

CITY OF BLOOMINGTON



PLAN COMMISSION

October 12, 2020 @ 5:30 p.m.
Zoom Meeting:

<https://bloomington.zoom.us/j/91416718223?pwd=YURFbmwwa2NqRnFPcmFvZW1LT0pqUT09>

**CITY OF BLOOMINGTON
PLAN COMMISSION
October 12, 2020 at 5:30 p.m.**

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ROLL CALL

MINUTES TO BE APPROVED: September 2020

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

RS-26-20 Resolution for Scott Robinson as Director

Hearing Officer Alternate Appointment

PETITIONS CONTINUED TO: November 9, 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

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

ZO-21-20 **Comcast**
1600 Fountain Drive
Request: Rezone a seven-acre property from Residential Medium Lot (R2) to Employment (EM).
Case manager: Eric Greulich

SP-22-20 **616 S. College Mall Rd., LLC**
2670 E. 2nd Street
Request: Site plan approval for a two-story addition to the commercial structure.
Case manager: Keegan Gulick

Petition Map: <https://arcg.is/rDG1v1>

****Next Meeting November 9, 2020**

Last Updated: 10/9/2020

**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.**

CITY OF BLOOMINGTON
PLAN COMMISSION
RS-26-20

WHEREAS, the Common Council of the City of Bloomington, Indiana, has established a Planning & Transportation Department under Bloomington Municipal Code § 2.14.000; and,

WHEREAS, on September 28, 2020, Mayor John Hamilton appointed Scott Robinson as Director of the Planning & Transportation Department of the City of Bloomington, Indiana; and,

WHEREAS, Indiana Code § 36-4-9-2(a)(4) states that appointment of the head of the Planning & Transportation Department is subject to the approval of the City's Plan Commission; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF BLOOMINGTON PLAN COMMISSION, MONROE COUNTY, INDIANA, THAT:

1. The City of Bloomington Plan Commission hereby confirms Mayor John Hamilton's appointment of Scott Robinson as Director of the Planning & Transportation Department of the City of Bloomington, Indiana.
2. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City of Bloomington Plan Commission, Monroe County, Indiana, upon this 12th day of October, 2020.

Brad Wisler, President
Bloomington Plan Commission

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

**CASE #: ZO-20-20
DATE: October 12, 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

FIRST HEARING SUMMARY: At the first hearing in September, the Plan Commission expressed general support for this rezoning and believed that this could be an appropriate location. There was some discussion on the overall massing of the buildings, proposed architecture, pedestrian connectivity, and affordable housing component. There have not been any changes to the petition since the September hearing.

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.

20.06.070(b)(3)(E)(i)(1) ZONING MAP AMENDMENT PLAN COMMISSION REVIEW 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;

Proposed Finding: The Comprehensive Plan designates this property and surrounding area as ‘Mixed Urban Residential.’ The Comprehensive Plan encourages the diversification of student housing in areas of the community outside of the Downtown and specifically identifies the areas south of the Bypass to 14th Street as locations that are appropriate for student housing.

[b] Current conditions and character of structures and uses in each zoning district;

Proposed Finding: The current use of this property is a high density multifamily development that is predominantly student oriented. The proposed use would match that of the Mixed-Use Student Housing District and the UDO has identified the purpose of the MS district as:

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.

[c] The most desirable use for which the land in each zoning district is adapted;

Proposed Finding: The Comprehensive Plan identifies this area as a location that is ideal for student housing and this site has already been developed with a high density, student oriented housing development. In addition, there are high density, multi-family residential apartments immediately to the north that are also predominantly student oriented. The location of railroad tracks along the south property line provides an ideal buffer and transition area for this property and land use. This property is a desirable location for this proposed land use since it is close to campus, has existing Bloomington Transit service, good pedestrian access, and is adjacent to other high density student oriented development. In addition, this location has been reviewed

for inclusion on the proposed updates to the overall City zoning maps to rezone to MS for student housing.

[d] The conservation of sensitive environmental features;

Proposed Finding: There are no known sensitive environmental features on this site which makes this property ideal for redevelopment opportunities and for a high density project.

[e] The conservation of property values throughout the jurisdiction; and

Proposed Finding: This proposed rezoning is not expected to have any negative impacts on adjacent property values. The property to the south is occupied by the Rail Road Company and adequately buffers this property from residences to the south. The properties to the north are predominately student oriented, high density projects that should not be negatively impacted by this project.

[f] Responsible development and growth

Proposed Finding: The diversification of locations for student housing within the community allows for responsible development and growth by placing this unique land use in close proximity to the campus and adjacent to other similar land uses. The Comprehensive Plan encourages the placement of student housing outside of the Downtown and identifies this area as an ideal location.

CONCLUSION: The Department believes that there are several areas of the Comprehensive Plan that 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 Common Council with a favorable recommendation and the following conditions:

1. The petitioner must coordinate with Bloomington Transit on the incorporation of a shuttle pick-up and shuttle service. No private shuttle service is allowed.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: October 12, 2020

To: Bloomington Plan Commission

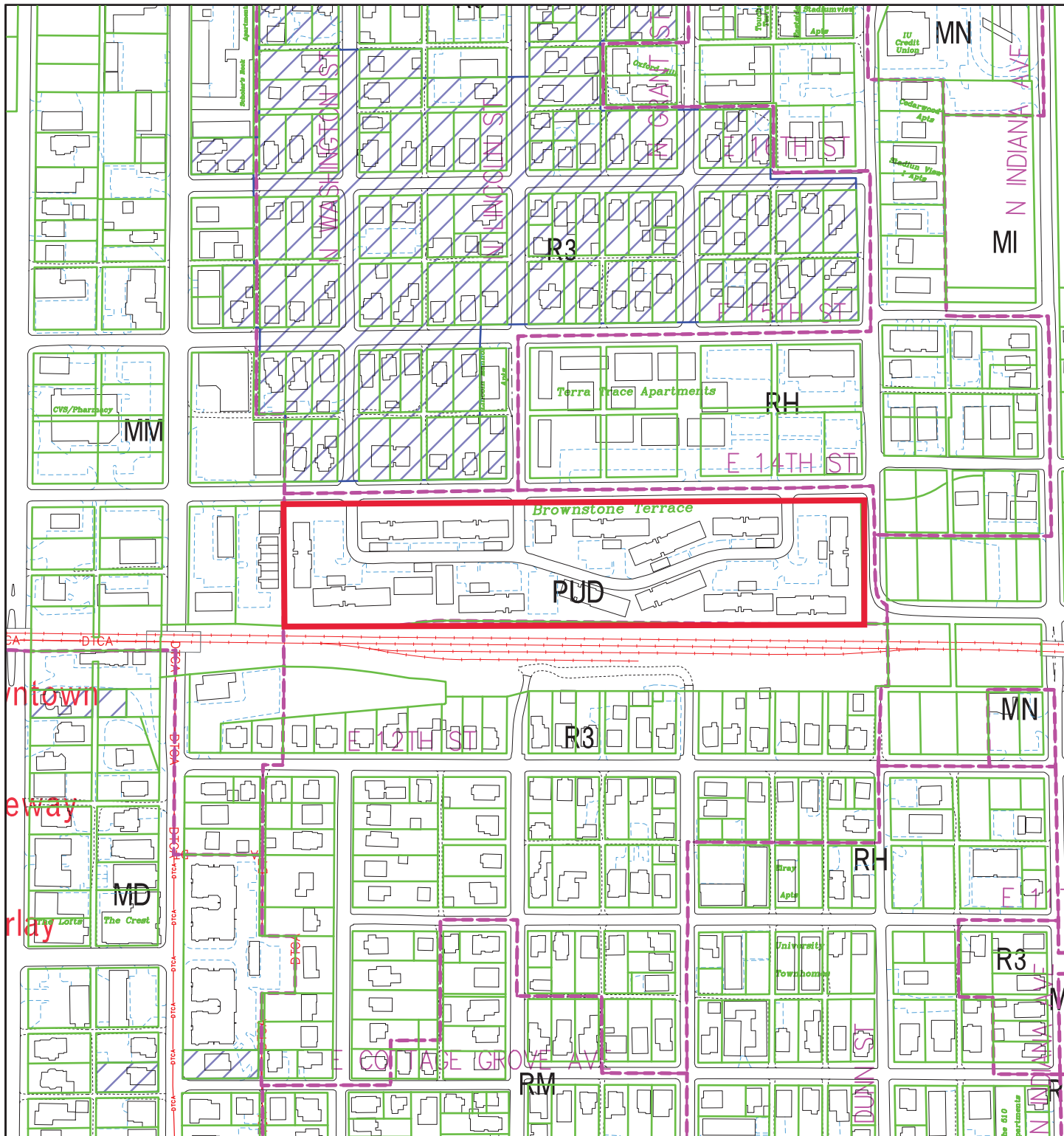
From: Bloomington Environmental Commission

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.

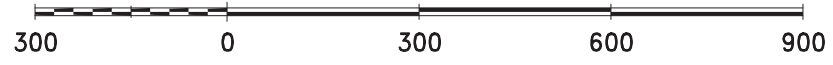
The EC has no objection to the rezoning of this property. The Petitioner has been working with the Senior Environmental Planner on several issues that are not relevant at this rezone stage, but the EC is encouraged with the progress.

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
 MD
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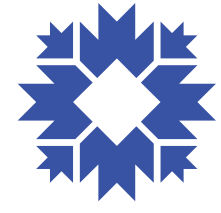
By: greulice
 3 Aug 20



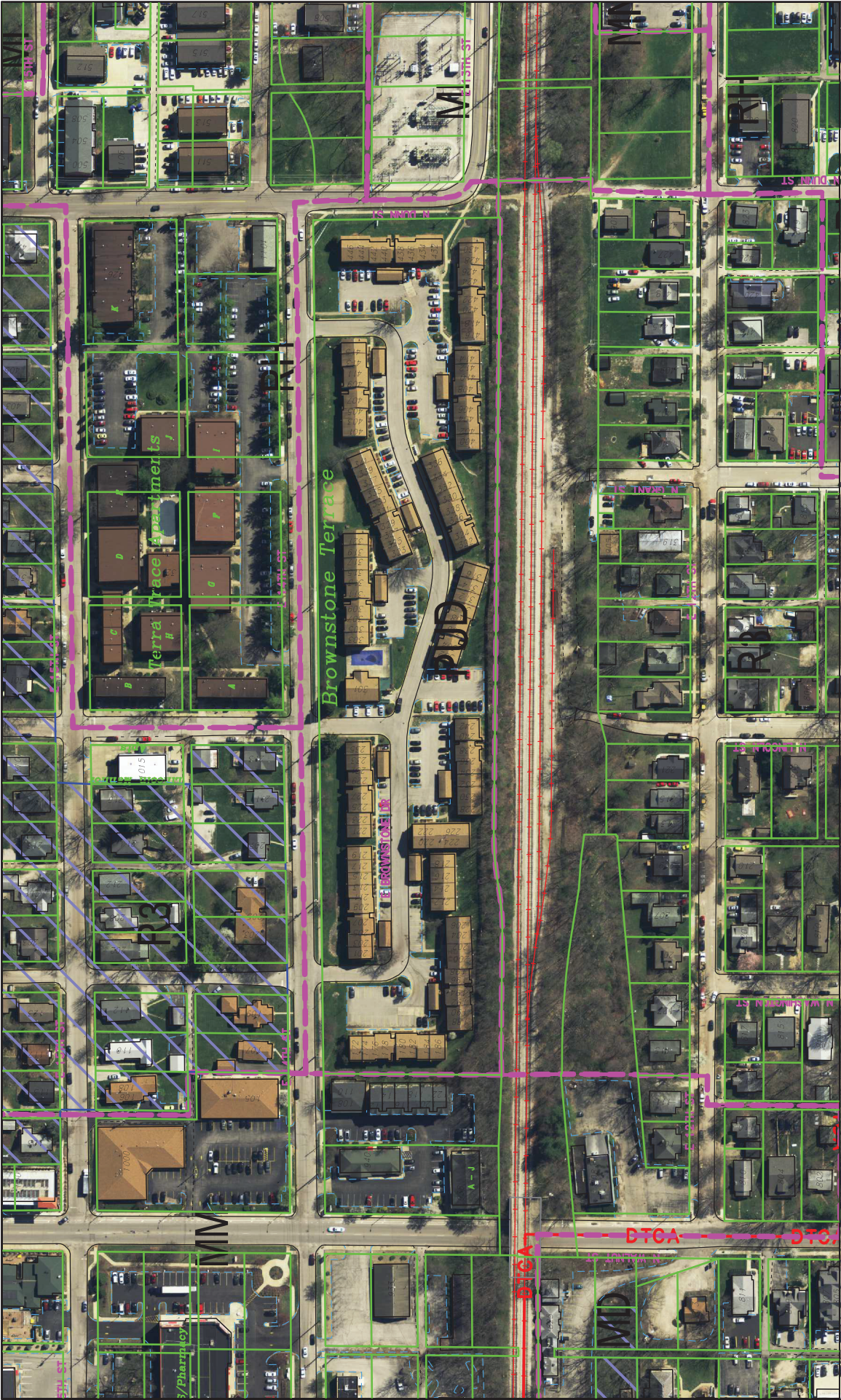
For reference only; map information NOT warranted.



City of Bloomington
 Planning & Transportation



Scale: 1" = 300'



By: greulice
3 Aug 20



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 200'



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 Don Kocarek, R.L.A.
 Stephen L. Smith, P.E., P.L.S.

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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:



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“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



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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.



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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



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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

Smith Brehob & Associates, Inc.



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- 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



BKV
GROUP

THE STANDARD AT BLOOMINGTON - Aerial View, Looking Southwest

07.23.2020



SMITH BREHOB
& ASSOCIATES

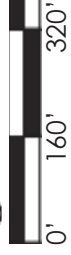
BKV
GROUP



THE STANDARD AT BLOOMINGTON - Illustrative Site Plan Context



07.23.2020



640' N



SMITH BREHOB
& ASSOCIATES

BKV
GROUP

TOTALS	UNIT TYPE	AREA	BEDS	BATHS	BUDG 1	BUDG 2	BUDG 3	LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	UNIT COUNT	BED COUNT	BATH COUNT		
STUDIO	415	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1	450	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2	450	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B3	450	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B4	374	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B5	374	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SELF AFFORDABLE	341	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SELF AFFORDABLE	315	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ONE BEDROOM	560	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A1	666	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A2	545	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A3	558	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A4	558	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A5	474	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SELF AFFORDABLE	474	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SELF AFFORDABLE	350	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BEDROOM	770	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1.1	777	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1.2	785	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B1.3	826	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2.1	884	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B2.2	871	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B3	932	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B6 AFFORDABLE	727	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BEDROOM	1145	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C1	1137	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C2	1155	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C3																							
TOTALS																							

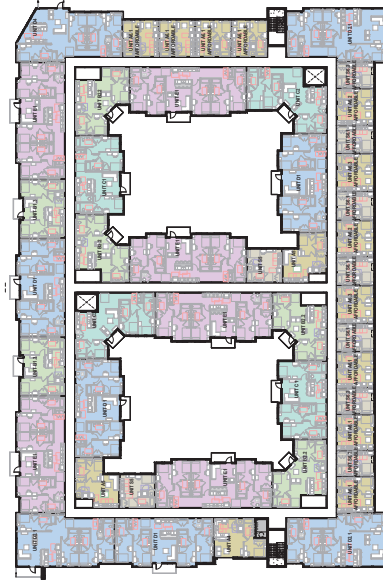
Unit Data



Building 1



Building 2



Building 3

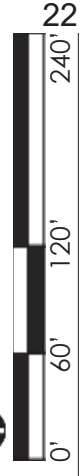
BEDROOM	1394	4	4	0	3	7	8	12	12	5	5	52	208	19,064
D1	1500	4	4	0	0	1	1	1	2	3	2	15	57	5,276
D2.1	1500	4	4	0	0	1	1	1	2	3	2	15	57	5,276
D2.2	1500	4	4	0	0	1	1	1	2	3	2	15	57	5,276
D3	1500	4	4	0	0	1	1	1	2	3	2	15	57	5,276
D4	1500	4	4	0	0	1	1	1	2	3	2	15	57	5,276
D5	1400	4	4	0	0	1	2	2	2	0	0	9	36	3,464
TOTALS														35,464
BEDROOM	1865	5	5	0	0	1	3	5	12	12	8	49	245	23,134
E1	1891	5	5	0	0	0	1	2	2	2	2	9	45	4,292
E2														2,138
UNIT														440
BUS														100
TOTALS														100

Unit Data Continued

TOTALS	GSF	Garage	Service	Spaces	Amenity	Lobby	Leasing	Retail	GRSF	MRSF
Level	15,019	0	0	0	14,495	0	0	0	524	0
Level	21,560	0	474	0	8,800	0	0	0	12,286	9,632
Level	65,760	16,473	7,407	60	517	0	2,129	0	39,254	31,591
Level	88,724	34,196	550	122	0	468	0	700	53,510	43,873
Level	150,602	34,196	1,121	122	2,675	559	0	0	112,051	89,908
Level	147,419	34,196	0	122	0	0	0	0	113,223	96,884
Level	105,559	34,196	0	122	0	0	0	0	71,363	59,375
Level	105,104	34,196	0	120	0	0	0	0	70,908	59,743
Level	4,460	4,460	0	11	0	0	0	0	0	0
Partial Totals		191,913	9,552	679	26,487	1,027	2,129	700	473,119	390,016
Total	704,927									

Building Data

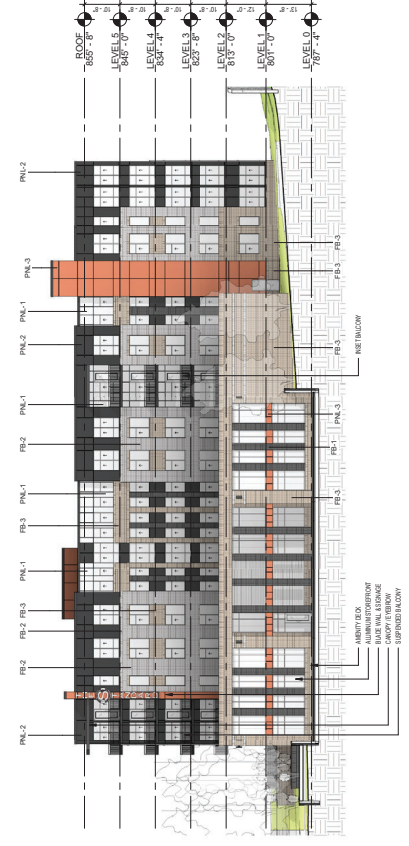
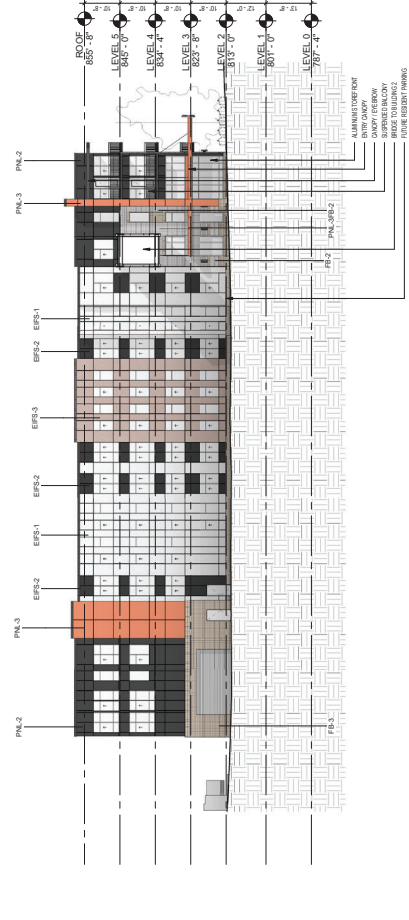
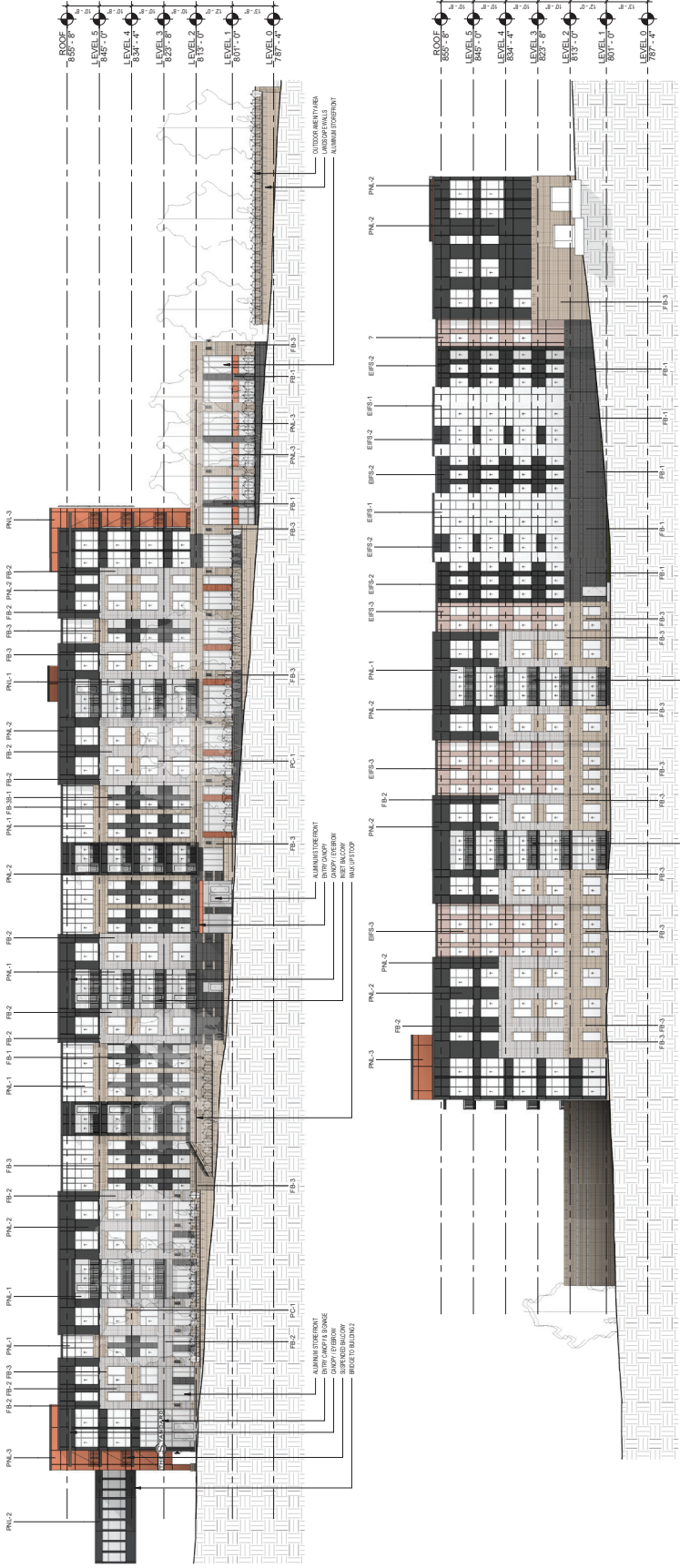
THE STANDARD AT BLOOMINGTON - Building Floor Plans



