

CITY OF BLOOMINGTON



PLAN COMMISSION

May 7, 2021 @ 5:30 p.m.
Zoom Meeting:

<https://bloomington.zoom.us/j/93938247503?pwd=cGtYSDIHN3hZcWUxM0hocW9kbi95dz09>

**CITY OF BLOOMINGTON
PLAN COMMISSION
May 10, 2021 at 5:30 p.m.**

❖Virtual Meeting:

<https://bloomington.zoom.us/j/93938247503?pwd=cGtYSDIHN3hZcWUxM0hocW9kbi95dz09>

ROLL CALL

MINUTES TO BE APPROVED: April 12, 2021

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITION CONTINUED TO: June 14, 2021

SP/DP-14-21 **Aspen TOPCI II Acquisitions, LLC**

703 W Gourley Pike

Request: Primary plat approval for a 12.34 acre 3 lot Traditional Subdivision and Major Site Plan approval for two “Student Housing and Dormitory” and one “Dwelling, multifamily” in the (RH) Residential High Density District

Case Manager: Ryan Robling

PETITIONS:

ZO-03-21 **City of Bloomington**

Request: Technical corrections for text amendments that add, remove, or edit text to clarify existing standards and generally are not substantive changes. Returned from Council.

SP-15-21 **Trinitas Ventures**

3216 E 3rd Street

Request: Site plan approval to allow the construction of a multi-family residential development with 340 dwelling units and 906 bedrooms.

Case Manager: Eric Greulich

GIS Map Link- <https://arcg.is/1jyb1K>

****Next Meeting May 10, 2021**

Last Updated: 5/7/2021

**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.**

Case # ZO-03-21 Memo

To: Bloomington Plan Commission

From: Jackie Scanlan, AICP Development Services Manager

Date: May 7, 2021

Re: Technical corrections for text amendments that add, remove, or edit text to clarify existing standards and generally are not substantive changes. Petition returned from Common Council.

Bloomington Common Council approved two amendments to Ordinance 21-17, seen by the Plan Commission as ZO-03-21. The proposal was approved by Common Council with the addition of two amendments, with a vote of 9-0.

The first amendment includes the Sustainable Development Incentives as an option for decreased separation requirements for Student Housing or Dormitory and for increased option for floorplate maximums for the same use.

The second amendment alters the regulations for ground floor parking for Student Housing or Dormitory.

The amendments are described in the attached documents from the Common Council Administrator. The Department is favorable of the addition.



**City of Bloomington
Office of the Common Council**

April 26, 2021

City of Bloomington Plan Commission
401 North Morton, Room 160
P.O. Box 100
Bloomington, IN 47402

Dear Plan Commissioners,

This letter is being written pursuant to I.C. 36-7-4-607(e), which requires the Council, in the event it amends a proposal to amend the text of the City's zoning ordinance, to return the proposal and amendments to the Plan Commission, with a statement of reasons for the amendments. On April 5, 2021, the Common Council received certification of the Plan Commission's action on the proposal to amend certain provisions of the Unified Development Ordinance, which came forward as Ordinance 21-17 - To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Corrections Set Forth in BMC 20.03.

At a Regular Session on April 21, 2021, after having met in Committee of the Whole on April 14, 2021, the Common Council approved Ordinance 21-17 by a vote of 9-0, with two amendments. Attached to this correspondence are copies of the following records:

- Ordinance 21-17, signed by the Council President;
- Attachment A to Ord 21-17, consisting of ZO-03-21 (the proposal forwarded to the Council by the Plan Commission);
- Attachment B to Ord 21-17, consisting of Council amendments to ZO-03-21, which includes:
 - Amendment 01, including a written statement of the reasons for the amendment;
 - Amendment 03, including a written statement of the reasons for the amendment.

The Council extends its deep appreciation for the work of the Plan Commissioners and staff on Ordinance 21-17 and is looking forward to your response to these proposed amendments. Please forward any questions to your staff and your attorney, Mike Rouker.

Sincerely,

/s/Jim Sims

Jim Sims, President
Bloomington Common Council

ORDINANCE 21-17
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Corrections Set Forth in BMC 20.03

- WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and
- WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and
- WHEREAS, on December 18, 2019 the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and
- WHEREAS, on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and
- WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06 and Ordinance 20-07; and
- WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and
- WHEREAS, the Plan Commission certified this proposed ordinance to the Common Council with a favorable recommendation on April 5, 2021, after providing notice and holding public hearings on the proposal as required by law; and
- WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council have paid reasonable regard to:
- 1) the Comprehensive Plan;
 - 2) current conditions and character of current structures and uses in each district;
 - 3) the most desirable use for which land in each district is adapted;
 - 4) the conservation of property values throughout the jurisdiction; and
 - 5) responsible development and growth; and

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

SECTION I. Title 20, entitled “Unified Development Ordinance”, is amended.

SECTION II. An amended Title 20, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
 - (A) ZO-03-21, (“Attachment A”)
2. Any Council amendments thereto (“Attachment B”)

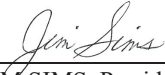
SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

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


SECTION VI. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 21 day of April, 2021.



JIM SIMS, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this __ day of _____, 2021.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this __ day of _____, 2021.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This petition clarifies and amends regulations in the new UDO related to Use Regulations.

Note: At the April 21, 2021 Regular Session, the Council adopted the following amendments:

- *AM 01 - Providing that certain alternative standards apply to the "Student Housing or Dormitory" use if either the affordable housing incentive or the sustainable development incentive have been earned;*
- *AM 03 - Revising the use-specific standard for ground floor parking applicable to the "Student Housing or Dormitory" use to require a setback of at least 20 feet from the building façade for structured, vehicular parking.*

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 21-17 is a true and complete copy of Plan Commission Case Number ZO-03-21 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 22, 2021.

Date: April 5, 2021


 Scott Robinson, Secretary
 Plan Commission

Received by the Common Council Office this 5th day of April, 2021.


 Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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Type of Legislation:

Appropriation Budget Transfer Salary Change Zoning Change New Fees	End of Program New Program Bonding Investments Annexation	Penal Ordinance Grant Approval Administrative Change Short-Term Borrowing Other
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If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No XX

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

Approval of case ZO-03-21 amends Chapter 3 of the 2020 Unified Development Ordinance (UDO), by adding, removing, and editing existing text to clarify and amend standards, by the Bloomington Plan Commission. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

20.03.020 Allowed Use Table

Table 03-1: Allowed Use Table

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, Uses with an *= use-specific standards apply
 Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

Use	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family (detached)	P	P	P	P	P	P*	P*	P	P	P	P*	P*	P*			P*			20.03.030(b)(1)
Dwelling, single-family (attached)			P*	P*	P*	P*	P*		P*	P*	P*				P*				20.03.030(b)(2)
Dwelling, duplex	C	*	*	*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
Dwelling, triplex		*	*	*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(4)
Dwelling, fourplex					C*	P*	P*		P*	P*	P*	P*			P*				20.03.030(b)(4)
Dwelling, multifamily					C*	P	P		P	P*	P*	P	P*	C	P*				20.03.030(b)(5)
Dwelling, live/work					C*	P*	P*			P*	P*	P*			P*				20.03.030(b)(6)
Dwelling, cottage development		C*	C*	C*	C*	C*	C*	C*		C*									20.03.030(b)(7)
Dwelling, mobile home								P*											20.03.030(b)(8)
Manufactured home park								P*											20.03.030(b)(9)
Group Living																			
Assisted living facility					C	P	P			C	P	P		P	P	P			
Continuing care retirement facility					C	P	P			C	P	P		P	P	P			
Fraternity or sorority house									P*					P*					20.03.030(b)(10)
Group care home, FHAA small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*			20.03.030(b)(11)
Group care facility, FHAA large					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			20.03.030(b)(11)
Nursing or convalescent home					C	P	P			C	P	P	P	P	P	P			
Opioid rehabilitation home, small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*			20.03.030(b)(11)
Opioid rehabilitation home, large					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			20.03.030(b)(11)
Residential rooming house						P*	P*		P	P*	P	P	C*						20.03.030(b)(12)
Student housing or dormitory						C*	P*		P*	C*	P*	P*		P*	C*				20.03.030(b)(13)
Supportive housing, small							C			C	C	C		C	C	C			
Supportive housing, large											C	C		C	C	C			
PUBLIC, INSTITUTIONAL, AND CIVIC USES																			
Community and Cultural Facilities																			
Art gallery, museum, or library					C*	C	C			P	P	P		P	P				20.03.030(c)(1)
Cemetery or mausoleum														P					

