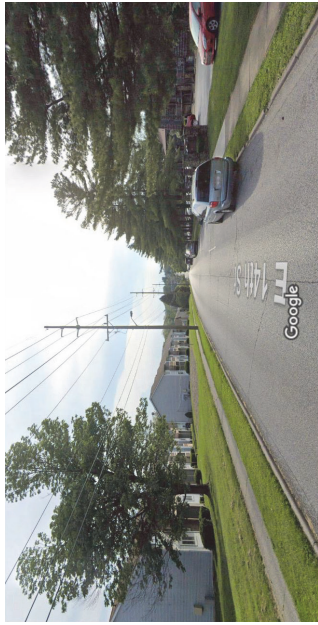
E 13th St - Looking West



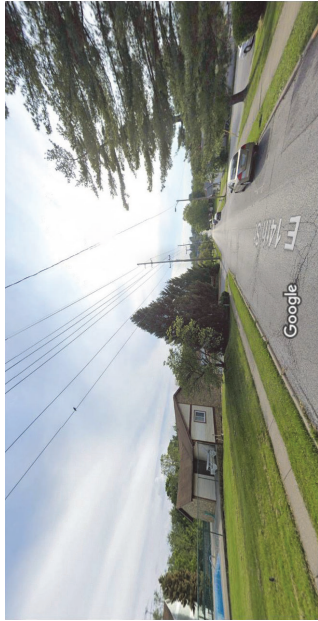
E 14th St - Looking West



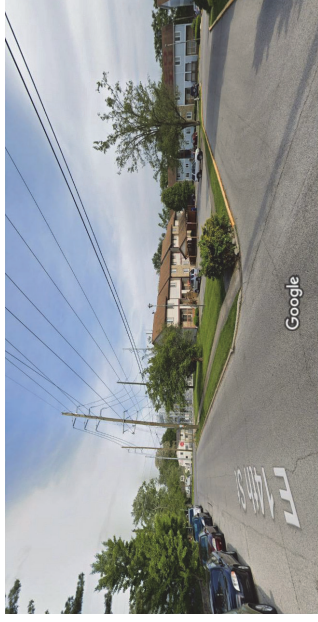
E 14th St - Looking East



E 14th St - Looking West



E 14th St - Looking West



E 14th St - Looking East

THE STANDARD AT BLOOMINGTON - Existing Brownstone Terrace Apartments Google Street View 07.23.2020

SB
 Smith Brubak & Associates, Inc.
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 Bloomington, Indiana 47403
 Tel: 317.336.8586
 Email: sb@sbai.com