07.23.2020

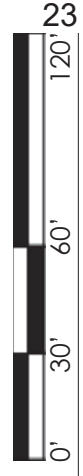
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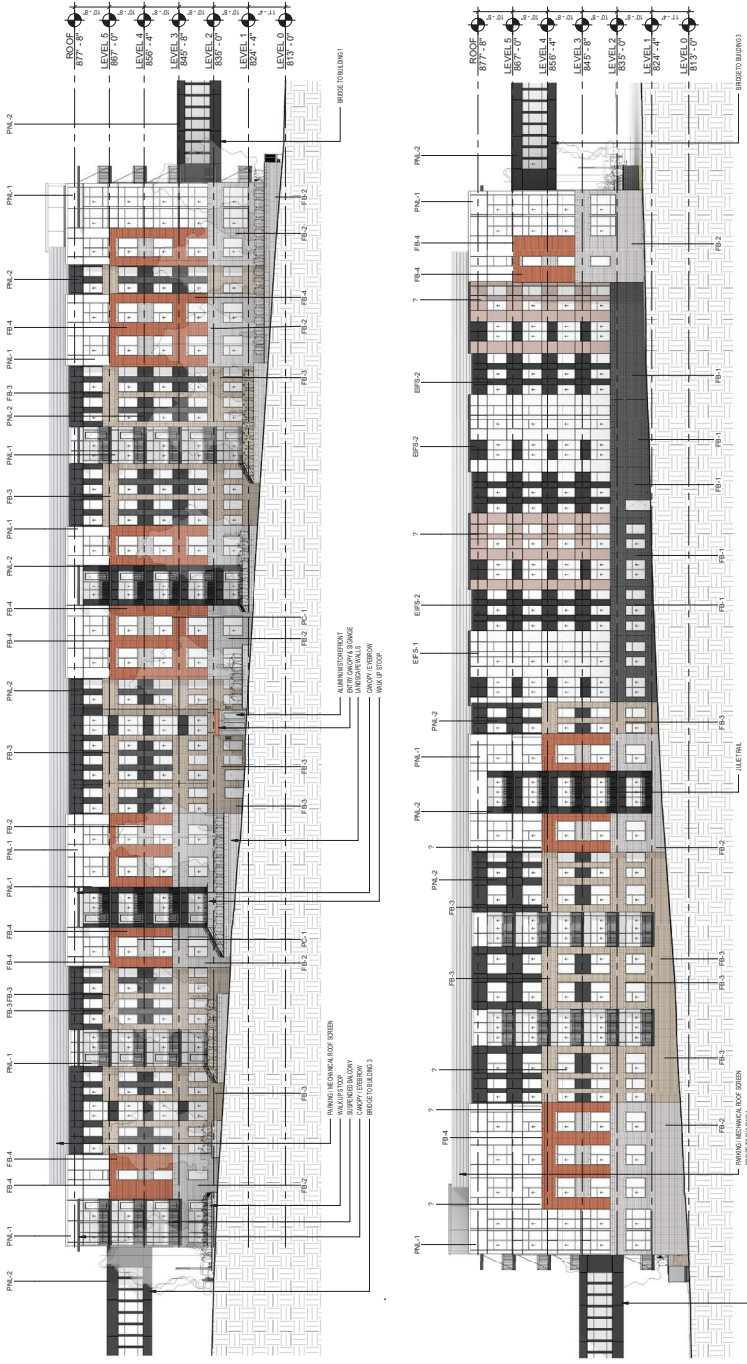
- EPS-1 LIGHT GRAY
- EPS-2 DARK GRAY
- EPS-3 BROWN
- EPS-4 BROWN
- EPS-5 BROWN
- EPS-6 BROWN
- EPS-7 BROWN
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- EPS-9 BROWN
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- EPS-99 BROWN
- EPS-100 BROWN



THE STANDARD AT BLOOMINGTON - Building 1 Elevations

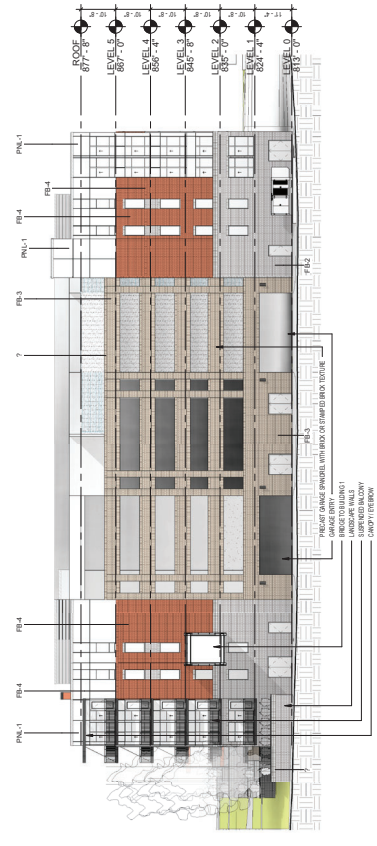
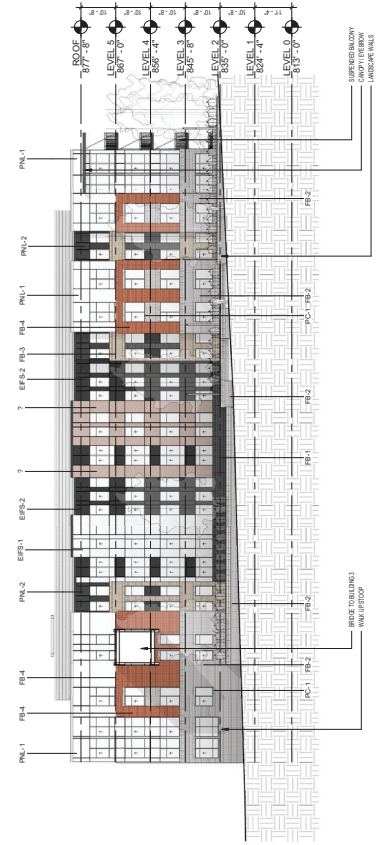
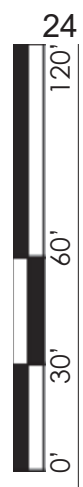
07.23.2020



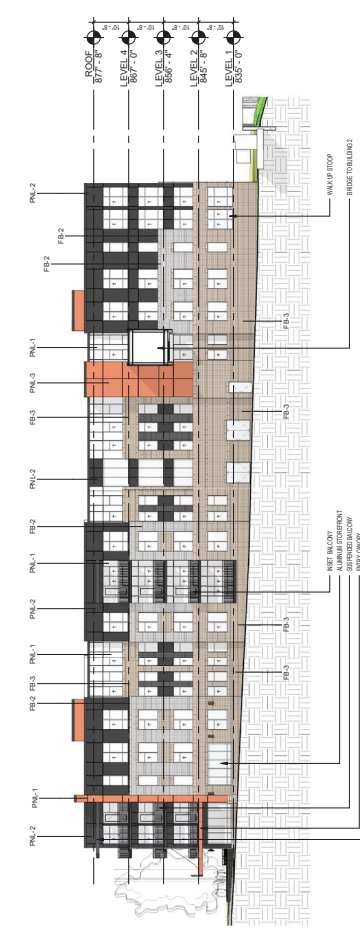
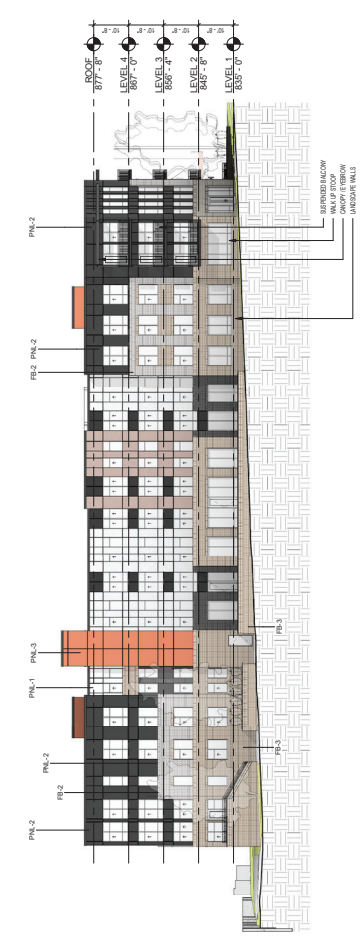
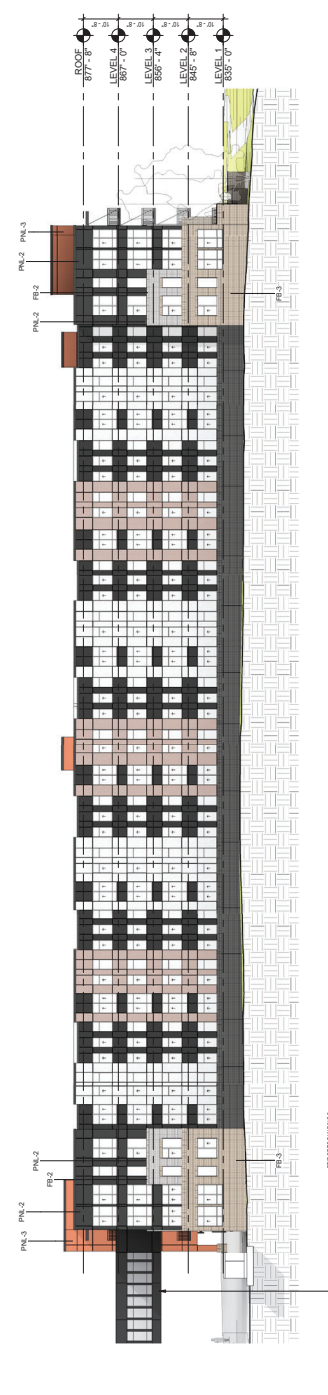
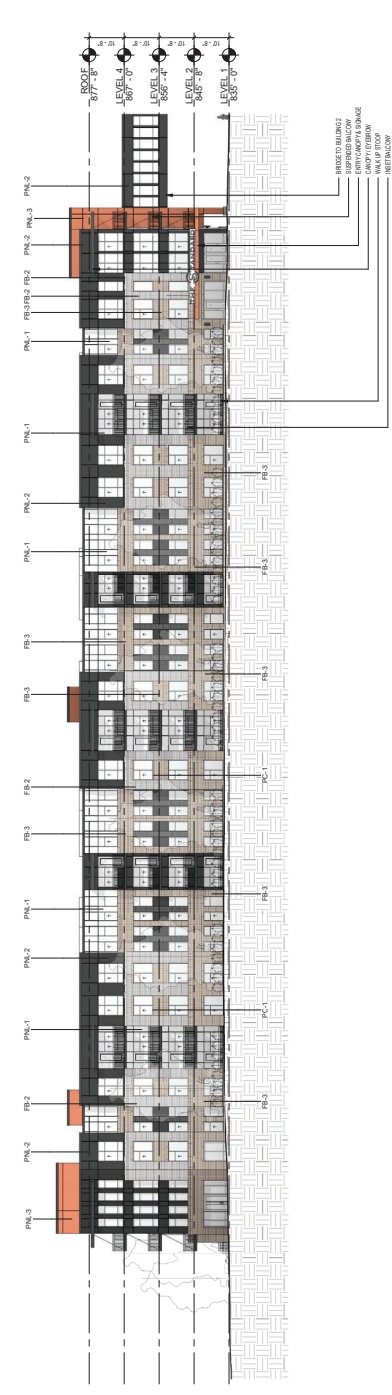


THE STANDARD AT BLOOMINGTON - Building 2 Elevations

07.23.2020

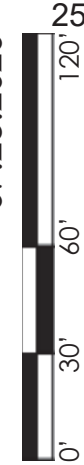


MATERIAL LEGEND	
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885-4	GLAZING
885-5	GLAZING
885-6	GLAZING
885-7	GLAZING
885-8	GLAZING
885-9	GLAZING
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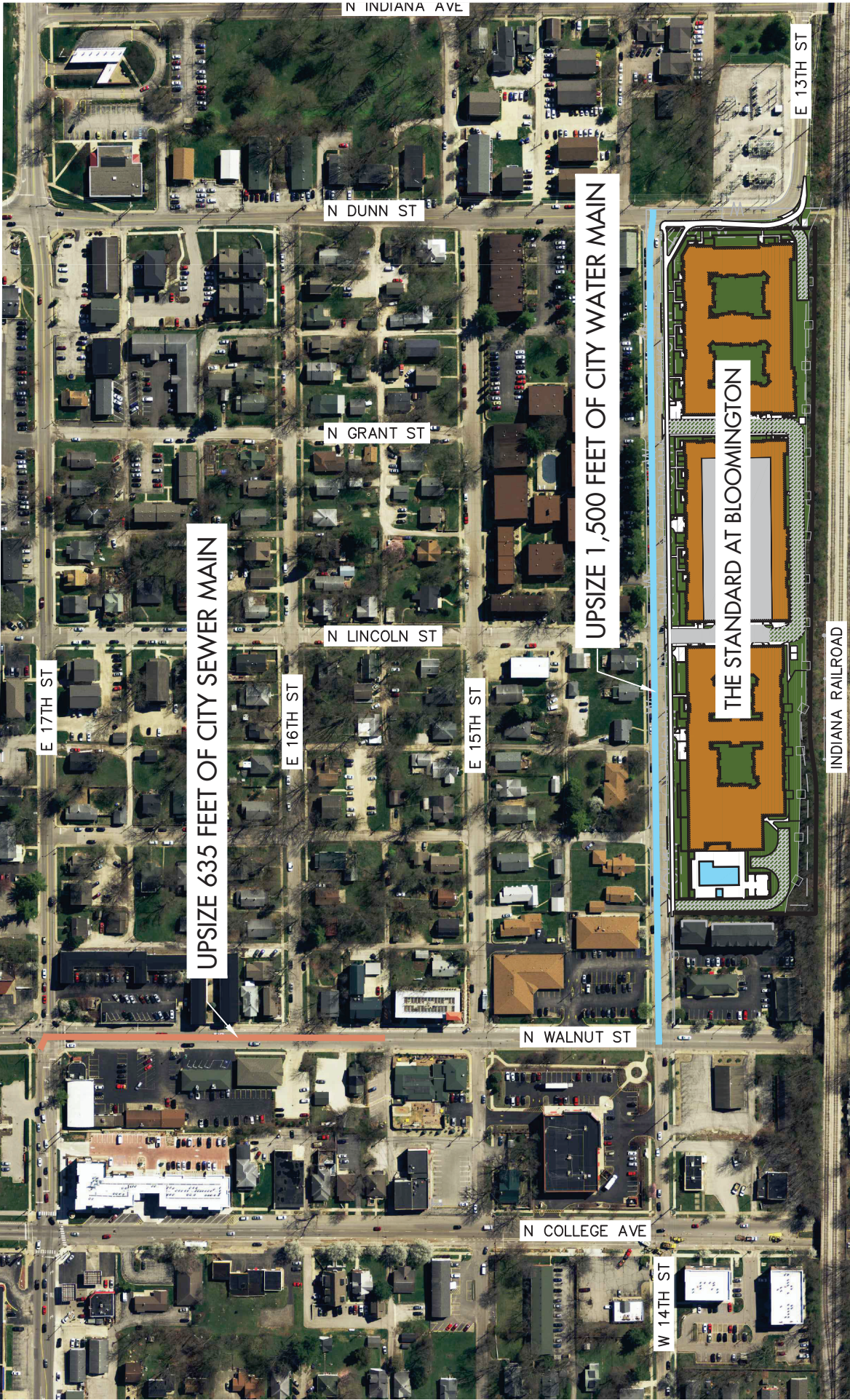
THE STANDARD AT BLOOMINGTON - Building 3 Elevations

07.23.2020



SMITH BREHOB & ASSOCIATES

BKV GROUP

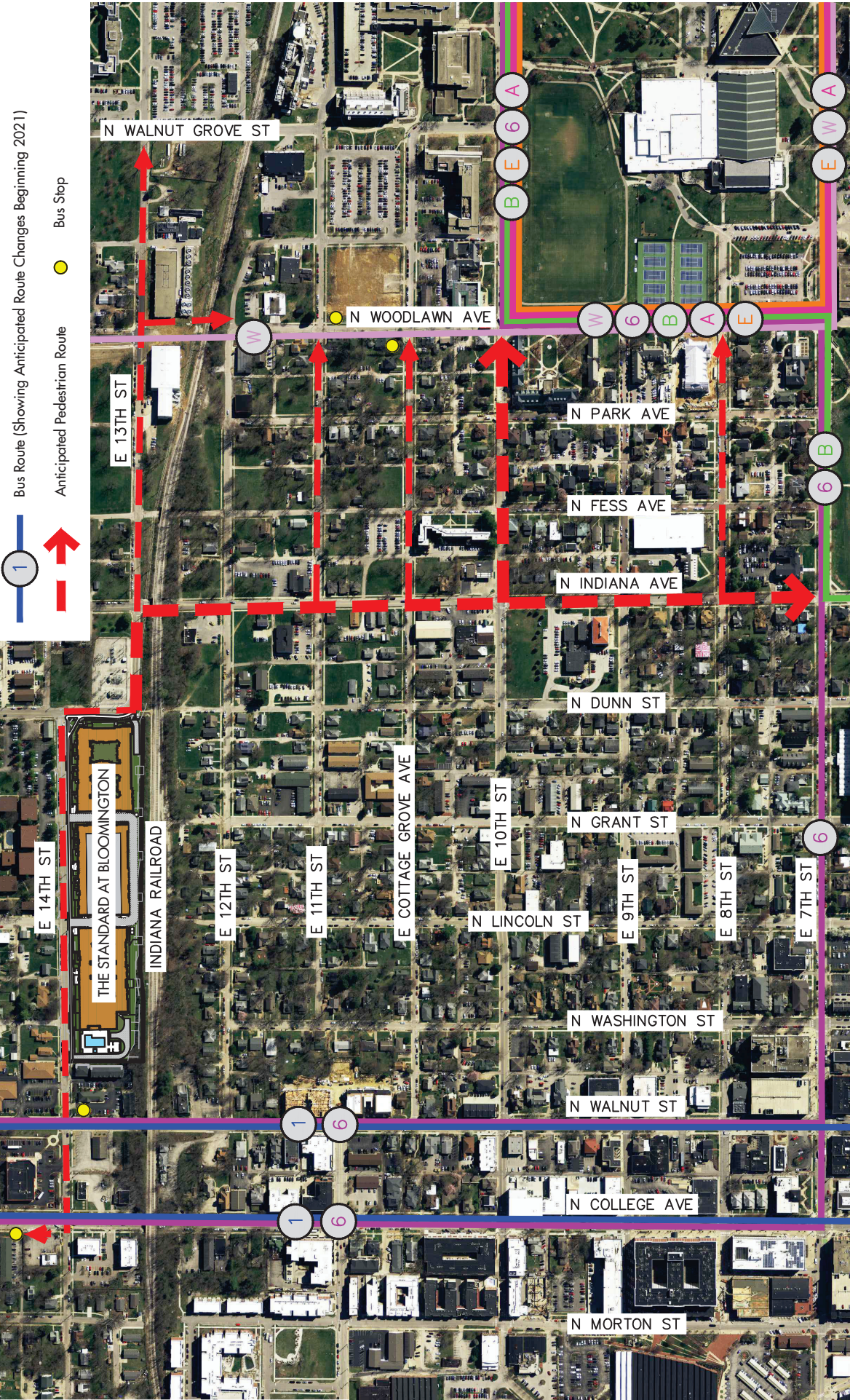


THE STANDARD AT BLOOMINGTON - Conceptual Off-Site Utility Improvement Plan

07.23.2020



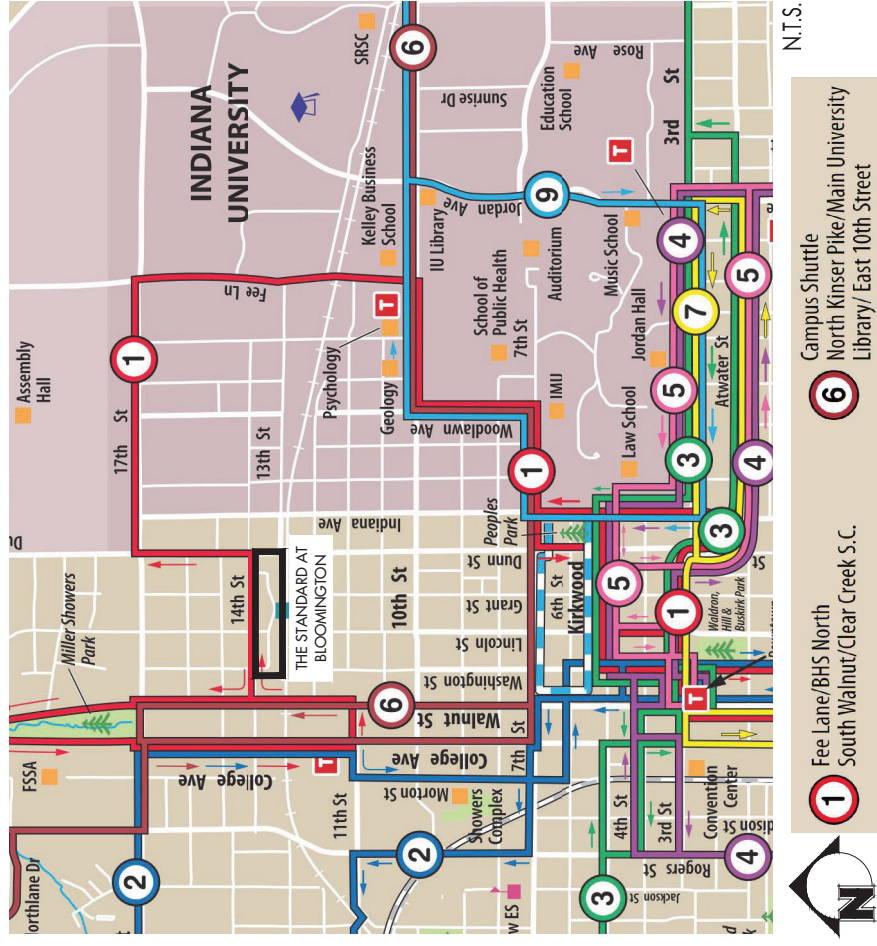
SCALE: 1"=250'



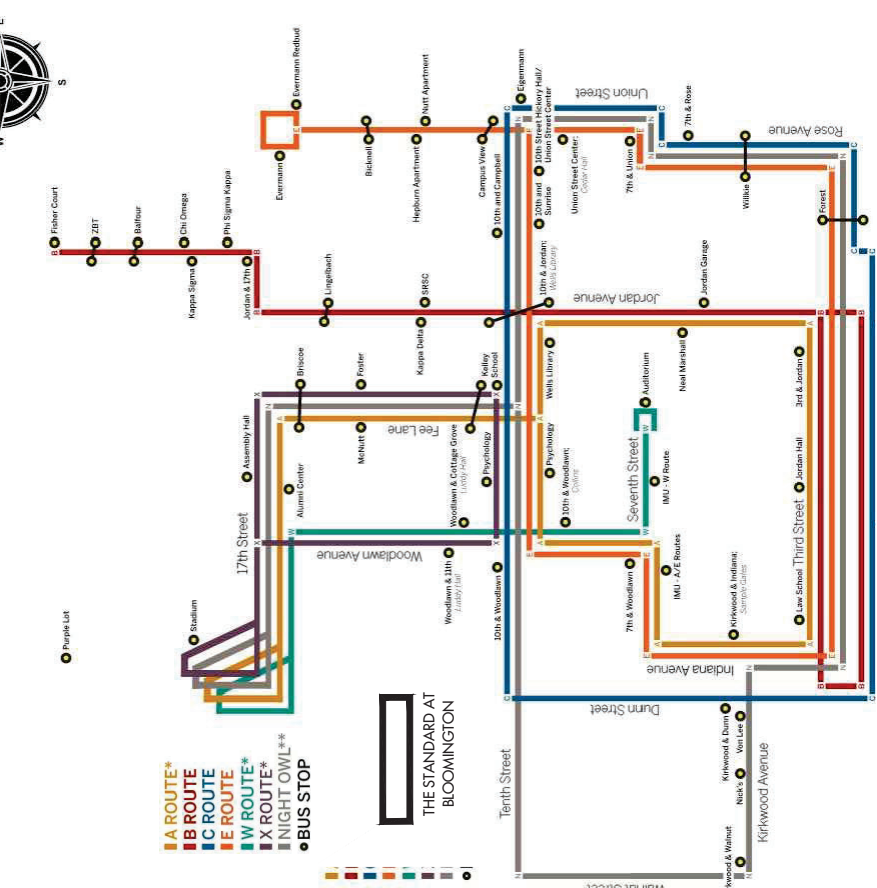
THE STANDARD AT BLOOMINGTON - Pedestrian Connectivity