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Use	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
Amenity center	P*	P*	P*	P*	P*	P	P	P	A	P	P	P	P	P	P				20.03.030(d)(5)
Country club	C											P							
Recreation, indoor				P*	P*	P*	P*		A	C	P	P			P				20.03.030(d)(6)
Recreation, outdoor	C											C	P	P			C		
Sexually oriented business											C*	P*					P*		20.03.030(d)(7)
Stadium														C					
Food, Beverage, and Lodging																			
Bar or dance club									P		P	P			P				
Bed and breakfast	C*	C*	C*	C*	C*	C*	P			P	P	P			P				20.03.030(d)(8)
Brewpub, distillery, or winery									P*	P*	P*	P*	P*		P*		P*		20.03.030(d)(9)
Hotel or motel									P			P	C		P				
Restaurant						C*	C*		P	P	P	P	P*	A	P	A	A		20.03.030(d)(10)
Office, Business, and Professional Services																			
Artist studio or workshop	A*	A*	A*	A*	A*	P	P			P	P	P	C	C	P				20.03.030(d)(11)
Check cashing											C	C							
Financial institution									P		P	P	C		P		A		
Fitness center, small						A	A		P	P	P	P	A	A	P	A	A		
Fitness center, large									P	P	P	P			P	A			
Office										P	P	P	P	P	P	P*	P		20.03.030(d)(12)
Personal service, small						A	A		P	P	P	P	P	C	P				
Personal service, large									C	C	P	P	P		P				
Tattoo or piercing parlor											P	P			P				
Retail Sales																			
Building supply store											P	P					P		
Grocery or supermarket						A	A		P	P	P	P	P		P				
Liquor or tobacco sales											P	P			P				
Pawn shop											P	P			P				
Retail sales, small						C	C		P	P	P	P	P		P				
Retail sales, medium									P		P	P	P		P				
Retail sales, large												P			P				
Retail sales, big box												P					P		
Vehicles and Equipment																			
Equipment sales or rental										P*	P*	P*			P*		P*		20.03.030(d)(13)
Transportation terminal											P	P		P	P		P		
Vehicle fleet operations, small											P	P					P		

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Use	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
Wind energy system, large													P*				P*		20.03.030(f)(4)
Wind energy system, small	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	20.03.030(f)(5)
ACCESSORY USES																		20.03.030(g)(1)	
Chicken flock	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		P*	20.03.030(g)(2)
Detached garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*								20.03.030(g)(3)
Drive-through											A*	A							20.03.030(g)(4)
Dwelling, accessory unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*			20.03.030(g)(5)
Electric vehicle charging facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Greenhouse, noncommercial	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			20.03.030(g)(6)
Outdoor retail and display										T*	T*	T*			T*		A*		20.03.030(g)(7)
Outdoor trash and recyclables receptacles						A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		20.03.030(g)(8)
Recycling drop-off, self-serve						A	A		A	A	A	A	A	A	A	A	A		
Swimming pool	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20.03.030(g)(9)
TEMPORARY USES																		20.03.030(h)(1)	
Book buyback									T*	T*	T*	T*		T*	T*				20.03.030(h)(2)
Construction support activities	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	20.03.030(h)(3)
Farm produce sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*			20.03.030(h)(4)
Real estate sales or model home	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*		20.03.030(h)(5)
Seasonal sales									T*	T*	T*	T*	T*	T*	T*	T*			20.03.030(h)(6)
Special event	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*		T*	20.03.030(h)(7)

20.03.030 Use-Specific Standards

(a) Generally

- (1) The Use-Specific Standards listed in this Section 20.03.030 apply to those uses listed on the same line of Table 3-1, regardless of whether those uses are shown as Permitted, Conditional, Conditional Accessory, Accessory, or Temporary uses. These Use-Specific standards cannot be modified through the Conditional Use approval process in Section 20.06.050(b) (Conditional Use Permit), but relief may be granted through the Variance process in Section 20.06.080(b) (Variance).

(C) Design

- i. The front elevation building width of the triplex or fourplex dwelling structure shall not exceed 40 feet.
- ii. The following design elements of the triplex or fourplex dwelling shall be similar in general size, shape, and design with the majority of existing structures on the same block face on which it is located:
 - 1. Roof pitch;
 - 2. Front porch width and depth;
 - 3. Front building setback; and
 - 4. Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area).
- iii. In the R1, R2, R3, and R4 zoning districts, no triplex dwelling structure shall contain more than nine bedrooms total, and no fourplex dwelling structure shall contain more than 12 bedrooms total.
- iv. Each individual dwelling unit shall have separate utility meters.

(5) Dwelling, Multifamily

(A) Ground Floor Parking

Any portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building façade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.

(A)(B) Size

In the MN and R4 zoning districts, no more than eight multifamily dwelling units shall be constructed on one single lot or parcel.

(B)(C) Ground Floor Units

- i. Ground floor dwelling units shall be prohibited in the MD-ST (Showers Technology) and MD-CS (Courthouse Square) Downtown Character Overlays, and the ME zoning district.
- ii. In the MD zoning district, each dwelling unit located on the ground floor shall be located at least 20 feet behind each building façade facing a public street.

(6) Dwelling, Live/Work

- (A) The residential unit shall be located above or behind the nonresidential areas of the structure.
- (B) The residential living space shall be occupied by the owner of the commercial or manufacturing activity or the owner’s employee, including that person’s household.
- (C) The resident owner or employee is responsible for the commercial or manufacturing activity performed.
- (D) In the R4, RM, and RH zoning districts, the commercial activity area shall not exceed 50 percent of the gross floor area of the unit.
- (E) Signs are limited to not more than two internally illuminated wall or window signs not exceeding 10 square feet in total area.
- (F) The work activities shall not adversely impact the public health, safety, or welfare of adjacent properties.

- (E) Where minimum spacing is required by subsections (C) and (D) above, the distance shall be measured from the nearest property line of the property from which spacing is required to the nearest property line on which the group home will be located, using a straight line, without regard to intervening structures or public rights-of-way.

(12) Residential Rooming House

- (A) No residential rooming house shall contain more than four bedrooms, not including the living space occupied by the residential rooming house owner.
- (B) No bedroom occupied by a person other than the residential rooming house owner shall be rented for a period of less than 30 consecutive days.

(13) Student Housing or Dormitory

(A) Ground Floor Parking

No more than 50% of the ground floor of a building adjacent to a public street can be used for parking.

(A)(B) Location

In the RM, RH, MN, MM, MC, and MI zoning districts, each student housing or dormitory use shall be separated from any other student housing or dormitory use by at least 300 feet,

- i. By at least 300 feet, as measured between the closest points on the two lots containing the student housing or dormitory uses, and
- ii. By at least 300 feet, as measured between the closest points of two or more residential or mixed use structures within one lot containing the student housing or dormitory use.

However, if the affordable housing incentive codified at Section 20.04.110(c) has been earned, only the requirements of 20.03.030(b)(13)(A)(i) apply to each student housing or dormitory use in the RM, RH, MN, MM, MC, and MI zoning districts.

(B)(C) Building Floor Plate

- i. In the MN zoning district, the maximum building floor plate for a student housing or dormitory use shall be 2,5005,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However if the affordable housing incentive codified at Section 20.04.110(c) has been earned, the maximum building floor plate for a student housing or dormitory use in the MN zoning district shall be 5,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).
- ii. In the RM and MD zoning districts, the maximum building floor plate for a student housing or dormitory use shall be 5,00010,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However if the affordable housing incentive codified at Section 20.04.110(c) has been earned, the maximum building floor plate for a student housing or dormitory use in the RM and MD zoning districts shall be 10,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).

iii. In the RH, MM, MC, and MI zoning districts, the maximum building floor plate for a student housing or dormitory use shall be ~~10,000~~20,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However if the affordable housing incentive codified at Section 20.04.110(c) has been earned, the maximum building floor plate for a student housing or dormitory use in the RH, MM, MC, and MI zoning districts shall be 20,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).