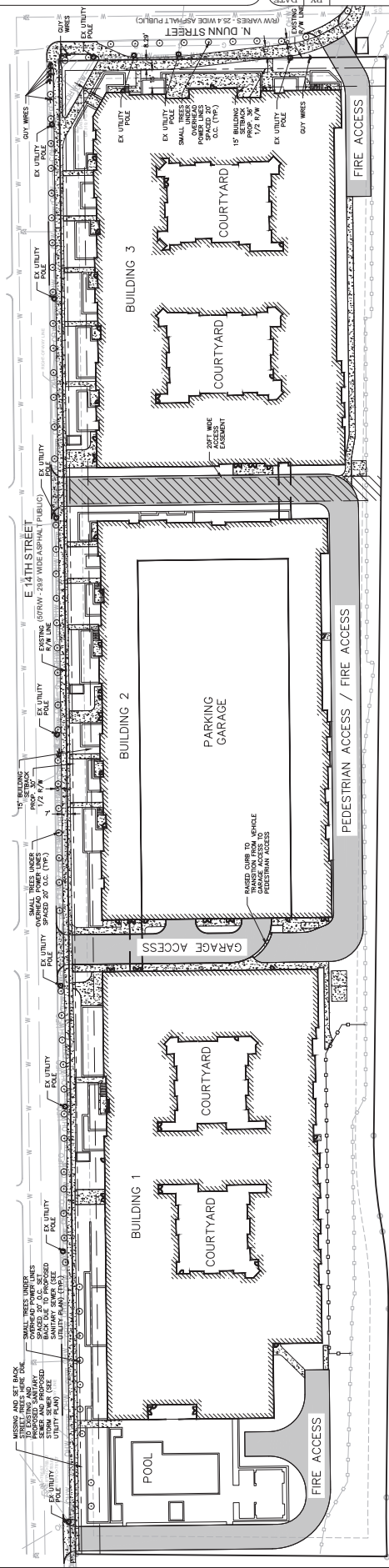
SITE LEGEND

- AREAS OF PROPOSED ASPHALT PAVEMENT
- AREAS OF PROPOSED CONCRETE
- AREAS PROPOSED TO HAVE AN ACCESS EASEMENT SERVING THE CITY OF BLOOMINGTON

**THE STANDAR AT
 301 E BROWNSTONE DR
 BLOOMINGTON IN 47408**

NO.	DATE	BY	REVISIONS

DATE PLOTTED: 08/31/2020
 SHEET: 1 OF 2
 PROJECT: KCR
 SITE PLAN



MISSING AND SET BACK TO EXISTING LINE PER CITY REQUIREMENTS
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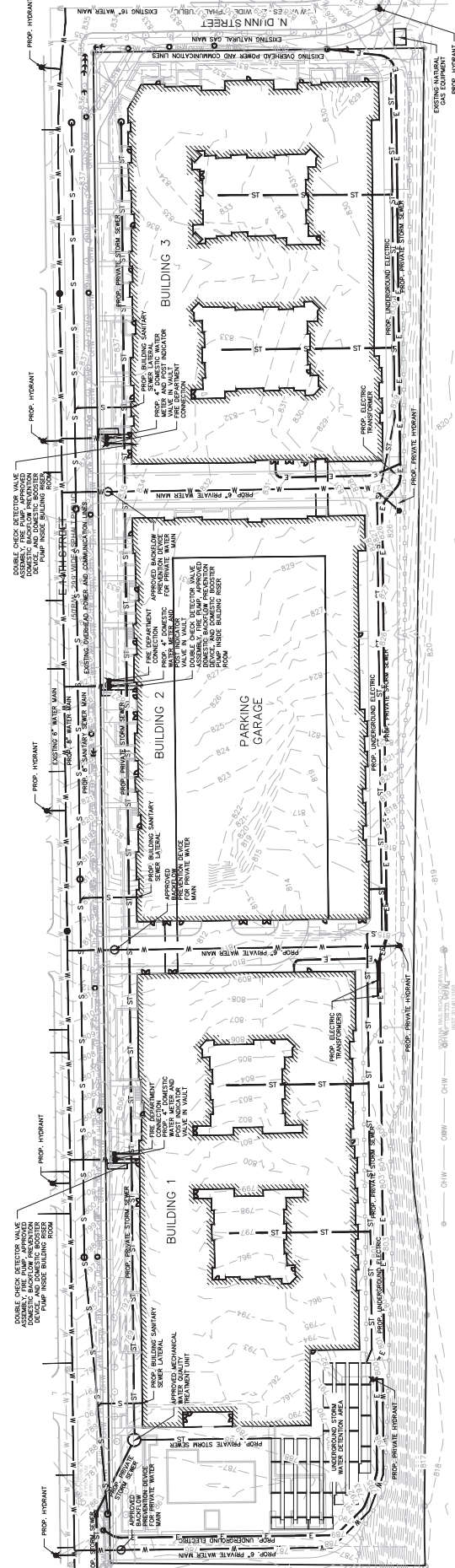
PEDESTRIAN ACCESS / FIRE ACCESS