07.23.2020 SCALE: 1"=500'

BLOOMINGTON TRANSIT ROUTE MAP



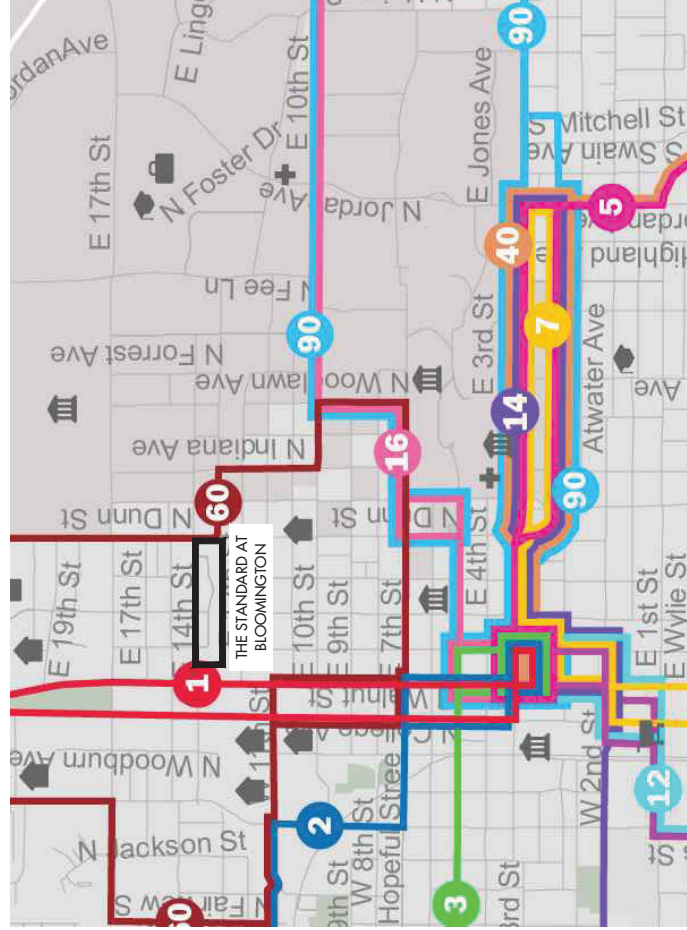
IU CAMPUS BUS ROUTE MAP



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

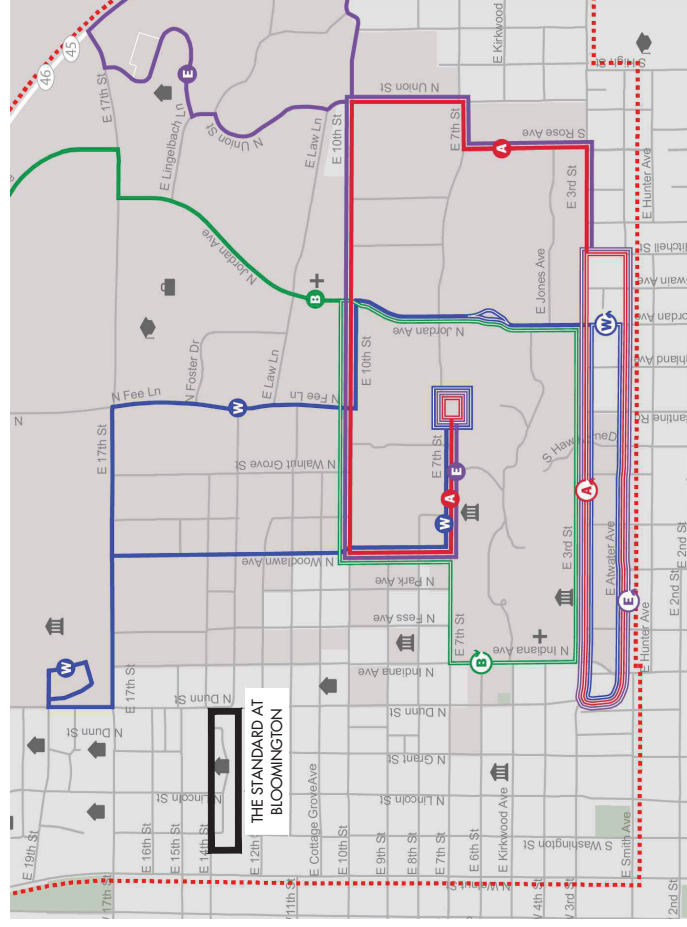
07.23.2020

BLOOMINGTON TRANSIT ROUTE MAP



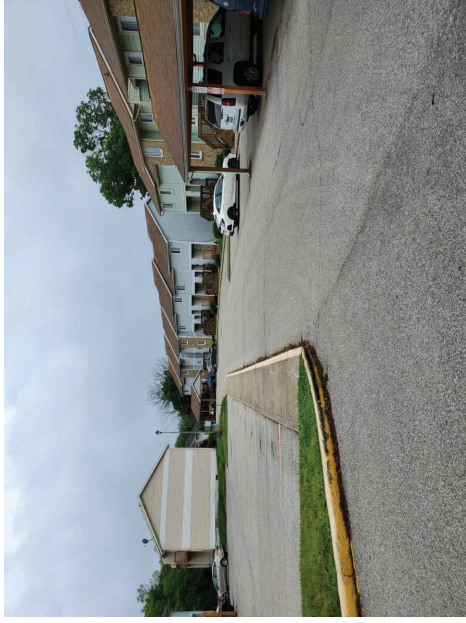
N.T.S.
NOTE: ACCORDING TO BLOOMINGTON TRANSIT, ROUTE 60 WILL NOT BE IMPLEMENTED AS SHOWN HERE. INSTEAD, ROUTE 6 WILL REMAIN AS IT IS CURRENTLY

IU CAMPUS BUS ROUTE MAP



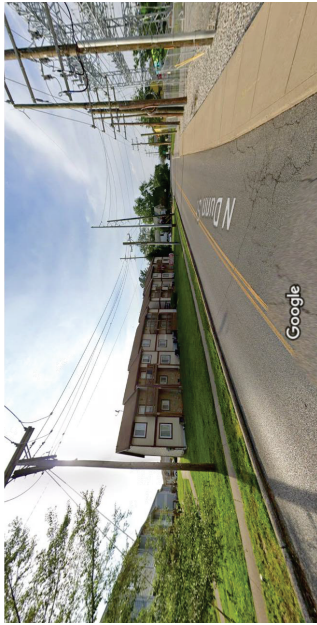
N.T.S.

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

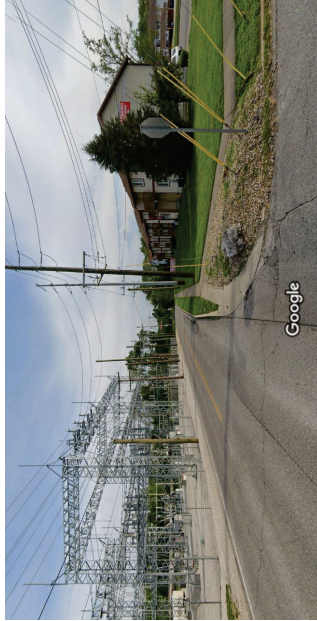


THE STANDARD AT BLOOMINGTON - Existing Brownstone Terrace Apartments Photos

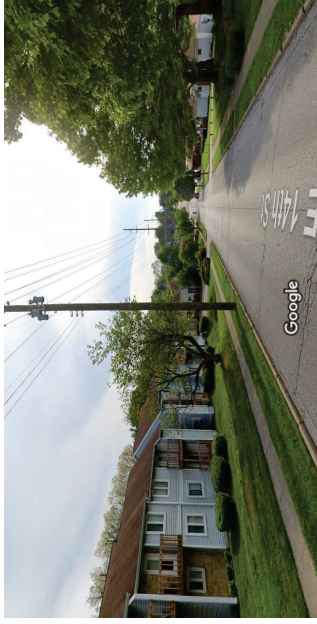
07.23.2020



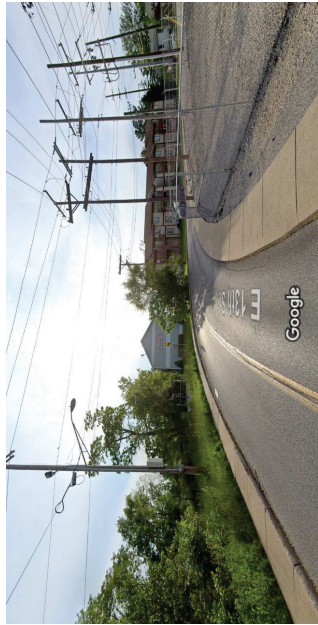
N Dunn St - Looking North



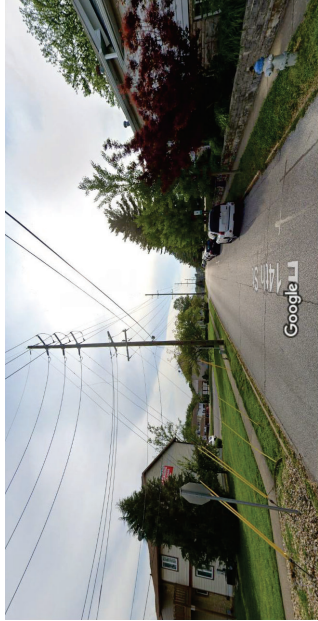
N Dunn St - Looking South



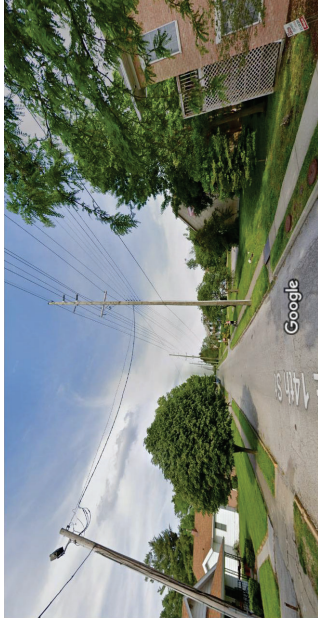
E 14th St - Looking West



E 13th St - Looking West



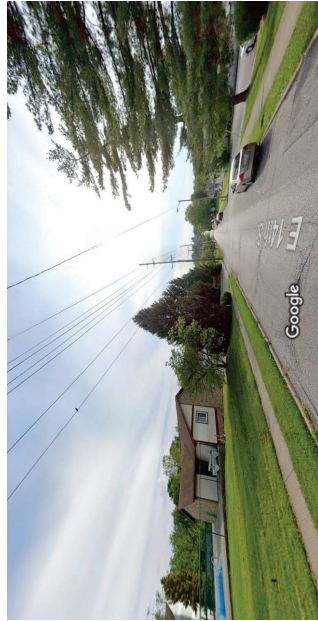
E 14th St - Looking West



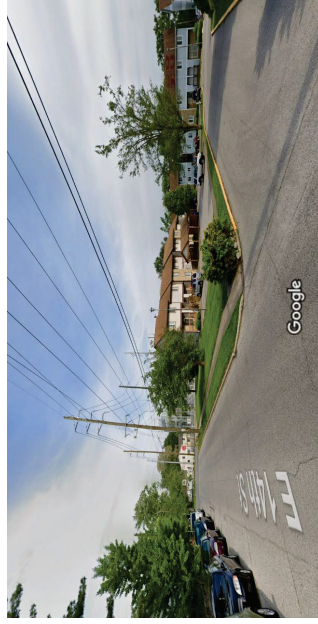
E 14th St - Looking East



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

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
---------------------------	----

Right in from Walnut/College

46

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

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 1600 W. Fountain Drive**

**CASE #: ZO-21-20
DATE: October 12, 2020**

PETITIONER: Comcast
1 Comcast Center, Philadelphia, PA

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

REQUEST: The petitioner is requesting to rezone 7 acres from Residential Medium Lot (R2) to Employment (EM).

BACKGROUND:

Area: 7 acres
Current Zoning: Residential Medium Lot (R2)
Comp Plan Designation: Employment/Neighborhood Residential
Existing Land Use: Contractor's Yard / Communication Facility
Proposed Land Use: Contractor's Yard / Communication Facility
Surrounding Uses: North – Dwelling, Single family/Industrial/Church
South – Railroad/Industrial
East – Dwelling, Single family
West – Auto salvage yard/JB Salvage

REPORT: This 7 acre property is located at 1600 W. Fountain Drive. The property is currently developed with several outbuildings and storage areas used by Comcast Communications for cable service technicians. The site has a sinkhole on the west area of the site and several areas of mature tree canopy coverage around the perimeter. Surrounding land uses include single family residences, an industrial building, and church to the north, single family residences to the east, a railroad line and industrial building to the south, and an auto salvage yard, JB's Salvage, to the west.

The petitioner filed a building permit application to construct a new building on the site to expand their equipment and to allow for an existing tower on the property to be removed. However, the property is zoned Residential Medium Lot (R2) and the use is classified as a Contractor's Yard/Communication Facility and is a lawful non-conforming use. There have been several use variances approved for this property to allow for various types of expansions over the past 20 years with the most recent approval being in 2010 when a use variance was approved to allow a new building. At that time, the use was characterized as a Building Trade Shop, which is now classified as a Contractor's Yard. The property was brought into full compliance at that time with street trees constructed along Fountain Drive and new landscaping installed on the site. Since there is not a use variance process in the current UDO, a rezoning is the only path to legitimize the use and allow for the new building. The site has a split designation in the Comprehensive Plan with the western 2/3 of the site being designated as Employment and the eastern 1/3 designated as Neighborhood Residential.

Since there are existing trees on the site and a sinkhole, the Department recommends that these areas should be set aside in the required preservation easements. This will also serve to buffer this use from some of the adjacent residential uses to the north and east. The City is also in the process

of installing a multi-use path along the north side of Fountain Drive, and the petitioner would be responsible for constructing the portion of the multi-use path along their frontage or working with the City on making a financial contribution equal to the cost of the multi-use path. More information on that aspect should be available by the second hearing.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this site predominantly as ‘Employment’ with the eastern one-third as ‘Neighborhood Residential’. The Employment Center district includes professional and business offices, light assembly plants, flex-tenant facilities, and research and development centers. The Employment Center district should contain a mix of office and light/high-tech manufacturing uses that provide quality employment opportunities for the Bloomington community. The proposed rezoning would allow for the zoning district to match the existing use on the site and allow for the new construction. The new construction would also allow for an existing tower array to be removed and placed inside of a building.

Since there are some areas of sensitive environmental features on the site and the Comprehensive Plan encourages appropriate land use development through the preservation of existing features, the Department recommends that the areas of existing tree canopy coverage be placed in a tree preservation easement and the area of the sinkhole placed in a karst conservation easement. The Department will continue to work with the petitioner to identify that exact preservation area before the second hearing.

20.06.070(b)(3)(E)(i)(1) ZONING MAP AMENDMENT PLAN COMMISSION REVIEW 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 the rezoning of this site to Employment would match the Comprehensive Plan designation of the site as Employment. The unique existing environmental features on the site allow for the inclusion of the environmental protection easements that will maintain the existing buffer between potentially intense Employment uses and the residential neighborhood to the east. This area of Fountain Drive north of the railroad tracks has predominantly been developed with Industrial uses. The preservation of the existing trees around the perimeter will provide a natural buffer between this use or potential future uses and some of the single family residences to the north and the east.

RECOMMENDATION: The Department recommends forwarding this petition to the required

second hearing.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: October 12, 2020

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: ZO-21-20: Comcast Rezone
1600 Fountain 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 R2 (Residential Medium Lot) to EM (Employment).

The EC has no objection to the rezoning of this property with the following conditions of approval.

COMMENTS

1. LANDSCAPE PLAN

The Landscape Plan needs some revisions before a building permit can be issued.

2. CONSERVATION EASEMENTS

a. The area labeled “woods” on the plan sheet C-101 is a closed-canopy wooded area, and as such should be designated as Conservation Easement (CE) according to Bloomington Municipal Code (BMC) 20.04.030(i), Tree and Forest Preservation; 20.05.040, Easements; and 20.05.040(e), Standards for Specific Easement Types, (9) Conservancy Easement. The CE shall be developed using all of the Conservation Easement regulations.

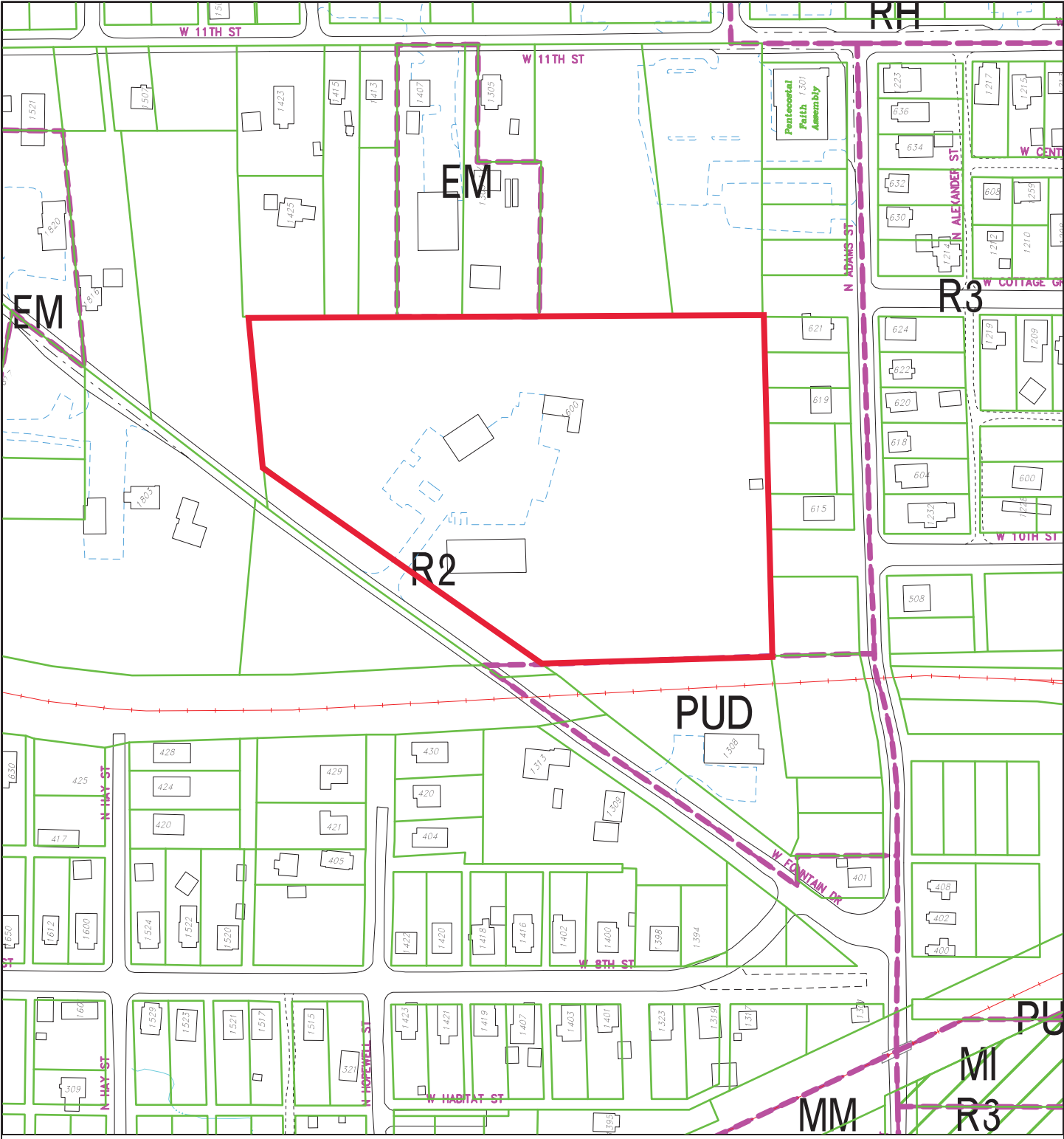
b. Within the CE lie two other easement areas; Karst Conservation Easements. The sinkhole on the west side of the property is already labeled and protected, but needs to be recorded. There is a second sinkhole on the east side of the site that is shown by contour lines, but is not yet delineated as a Karst Conservation Easement (KCE). A KCE needs to be surveyed and recorded. These shall adhere to the BMC 20.04.030(g), Karst Geology; and 20.050.040, Easements; and 20.05.040(e) Standards for Specific Easement Types (97) Karst Conservancy Easement. The KCEs shall be developed using all of the Conservation Easement regulations.

3. BUFFER YARD

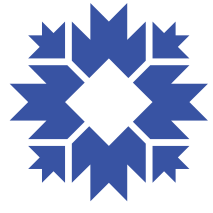
With this change in zoning to an Employment (EM) zoning district, it will adjoin properties that are zoned single-family residential. This requires a Type 3 buffer yard. A Type 3 buffer yard is 20 feet wide for the length of the property. The EC realizes that much of this is already wooded, but believes the buffer yard still needs to be delineated on the plans.

RECOMMENDED CONDITIONS OF APPROVAL

1. Revise the Landscape Plan prior to receiving a building permit.
2. Adhere to BMC 20.04 and 20.05 for Conservation Easements.
3. Delineate a Type 3 buffer yard along the length of the eastern border of the property on the site plan associated with the requested building permit.