In the MS zoning district, the maximum building floor plate for a student housing or dormitory use shall be 20,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However if the affordable housing incentive codified at Section 20.04.110(c) has been earned, there shall be no maximum building floor plate for a student housing or dormitory use in the MS zoning district.

~~(C)~~(D) **Building Height**

- i. In the RH zoning district, the maximum building height for a student housing or dormitory use shall be ~~four~~three stories, not to exceed ~~40~~50 feet, except as necessary to accommodate additional height earned through the affordable housing incentive in Section 20.04.110(c).
- ii. In the MD-DC character area, the maximum building height for a student housing or dormitory use shall not exceed 40 feet.
- iii. In the MD-CS, MD-UV, MD-DE, MD-DG, and MD-ST Downtown Character Overlays, the maximum building height for a student housing or dormitory use shall not exceed 30 feet.

(c) Public, Institutional, and Civic Uses

(1) Art Gallery, Museum, or Library

In the R4 zoning district, art galleries, museums, and libraries shall be limited to 7,000 square feet gross floor area.

(2) Community Center

In the RM and RH zoning districts, community centers shall be a Permitted use when created through renovation of an existing building. If a community center requires new construction or a major addition to an existing structure (greater than 33 percent of the existing gross floor area), then the use shall be subject to a conditional use approval.

(3) Day Care Center, Adult or Child

- (A) When located in a Residential zoning district, an adult or child day care center shall not be located closer than 500 feet to any other adult or child day care center.
- (B) When a license is required by the state, proof of licensing shall be presented with the petition for the conditional use approval. Day care centers exempt from state licensing requirements shall provide proof of exemption.
- (C) The operation of the facility shall not include overnight occupancy by the clients.
- (D) A Level 3 buffer pursuant to Section 20.04.080(g)(3) (Buffer Yard Types), shall be established along the property line(s) separating a day-care center and any single-family detached, duplex, triplex, or fourplex dwellings.

(c) Public, Institutional, and Civic Uses

(1) Art Gallery, Museum, or Library

In the R4 zoning district, art galleries, museums, and libraries shall be limited to 7,000 square feet gross floor area.

(2) Community Center

In the RM and RH zoning districts, community centers shall be a Permitted use when created through renovation of an existing building. If a community center requires new construction or a major addition to an existing structure (greater than 33 percent of the existing gross floor area), then the use shall be subject to a conditional use approval.

(3) Day Care Center, Adult or Child

- (A) When located in a Residential zoning district, an adult or child day care center shall not be located closer than 500 feet to any other adult or child day care center.
- (B) When a license is required by the state, proof of licensing shall be presented with the petition for the conditional use approval. Day care centers exempt from state licensing requirements shall provide proof of exemption.
- (C) The operation of the facility shall not include overnight occupancy by the clients.
- (D) A Level 3 buffer pursuant to Section 20.04.080(g)(3) (Buffer Yard Types), shall be established along the property line(s) separating a day-care center and any single-family detached, duplex, triplex, or fourplex dwellings,.

(4) Jail or Detention Facility

- (A) Adequate access shall be provided to a street classified as a collector or arterial per the Transportation Plan.
- (B) The design and intensity of the use, site, and structure shall be compatible with the surrounding area.
- (C) Site design and security measures shall ensure that the peace and safety of the surrounding area shall not be disturbed or impaired

(5) Urban Agriculture, Noncommercial

(A) Structures

- i. Greenhouses and hoop houses are limited to a maximum height of 15 feet, shall be located at least 10 feet from any lot line and may not cover more than 25 percent of the property.
- ii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iii. Agricultural stands are limited to a maximum height of 12 feet and shall be located at least 10 feet from any abutting lot with an occupied residential use.
- iii. Fences intended exclusively to protect food garden plots from animals shall not be more than 12 feet in height. The portion of the fence that exceeds five feet in height shall, by the use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for garden protection.

(B) Location

- i. Structures containing large or medium livestock or any structures containing livestock waste (except chicken coops) shall meet the following minimum setbacks:
 - 1. Front setback: 75 feet;
 - 2. Side setback: 50 feet;
 - 3. Rear Setback: 75 feet.
- ii. Structures containing small livestock shall meet the following minimum setbacks:
 - 1. Front setback: 35 feet;
 - 2. Side setback: 15 feet;
 - 3. Rear Setback: 25 feet.

(C) Number of Livestock

- i. Domesticated livestock are permitted in accordance with the requirements indicated in Table 03-3 below, unless otherwise prohibited or limited by this UDO or other regulation.
- ii. The maximum number of livestock per acre shall be cumulative between the categories of domesticated animals.
- iii. ~~Animals less than four months of age shall be calculated at one-half the unit value.~~

Table 03-3: Number of Animals Allowed

Animal Type	<u>Pasture-Size Area Required (minimum)</u>	Livestock per Acre (maximum)
Large Livestock	1 acre <u>of pasturage</u>	1 per acre of pasturage
Medium Livestock	0.5 acres <u>of pasturage</u>	1 per 0.5 acre of pasturage [1]
<u>Small Livestock</u>	<u>Lot size equals district minimum</u>	<u>2 per minimum area required</u>

Notes:

~~[1] Hybrid or miniaturized medium livestock that weight less than 100 pounds when fully grown shall count as one-third each towards the maximum animals per acre allowed.~~

(2) Kennel

- (A) The parts of a building where animals are boarded shall be fully enclosed, with solid core doors and no operable windows, and shall be sufficiently insulated so no unreasonable noise or odor can be detected off premises.
- (B) Animals shall not be permitted outside except within a secure animal run, and no outdoor animal run shall be permitted within 200 feet of any adjacent residential district or use, except where the adjoining property is owned or occupied by the operator of the kennel.
- (C) The perimeter of the kennel operation shall be enclosed with an opaque fence that meets the following standards:
 - i. Minimum depth underground: 12 inches.
 - ii. Height: Eight feet from grade.
 - iii. Minimum gauge of chain-link fence: 11

(13) Equipment Sales and Rental

- (A) Outdoor display of equipment for sale or rental shall only be permitted in the MC and EM zoning districts.
- (B) In the MC zoning district, all outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (C) Any outdoor display area shall not block ADA-accessible parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below any minimum requirement for the use in this UDO.

(14) Vehicle Fuel Station

- (A) In the MM, MD, and ME zoning districts, the use shall be limited to a total of four metered fuel dispenser units. For the purpose of this section, each hose shall count as one fuel dispenser unit.
- (B) In the MM, MD, and ME zoning districts, major overhaul, body and fender work, upholstery, welding and spray painting shall be prohibited as an accessory use of a vehicle fuel station.
- (C) In the MM, MD, MC, and ME zoning districts, all activities other than vehicle fueling shall be conducted within a completely enclosed building.
- (D) In the MM, MD, MC, and ME zoning districts, no outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (E) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.
- (F) In the ME zoning district:
 - i. All structures including fuel canopies shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials;
 - ii. Fuel canopies shall be located to the side or rear of properties to minimize visual impact from public streets; and
 - iii. At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas.

(15) Vehicle Impound Storage

Vehicle impound storage lots shall be screened with a solid fence or wall at between eight and 10 feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces. Required plantings shall be located on the side of the fence closest to abutting properties.

(16) Vehicle Parking Garage

In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached to but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).

(17) Vehicle Repair, Major or Minor

- (A) All major overhaul, body and fender work, upholstery and welding, and spray painting shall be conducted within a completely enclosed building.

- (B) Only storage of goods and materials are allowed in self-storage rental spaces. The use of storage spaces to conduct or operate a business is prohibited.
- (C) The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances, and other similar equipment within a storage unit is prohibited.
- (D) The storage of hazardous materials is prohibited.
- (E) Security fencing shall not include razor wire or barbed wire.
- (F) Where the site is adjacent to a Residential zoning district or a portion of a PUD zoning district designated for single-family residential uses:
 - i. Loading docks are prohibited on the side of the facility facing the residentially zoned land;
 - ii. A permanent screen shall be required along all property boundaries and shall conform to landscaping and screening requirements in Section 20.04.080(m) (Screening);
 - iii. Public access shall only be permitted between 6:00 a.m. and 10:00 p.m.
- (G) If the facility is located in an MN, MM or MD district, all storage shall be contained within a fully enclosed structure that:
 - i. Is at least a two-story structure with a defined use on the upper floor(s) and if storage units are provided on the upper floors, then access to the units shall be from interior hallways. ~~storage units on upper floors with access doors to storage units accessed from interior hallways.~~
 - ii. Does not have any garage doors or access doors to any storage unit facing any public street, park, or open space, unless the doors are screened from all visible public streets, parks, and open spaces.