THE STANFORD AT
 301 E BROWNSTONE DR
 BLOOMINGTON IN 47408

NO.	DATE	BY	REVISIONS



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 Web: <http://smibros.com>

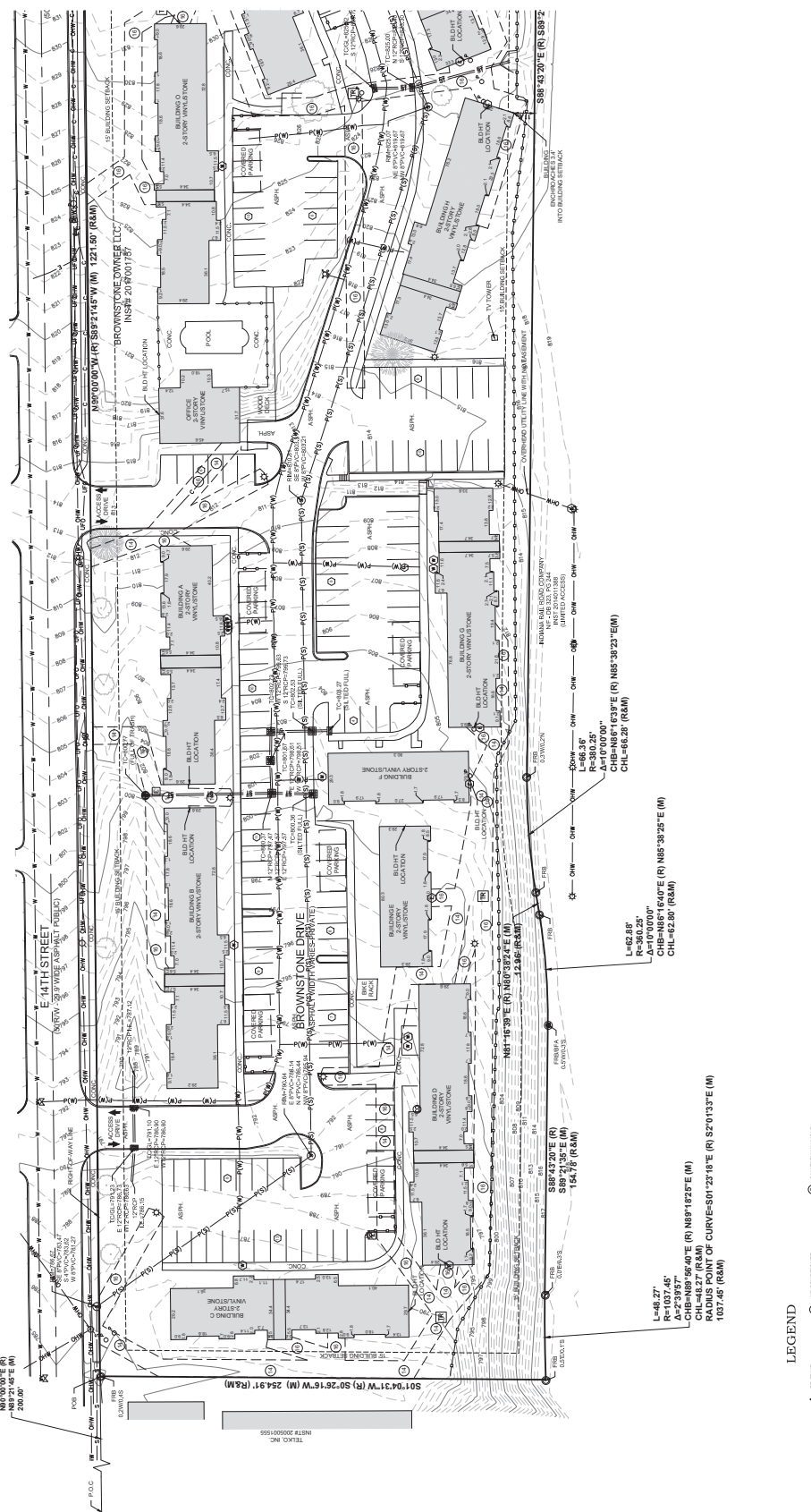
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ALTA/NSPS LAND TITLE SURVEY
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 SEC 33-T9N-R1W
 BLOOMINGTON, INDIANA

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5919
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 2 OF 3
 DATE 9/20/19
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 SURVEY



LEGEND

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ALTA/NSPS LAND TITLE SURVEY
301 E. BROWNSTONE DR.
BLOOMINGTON, INDIANA
SEC 33-T9N-R1W