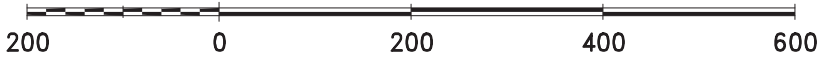
City of Bloomington
 Planning & Transportation



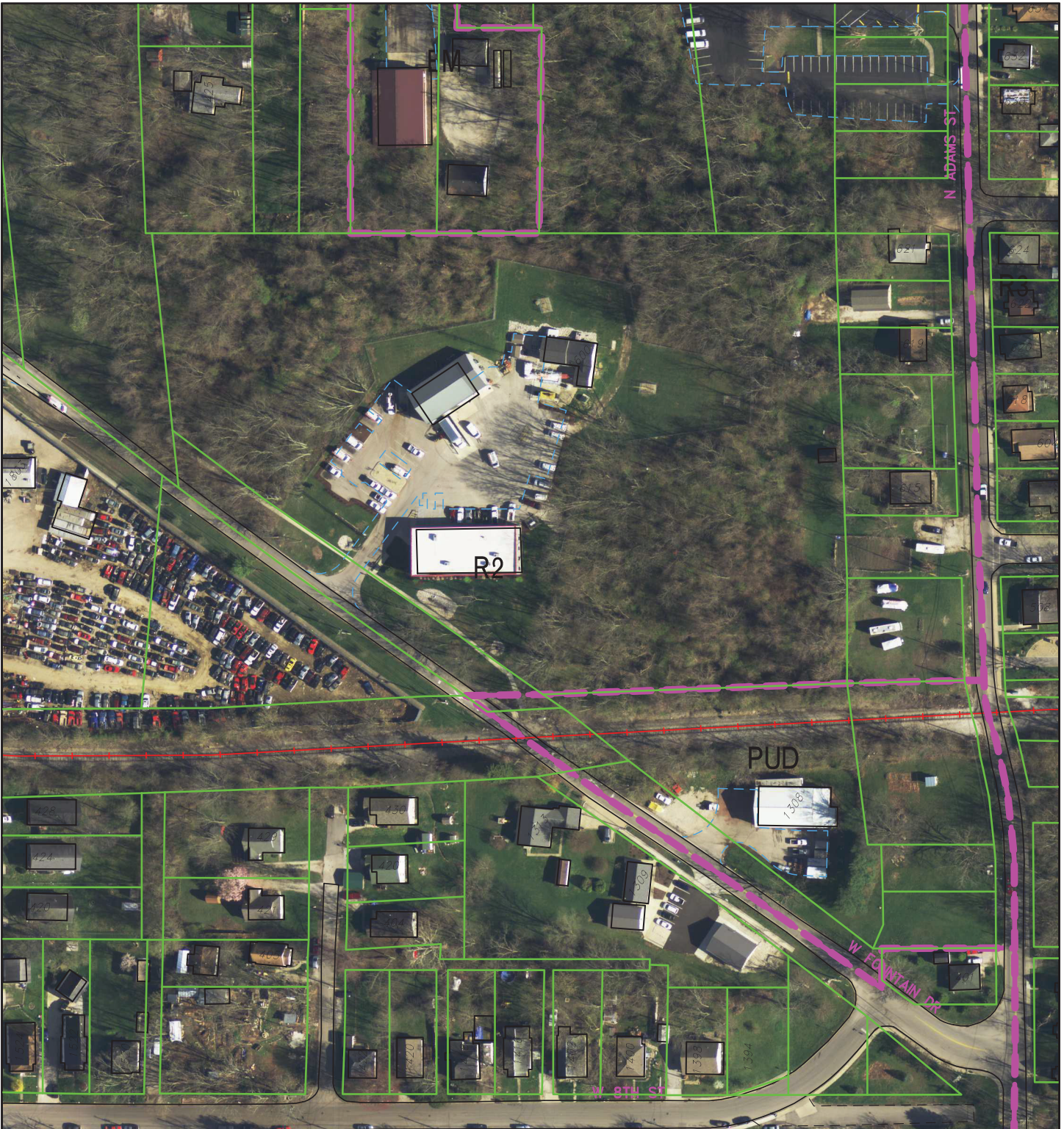
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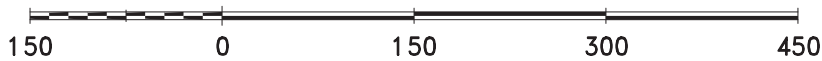
By: greulice
 14 Sep 20



For reference only; map information NOT warranted.



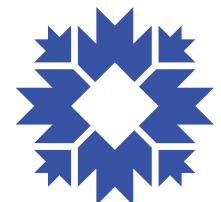
By: greulice
14 Sep 20



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 150'



September 4, 2020

Planning Commission
City of Bloomington
401 N. Morton Street
Bloomington, IN 47404

Dear Mr. Gruelich:

We respectfully submit our petition for the rezoning of the Comcast parcel located at 1600 Fountain Drive, Bloomington, IN. We are requesting that the parcel be rezoned from R2 (residential) to EM (employment).

The proposed project consists of constructing a new building to encapsulate the existing building. The existing building is approximately 1,640 square feet and consists of wood structural elements (combustible construction per FM Global) with aluminum siding and shingled roof. The new 2,728 square foot building will consist of 2 hour rated load bearing split face block walls and 2 hour rated precast concrete roof planks covered with EPDM roofing material. The existing site tower will be permanently removed as a result of this project once the new building is completed.

The current facility provides essential internet, emergency (911) & telephony services and has reached its physical capacity. We provide media, entertainment and communication services for local businesses, state/local government, Indiana University, and thousands of southcentral Indiana homes. The new facility will allow for the expansion of such critical services to meet customer demands well into the future.

The construction of the new facility is essential for our ability to keep up with the increasing need for internet, emergency and telephony demands while safeguarding against potential building hazards. Our current facility footprint, low ceiling height & HVAC restrictions prohibit us from meeting these

demands. The new facility will allow us to expand our equipment/device count, augment back up power, provide proper HVAC design and deliver a building design/construction that allows us to continue to meet FM Global standards into the future.

Due to the current facility building restrictions limiting our capability to meet internet, emergency and telephony demands in the future, we ask that you consider the rezoning of our site to allow for us to proceed with the new building construction which will result in the removal of the 240 foot tower currently located on the site.

Sincerely,

Eddy G. Rodriguez | Central Division • CI Engineering | 734-634-3396
1401 E. Miller Rd., Lansing, MI. 48911



Received 07/20/2020
C20-282

COMMERCIAL BUILDING PERMIT APPLICATION

MONROE COUNTY BUILDING DEPARTMENT

501 N. Morton St. Rm 220, Bloomington, Indiana 47404
Phone Number: (812) 349-2580 FAX: (812) 349-2967

60780
BL
7/100/20

Project Name Comcast Headend Building Project Address 1600 Fountain Drive
City Bloomington State IN Zip Code 47404 Parcel No. 53-05-52-350-034-100-004
Township Bloomington Section No. 32 Lot No.

Property Owners Name Eddy Rodriguez Phone No. 734-634-3396
Property Address 6174 Hardy Lane Howell State MI Zip Code 48855

Applicants Name Fredericks Inc. Phone No. 765-778-7588
Applicants Address 5448 W Old St. Rd. # 132 Pendleton State IN Zip Code 46064

Proposed Work: New Construction Addition Remodel Other
Type of use (ie. office) telecommunications Rental: Yes No Total number of units: 1
Total Square Footage of proposed structure/remodel/addition 2,800 sqft
First Floor Area sq ft 2,800 Second Floor Area sq ft _____ Third Floor Area sq ft _____
Basement Area sq ft _____ Other Floors Area sq ft _____

State Construction Design Release number: _____ We have applied waiting on release _____
Type of Construction Block & Concrete Use group _____
Maximum number of employees per shift: 2 Building height in stories: 1 Height in feet: 24'
Maximum number of Public _____
Fire Alarm x YES _____ NO _____
General Contractor: Fredericks Inc. HVAC Contractor: TBD
Phone Number 765-778-7588 Phone Number _____
Plumbing Contractor TBD Electrical Contractor J&J Electric
License Number _____ Phone # _____ License Number _____ Phone # 765-457-5507

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington
Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system Septic
Flood Plain: Yes No Sink Holes: Yes No Watershed: Yes No
Sign specification submitted with plans: Yes No

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department. As the Person eligible and responsible for obtaining a permit or permits as required in Section 430-7 of the Monroe County Building Code, and based upon information contained within these plans, I certify that these plans are identical to those released for construction by the Indiana Department of Fire and Building Services. I also understand that if it is determined that these plans are not identical, all permits obtained as a result of their submittal may be revoked as stated in Section 430-15 of the Monroe County Building Code.

Signature of Applicant: Karen F. Gentry Date: 07-17-2020
Email address gentry_karen@fredericksinc.com (07/15/19) updated

Sheet number



Dates

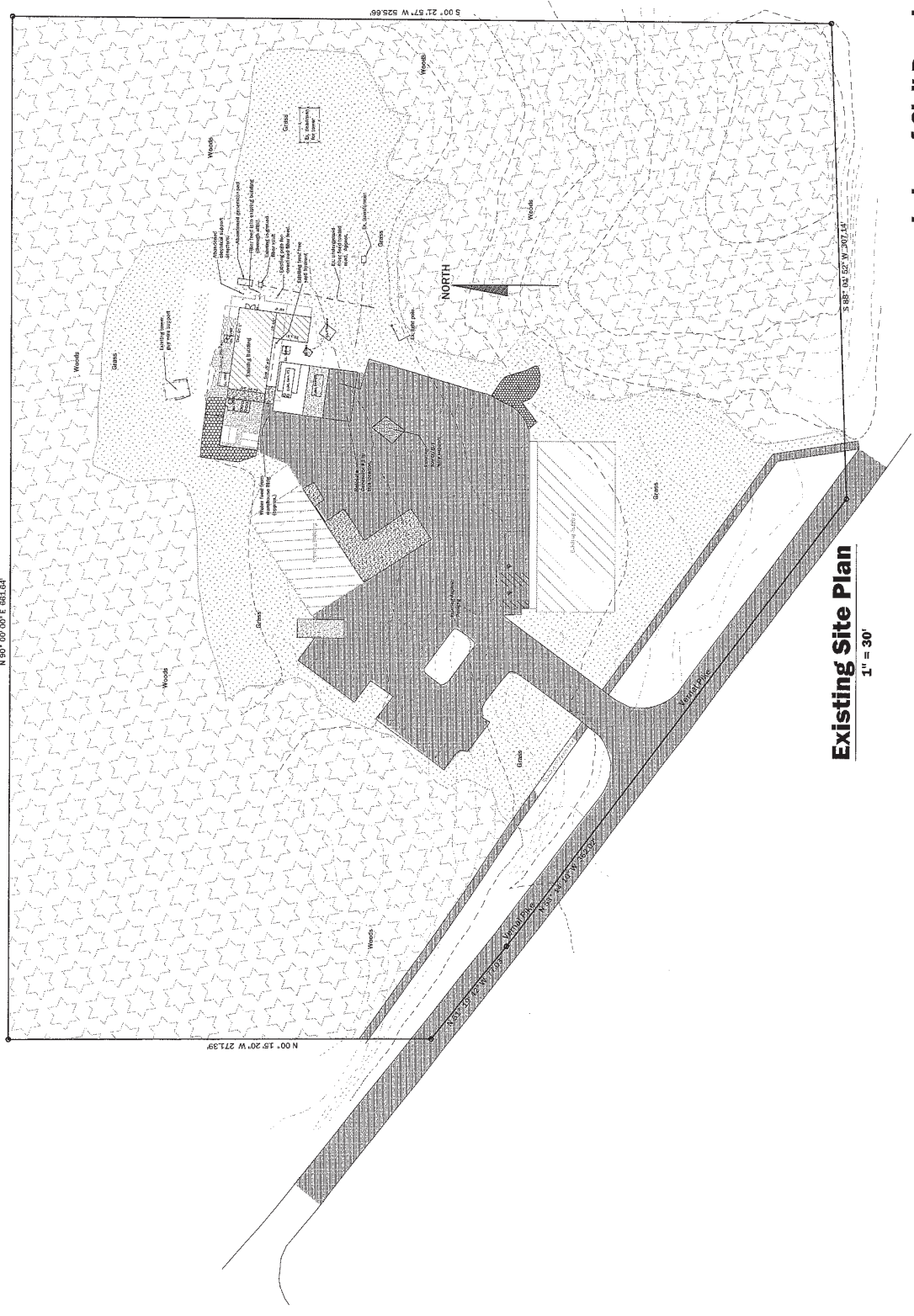
File Information:
 Plot Name: Comcast Demolition
 20020808.dwg, A.D.

5/28

Drawn: M.S.
Drawing Date: 7/1/20
Revision Date:

Engineer Associates, Inc.
 400 Park Street, Suite 201
 The City, Indiana 47396
 Phone: (317) 841-1113
 The City Fax: (317) 841-1100
 e-mail: KLSimpson@comcast.net

Comcast
 1600 Fountain Drive
 Bloomington, Indiana 47404



Existing Site Plan
 1" = 30'

Civil Note:
 This project will add a new building (2,739 sf) over the top of an existing building (1,659 sf).
 Once the new building is placed the existing building will be removed. Also, a concrete pad
 will be removed and relocated where there is existing asphalt parking. This loss of hard
 surface for this concrete pad is approx. 400 sf. After construction, the amount of additional
 hard surface will be approx. 688 sf (2,739 - 1,659 - 400).

Index of Civil Drawings

- C-101 Overall Site Plan
- C-102 Existing Site, Demolition Plan
- C-103 Proposed Site Plan, Erosion Control Note

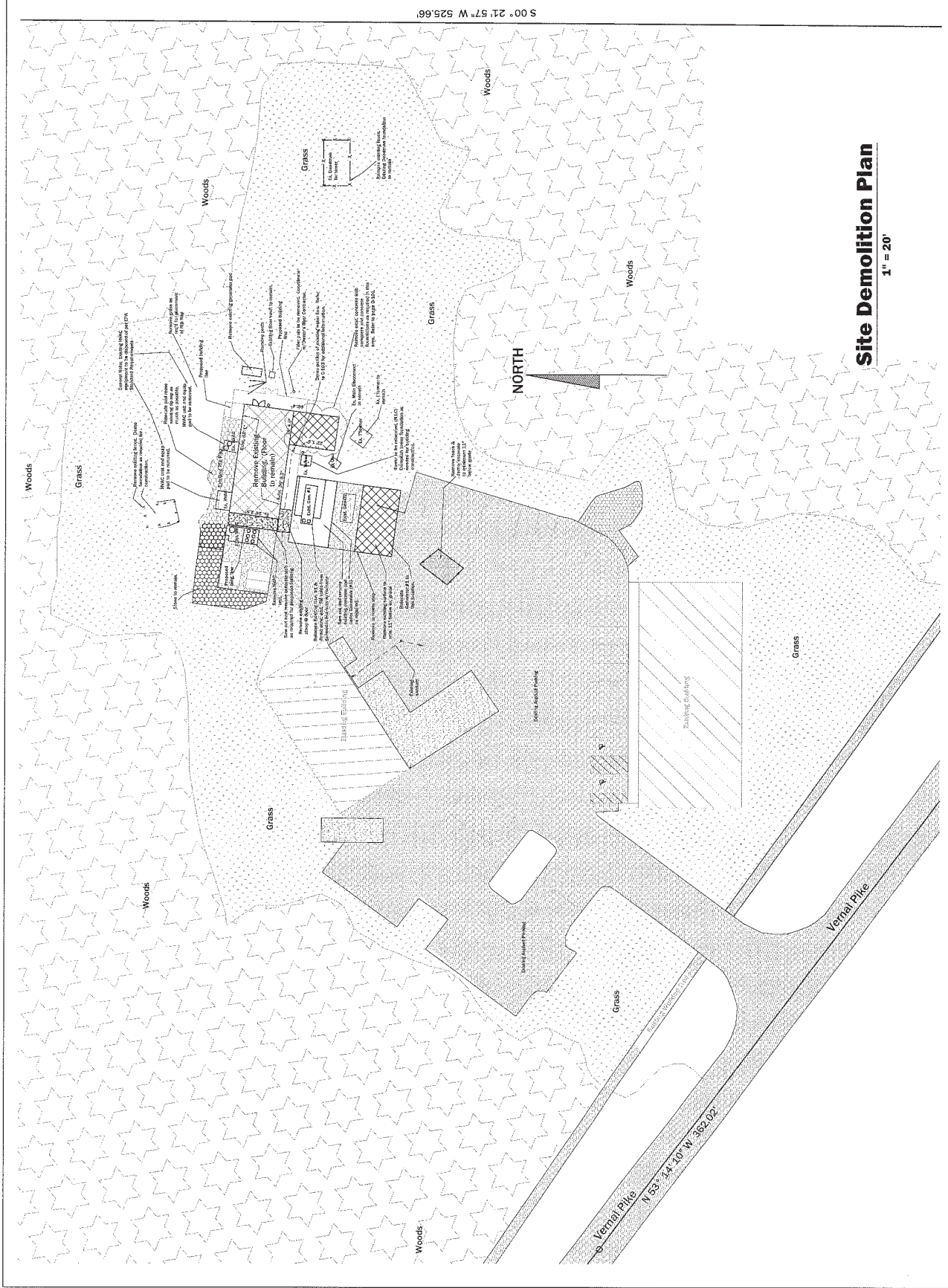
Sheet number



Dates
 Plot Information:
 File Name: Concast_Site.dwg
 Plot Date: 7/1/20
 Plot Scale: 1/8" = 1'-0"

Drawing Information
 Drawing Date: 7/1/20
 Revision Date:

Engineer Associates, Inc.
 1600 Fountain Drive
 Bloomington, Indiana 47404



Site Demolition Plan
 1" = 20'

Sheet number

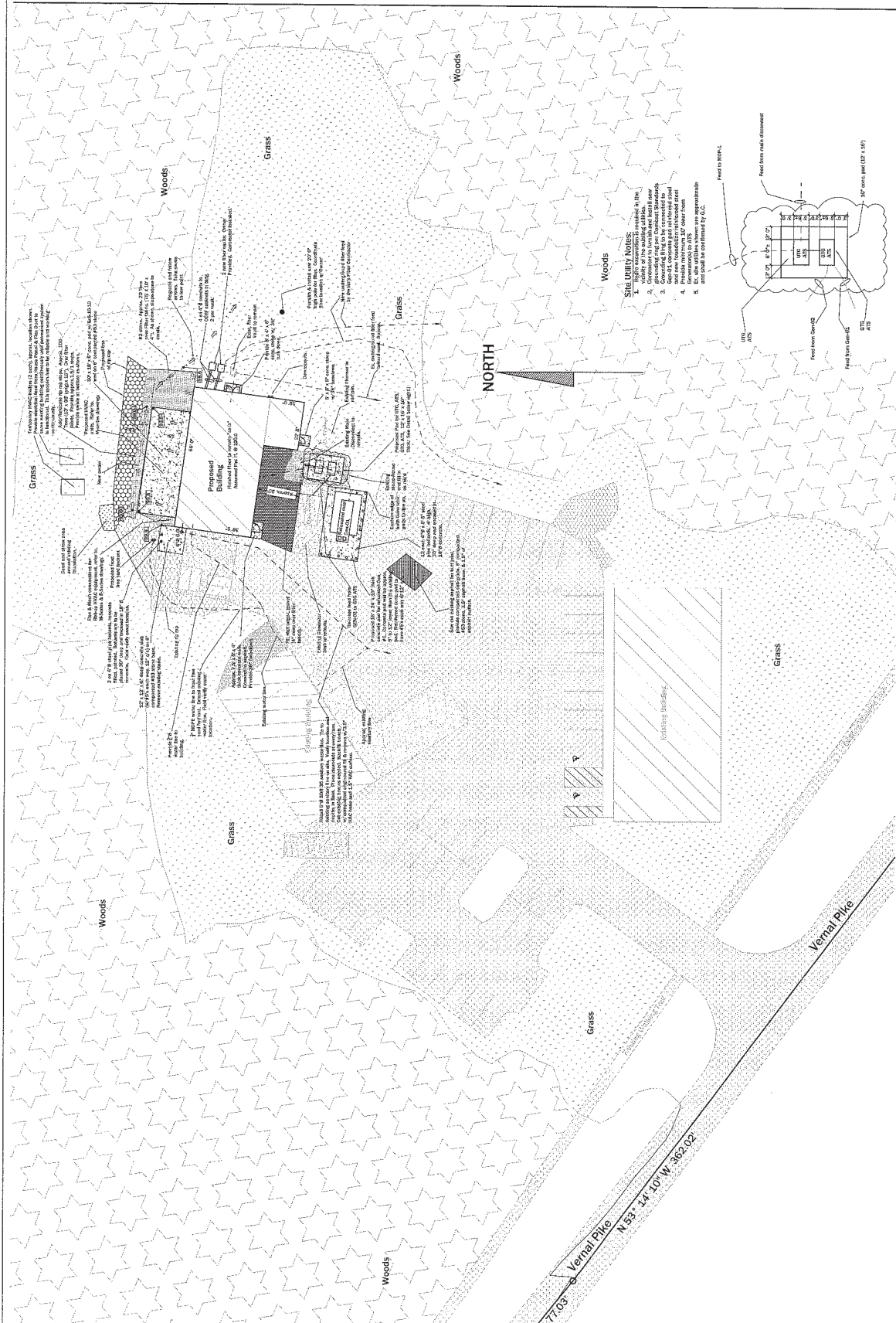


Dates
 20-09
 Project Information:
 Mr. Kevin Comcast
 1600 Fountain Drive
 Bloomington, IN 47404
 Scale: As Shown

Drawn: RLS
 Drawing Date: 7/7/20
 Revision: 01

Comcast
 1600 Fountain Drive
 Bloomington, Indiana 47404

Engineer Associates, Inc.
 605 Main Street, Suite 201
 101 N. State Street
 Indianapolis, IN 46202
 Tel: City Phone: 818-847-1100
 Fax: 818-847-1101
 Email: info@engineerassoc.com
 Kenneth Lee Simpson, P.E.



Erosion Control Note:
 Due to the small amount of disturbed area, no silt fence or other methods of erosion control are required.
 All grassy areas disturbed by construction are to be properly graded, stumps removed, seeded, fertilized, and strawed.

Proposed Site Plan
Erosion Control Note
 1" = 20'

S 00° 21' 57" W 525.66'

Vernal Pike
 N 53° 14' 40" W 362.02'

GENERAL NOTES & TYPICAL DETAILS

DATE	07/27/2020
SCALE	AS NOTED
PROJECT NO.	S-001
OWNER	AS NOTED
DESIGNED BY	A/E/C
DRAWN BY	TJD
CHECKED BY	A/E/C
DATE	07/27/2020

HEADEND BUILDING
COMCAST
1800 Fountain Drive
Bloomington, IN 47404

P.O. Box 228
5448 W. Old 132
Pendleton, IN 46054
Phone: (765) 778-7588
Fax: (765) 778-7589



CLIENT ENGINEERED - BY DESIGN
AARSEE ENGINEERS, INC.
7515 KIRKWOOD PARKWAY, SUITE 100
INDIANAPOLIS, INDIANA 46237-8499
317.594.8890 FAX

GENERAL NOTES

- PRECAST CONCRETE**
- ALL PRECAST PANELS SHALL BE INSTALLED ERECTED AND UNLIFTED ACCORDING TO THE LATEST PRECASTER'S MANUAL, AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND HANDLING. CONCRETE SURFACES SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND HANDLING.
 - THE DESIGN SHALL NOT EXCEED THE STRENGTH OF ALL PRECAST PANELS. THE DESIGN SHALL NOT EXCEED THE STRENGTH OF ALL PRECAST PANELS. THE DESIGN SHALL NOT EXCEED THE STRENGTH OF ALL PRECAST PANELS.
 - ALL PANELS SHALL BE PRESTRESSED AND CURABLE OF SUPPORTING THEM ON CHOLESTROL AS WELL AS THE SUPPORTING THEM ON CHOLESTROL AS WELL AS THE SUPPORTING THEM ON CHOLESTROL.
 - INSTALLATION - INSTALLATION OF THE UNITS SHALL BE IN ACCORDANCE WITH THE PRECASTER'S MANUAL AND THE PRECASTER'S MANUAL.
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TABLE OF UNSCHEDULED LITELS

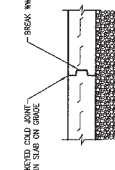
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UL1	9' TO 24'	2'-0"	J
UL2	30' - 48'	4'-0"	J
UL3	30' - 48'	6'-0"	J
UL4	48' - 72'	7'-0"	J
UL5	72' - 96'	9'-4"	J
UL6	96' - 108'	11'-4"	J
UL7	108' - 144'	13'-4"	J

NOTE: LITELS SHALL HAVE A MINIMUM 8" BEARING ON HOLLOW MASONRY.