(3) Gravel, Cement, or Sand Production, or Quarry

Each facility shall be screened with a solid fence or wall between eight and 10 feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces. Required plantings shall be located on the side of the fence closest to abutting properties.

(f) Utilities and Communication

(1) Communication Facility

(A) Purpose

These standards are intended to provide sensible and reasonable development standards that comply with the requirements of state and federal law for public and private telecommunication service and to:

- i. Maximize the use of any communication facilities in order to reduce the total number of facilities needed to serve the communications needs of the area;
- ii. Minimize the adverse, undesirable visual effects of communication facilities; and
- iii. Provide for the reasonable location of communication facilities in the city.

- (D) In the MN, MM, and MC zoning districts, brewpubs, distilleries, or wineries shall maintain at least 15 percent of the gross floor area of the facility or 500 square feet of floor space, whichever is greater, for public use as a tavern, restaurant, or tasting area.
- (E) In the MD zoning district, brewpubs, distilleries, or wineries shall maintain at least 50 percent of the gross floor area of the facility for public use as a tavern, restaurant, or tasting area.
- (F) Brewpubs may ship beverages for consumption at other sites, but only if it is demonstrated that:
 - i. The location and flow of shipping traffic does not impact access by other users; and
 - ii. The proposed shipping routes are designed to accommodate the weight of the delivery vehicles.

(10) Restaurant

- (A) In the ~~current RM and RH and ME~~ zoning districts, the restaurant shall contain no more than 2,500 gross square feet of floor area. Such smaller establishments typically include but are not limited to cafes, coffee shops, delis, and small restaurants. In the ME zoning district, the restaurant shall contain no more than 5,000 gross square feet of floor area.
- (B) In the RM and RH zoning districts, structures containing this use shall be similar in appearance to the surrounding buildings with respect to architectural style, roof pitch, color and materials.

(11) Artist Studio or Workshop

In the RE, R1, R2, R3, and R4 zoning districts:

- (A) The artist studio shall be accessory to a residential use.
- (B) No retail activity shall be permitted in association with the artist studio.
- (C) No display of art pieces for public viewing, such as within a gallery, shall be permitted.
- (D) Use of the artist studio shall be limited to the production of art by the resident of the home in which the studio is located.

(12) Office

In the MH zoning district, only office uses performing services related to the medical or health care industries are permitted.

(13) Equipment Sales and Rental

- (A) Outdoor display of equipment for sale or rental shall only be permitted in the MC and EM zoning districts.
- (B) In the MC zoning district, all outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (C) Any outdoor display area shall not block ADA-accessible parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below any minimum requirement for the use in this UDO.

(14) Vehicle Fuel Station

- (A) In the MM, MD, and ME zoning districts, the use shall be limited to a total of four metered fuel dispenser units. _____
- (B) In the MM, MD, and ME zoning districts, major overhaul, body and fender work, upholstery, welding and spray painting shall be prohibited as an accessory use of a vehicle fuel station.

(1) Generally

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

(A) Compliance Required

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

(B) Exemptions

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

(C) Prohibitions

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

(D) Timing

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

(E) Number and Size Permitted

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

Table 03-4: Number and Size of [Enclosed](#) Accessory Structures Permitted

Zoning District	Maximum Number	Maximum Footprint (cumulative total)
RE	None	50 percent of the square footage of the primary structure
R1	2	1,000 square feet or 50 percent of the square footage of the primary structure, whichever is less [1]
R2		840 square feet
R3		580 square feet
R4		400 square feet
RM, RH, RMH	None	840 square feet or 15 percent of the cumulative square footage of the primary building(s) footprint, whichever is greater.
MS, MN, MM, MD, MC, ME, MH		1000 square feet or 15 percent of the cumulative square footage of the primary building(s) footprint, whichever is greater.
MI, EM, PO	None	None

NOTES:

[\[1\] Agricultural accessory structures are exempt from the size limitations.](#)

(F) Location

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

(3) Detached Garage Design

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

(4) Drive-Through

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

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

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

(B) Generally

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

(C) Utilities

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

(D) Standards for Attached ADUs

- i. The maximum square footage of any attached ADU shall be 840 square feet.

~~v.iv.~~ No more than one family, as defined in Chapter 20.07: (Definitions), shall reside in one accessory dwelling unit; provided, however, that units lawfully in existence prior to the effective date of the ordinance from which this section derives where the number of residents located in one accessory dwelling unit lawfully exceed that provided by the definition of family in Chapter 20.07: (Definitions), may continue to be occupied by the same number of persons as occupied the accessory dwelling unit on that effective date.

~~vi.v.~~ A request for an ADU shall be required to submit a separate site plan petition with the Planning and Transportation Department.

(C) Utilities

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

(D) Standards for Attached ADUs

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

(E) Standards for Detached ADUs

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

- i. The maximum gross floor area of ~~the detached ADU~~ the detached ADU portion of any accessory structure ~~any detached ADU~~ shall be 840 square feet or the maximum square footage allowed for accessory structures permitted by Section 20.03.030(g) (Accessory Uses and Structures), whichever is less.
- ii. The detached ADU shall not exceed 25 feet in height.
- iii. The detached ADU shall not extend closer to any street than the existing primary dwelling structure.
- iv. The detached ADU shall comply with the requirements for accessory structures in Section 20.03.030(g) (Accessory Uses and Structures). Where one or more of the standards in Section 20.03.030(g) (Accessory Uses and Structures) conflict with these use-specific standards, these use-specific standards shall govern.
- v. A detached ADU shall be set back from any side or rear property ~~line that does not abut an alley by at least 10 feet, and from any side or rear property line that abuts an alley~~ by at least five feet.
- vi. Existing single-story detached accessory structures converted to ADUs shall be exempt from the setback requirements pursuant to Section 20.06.090(d) (Nonconforming Structures).

(F) Historic Districts

If located within a historic district, any exterior changes or new construction shall be in compliance with the historic district's guidelines and any required certificate of appropriateness shall be obtained pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code.

(G) Owner Occupancy

- i. ADUs shall only be permitted on a property where either the primary dwelling unit or the ADU is occupied by the owner of the property.
- ii. The owner of each property on which an ADU is located shall sign an affidavit pledging agreement with the terms of this section. The affidavit shall specify which dwelling unit (either the primary dwelling unit or the ADU) the owner will occupy. If at any time the owner moves from one dwelling unit to the other, the owner shall file an updated affidavit. Otherwise, all affidavits shall be filed annually with the Planning and Transportation Department.
- iii. Any primary dwelling or ADU used as a rental unit shall register with the Department of Housing and Neighborhood Development (HAND) and receive appropriate certification prior to occupancy.

~~(H) Noticing~~

- ~~i. The petitioner shall be responsible for mailing notice to all persons owning land within 300 linear feet from any property line of the parcel for which an ADU is being requested.~~
- ~~ii. Mailed notices shall be postmarked and sent via first class mail at least 10 days prior to final action by the Director. A notarized affidavit shall be submitted stating compliance with this section before any permits are issued.~~
- ~~iii. The mailed notice shall include:~~
 - ~~1. The physical address, zoning designation, and primary use of the subject property;~~
 - ~~2. A brief narrative summarizing the request and demonstrating compliance with this Section 20.03.030(g)(5);~~
 - ~~3. The location and hours where a copy of the petition is on file for examination; and~~
 - ~~4. Any other information relevant to the petition required by the Director.~~

~~(H)~~ **(H) Recorded Documents**

- i. Prior to receiving a building permit for an ADU, the petitioner shall record a deed or title restriction with the Monroe County Recorder, in a form acceptable to the City, stating that:
 - 1. The ADU shall not be sold separately from the primary unit; and
 - 2. Either primary dwelling unit or the ADU shall be occupied by the owner(s) of record as their primary residence.
- ii. If at any time the City determines that the subject property is in violation of this UDO or in violation of the deed or title restriction, the ADU approval shall be withdrawn. In addition, the City may require that the ADU be removed from the property, which may include but is not limited to removal of any second kitchen on the property, including all kitchen appliances and cabinets.