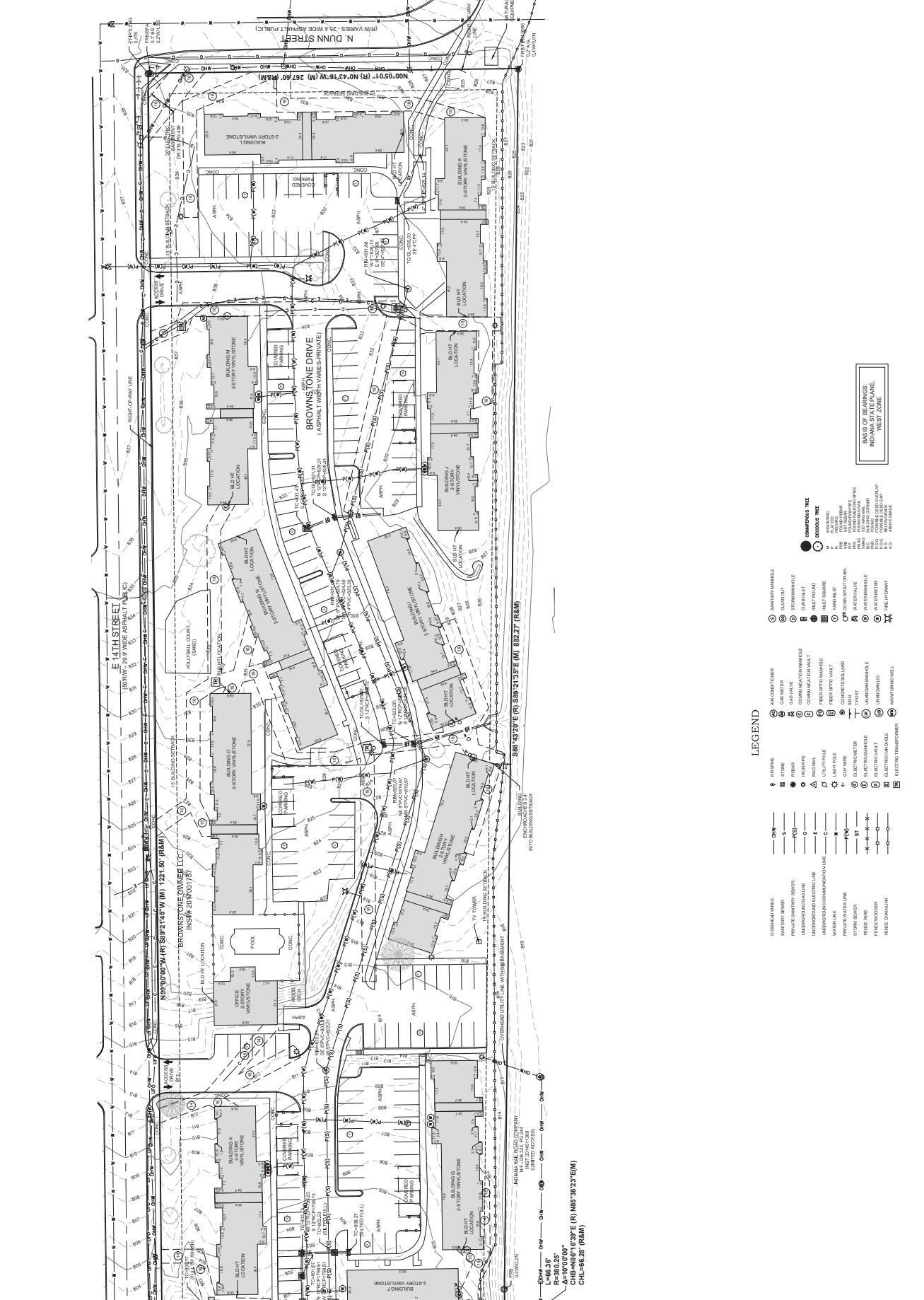
JOB TITLE

NO.	BY	DATE

REVISIONS

TS/TP	
SPP	
TMB	

5919
 SHEET
 3 OF 3
 DATE 9/20/19
 ALTA/NSPS SURVEY



LEGEND

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|--------------------|-----------------------|
| RESPIRE | AIR CONDITIONER |
| STONE | CLEAN OUT |
| FRP | STORM MANHOLE |
| FIREMAN'S ACCESS | CABINET |
| HANDICAPPED ACCESS | COMMUNICATION MANHOLE |
| UTILITY POLE | FIRE OPTIC MANHOLE |
| GAS MAIN | SEWER MAIN |
| GAS VALVE | WATER VALVE |
| ELECTRIC METER | WATER METER |
| ELECTRIC MANHOLE | FIRE HYDRANT |
| ELECTRIC VAULT | FIRE HYDRANT VAULT |
| ELECTRIC POLE | FIRE HYDRANT POLE |

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|------------------------|--------------------|
| OVERHEAD WIRES | STORM MANHOLE |
| SANITARY SEWER | FIREMAN'S ACCESS |
| PRIVATE SANITARY SEWER | HANDICAPPED ACCESS |
| UNDERDRAIN MANHOLE | UTILITY POLE |
| GAS MANHOLE | GAS VALVE |
| WATER MAIN | GAS VALVE |
| WATER VALVE | ELECTRIC METER |
| PRIVATE WATER LINE | ELECTRIC MANHOLE |
| STORM SEWER | ELECTRIC VAULT |
| FENCE WIRE | ELECTRIC POLE |
| FENCE WOODEN | FIRE HYDRANT |
| FENCE CHAINLINK | FIRE HYDRANT VAULT |

BASIS OF BEARINGS:
 INDICATED BY PLANE
 MAGNETIC

CHL=66.28' (R&M)
 CHB=88.87' (R) NS87.38723°E (M)
 R=380.25'
 L=66.33'
 ANCHORAGE BLDG COMPANY
 1820 S. STATE ST. #304
 WEST BLOOMINGTON, IN 47381
 (SUITED ACCESS)

Existing Brownstone Apartments, parking and traffic
count by SBA staff 4/27/2016

Beds	277
Parking Spaces	222
Spaces/bed	0.80