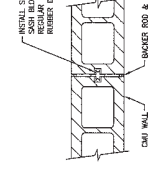
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ULP2	30'	2-433	1-433, 1-433
ULP3	36'	2-433	1-433, 1-433
ULP4	42'	2-433	1-433, 1-433
ULP5	48'	2-433	1-433, 1-433
ULP6	54'	2-433	1-433, 1-433
ULP7	60'	2-444	1-444, 1-444

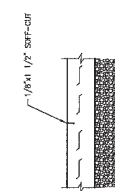
NOTE: LITELS SHALL HAVE A MINIMUM 8" BEARING EACH SIDE AND BEARING EACH END.



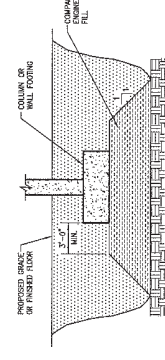
TYPICAL CONSTRUCTION JOINT
NO SCALE



TYPICAL CMU CONTROL JOINT
1/2\"/>



TYPICAL SLAB CONTROL JOINT
NO SCALE



EXTENT OF COMPACTED FILL (IF REQUIRED)
NO SCALE

S-101

DATE: 07/07/2020
 SCALE: 1/4"=1'-0"
 DRAWN BY: JED
 CHECKED BY: AKL

FOUNDATION PLAN

NO.	REVISION	DATE
1	ISSUE TO	7/7/20

HEADEND BUILDING
 1800 Fountain Drive
 Bloomington, IN 47404

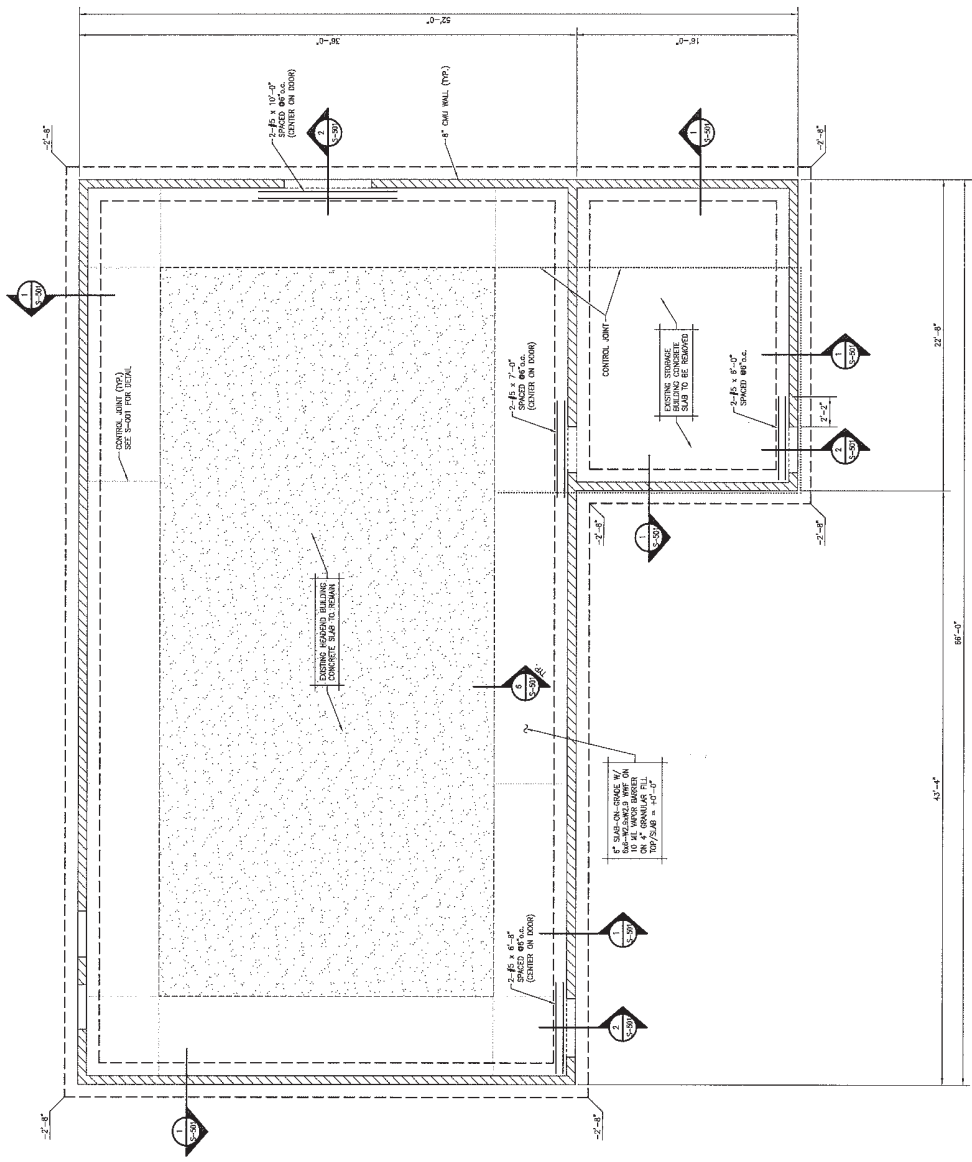


P.O. Box 229
 5448 W. Old 132
 Pendleton, IN 46064
 Phone: (765) 778-7588
 Fax: (765) 778-7589



Arsee Engineers, Inc.
 CLIENT ORIENTED — BY DESIGN
 8715 KIMCARD DRIVE, SUITE 100
 FISHERS, INDIANA 46038-9489
 317.594.4342 PHONE
 317.594.8880 FAX

LEGEND
 --- EXISTING ITEMS
 - - - - - PROPOSED ITEMS
 - - - - - ITEMS TO BE REMOVED
 --- TOY/FOODING



FOUNDATION PLAN
 1/4"=1'-0"

S-102

ROOF PLAN



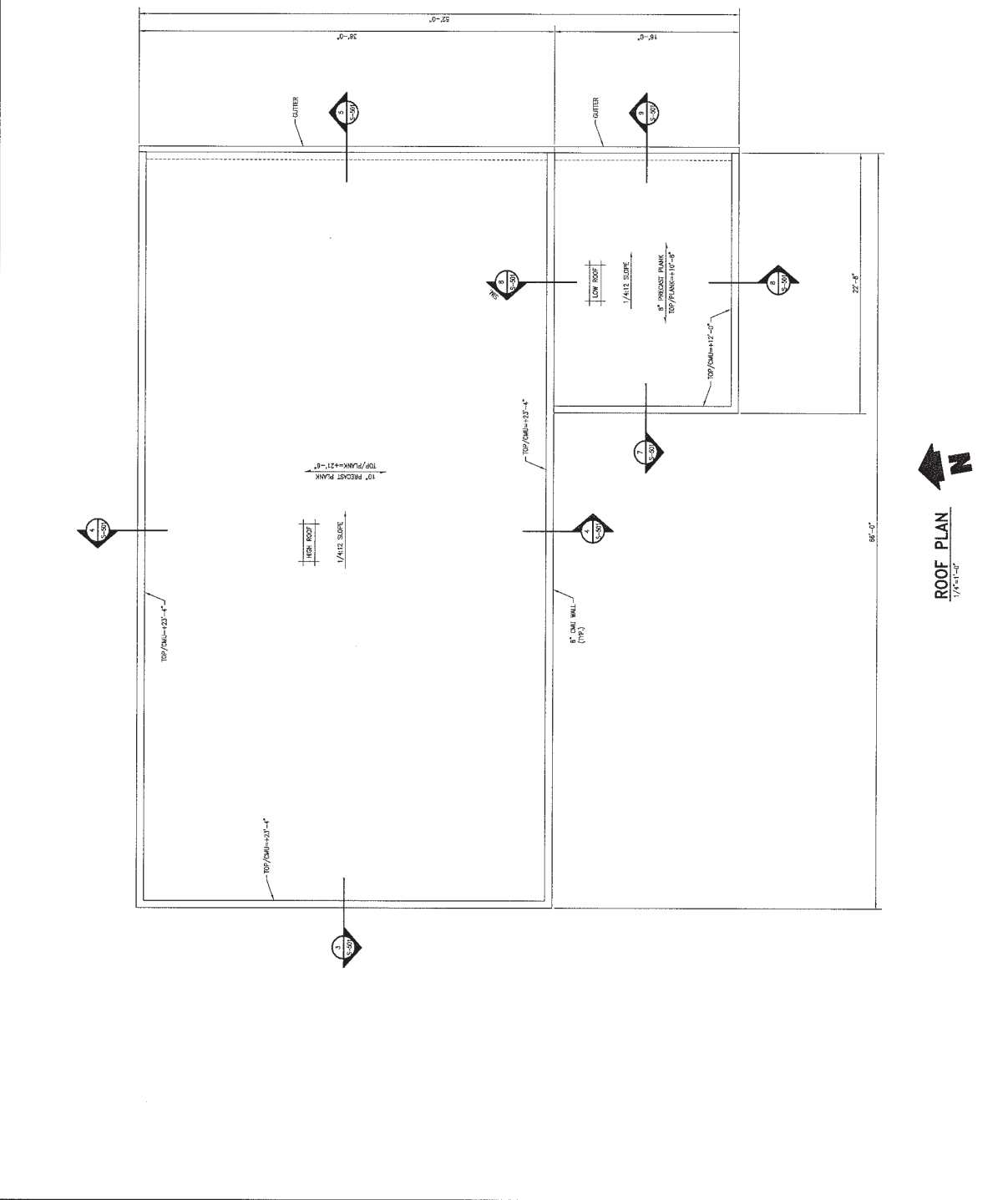
ROOF PLAN
1/4"=1'-0"

FILE	
DESIGNED BY	JAL
DRAWN BY	JD
SCALE	1/4"=1'-0"
DATE	07/01/2005
SHEET NO.	
SHEET	
SHEET	
SHEET	
SHEET	
SHEET	
SHEET	
SHEET	
SHEET	
SHEET	
SHEET	

COMCAST
 HEADEND BUILDING
 1600 Fountain Drive
 Bloomington, IN 47404

CONTRACTORS
 P.O. Box 229
 5448 W. Old 132
 Pendleton, IN 46064
 Phone: (765) 778-7588
 Fax: (765) 778-7589

ARSEE ENGINEERS, Inc.
 CLIENT ORIENTED — BY DESIGN
 9719 KANAWD DRIVE, SUITE 100
 FISHERS, INDIANA 46037-4825
 317/294-6192 PHONE
 317/294-8920 FAX



FLOOR PLAN &
LIFE SAFETY PLAN

HEADEND BUILDING
1600 Fountain Drive
Bloomington, IN 47404
COMCAST

P. O. Box 229
Pendleton, IN 46064
Phone: (765) 778-7589
Fax: (765) 778-7589

ARSEE ENGINEERS, INC.
CLIENT/ENGINEER BY DESIGN
317.954.9152 PHONE
317.954.9999 FAX
2118 INDIANA BUILDING CODE (IBC 2012)



DATE	REVISION	BY
	1	7/7/20

BUILDING CODE ANALYSIS

2018 INDIANA BUILDING CODE (IBC 2012)
BUILDING AREA: PROPOSED - 2,740 SF
BUILDING CONSTRUCTION TYPE: IB
OCCUPANCY CLASSIFICATION: B
TABLE 1004.1.2 / OCCUPANT LOAD: 100 SF/PERSON - BUSINESS AREAS
TABLE 1016.2 / EXIT ACCESS TRAVEL DISTANCE: 200 FEET - B OCCUPANCY (WITHOUT SPRINKLER SYSTEM)
BUILDING HEIGHT: 20'-4"
FIRE EXTINGUISHING SYSTEM
A. AN AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT B. A CLEAN AGENT FIRE EXTINGUISHING SYSTEM WILL BE PROVIDED AT THE OWNER'S REQUEST.

WALL TYPES

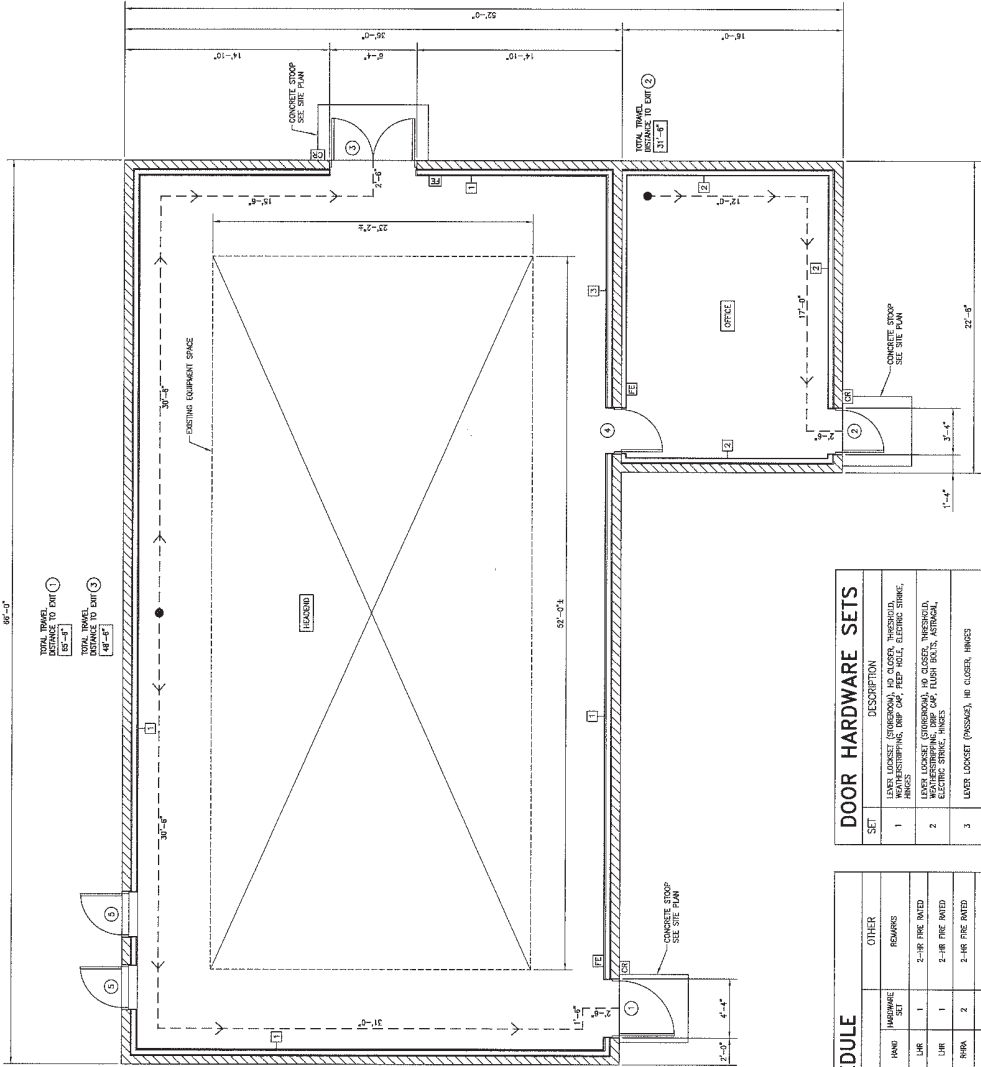
1	8" CMU, 1" POLYSTYRENE INSULATION, 3/8" GYS STEEL CHORD W/ 8'-3" SHOT BOLTIMEN, 1/2" FIRE TREATED FIBERGLASS INSULATION, 1/2" Gypsum Board, 1/2" FIRE TREATED FIBERGLASS INSULATION, 1/2" Gypsum Board (INTERIOR)
2	8" CMU, 1" POLYSTYRENE INSULATION, 3/8" GYS STEEL CHORD W/ 8'-3" SHOT BOLTIMEN, 1/2" FIRE TREATED FIBERGLASS INSULATION, 1/2" Gypsum Board, 1/2" FIRE TREATED FIBERGLASS INSULATION, 1/2" Gypsum Board (EXTERIOR)
3	8" CMU, 1" POLYSTYRENE INSULATION, 3/8" GYS STEEL CHORD W/ 8'-3" SHOT BOLTIMEN, 1/2" FIRE TREATED FIBERGLASS INSULATION, 1/2" Gypsum Board, 1/2" FIRE TREATED FIBERGLASS INSULATION, 1/2" Gypsum Board (NON-FIRE RATED)

FINISH SCHEDULE

SURFACE	DESCRIPTION
WALL (EXTERIOR)	CONCRETE (ONE SHIRT FACED) W/ 1 COAT PRIMER, 2 COATS FINISH PAINT
WALL (INTERIOR)	NON-SUSCEPTIBLE PLASTIC TONGUE-AND-GROOVE PANELS (NBP)
CEILING	EXPOSED PRECAST PLANKS W/ 1 COAT PRIMER, 2 COATS FINISH PAINT
FLOOR	(AT NEW CONCRETE ONLY) 1X12" VET W/ 4" VINYL BASE
DOORS	1 COAT PRIMER, 2 COATS FINISH PAINT

LEGEND

(R) FIRE EXTINGUISHER
 (S) CHAIR BEAM

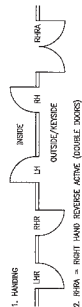


DOOR HARDWARE SETS

SET	DESCRIPTION
1	LEVER LOCKSET (CORRIDOR), NO CLOSER, INTERIOR, HANDICAP COMPLIANT, DRP SW, PUSH BUTTON, ELECTRIC FINISH, ELECTRIC STRIKE, HINSE
2	LEVER LOCKSET (CORRIDOR), NO CLOSER, INTERIOR, HANDICAP COMPLIANT, DRP SW, PUSH BUTTON, ELECTRIC STRIKE, HINSE
3	LEVER LOCKSET (OFFICES), NO CLOSER, HINSE
4	LEVER LOCKSET (CORRIDOR), INTERIOR, HANDICAP COMPLIANT, DRP SW, HINSE

DOOR SCHEDULE

DOOR NUMBER	WIDTH	HEIGHT	THRESHOLD	DOOR TYPE	HAND	FRAME	INSULATION	REMARKS
1	3'-0"	8'-0"	3/4"	LM	A	LM	1	2-HR FIRE RATED
2	3'-0"	8'-0"	3/4"	LM	A	LM	1	2-HR FIRE RATED
3	3'-0"	8'-0"	3/4"	LM	A	LM	2	2-HR FIRE RATED
4	3'-0"	8'-0"	3/4"	LM	A	LM	3	2-HR FIRE RATED
5	3'-0"	8'-0"	3/4"	LM	A	LM	4	INSULATED W/ ACCESS PANEL



FLOOR PLAN & LIFE SAFETY PLAN
7/7/20

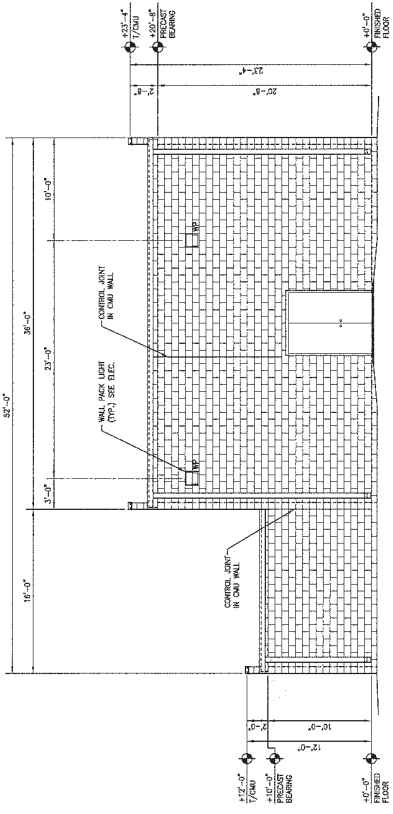
A-301

ELEVATIONS

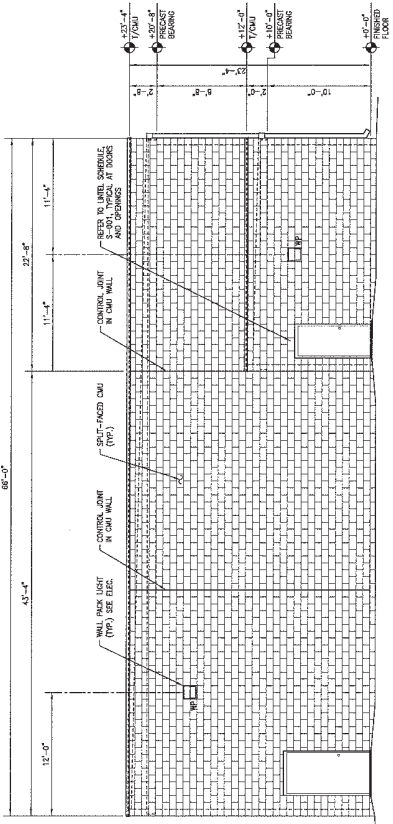
HEADEND BUILDING
COMCAST
1600 Fountain Drive
Bloomington, IN 47404

P.O. Box 229
Pendleton, IN 46064
Phone: (765) 778-7588
Fax: (765) 778-7589

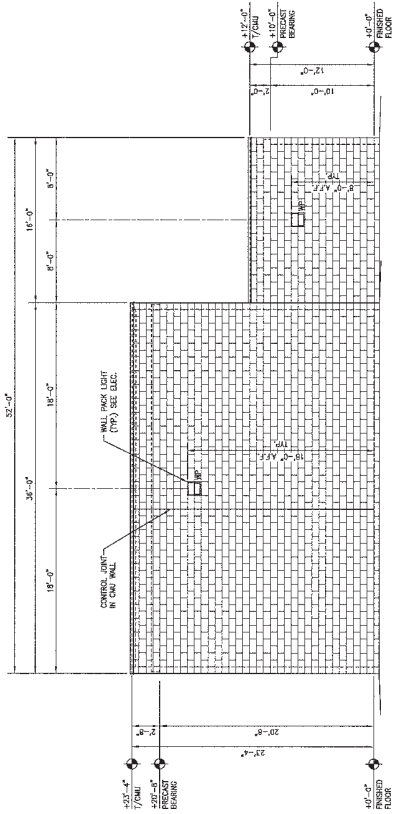
ARSEE ENGINEERS, Inc.
CLIENT ORIENTED - BY DESIGN
2575 KENNEDY DRIVE, SUITE 100
BLOOMINGTON, INDIANA 47408-4859
317.554.6182 PHONE
317.554.8592 FAX



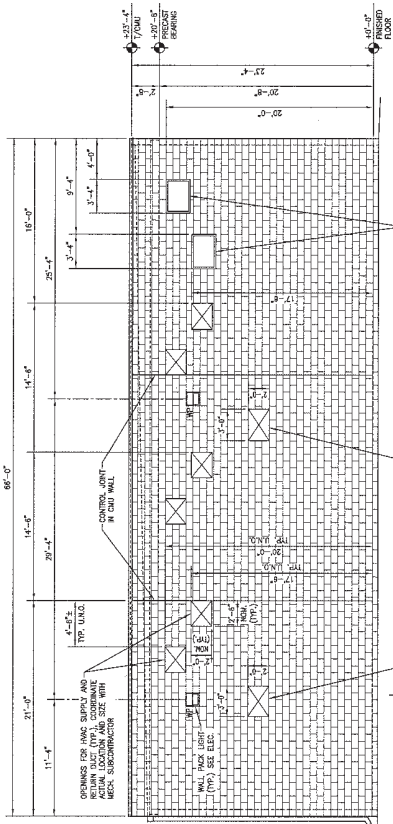
EAST ELEVATION
3/18/11-0'



SOUTH ELEVATION
3/18/11-0'