(G) Maximum Floor Area

- ~~i. No more than 15 percent of the total interior floor area of the dwelling unit may be used in connection with the Home Occupation. However, no Home Occupation shall be limited to less than 200 square feet, nor shall the area of a Home Occupation exceed 500 square feet.~~
- ~~i. For Home Occupations located within a primary structure no more than 50 percent of the total interior floor area of the dwelling unit may be used in connection with the Home Occupation.~~
- ~~ii. If there is more than one Home Occupation being conducted within a dwelling unit, then all Home Occupations within the dwelling unit shall cumulatively use no more than 15 percent or 500 square feet of the dwelling unit, whichever is less.~~
- ~~ii. If there is more than one Home Occupation being conducted within a dwelling unit, then all Home Occupations within the dwelling unit shall cumulatively use no more than 50 percent of the dwelling unit.~~
- ~~iii. Area used for storage of materials or products used in the Home Occupation shall be included in this calculation.~~
- ~~iii. Area used for storage of material or products used in the Home Occupation shall be included in this calculation.~~
- ~~iv. For Home Occupations located within an accessory structure no more than 840 square feet or the maximum square footage allowed for accessory structures permitted by Section 20.03.0309(g) (Accessory Uses and Structures), whichever is less maybe be used in connection with the Home Occupation.~~
- ~~v. Exempted Uses are excluded from square footage limitations in Section 20.03.030 (g)(6)(A)~~

(H) Multiple Home Occupations

- i. More than one Home Occupation may be permitted within an individual dwelling unit.
- ii. Where multiple Home Occupations are conducted within an individual dwelling unit, the operations standards of this subsection shall be applied to the combined total of all Home Occupation activities, not to each Home Occupation individually.

(I) Residential Character

There shall not be any interior or exterior, structural or aesthetic alterations that change the residential character of the dwelling unit within which the Home Occupation operates.

(J) Location and Entrance

- ~~i. The Home Occupation shall be conducted entirely within the primary structure or attached garage.~~
- ~~ii. The use of any attached or detached garage for a Home Occupation shall not interfere with the provision of any required off-street parking.~~

(K) Outdoor Display and Storage

Outdoor display of goods, materials, supplies, or equipment is prohibited.

(C) Portable lavatories shall be located as to minimize impacts to adjacent residential uses.

(4) Farm Produce Sales

A temporary use permit is not required to operate a farm produce sales use, but such use shall comply with the standards of this UDO, in addition to the following standards:

- (A) Temporary tents, structures, or stands used for the sale of farm produce shall not exceed 150 square feet;
- (B) Farm produce sales operations shall not block ADA-accessible parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below any minimum requirement for the principal use in this UDO;
- (C) Farm produce sales shall not operate on the same lot for more than 180 ~~consecutive~~ days in a calendar year; and
- (D) The Bloomington Community Farmers' Market and any other farmers' market approved by the City shall be exempt from this requirement.

(5) Real Estate Sales or Model Home

Real estate sales or model homes are permitted in any zoning district on the site of the development for which the sales are taking place. They are permitted to remain on the site of the development from 15 days before homes are offered for sale until 15 days after all homes or home sites within the development are sold.

(6) Seasonal Sales

- (A) Fireworks sales shall be permitted only at locations within the MC zoning district.
- (B) A temporary use permit shall be required and shall be valid for a maximum of 30 consecutive days.
- (C) No property shall be issued more than three temporary use permits in a calendar year.
- (D) The temporary use shall be located on a lot that fronts on a collector or arterial street.
- (E) The temporary use shall be located at least 50 feet from any residential district.

(7) Special Event

(A) A temporary use permit is required for a special event and is permitted for 15 days. No property shall be issued more than one special event permit per calendar year.

***** Amendment Form *****

Ordinance #: 21-17
Amendment #: Am 01
Submitted By: Cm. Piedmont-Smith
Date: April 21, 2021
Proposed Amendment: (additions are shown in **bold** and deletions in ~~strikethrough~~)

1. The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-17 as “Attachment A” (ZO-03-21) shall be amended as follows (only affected portions of the proposal are shown below):

(13) Student Housing or Dormitory

(B) Location

In the RM, RH, MN, MM, MC, and MI zoning districts, each student housing or dormitory use shall be separated from any other student housing or dormitory use:

- i. By at least 300 feet, as measured between the closest points on the two lots containing the student housing or dormitory uses, and
- ii. By at least 300 feet, as measured between the closest points of two or more residential or mixed use structures within one lot containing the student housing or dormitory use.

However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, only the requirements of 20.03.030(b)(13)~~(B)(A)~~(i) apply to each student housing or dormitory use in the RM, RH, MN, MM, MC, and MI zoning districts.

(C) Building Floor Plate

- i. In the MN zoning district, the maximum building floor plate for a student housing or dormitory use shall be 2,500 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, the maximum building floor plate for a student housing or dormitory use in the MN zoning district shall be 5,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).

- ii. In the RM and MD zoning districts, the maximum building floor plate for a student housing or dormitory use shall be 5,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, the maximum building floor plate for a student housing or dormitory use in the RM and MD zoning districts shall be 10,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).
- iii. In the RH, MM, MC, and MI zoning districts, the maximum building floor plate for a student housing or dormitory use shall be 10,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, the maximum building floor plate for a student housing or dormitory use in the RH, MM, MC, and MI zoning districts shall be 20,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g).

In the MS zoning district, the maximum building floor plate for a student housing or dormitory use shall be 20,000 square feet per lot, pursuant to the measurement standards in Section 20.04.020(g) (Building Floor Plate). However, if **either** the affordable housing incentive codified at Section 20.04.110(c) **or the sustainable development incentive codified at Section 20.04.110(d)** has been earned, there shall be no maximum building floor plate for a student housing or dormitory use in the MS zoning district.

Synopsis and Reason for Amendment

This amendment is sponsored by Cm. Piedmont-Smith and affects the use-specific standards that apply to the Student Housing or Dormitory use. The amendment provides an additional method by which the Student Housing or Dormitory use can be subject to alternative use-specific standards affecting the location and the building floor plate size. The amendment provides that the alternative standards would apply if *either* the affordable housing incentive or the sustainable development incentive had been earned, instead of only listing the affordable housing incentive as an option. The amendment is meant to increase the likelihood that the sustainable development incentive is utilized.

Committee Recommendation:	N/A
Regular Session Action (04/21/21):	9-0

***** Amendment Form *****

Ordinance #: 21-17
Amendment #: Am 03
Submitted By: Cm. Piedmont-Smith
Date: April 21, 2021
Proposed Amendment: (additions are shown in **bold** and deletions in ~~strikethrough~~)

1. The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-17 as “Attachment A” (ZO-03-21) shall be amended as follows (only affected portions of the proposal are shown below):

(13) Student Housing or Dormitory

(A) Ground Floor Parking

~~No more than 50% of the ground floor of a building adjacent to a public street can be used for parking.~~

All portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building façade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.

Synopsis and Reason for Amendment

This amendment is sponsored by Cm. Piedmont-Smith and replaces a proposed use-specific standard addressing ground floor parking for the Student Housing or Dormitory use. The amendment would replace the proposed standard with the same ground floor parking standard proposed for the Dwelling, Multifamily use. This amendment addresses potential concerns about the feasibility of building structured parking on the ground floor of a multistory building if only 50% of the ground floor surface area could be parking.

Committee Recommendation: N/A
Regular Session Action (04/21/21): 9-0

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 3216 E 3rd Street**

**CASE #: SP-15-21
DATE: May 10, 2021**

PETITIONER: Trinitas Ventures
201 Main Street, Suite 1000, Lafayette, IN

CONSULTANT: Bynum Fanyo
528 N. Walnut Street, Bloomington

REQUEST: The petitioner is requesting site plan approval of a 340 unit student housing and multi-family development.