<u>Time</u>	<u>In</u>	<u>Out</u>	<u>Time</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
7:30	0	2	4:45	7	5	
7:45	1	1	5:00	5	4	
8:00	0	1	5:15	1	1	
8:15	1	3	5:30	3	3	
8:30	2	3	5:45	3	5	
8:45	1	5	6:00	2	1	
peak AM hour	4	12	peak AM hour	16	13	29
trip rate per bed			trip rate per bed			
trips/hour	0.014	0.043	trips/hour	0.058	0.047	

Approximation of Average Daily Traffic (ADT) based on 11% peak hour; 264

The Standard at Bloomington

estimate future trips using the existing trip generation rates from Brownstone

beds 1072

<u>AM Peak Hour</u>	<u>In</u>	<u>Out</u>	<u>PM Peak Hour</u>	<u>In</u>	<u>Out</u>	<u>total</u>
8-9 AM	15	46	4:45 to 5:45 PM	62	50	112

Approximation of Average Daily Traffic (ADT) based on 11% peak hour; 1020
New daily traffic 757

Trip distribution to the street

towards Indiana/Dunn	25%
towards Walnut/College	75%

AM Peak Hour Outbound

Left out towards walnut/College	35
Right out towards Indiana/Dunn	12

PM Peak Hour Outbound

Left out towards walnut/College	38
Right out towards Indiana/Dunn	13

PM Peak Hour Inbound

Left in from Indiana/Dunn	15
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Existing Area Traffic

These are City counts with year, then factored up at 1.5% annual increase to 2020

<u>Street</u>	<u>Date</u>	<u>Count</u>	<u>2020</u>
College Avenue SB between 14th and 15th	3/7/2018	12,314	12,683
Dunn Street between 14th and 15th	2014	2,956	3,222
Indiana between 13th and 14th	2010	4,066	4,676
Walnut Street south of 14th	2013	11,182	12,356
14th Street east of walnut	1999	2,362	3,106