WEST ELEVATION
3/18/11-0'



NORTH ELEVATION
3/18/11-0'

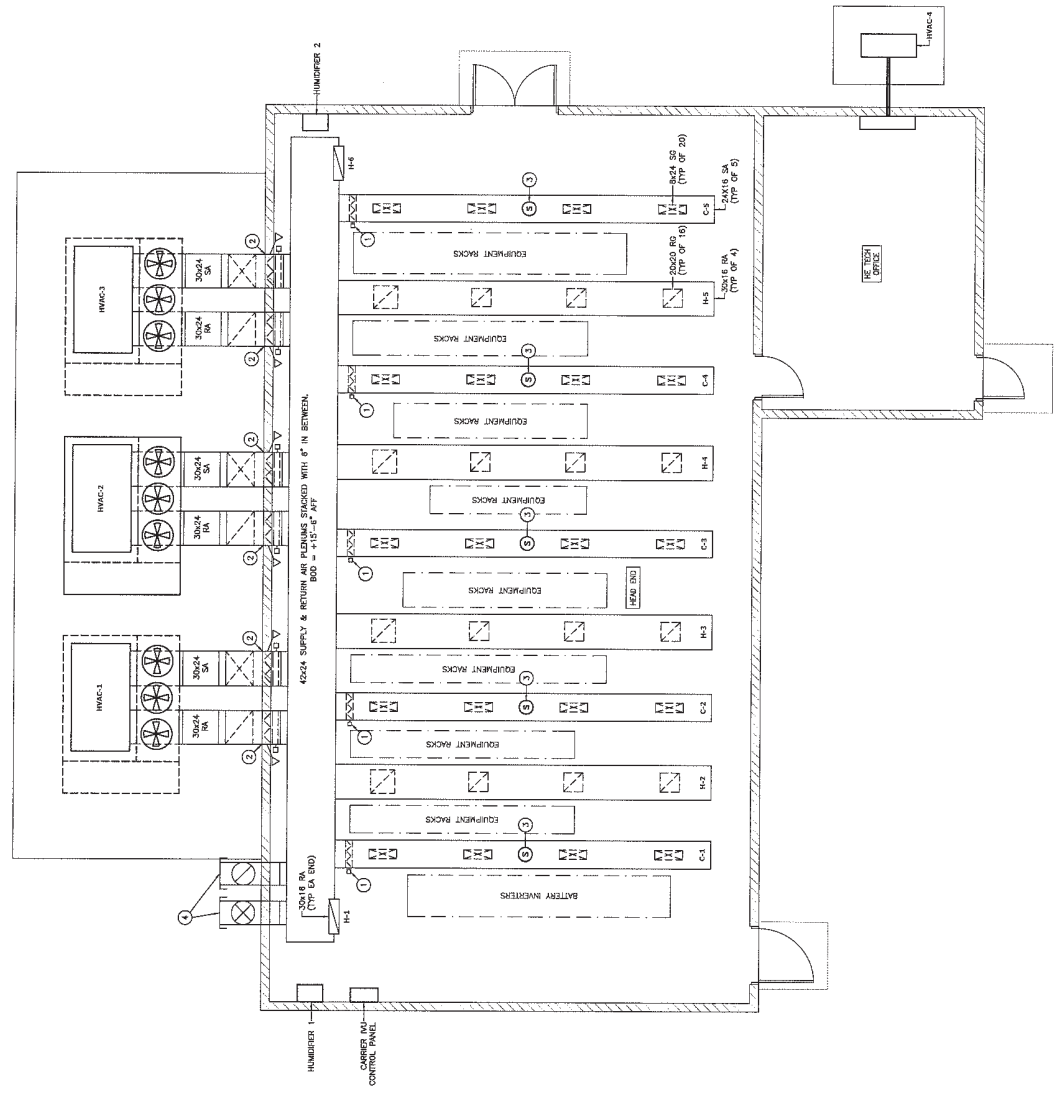
 <p>ARCO CONSULTING ENGINEERS, INC. 515 N. DIXON STREET FARMERS, IN 46032 PHONE (317) 536-2244 FAX (317) 536-4248 Email: arco@arcoeng.com</p>		<p>P.O. Box 229 5448 W. Old 132 Phone: (765) 778-7588 Fax: (765) 778-7589</p>	 <p>COMCAST HEADEND BUILDING 1600 Fountain Drive Bloomington, IN 47404</p>	<p>PROPOSED MECHANICAL FLOOR PLAN</p>	<p>DATE: 06/12/2000 SCALE: 1/4"=1'-0" SHEET: M101</p>
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- PLAN NOTES:**
- 1) AUTOMATIC BALANCING DAMPER.
 - 2) MAIN FLEX DAMPER.
 - 3) AIR FLOW DAMPER.
 - 4) CORONA "T" DAMPER.
 - 5) PROVIDE TWO ACCESS PANELS FOR ROLL-UP HVAC EQUIPMENT. REFER TO UNIT SCHEDULE ON SHEET A-101. PROVIDE 17" LONG X 14" DIAMETER SLEEVES WITH END CAPS FOR FUTURE CONNECTION TO ROLL-UP UNIT.

MECHANICAL EQUIPMENT SCHEDULE:

HVAC-1, HVAC-2, AND HVAC-3:
 16 TON, 600V CH. SUPPLY, 600V CH. EXHAUST
 RAN-018-2-3-EVA-000000P-EEB-001-800-009484-01-00000008
 480 VOLTS, 3 PHASE, 50 TLA, 50 AMP MISC.

HVAC-4:
 200V, 100V, 208V, 240V
 208V, 100V, 208V, 240V
 208V, 100V, 208V, 240V
 208V, 100V, 208V, 240V
 INTERLOCKING OF THIS UNIT WITH EDC I/O CONTROLS TO BE INCLUDED.



PROPOSED MECHANICAL FLOOR PLAN
 1/4"=1'-0"

PROPOSED
MECHANICAL
ELEVATION PLAN

HEADEND BUILDING
1600 Fountain Drive
Bloomington, IN 47404

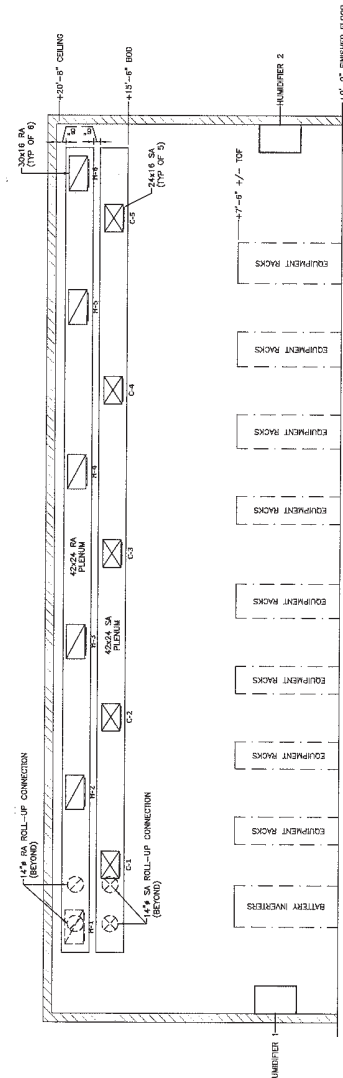
P.O. Box 229
5448 W. Old 132
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Phone: (765) 778-7589
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ARCO CONSULTING ENGINEERS, INC.
118 N. DUNKEN STREET
INDIANAPOLIS, IN 46202
PHONE: (317) 639-5244
FAX: (317) 639-5249
www.arcoengineers.com

EQUIPMENT	MONITORING & ALARMING GENERATE IF		MONITORING LOCATION		IP ADDRESS REQ'D
	QUEST PANEL	MODBUS	USER SWITCHABLE CONFIGURATION		
GENERATOR 1	X		X		X
GENERATOR 2	X		X		X
UTG ATS	X		X		X
GTG ATS	X		X		X
TSS1	X		X		X
TSS2	X		X		X
HW METER	X		X		X
HW METER	X		X		X
DC PLANT	X		X		X
SMART EDCIB	X		X		X
BATTERIES					X
SMART PUPS (6)			X		X
RTU1			X		X
RTU2			X		X
RTU3			X		X
HVAC 4			X		X
HUMIDIFIER 1			X		X
HUMIDIFIER 2			X		X
TEMP SENSORS			X		X
FA PANEL	X				X
DCS			X		X
CARD READERS (3)			X		X
CAMERAS (9)			X		X

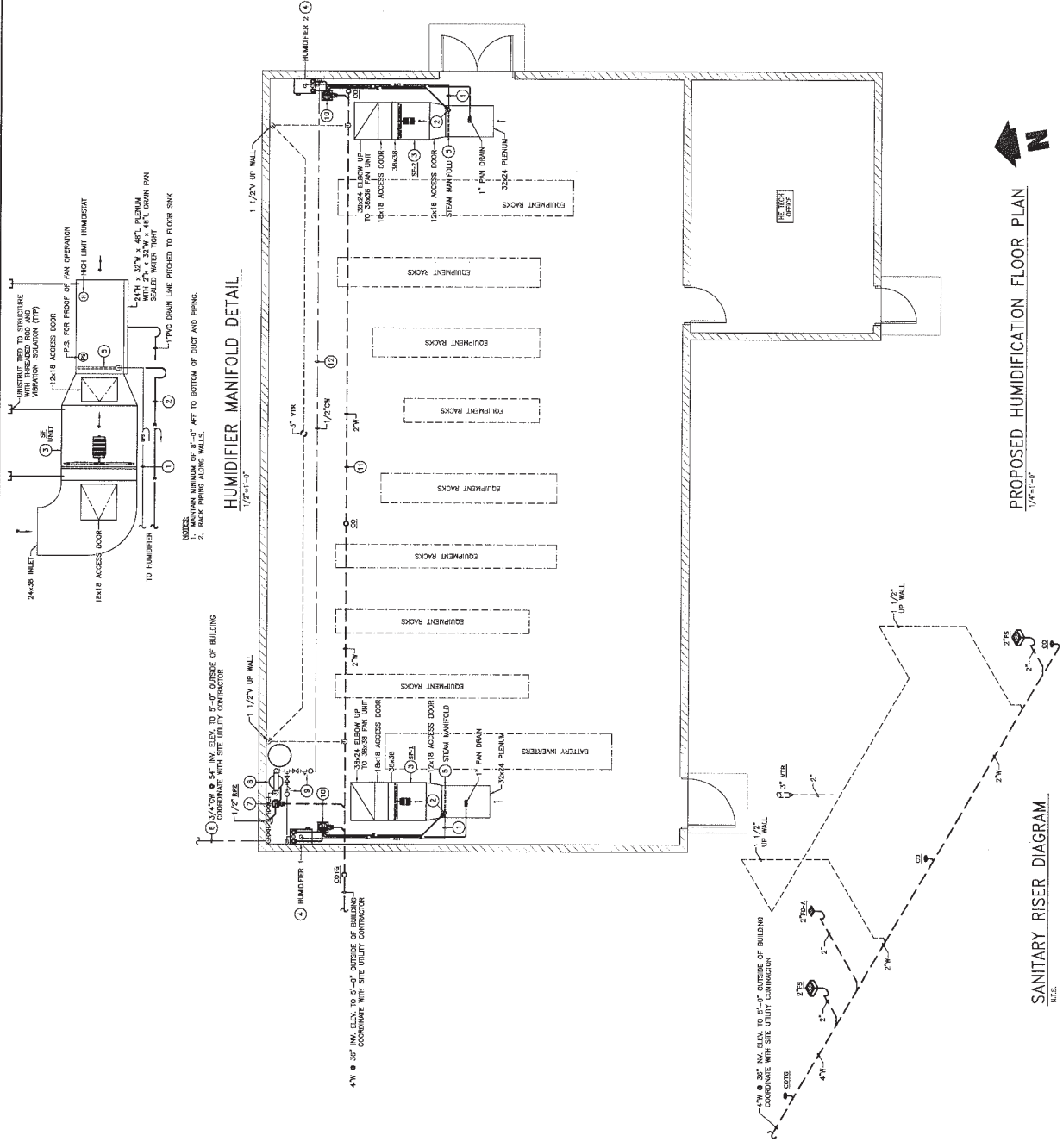
NOTES:
1. MONITORING FOR GENERATOR
2. USER SWITCHABLE CONFIGURATION
3. IF PANEL TO CALL LOCAL FIRE AUTHORITIES AS REQUIRED BY LOCAL CODE



PROPOSED MECHANICAL ELEVATION PLAN
1/4"=1'-0"



- GENERAL NOTES:**
1. SANITARY DRAINAGE WATER AND INTERFERENCE WITH O.C.C. CONTRACTS REFER TO 16-101 AND 16-102 FOR ADDITIONAL INFORMATION.
 2. (A) MAINTAIN MINIMUM OF 8'-0" AFT TO BOTTOM OF DUCT AND PIPING. (B) MAINTAIN MINIMUM OF 8'-0" AFT TO BOTTOM OF DUCT AND PIPING. (C) MAINTAIN MINIMUM OF 8'-0" AFT TO BOTTOM OF DUCT AND PIPING.
- PLUMBING NOTES:**
1. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 2. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 3. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 4. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 5. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 6. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 7. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 8. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 9. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 10. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 11. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 12. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 13. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 14. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 15. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 16. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 17. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 18. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 19. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.
 20. 2" PIPES (LOW PRESSURE STEAM) SHALL RICH RICH MANUFACTURER'S RECOMMENDATIONS. PLUMBING CONTRACTOR SHALL INSURE LINE WITH 1" PIPING INSULATION.



GENERAL INFORMATION:

1. GENERAL NOTE: THIS PLAN IS FOR INSTALLATION OF HANGING/DRUM SYSTEMS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH LOCAL CODES, REFER TO 4-11 AND 4-12 FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH LOCAL CODES, REFER TO 4-11 AND 4-12 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH LOCAL CODES, REFER TO 4-11 AND 4-12 FOR ADDITIONAL INFORMATION.
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9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH LOCAL CODES, REFER TO 4-11 AND 4-12 FOR ADDITIONAL INFORMATION.
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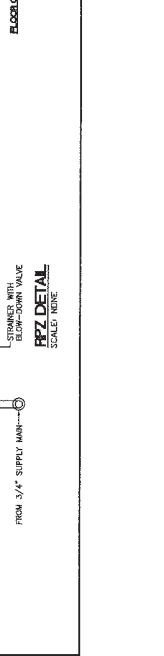
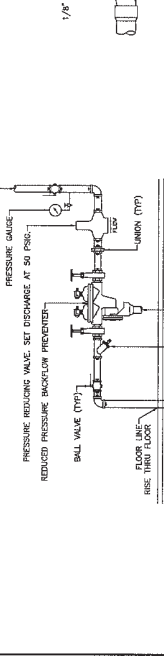
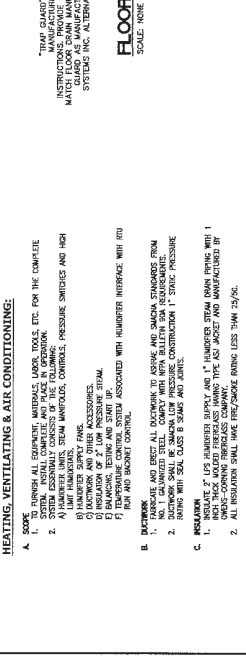
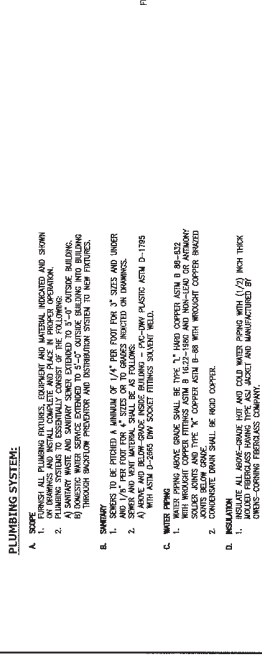
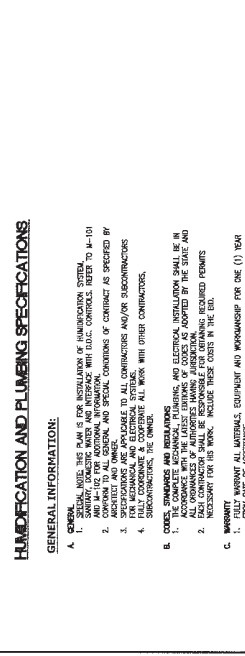
PLUMBING SYSTEMS:

- A. **SCOPE:**
 1. FURNISH ALL PLUMBING MATERIALS, EQUIPMENT AND MATERIALS INDICATED AND SHOWN.
 2. FURNISH ALL PLUMBING MATERIALS, EQUIPMENT AND MATERIALS INDICATED AND SHOWN.
 3. FURNISH ALL PLUMBING MATERIALS, EQUIPMENT AND MATERIALS INDICATED AND SHOWN.
- B. **SHOWER:**
 1. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- C. **WATER HEATING:**
 1. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- D. **HEATING, VENTILATING & AIR CONDITIONING:**
 1. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

HEATING, VENTILATING & AIR CONDITIONING:

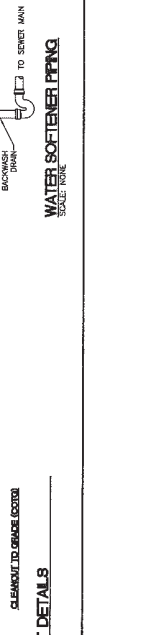
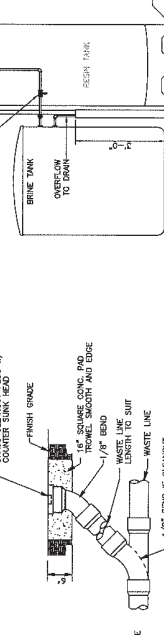
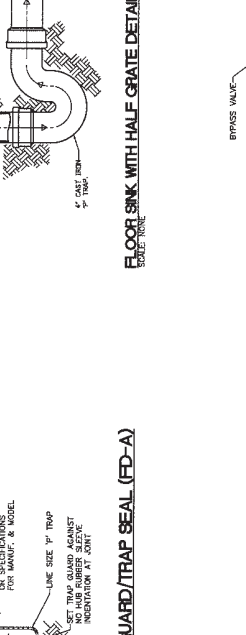
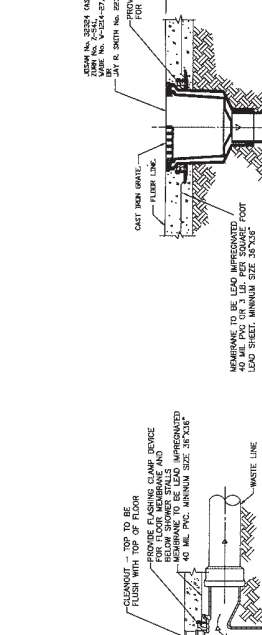
- A. **SCOPE:**
 1. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- B. **HEATING:**
 1. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- C. **VENTILATION:**
 1. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- D. **AIR CONDITIONING:**
 1. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. TO BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

MARK	FIXTURE AND TRIM	MANUFACTURER AND MODEL	DESCRIPTION	TRAP	WASTE	VENT	SIZES	HW	REMARKS
RZ2	FLOOR DRAIN	WATTS 1/2" FLOOR-S	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
FD-A	FLOOR DRAIN	WATTS 1/2" FLOOR-S	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
FS	FLOOR SINK	WATTS #355	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
CO	CLEANOUT & CLEANOUT TO GRABE	J.R. SMITH #1250, #353, #293	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.



PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE AND TRIM	MANUFACTURER AND MODEL	DESCRIPTION	TRAP	WASTE	VENT	SIZES	HW	REMARKS
RZ2	FLOOR DRAIN	WATTS 1/2" FLOOR-S	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
FD-A	FLOOR DRAIN	WATTS 1/2" FLOOR-S	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
FS	FLOOR SINK	WATTS #355	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.
CO	CLEANOUT & CLEANOUT TO GRABE	J.R. SMITH #1250, #353, #293	1/2" WASTE, 1/2" VENT, 1/2" CLEANOUT	-	-	-	1/2"	-	PROVIDE TRAP/SEAL/VENT SEAL AS REQUIRED BY LOCAL CODES FOR ALL FLOOR DRAINS AND FLOOR SINKS.



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 Portland, IN 47454
 Phone: (765) 775-7589
 Fax: (765) 775-7589

MP102
 SHEET NO.
 DATE: 06/12/2020
 DRAWN BY: LKH
 CHECKED BY: HJH
 PROJECT: HANGING/DRUM
 SCHEDULES & DETAILS

WATER SOFTENER PIPING
 SCALE: NONE

CLEANOUT DETAILS
 SCALE: NONE

FLOOR DRAIN WITH TRAP GUARD/TRAP SEAL (FD-A)
 SCALE: NONE

FLOOR SINK WITH HALF GRATE DETAIL (FS)
 SCALE: NONE

FLOOR CLEANOUT (CO)
 SCALE: NONE

RZ2 DETAIL
 SCALE: NONE

COMCAST
HEADEND BUILDING
1600 Fountain Drive
Bloomington, IN 47404

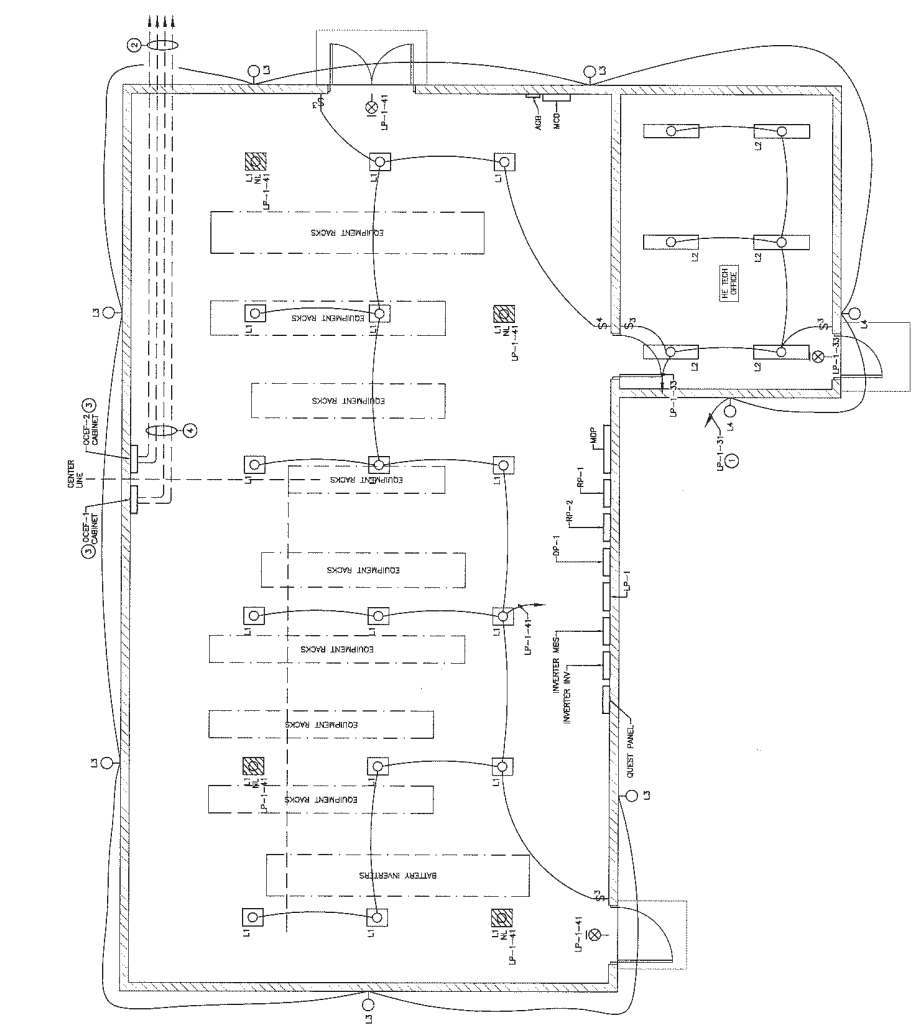
Fax: (765) 778-7589
Phone: (765) 778-7584
5418 W. Old 132
P.O. Box 229
Bloomington, IN 47404

PROPOSED LIGHTING FLOOR PLAN

DATE: 1/24/12
DRAWN BY: JLD
CHECKED BY: TLM
SCALE: 1/4"=1'-0"

PROJECT NO: E101

- PLAN NOTES:**
- 1 TO PROVIDE. PHOTOCELL TO BE T8K 2100 SERIES
 - 2 ALL LIGHT FIXTURES TO BE INSTALLED TO HANG FROM EXISTING CEILING TO HIDE WIRE
 - 3 (4) CONDUIT TO BE INSTALLED TO HIDE WIRE
 - 4 OCEP CABINETS ARE OWNER PROVIDED AND SHOWN INSTALLED.
 - 5 OCEP 4' CONDUIT TO BE ABOVE FINISHED FLOOR MINIMUM.