BACKGROUND:

Area: 11.98 acres
Current Zoning: Mixed-Use Corridor (MC)
Comp Plan Designation: Regional Activity Center
Existing Land Use: Retail Sales, Big Box and Retail Sales, Large
Proposed Land Use: Student Housing/Multi-family dwelling
Surrounding Uses: North – Commercial
South – Commercial (College Mall)
East – Business/Medical offices
West – Commercial (College Mall)

REPORT: This 11.98 acre property is located at 3216 E. 3rd Street. The site is bounded by 3rd Street along the north property line, the College Mall to the south, Kingston Dr. to the west, and Clarizz Blvd to the east. Surrounding land uses include various commercial uses to the north, business and medical offices to the east, and the College Mall to the west and south. There are no known sensitive environmental constraints on this property. The site has been developed with a 110,000 square foot big box retail store that formerly contained Kmart and a 10,000 square foot retail store for Bloomingfoods.

The petitioner is proposing to remove the former building and parking areas for Kmart and redevelop the area for new multifamily residences and student housing. The existing building for Bloomingfoods would not be altered with this petition. There would however be improvements made to the Bloomingfoods site to bring that into compliance with all UDO regulations including removing existing parking, installing new landscaping and islands, and adding bicycle parking.

The proposed site plan features four buildings that will be used for student housing and two buildings that will contain multi-family residences for a possible total of 340 units and 906 bedrooms. Approximately 542 parking spaces will be provided through a mix of on-street spaces, surface parking, and a parking garage with 385 parking spaces. There will be two large open spaces provided for the residents consisting of a north/south park between the student housing buildings (“Frieda Park”) and another large park (“Latimer Park”) and playground between the multi-family buildings on the south side of the development. Access to the site will come from Clarizz Blvd and Kingston Drive. The existing access drive on 3rd Street will be removed with this petition.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 30 bedrooms. This petition involves the construction of 906 bedrooms.

SITE PLAN REVIEW:

Dimensional Standards:

Setbacks: The MC zoning district requires a minimum front setback of 15' and side and rear building setback of 7', which this petition meets.

Height: The MC district allows for 4 stories, not to exceed 50 feet. The petitioner has included a page in their plan set (Sheet #A005) showing compliance with the height limitations.

Impervious Surface Coverage/Minimum Landscape Area: A maximum impervious surface coverage of 60% is allowed with a minimum landscape area of 40% required. These have both been met and the site has 60% impervious surface coverage and 40% landscape area. Compliance with this requirement is outlined on Sheet #L100 of the plan set.

Environmental: There are no known environmental constraints or regulated environmental features on this site. A copy of the Environmental Commission's memo is included in the packet.

Access: The UDO requires that for nonresidential uses located on a corner lot, drive access shall be located on the street assigned the lower functional classification according to the Transportation Plan. This property has road frontage on three sides. The property has frontage on E. 3rd Street to the north (classified as a Primary Arterial), S. Clarizz Blvd. to the east (classified as a Primary Collector), and S. Kingston Dr. to the west (classified as a Local Street). There is a separate property with an existing bank that is not involved with this petition at the southeast corner of 3rd and Kingston, this site is only considered a corner lot along 3rd and Clarizz. The petitioner will be removing the existing drivecut on 3rd Street and is requesting to locate the access drives on both Kingston and Clarizz. Both of these east/west connections are necessary for emergency service access to the buildings and through the site. The Department is consulting with Legal and Engineering to verify whether or not both roads can be used as access. The UDO allows for two driveway access points per street frontage, so the two access points on Kingston and Clarizz would be allowed.

Road Design and Right-of-way Improvements: As referenced previously, two private drives that travel east/west through the site and connect Kingston Drive to Clarizz Blvd. are proposed. Although they will be private, both of these drives have been designed to public street standards. The petitioner has been working with the Department on appropriate cross sections for these drives as well as for the proposed improvements along Kingston and Clarizz.

The northern drive will have tree plots and sidewalks along both sides and on-street parking along the south side. This drive will primarily serve as an access point for Bloomingfoods and the existing bank to the north. The other drive to the south, identified as "Margaret Place", will have 10' wide sidewalks, 6' protected bike lanes, 7' wide tree plots, and on-street parking along both sides with two 10' travel lanes. This drive primarily serves as the access point to the parking garage

and through access through the site. The petitioner is also proposing several improvements to the property frontage along Kingston and Clarizz. Along the east side of Kingston, the petitioner is proposing to install a 10' wide sidewalk, 6' wide protected bike lane, 7' wide tree plot, and on-street parking. Along the west side of Clarizz, the petition is proposing to install a 7' wide sidewalk, 6' wide tree plot, and 7' wide bike lane. The tree plot will narrow slightly along the area adjacent to Bloomingfoods due to the location of existing utilities. The Department is continuing to work with the petitioner on minor adjustments to some of the details of the proposed cross sections and those should be finalized by the second hearing. No changes or improvements are proposed or required along the property frontage on 3rd Street. A multi-use path was installed in this entire area along the south side of E. 3rd Street, including this location, by the Indiana Department of Transportation with a previous project.

Bicycle Parking/Alternative Transportation: The petition is required to provide one bicycle parking space per every 5 bedrooms. The petition has 906 bedrooms and is therefore required 182 bicycle parking spaces. Since the property has both commercial and residential uses and is over 20,000 square feet, all of the required bicycle parking facilities must be Class II covered spaces. A minimum of one-quarter of the total required bicycle parking spaces must be long-term Class I facilities, therefore a minimum of 46 spaces must be long term and the petitioner is proposing to provide 158 bicycle spaces inside the buildings to meet the minimum required long term spaces. In addition there will be 28 spaces outside of each building, for a total of 186 bicycle parking spaces provided with this petition. This meets the minimum of 182 spaces required. There will be at least 4 covered spaces adjacent to each of the buildings. Bicycle parking details can be found on Sheet #A004 of the plan set.

The petitioner is proposing a sidewalk through the center of the site in place of the existing driveway that is being removed from 3rd Street. The sidewalk would align with Frieda Park to the south. The Department believes that this should be a minimum of 8' wide and have tall canopy trees planted along both sides. This provides the main pedestrian entrance to the site from 3rd Street and should be designed for a wide range of multi-modal transportation and landscaped appropriately.

Bloomington Transit: A new covered bus shelter and plaza area are proposed along the Kingston Drive frontage in the location of the existing bus stop. A large plaza area will be constructed on the south side of Building #1 to provide additional gathering space adjacent to the stop. The final design and location of the bus stop and shelter must be approved by Bloomington Transit. Clarizz Blvd. is not currently served by Bloomington Transit so a bus shelter along that frontage is not required.

Parking: The UDO requires that a student housing development provide a minimum of 0.5 parking spaces per bedroom for 11 or more bedrooms. There will be 617 bedrooms proposed for the student housing units, which would require a minimum of 309 parking spaces and allow a maximum of 462. The total maximum number of parking spaces allowed for the project is 823 for the multi-family and the student housing uses combined. The petitioner is proposing an on-site parking garage with 385 parking spaces, 100 parking spaces in the lot adjacent to Bloomingfoods, and 42 spaces along the internal private drives for a total of 527 on-site parking spaces. The proposed number of 527 parking spaces falls within the allowed range.

Landscaping: With this petition, there would be new landscaping required to be installed on the site, including Bloomingfoods. The petitioner is required to add green space along the 3rd Street

frontage adjacent to Bloomingfoods to meet parking setback requirements and this has been shown on the landscape plan. In addition, parking lot islands are required within the Bloomingfoods parking area and have been shown. A landscape plan that meets all UDO requirements must be submitted and approved prior to approval of a grading permit.

Use Specific Standards: There are no use specific standards for Multifamily Dwelling units in the MC zoning district. For Student Housing in the MC zoning district, the UDO has two use specific conditions that pertain to this project.

One, each student housing or dormitory use shall be separated from any other student housing or dormitory use by at least 300 feet. There are no student housing developments within 300 feet of this site.

Two, the maximum building floor plate for a student housing or dormitory use shall be 20,000 square feet per lot. None of the four buildings used for student housing exceed the 20,000 sq. ft. maximum.