ELECTRICAL SYMBOL SCHEDULE	
A	LED LIGHT FIXTURE - A - INDICATES FIXTURE TYPE
LI	EXIT LIGHT FIXTURE - CEILING MOUNTED - BAY RECESSED FACE
1	20 AMPERE RATED 120/277 VOLT SINGLE POLE SWITCH
2	20 AMPERE RATED 120/277 VOLT FOUR POLE SWITCH
3	20 AMPERE RATED 3 WIRE 120 VOLT DUPLEX RECEPTACLE WITH GROUND
4	20 AMPERE RATED 3 WIRE 120 VOLT DOUBLE DUPLEX RECEPTACLE WITH GROUND
5	20 AMPERE RATED 3 WIRE 120 VOLT OVERHEAD DUPLEX RECEPTACLE WITH GROUND
6	ELECTRICAL PANELBOARD
7	DATA CABLE 3 1/2" ODP TRIP TRIP-CHAS BOX WITH 4-6 JACKS AND 1/2" WITH DATA CABLE TO RP - X - DENOTES QUANTITY OF JACKS AND CABLE
8	JUNCTION BOX-WALL MOUNTED-ALLOW 4'-0" OF WIRE FOR CONNECTION
9	JUNCTION BOX-CEILING MOUNTED-ALLOW 4'-0" OF WIRE FOR CONNECTION
10	MOTOR
11	DISCONNECT SWITCH
12	CAMERA
13	FIRE ALARM MANUAL STATION
14	FIRE ALARM HORN/VISUAL UNIT
15	FIRE ALARM VISUAL UNIT
16	FIRE DETECTOR (HEAT - 135°)
17	FIRE DETECTOR (SMOKE) -SUCT
18	FIRE DETECTOR (SMOKE) AREA
19	WEATHERPROOF
20	GROUND FAULT INTERRUPTER

NOTE: NOT ALL SYMBOLS USED ON THIS PROJECT.

LIGHT FIXTURE SCHEDULE	
L1	15"X16" CHAIN MOUNTED BAY (LED) TYPE LIGHT FIXTURE WITH UNIVERSAL DRIVER AND 4000K COOL TEMPERATURE. MOUNTED AT 15'-0" AFF. (87 WATTS)
L2	15"X16" CHAIN MOUNTED BAY (LED) TYPE LIGHT FIXTURE WITH UNIVERSAL DRIVER AND 4000K COOL TEMPERATURE. MOUNTED AT 15'-0" AFF. (87 WATTS)
L3	LED PANEL LIGHT WITH REFLECTIVE LENS, 4000K AND LED DRIVER MOUNTED AT 18'-0" AFF. (81 WATTS)
L4	LED PANEL LIGHT WITH REFLECTIVE LENS, 4000K AND LED DRIVER MOUNTED AT 18'-0" AFF. (81 WATTS)
EXIT	WALL MOUNTED EXIT SIGN WITH POLYCARBONATE HOUSING AND RED LETTERING.

PROPOSED LIGHTING FLOOR PLAN
1/4"=1'-0"



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 Phone: (765) 778-7588
 Fax: (765) 778-7589



HEADEND BUILDING
 COMCAST
 1600 Fountain Drive
 Bloomington, IN 47404

DATE: 06/12/2020	PROJECT NO: E104
OWNER: TELM	CONTRACT NO:
DESIGNER: NONE	ISSUE NO:
DATE: 06/12/2020	PROJECT NO: E104

PANEL "UP-1"
 400 AMP MAIN BREAKER
 277/480V 3Ø 4W
 400 AMP MAIN LOGS
 SURFACE MOUNTED

CIRCUIT BREAKERS SHALL HAVE A MINIMUM 35,000 AMP INTERRUPTING CAPACITY.

LOAD SERVED	LOAD (KW)			3Ø AMP LOAD			LOAD SERVED					
	W	B	FC	NO.	W	B	FC	NO.	W	B	FC	
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**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 2670 E 2nd Street**

**CASE #: SP-22-20
DATE: October 12, 2020**

PETITIONER: 616 S College Mall
409 Massachusetts Ave. Ste. 300, Indianapolis, IN 46204

CONSULTANTS: Matt Ellenwood
2021 E Wexley Road, Bloomington, IN

REQUEST: The petitioner is requesting a site plan review of a 2-story addition to the existing commercial structure.

BACKGROUND:

Area: 0.99 acres
Current Zoning: Mixed-Use Corridor (MC)
Comp Plan Designation: Regional Activity Center
Existing Land Use: Commercial, Office
Proposed Land Use: Commercial, Office
Surrounding Uses: North – Retail, Commercial
 South – Dwelling, Multifamily
 East – Retail, Commercial
 West – Dwelling, Multifamily

REPORT: The property is located off of East 2nd Street near the corner of E. 2nd St. and S. College Mall Rd. This property is currently zoned Mixed-Use Corridor (MC) and developed with a 2-story commercial structure. Surrounding properties to the north and east are also zoned MC and include commercial uses (retail & restaurants). The properties to the south and west are zoned Residential High Density (RH) and have been developed with multifamily dwellings (Woodcrest Court Condos & Hunter Ridge Apts).

The petitioner is proposing a 2-story addition and renovation to the existing structure. The additional two stories are 8,845 sq ft each making the total addition 17,690 sq ft that will be used for commercial space. The site will utilize the existing entrance along East 2nd Street. A new sidewalk and tree plot will be installed along 2nd street in accordance with UDO standards. Dimensional standards will be met by removing parking within the front parking setback. There is not a minimum parking requirement for this zoning district and the maximum allowances will depend on the uses. The maximum parking allowance for an office use is 3.3 spaces per 1000 sq ft of gross floor area. This would give them a maximum parking allowance of 116.75 spaces. The proposed site has 42 parking spaces.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 15,000 sq ft of gross floor area. This addition contains 17,690 sq ft, for a total of roughly 35, 380 sq ft

SITE PLAN ISSUES:

Dimensional Standards: The MC zoning district requires a minimum front parking setback of

20' behind the front building wall. The proposed site plan removes the parking located within the front parking setback.

Bicycle Parking/Alternative Transportation: Developments in the MC zoning district are required to provide bicycle parking. For commercial uses, at 5% of the provided vehicle parking, at least 2 bicycle parking spaces will be required. This development is proposing 10 bicycle parking spaces, meeting the minimum requirements.

A new sidewalk and tree plot will be required with this petition. The petitioner is proposing a 7' sidewalk and 5' tree plot along East 2nd Street. The Transportation Plan classifies 2nd Street as a "general urban" street which calls for a 10' sidewalk and 5' tree plot. The Plan allows reduction in sidewalk width when deemed necessary by the Planning and Transportation Director.

Street Trees: Street trees will be required along E.2nd St. A minimum of one canopy tree shall be planted per 40 feet of property that abuts a public right-of-way. The proposed site plan meets this requirement. The City's Urban Forester will need to be consulted about the species of street trees which can be utilized with this development.

Landscaping: With this petition, there would be new landscaping required to be installed on the site. A landscape plan that meets all UDO requirements, including required street trees, must be submitted prior to approval of a grading permit. A condition of approval has been included for clarification.

A type 2 buffer yard is required for this development. The location of the existing parking lot would make the creation of a buffer yard impossible without removing the existing parking. The petitioner will request a variance from buffer yard standards from the Board of Zoning Appeals.

Neighbor Concerns: We have received several comments from adjacent property owners who have concerns about this project. Primarily property owners from the Woodcrest Condos to the west of 2670 E 2nd Street. The main concerns deal with the height and design of the proposed addition, increased traffic, and inadequate parking on site. This addition meets the development standards requirements for the zoning district, including for height, parking, and access. This use is permitted in this zoning district. The approval is not discretionary, but is required to be approved by Plan Commission because of the amount of commercial space being added.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this property as a Regional Activity Center. This designation contains "higher intensity uses such as national retailers, offices, food services, lodging, and entertainment." Land use policies for this area state that:

- Redevelopment in the district should be encouraged to grow vertically, with the possibility of two or three-story buildings to accommodate denser office development, residential multifamily, structured parking, and improved multimodal connectivity.
- The goal for redevelopment is to create a few high-density (retail with office and residential) activity nodes.
- The mix of uses is predominantly retail with office and residential uses being secondary.

CONCLUSION: This petition meets all requirements of the UDO except for the required buffer yard for which the petitioner will request a development standards variance from the Board of Zoning Appeals. Other aspects of the site will be brought closer to compliance with the UDO and

will improve the pedestrian realm and landscaping. This petition is also in line with the goals of the Comprehensive Plan and in line with the intent of the Regional Activity Center district by providing higher intensity commercial use near other commercial and multifamily uses.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-22-20 with the following conditions:

1. The approval is contingent upon approval by the Board of Zoning Appeals of a development standards variance from buffer yard standards.
2. The petitioner will provide the additional required number of bicycle parking spaces for the commercial uses on the site plan prior to the issuance of a grading permit.
3. A landscape plan that meets all UDO requirements, including required street trees, must be submitted and approved prior to issuance of a grading permit.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: October 12, 2020

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP-22-20: 616 S. College Mall Road LLC, Properties
2670 E. 2nd 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 be taken to enhance its environment-enriching attributes. The EC reviewed the petition and offers the following for your consideration.

COMMENTS

1.) LANDSCAPE PLAN

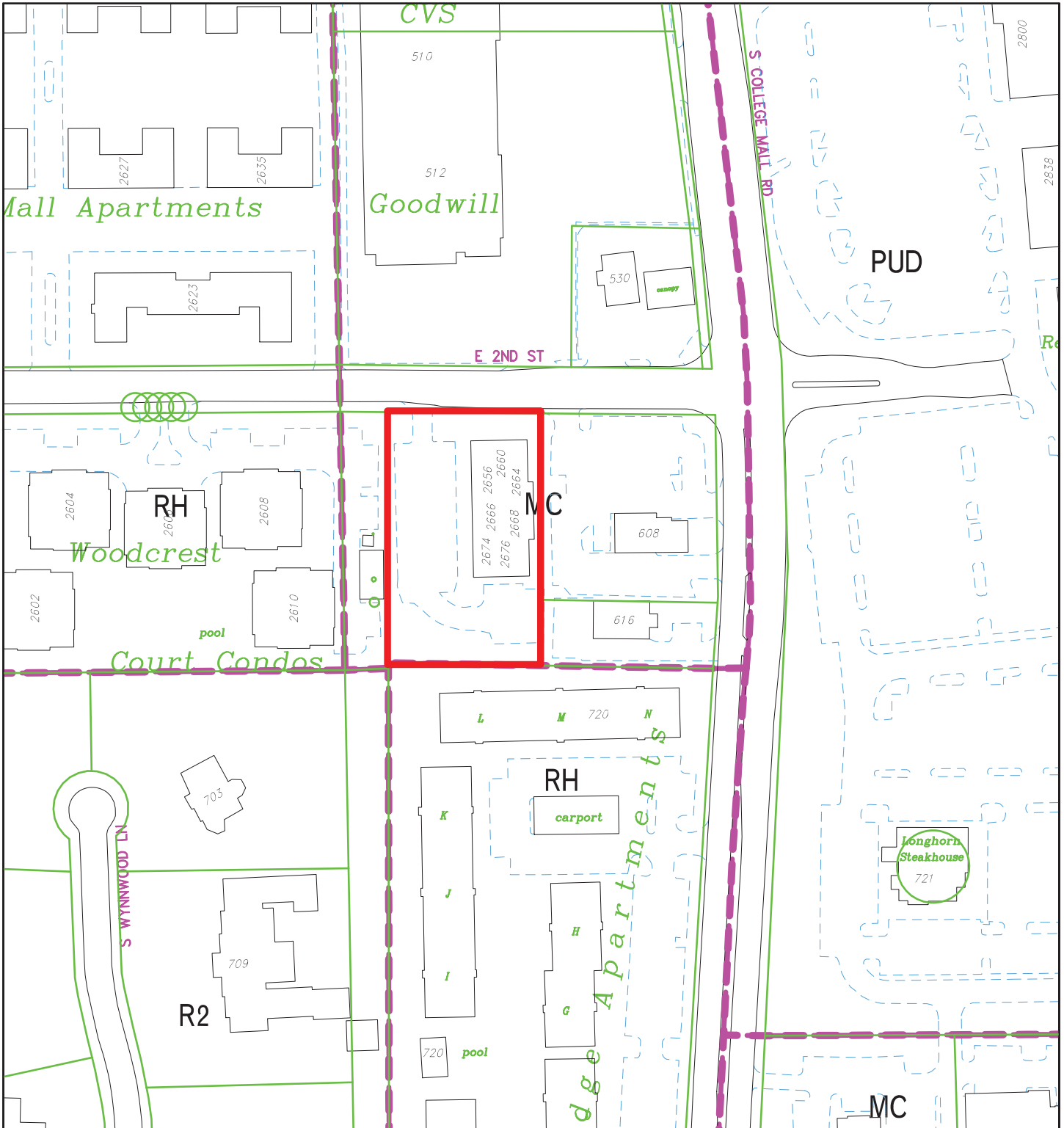
The Landscape Plan needs some revisions prior to the Petitioner receiving a Grading Permit.

2.) GREEN BUILDING

Using an existing building to add on to, is already a better green practice than demolishing it altogether. The EC recommends that the Petitioner continue on with that green attitude and employ other green building features. This would be a perfect building for Photo Voltaic Cells to provide the electricity.

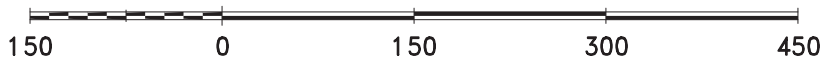
RECOMMENDED CONDITIONS OF APPROVAL

- 1.) Revise the Landscape Plan prior to requesting a Grading Permit.
- 2.) Add some green building practices.



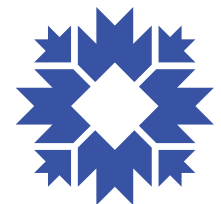
2670 E 2nd Street

By: greulice
31 Aug 20



For reference only; map information NOT warranted.

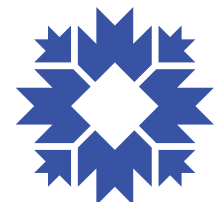
City of Bloomington
Planning & Transportation



Scale: 1" = 150'



City of Bloomington
 Planning & Transportation

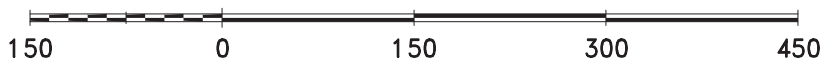


Scale: 1" = 150'



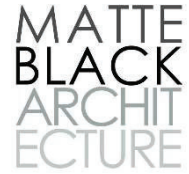
N

By: greulice
 31 Aug 20



For reference only; map information NOT warranted.

Petitioner's Statement



2670 E 2ND ST EXPANSION

Attention: Development Review Committee
 Petitioner: 616 S College Mall Road LLC, property owner

Project Description

The petitioner is proposing a 2 story expansion of the existing 2 story commercial building at 2670 E 2nd Street. The existing structure, originally built as a furniture store in the 1970s, consists of a concrete masonry (cmu) and metal composite panel exterior with a combination of cmu and steel structural system. The petitioner purchased the property in 2019 and would like to expand the building in order to enhance the property and attract more long-term commercial tenants. This will require substantial building upgrades including a new elevator, sprinkler system, extended stair exits, ADA accessibility, trash and recycling storage, bicycle parking, mechanical, electrical and plumbing upgrades, etc. not to mention fairly intrusive structural retrofitting for the additional structural loads. The proposed expansion seeks to balance the goals of the zoning guidelines as well as the petitioner's interest in further enhancing the property as well as the neighborhood.

Per the updated UDO the property is within the Mixed-Use Corridor (MC) district which "is intended to accommodate medium-scale developments with a mix of storefront retail, professional office, and/or residential dwelling units along arterial and collector corridors at a scale larger than the neighborhood-scale uses accommodated by the MN zoning district." The proposed expansion meets the intent of the zoning guidelines and the City's general development goals.

Because the existing site was developed well before the current development standards there are a number of issues that the petitioner is required to upgrade (parking setback, street sidewalk and tree plot, impervious surface, etc.). Most of these have been addressed, however, a variance will be required for the side yard buffer requirement as the existing parking is near the west property line and it would be a hardship to reduce/remove that parking. The petitioner will work with planning staff and the BZA to file a variance as required.

Thank you for your consideration of this petition.

A handwritten signature in black ink that reads "Matt Ellenwood".

Matt Ellenwood, AIA, LEED AP

Smith Brubak & Associates, Inc.
 2755 E Canada Dr Suite 100
 Bloomington, Indiana 47403
 317.336.6336
 smithbrubak.com

NOT FOR
 CONSTRUCTION

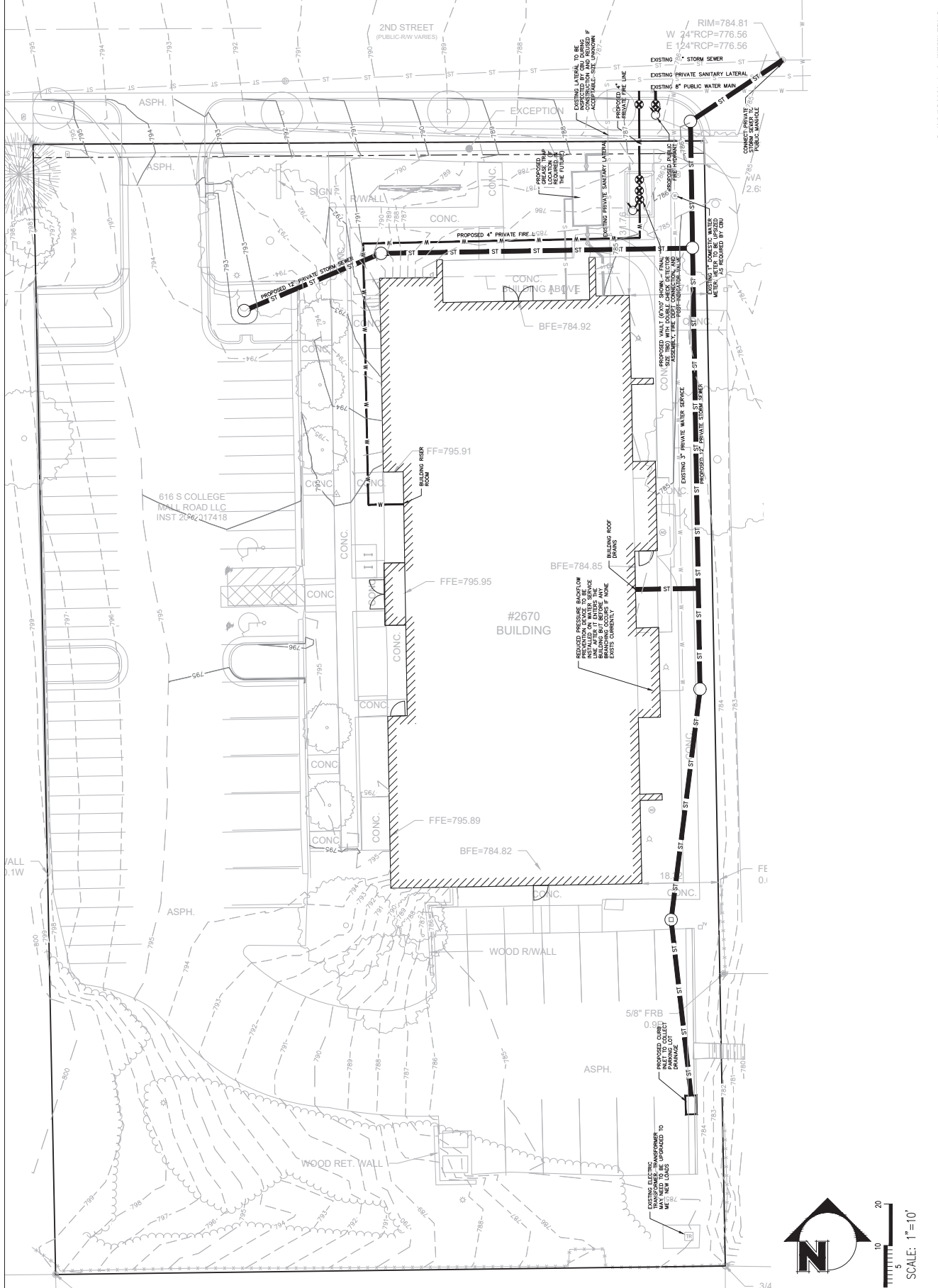
XX/XX/20XX

2670 E 2ND ST
 REDEVELOPMENT
 BLOOMINGTON, INDIANA

NO.	DATE	BY	REVISIONS

DESIGNED BY
 KCM
 CHECKED BY
 KCM
 IN CHARGE BY
 KCM

6124
 SHEET
 2 OF 5
 DATE 09/28/2020
 UTILITY PLAN



Smith Brubak & Associates, Inc.
 2755 E Canada Dr Suite 101
 Bloomington, Indiana 47403
 317.326.6336
 smithbrubak.com

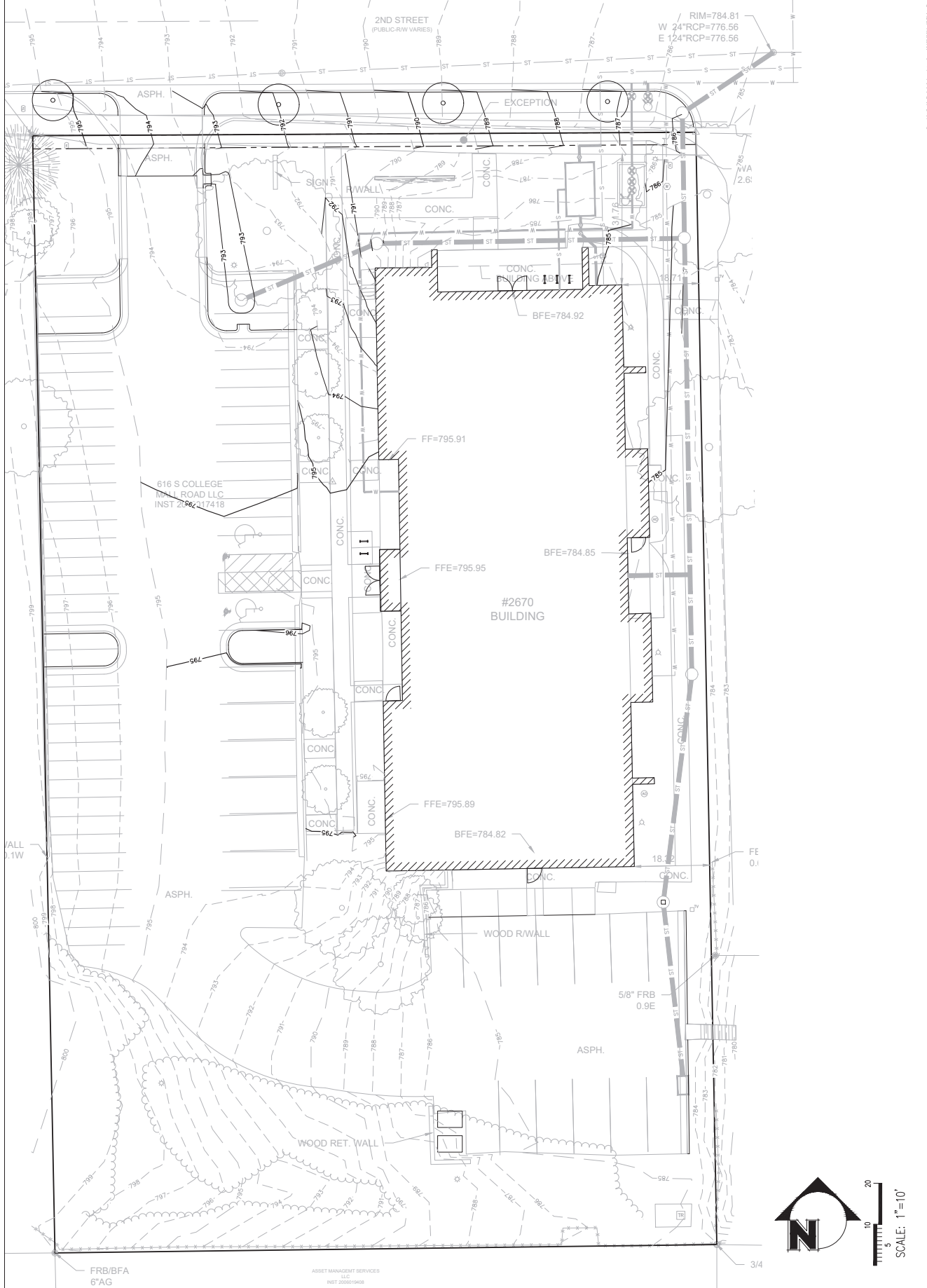
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2670 E 2ND ST
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 BLOOMINGTON, INDIANA

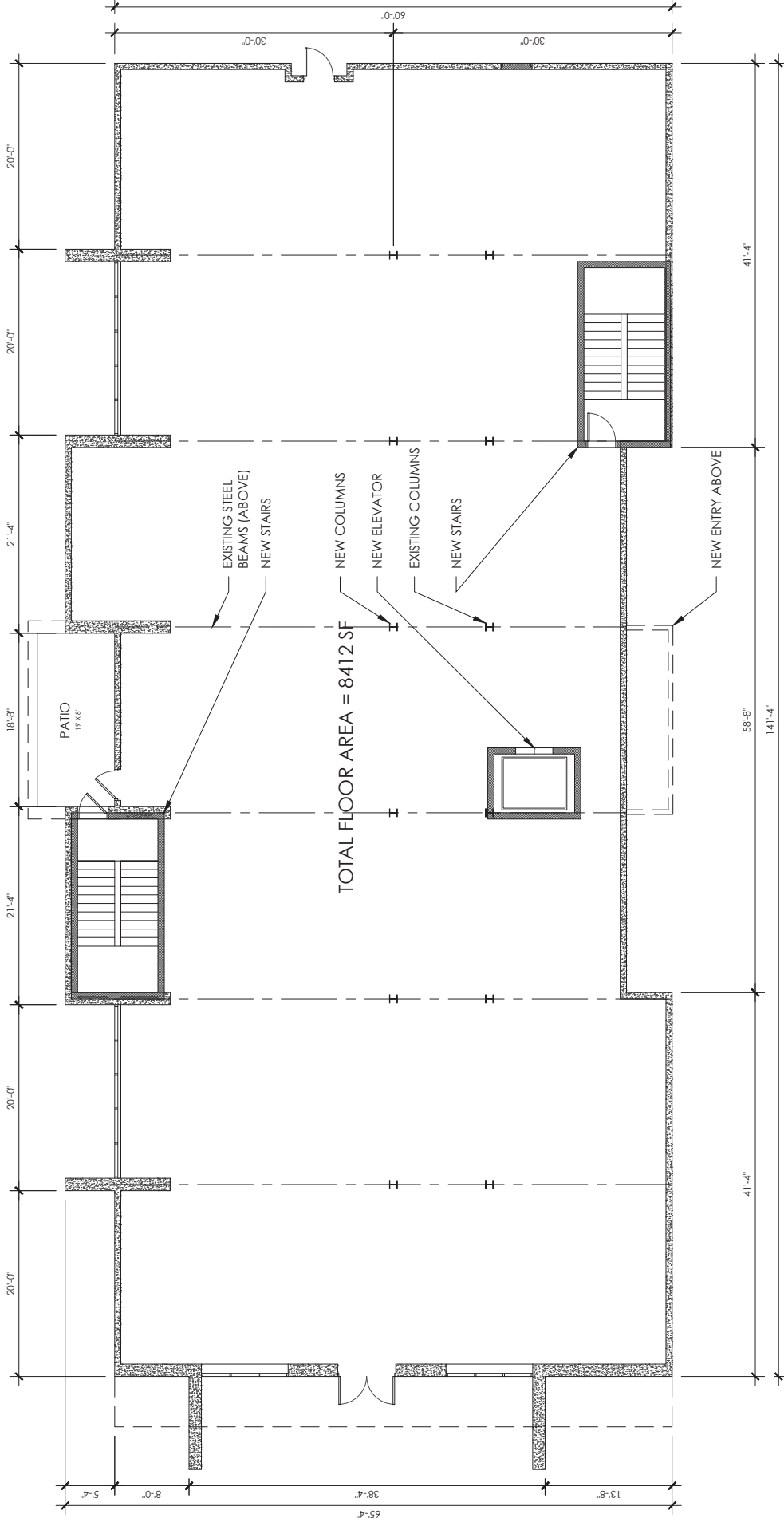
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DESIGNED BY
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 DATE
 09/28/2020

PROJECT NUMBER
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 SHEET
 3 OF 5
 DATE
 09/28/2020
 GRADING PLAN



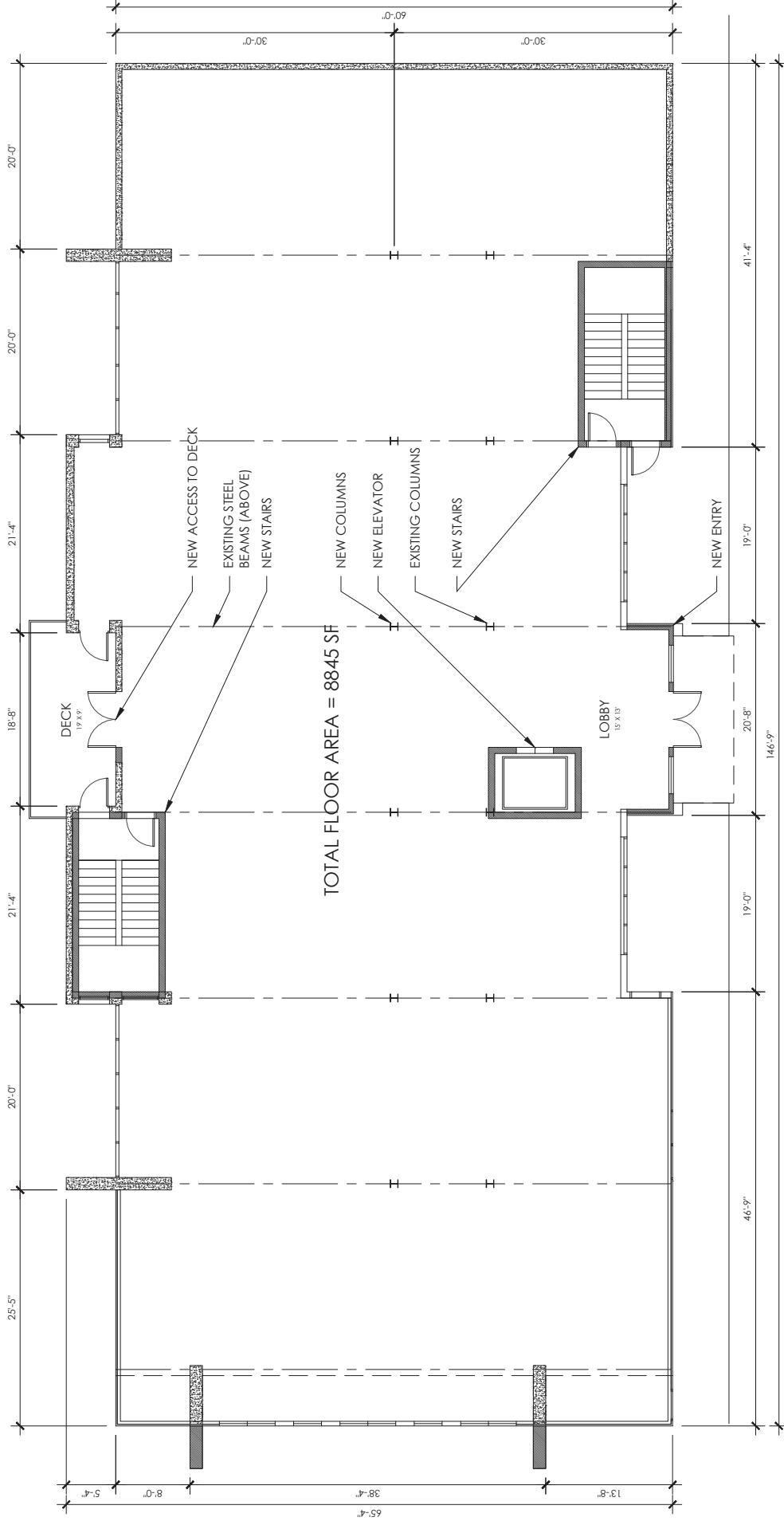
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FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

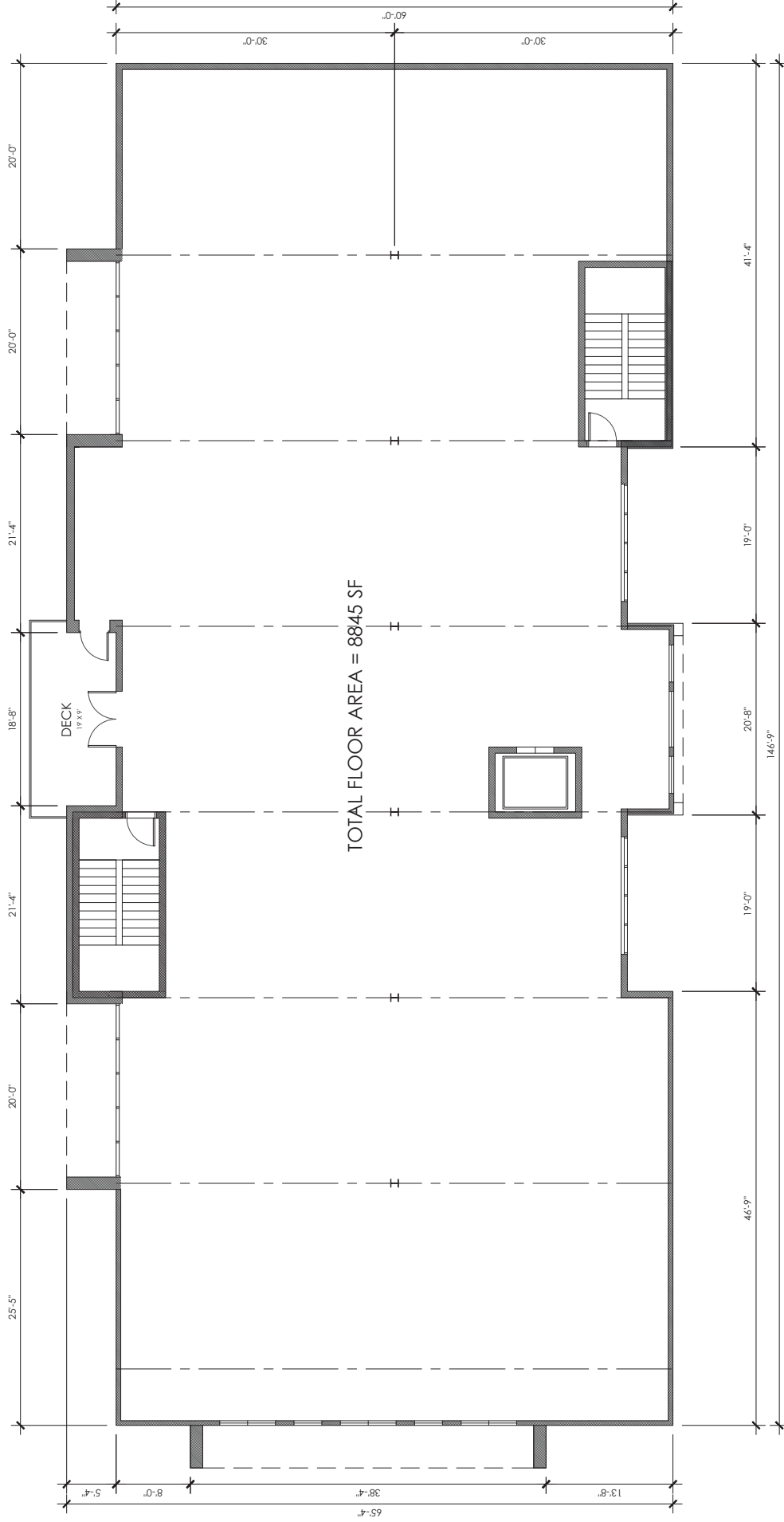
2670 E SECOND ST
EXPANSION



2670 E SECOND ST
EXPANSION

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



THIRD & FOURTH FLOOR PLANS

SCALE: 3/32" = 1'-0"

2670 E SECOND ST
EXPANSION







2670 E SECOND ST
EXPANSION

EAST ELEVATION
SCALE: 3/32" = 1'-0"





2670 E SECOND ST
EXPANSION

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2670 E SECOND ST
EXPANSION

SOUTH ELEVATION

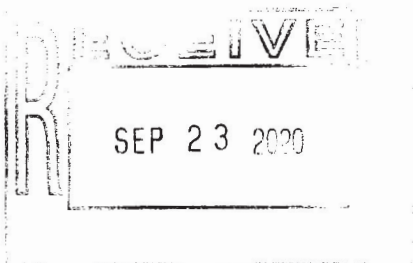
SCALE: 3/32" = 1'-0"



2670 E SECOND ST
EXPANSION

EAST ELEVATION
SCALE: 3/32" = 1'-0"





Mitchell Byler
2610 E. 2nd St., Apt. E
Bloomington, IN 47401

September 20, 2020

City of Bloomington Plan Commission
Planning and Transportation Department
401 N. Morton Street, Suite #130
Bloomington, Indiana 47404

Dear Members of the Plan Commission:

Thank you for the notice of public hearing regarding the major site plan approval for the property located at 2670 E. 2nd Street. As an adjacent property owner – and as the President of the Woodcrest Court Homeowners Association Board of Directors, I would like to add my comments on the petition.

First, the proposed addition of two stories to the two-story building immediately to the east of Woodcrest Court condominiums will adversely affect the value of the properties owned by the members of the Woodcrest Court community. A four-story building, inappropriate for this area of Bloomington, will create additional traffic and noise. But it will also tower over the five buildings (30 units) that make up Woodcrest Court and will block views and sunlight.

I write not only as the representative of the Woodcrest Court owners, but as one of the owners who would be personally impacted by the proposed construction. Currently from my second story condominium I can see trees on the far (east) side of College Mall as well as sky. If this ill-advised project is permitted to proceed, I will see the third and fourth stories of an office building only. Persons in this new structure will be looking directly into my living room and my bedroom, so privacy will be an added concern.

None of the Woodcrest Court owners with whom I have spoken are in disagreement with any of these concerns. Thank you for considering my comments.

Sincerely,

Mitchell Byler
Woodcrest Court

Home: (812) 369-4688



Keegan Gulick <keegan.gulick@bloomington.in.gov>

Proposed construction at 2670 E 2nd St

2 messages

Herb Paul <herbpaul@comcast.net>
To: keegan.gulick@bloomington.in.gov

Fri, Sep 25, 2020 at 3:44 PM

I am a condo owner at the Woodcrest Court condo complex located at 2606 E 2nd St, apt C. Both my wife and I are 91 years of age and have physical problems that will prevent our attendance at the planned October 12 meeting to discuss the construction issues to the east of us at 2607. I appreciate the opportunity to thus submit my comments via this written method.

As you no doubt know, this condo complex consists of 30 units contained within 5 buildings in a unique setting contained within a serpentine wall. Thus we are somewhat secluded within our own "private" area. In addition, this complex is generally within a residential area of Bloomington. We have expensive houses south and west of our complex. The mall, which is located east of us, is distant enough that we experience little noise and disturbance from that exposure.

While the 2 story building at 2670 is currently commercial, it is located on lower ground (downhill) from the site of our complex and thus has little effect on our property. However, adding 2 additional stories to that structure will increase its height so that it would then be overbearing and severely block the view in our easterly direction. Such a structure built so close to our property would likely visually impact our property and decrease the value of our property significantly!

The available parking space at the current property at 2607 is limited and where future occupants and customers might find available parking is subject to many limitations. Such limitations may impact traffic in our area and also affect our property values!

Hopefully my comments will be included in the packet of material that the commissioners will receive and will be considered by them as they address this issue.

Herbert A. Paul

Virus-free. www.avg.com

Keegan Gulick <keegan.gulick@bloomington.in.gov>
To: Herb Paul <herbpaul@comcast.net>

Mon, Sep 28, 2020 at 1:01 PM

Hello Mr. Paul,

Thank you for your comment. I will add this to the packet that the Plan Commission will review for this case.

Regards,

Keegan Gulick

[Quoted text hidden]

--

 The logo for the City of Bloomington, featuring a blue circular emblem with a white geometric pattern of interlocking shapes. The words "CITY OF BLOOMINGTON" are written in white capital letters across the center of the emblem.	<p>Keegan Gulick <i>he/him/his pronouns</i> Zoning & Long Range Planner Planning & Transportation Department City of Bloomington, IN 812.349.3531 http://bloomington.in.gov/</p>
---	---

2608 East 2nd Street, Condo C
Woodcrest Court Condominiums
Bloomington, IN 47401
812-822-1870
rmdysarczyk@gmail.com

September 26, 2020

City of Bloomington Plan Commission
Planning and Transportation Department
401 North Morton Street, Suite #130
Bloomington, IN 47404

Dear Members of the Plan Commission:

We are writing to you concerning the petition of "Major Site Plan Approval" for the property located at 2670 East 2nd Street. We received your Notice of Public Hearing on September 14th and hope to attend the hearing via Zoom on October 12th. Your notice represents the first and only information that Woodcrest Court Condominium owners have received concerning this proposed construction.

We are property owners immediately adjacent (west) to the proposed two-story addition. This addition will result in a four-story building. We have several concerns with this proposal, as listed below:

1. Decrease in Woodcrest Court property values related to adjacent four-story building.
2. Structure would result in "Morning Eclipse" of the sun for much of our complex with possible deleterious effects on residents and vegetation.
3. Decreased eastern views.
4. Increased noise and traffic related to high density office building.
5. Privacy issues.
6. Significantly inadequate parking for new office complex.

Page 2.

As a physician, I would like to emphasize the importance of early morning sunlight. Many articles exist touting the benefits of morning sunlight with proven increased production of vitamin D, serotonin and melatonin and increased release of endorphins. These effects can result in improvement in osteoporosis, cancer and diabetes protection, lower blood pressure, decrease in chronic inflammation, prevention and treatment of depression, and improved sleep. This is only a partial list. It appears that morning sunlight is more efficacious than sunlight at other times related to an increased combination of UV and infrared light.

As an engineer, I would like to further address the issue of parking at this new, possible medical office complex. A search of this address on the internet reveals several real estate listings for possible medical offices with artist renditions and floor plans of the new complex. These listings would seem premature, especially prior to the Plan Commission hearing. Total square footage based on these floor plans is 34947 sq. ft. Current Bloomington Standards for Parking and Loading require one space per 300 sq. ft. GFA. This would result in 116.49 necessary parking spots, not accounting for additional handicap parking, transient bus parking, loading/unloading area and drive lanes. We would estimate the current number of parking spots at approximately 50 with a solitary drive lane.

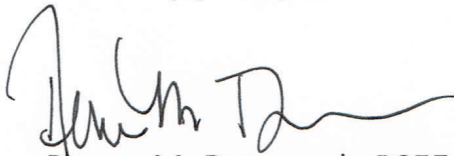
We have several questions that have become pertinent upon further research. How shall the discrepancy in necessary parking spaces be resolved? Parking garage? Parking at the owners' other address of 616 S. College Mall Rd.? Variance granted? Will Woodcrest Condos, Wendy's and Goodwill suffer from illegal parking in our facilities by these offices' patrons? Based on the artist's renditions, will this truly be a two-story addition or a near complete tear-down with a resultant new structure? A utility company and/or their subcontractor have dug two trenches in the east portion of our property at Woodcrest Court, presumably within an easement. We have been told this is for additional power supply necessary for the planned addition. Once again, this seems premature.

Page 3.

Woodcrest Court Condominiums has been a landmark in Bloomington for 45 years. Several prominent and diverse Bloomingtonians have called this home and many of us wish to continue doing so without degradation of our property. We are also cognizant that the owner of the proposed addition, Mr. Tony Stronger, is a prominent businessperson in Bloomington having served or serving as chair/vice-chair of the Bloomington Chamber of Commerce, Hoosier Hills Estate Planning Council director, and president of Bloomington Rotary Club.

Thank you for your thoughtful consideration our concerns. It would appear that many of the above issues are problematic when considering Mayor Hamilton's manifesto of "Climate Justice."

Sincerely yours,



Renee M. Dysarczyk, BSEE

Secretary/Treasurer, Woodcrest Court Homeowners Association



David B. Gudkese, MD

cc. The Honorable John Hamilton, Mayor of Bloomington
Keegan Gulick, Zoning and Long-Range Planner – City of Bloomington
Woodcrest Court Homeowners Association INC – Board of Directors
Jamar Property Management, LLC



Keegan Gulick <keegan.gulick@bloomington.in.gov>

Bloomington Indiana

1 message

Bev Essex <bev37@gmail.com>

Thu, Sep 24, 2020 at 8:43 AM

To: keegan.gulick@bloomington.in.gov

To the Planning commission of Bloomington Indiana. In this era of national greed, surely Bloomington can think what is best for the residents—ie., quality of life each day in this city. That means air, sunlight, green spaces. traffic control, and peace in our homes. Squeezing a multi story building because the developers are, during the pandemic, making money is greed. With schools, existing apts., we have enough traffic. Please think of those of us who have purchased homes thinking we had a perfect quiet walking neighborhood. Beverly Essex 2602 east 2nd —Woodcrest.