Architecture: A review of all of the architectural elements and features with this petition have been provided by Schmidt Associates and is included with this packet.

Buildings: The building will be finished with a masonry base and a mix of fiber cement lap siding and board and batten. A flat roof design and metal cap has been shown along the student housing buildings, with a pitched roof design incorporated in the multifamily buildings. In regards to the exterior façade design of the buildings, Section 20.04.070(d)(2)(D) of the UDO states that-

All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:

- i. Awning or canopy;
- ii. Change in building facade height (minimum of five feet of difference);
- iii. A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street;
- iv. Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building façade

To meet those requirements, the proposed residential buildings all feature awnings and canopies along the base, a change in building height of a minimum 5', and a regular pattern of transparent glass. All of the buildings feature a diverse mix of modulation and recessed entries, with variations in building heights. The Department is concerned about the end caps of the buildings which have a minimal amount of windows and which need to be increased, especially along the ground floor. The breakup of the site into separate buildings with lengths of buildings around 250' creates buildings of a typical block length. All four sides of the buildings have similar architectural features and materials and represents a 360 degree architectural design. Individual pedestrian entrances have been provided along the Clarizz Blvd. frontage for many of the units with ground floor access provided to those units.

Parking Garage: The parking garage will be finished with a series of narrow concrete columns and reveals. A series of sections of glass along the ground floor of the garage with awnings above them have been shown to attempt to meet some of the exterior façade requirements. Roof panels have been shown along the top of the garage at different heights to meet the variation in height requirement. The Department believes that additional improvements could be made to the design of the parking garage, especially along the west and north sides of the building that are visible from the street. Some suggestions for improvements to the parking garage are outlined in the memo from Schmidt Associates.

Mechanicals: A dumpster enclosure is shown along the northwest side of Building #2 and the Department is concerned about the view of this from Kingston Drive. The Department recommends adjusting the location of this enclosure so that it is not visible from Kingston. In addition, a transformer box has been shown just north of Building #1 and east of Building #4 adjacent to the sidewalk and highly visible from the adjacent roads, the Department recommends that these be relocated to a less visible location.

Site Plan Review Criteria [20.06.040(d)(6)(B)]

i. Compliance with this UDO

The proposed use and development shall comply with all applicable standards in this UDO, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

PROPOSED FINDINGS:

ii. Compliance with Other Applicable Regulations

The proposed use and development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations

PROPOSED FINDINGS:

iii. Compliance with Utility, Service, and Improvement Standards

1. As applicable, the proposed use and development shall comply with federal, state, county, service district, city, and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards
2. Municipal sewer and water hookup are required for all developments except for instances where written approvals by the City Utilities Department and the County Health Department grant an exception to the hookup requirement. All sewer and water facilities shall meet the design specifications of the City Utilities Department
3. When public improvements are required, the petitioner or authorized representative shall post performance and maintenance guarantees for such improvements. Such financial guarantees shall be submitted, reviewed, and approved per 20.06.060(c)(3)(E)iii (Financial Bond Required).

PROPOSED FINDINGS:

iv. Compliance with Previous Approvals

The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.

PROPOSED FINDINGS:

COMPREHENSIVE PLAN: The Comprehensive Plan designates this site as ‘Regional Activity Center’ and acknowledges that this district may incorporate medium to high-density multifamily residential uses. Incorporating multifamily residential within the district is supported. The Comprehensive Plan notes that this district must shift the existing dominant automobile orientation to a more balanced orientation by increasing access for transit, bicycle, and walking modes of transportation. That is being accomplished with many of the improvements proposed with this project including wider sidewalks, protected bike lanes, and internal parks and open space.

In regards to Site Design and Land Use Development Approvals, the Comprehensive Plan states that with redevelopment and infill, centers should be updated with site designs that use high-quality materials and provide landscaping, lighting, pedestrian accommodations, and open space if over a certain size. To mitigate traffic congestion, the district must employ access management strategies and improve cross-access easements between businesses (connecting parking lots). This is accomplished through the two private drives that connect Kingston and Clarizz which helps reduce traffic congestion on 3rd Street. Bicycle traffic should be accommodated in parking areas with clearly marked paths to improve the safety of cyclists and thus encourage bicycle use. This is accomplished through the installation of protected bike lanes along the existing road frontages and along one of the new internal drives. The Department believes that this petition accomplishes many of those goals. Other areas of guidance include-

- Create public on-street parking along the Urban Corridor district where feasible.
- Redevelopment within the district should be encouraged to grow vertically, with the possibility of two- or three-story buildings to accommodate denser office development, residential multifamily, structured parking, and improved multimodal capacity.
- Internal roadway networks must provide sidewalks and walkways so that once users have parked, they can circulate through the development on foot.
- Public open spaces, including green spaces, should be a standard element of redevelopment within a Regional Activity Center. This open space could come in the form of public plazas or pocket parks, and include multiuse paths and trails that connect to nearby neighborhoods.
- In new development or redevelopment projects, utilities should be placed underground where feasible and located so as to minimize potential conflicts with trees and other landscaping features.

This petition accomplishes many of the goals of the Comprehensive Plan, including providing connectivity and opportunities for many forms of transportation. The project has been designed with a

central uniform architectural theme, thus creating an overall uniform design for the entire site.

CONCLUSION: The Department is continuing to work with the petitioner and has highlighted the following features for further discussion and possible revisions-

- Design of the end caps of the Buildings, especially for the ends most visible from a public street.
- Design of the parking garage and incorporation of suggestions from Schmidt Associates for possible improvements.
- Relocation of highlighted utility boxes and dumpsters.
- Modifications to the proposed sidewalk connection to 3rd Street.
- Vehicular access locations.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission forward the petition to the June 14, 2021 hearing.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: May 10, 2021

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP-15-21: The District at Latimer Square (old K Mart East)
3216 E. 3rd Street

The purpose of this memo is to convey the environmental concerns and subsequent recommendations for conditions of approval for this development petition. The Environmental Commission's (EC) objective is that the results of our review and suggestions will lead to enhancement of the ecosystem services provided, and the climate-change mitigation attributes of the site. This is a large site that will influence over 11 acres of Bloomington's potential ecosystem services and carbon footprint.

Comments

1.) LANDSCAPE PLAN

The Landscape Plan needs to be finalized with the grading permit. The Petitioner has worked early and cooperatively to satisfy the requirements up to this point, thus the EC has no doubts that the plan will take very little to be in compliance. However, we ask that you please clarify now whether the greenspace area north of building B-1, which will potentially house a commercial building in the future, is included in the pervious or impervious surface total.

2.) REUSE CONSTRUCTION AND DEMOLITION MATERIALS

The existing structure and parking lot will be demolished for this project. The EC recommends that the Petitioner reuse or recycle all of the construction and demolition materials possible that result from demolition, especially the steel frame, aluminum cladding, and wiring. Unfortunately there is no longer a Construction and demolition (C&D) landfill in Monroe County, so all that asphalt will likely be landfilled unless a location can be found for "clean fill."

3.) LOW IMPACT DEVELOPMENT

This site should employ current preferred practices (CPP) to establish new environmental benefits on this impaired site. The UDO provides examples of CPPs that include filter socks, articulated concrete blocks, mechanically stabilized earth, and more. Therefore, the EC recommends that the plan be crafted to include state-of-the-art Low Impact Development (LID) best practices.

Low Impact Development is an integrated, holistic strategy for stormwater management, and thus is especially important at this large site. The premise of LID is to manage rainfall at the source using decentralized small-scaled controls that will infiltrate, filter, store, evaporate, and detain runoff close to its source. The purposes of the stormwater CPPs are to install native plant species and to increase greenspace, which will promote biodiversity in the area, and thus will improve habitat for pollinators and other beneficial life.

Examples of some types of LID and green infrastructure practices:

1. Floodwater storage that can manage runoff timing
2. Multiple small biofiltration basins and trenches
3. Vegetated roofs
4. Increased greenspace
5. Well-planned native landscaping
6. Removal of curbs and gutters to allow sheet flow

4.) GREEN BUILDING

The EC is disappointed that there are no green building products or practices used at this site. This is something that the developer should incorporate regardless of the UDO incentives that could be granted, or of the outdated minimum building standards they are required by the state to follow. Buildings produce much of the CO₂ released to the atmosphere, so it is the responsibility of architects and builders to design and build buildings such that they do not continue to be one of our major polluters.

The EC believes that our city and our culture has got to embrace a paradigm to reduce building CO₂ emissions if we are going to combat our current climate crisis, and it is each petitioners obligation to contribute. This includes calculating a building's total environmental footprint using the embodied energy expended as well as operational energy. Embodied energy is the energy used to make the materials and transport them, and to build the building, while operational energy is the energy used to heat, cool, and operate buildings –what we have traditionally looked at when considering energy efficiency. For example, in the past it was common to consider concrete efficient because it doesn't use any energy, but concrete has a very high embodied energy value –a large environmental footprint to manufacture, while its operational energy is not nearly as high.

Because modernizing building methods is so important to the future, the EC recommends that the Petitioner follow the guidelines from the US Building Council's LEED Platinum certification for green building specifications.

Recommended Conditions of Approval

- 1.) Revise the Landscape Plan prior to the Grading Permit issuance.
- 2.) Reuse or recycle all possible construction and demolition debris.
- 3.) Employ Low Impact Development in constructing green infrastructure on the site.
- 4.) Apply green building and site design practices to create a high performance, low-carbon footprint structure.



City of Bloomington Project Review

Project: **Kmart Redevelopment**

Schmidt Associates Project: Bloomington City Architect No. 2017-040.BPR / **Phase DLS**

Date of Project Review: April 30, 2021

Reviewer(s): Craig Flandermeyer and Steve Alspaugh

Project Location: 3216 East 3rd Street

Original Plan Commission Submittal Date: April 6, 2021

Resubmittal Date: Not applicable

Request: Major Site Plan Approval

Planner: Eric Greulich

Purpose

The comments included in this review are intended to provide project design feedback based on the Master Services Agreement and 20.04.070(d), which is beneficial and helpful to the Project Developer and Design Team, Planning & Transportation Staff, Plan Commission Members and City Council Members.

Reference Information with UDO District Site and Building Design Standards

- Site Overlay District: Not Applicable. The site is located outside of the Downtown Overlays.
- Site Zoning District: Mixed-Use Corridor (MC)

Master Services Agreement Review

Schmidt comments on Overall Architecture and Engineering Aspects are as follows:

- Use Application
 - It is our understanding that this is the first petition for the redevelopment of the Kmart property near the mall. After nearly two years and many revisions, the developers have established a final redevelopment plan. The proposed project would involve the construction of 340 student units and 906 bedrooms with a parking garage for 385 vehicles. Inclusive of surface parking spaces, the proposed total space count is 542.
 - There will be minor changes to the Bloomingfoods site to bring that area in the northeast corner of the property into compliance, but the Bloomingfoods building would remain and would not be altered with this petition.
 - The petitioner would be improving the Clarizz and Kingston frontages with new sidewalks, tree plots, and protected bike lanes. There would be two new private east/west streets to connect through to Clarizz and Kingston that would also feature new sidewalk, tree plots, on-street parking, and protected bike lanes. There will also be two large, central greenspaces created to provide common space for the development.

- The project site is 11.98 acres in area with its primary frontage on 3rd Street to the north. As would be expected with the existing zoning, the site is surrounded by a mix of big-box retail (Target and Macy's), a bank, a fast-food restaurant, small office buildings and the Wilmington Court Apartments.
- Massing, Scale and Form
 - In total, there are seven proposed buildings for this development which are designated on the Drawings as follows:
 - Building 1 – Leasing Offices
 - Building 2 – Student Housing Apartments / 20,000 SF
 - Building 3 – Student Housing Apartments / 20,000 SF
 - Building 4 – Student Housing Apartments / 20,000 SF
 - Building 5 – Multi-Family Apartments
 - Building 6 – Multi-Family Apartments
 - Parking Structure
 - The designs for Buildings 1-6 are appropriate in scale and massing with exceptions as further discussed below. Different elements are utilized to both provide facade depth which offers shade and shadow and to break the roof line to offer better visual interest.
 - In their letter dated April 19, 2021, the Planning and Transportation Department identified some issues relative to the Parking Garage with regard to the Architectural Standards of the UDO and the elevations of the Residential Buildings not meeting the required 3% modulation depth. We anticipate these issues are currently being addressed by the design team.
 - The forms carry a level of consistency across the development but avoid monotony by adding some appropriate variety in spacing and detail.
- Architectural Character and Materiality
 - The architectural character and elevations of the Leasing Building are well developed and have a strong design aesthetic that is both comfortable and visually fitting.
 - The architectural character and elevations of the Student Housing Buildings are also well developed and continue the strong design aesthetic, adding a significant cornice element and belt coursing trim (horizontal and vertical) to further break down the scale of the elevations. Siding materials are horizontal lap siding below with panelized siding above.
 - The architectural character and elevations of the Multi-Family Buildings continue some of the modulation themes and balcony arrangements of the Student Housing Buildings but add some changes to the mix. This building includes low-pitch shingled roof forms with gable forms accenting the modulation elements of the elevations. Siding materials are horizontal lap siding below with vertically oriented narrow plank siding above.
 - The double-hung window sizes are well-proportioned and offer some variety of size. Paired doors with generous glazing at the balconies help to further the visual interest.
 - The proposed exterior materials for the Leasing Offices and Student Housing are clearly identified and well considered. The proposed paint scheme is appropriately understated as a neutral tone palette. It is noted as preliminary.

- The proposed exterior materials for the Multi-Family Buildings are also clearly identified and continue the themes of the other buildings. The proposed paint scheme is appropriately understated as a neutral tone palette but adds some additional color on the horizontal lap siding. The colors for this building are also noted as preliminary.
- In summary, the leasing and residential buildings have design themes and character elements which carry a level of consistency across the development, but also have the right level of variety to avoid a monotonous appearance.
- Parking Structure
 - The design character of the parking structure has elements, such as the corner towers which appear to be more developed than the remainder of its elevations.
 - The west elevation and other large expanses should receive additional study. The pilaster and cornice elements shown on the west and north elevations add visual interest and start to break down the scale of the elevation, but more opportunity should be considered to strengthen the impact of these elements. Possibilities could include widening the pilaster elements, wrapping the pilasters with block masonry units to visually tie them to the residential buildings and/or infilling the areas between the pilaster with a metal mesh or other semi-transparent material to give the elements a more substantial visual presence. This type of application could also feature public art or a branding element for the development.
 - The open storefront framing shown in the lower areas of the west elevation should be reconsidered. Discuss options to this approach with the Planning Department, including consideration of perforated metal panels which could have water jet-cut patterns with opening shapes or themes that relate to the branding or strong design character of the rest of the development.

Schmidt comments on the incorporation of best practice green building elements are as follows:

- The project is not asking for density bonuses and does not specifically highlight green practices or elements; however, there are several inherently positive attributes:
 - Redevelopment of an existing site
 - Increased density and sidewalk/trail connections for walkability
 - Incorporation of transit stops
 - Stormwater management/bioretenion areas are mentioned but not readily apparent in the planting or site plans.
 - Covered and secure bicycle storage
 - Recycling collection areas
- Additional information that could reduce the carbon footprint of the project:
 - Proposed HVAC systems and efficiency
 - Proposed building envelope and insulation values

Schmidt comments on potential safety/concerns with the site design are as follows:

- Asymmetrical distance of parking in garage from units may be problematic in inclement weather or loading situations.

- Parking for proposed retail site appears limited and oriented toward car-dominated out-lots.
- Two trash collection areas are indicated for the development; what is the process of residents disposing of trash and recycling?

Schmidt comments on pedestrian safety issues are as follows:

- Internal and neighborhood connectivity appears to be well developed in the proposed plan and through discussion with the DRC.

Schmidt comments on general architectural recommendations to improve the project design are as follows:

- On Sheet A102, Front Elevation-2, there is a trellis element that feels out of scale with the doors below. Consider bringing its height down to just below the adjacent belt course as shown with the red line below. Also consider adding a transom above the door head below to align with the heads of the adjacent windows. Similar transoms are shown above balcony doors on this same elevation.



- On Sheet A102, it is unclear what the intent is for the circled areas above the upper window heads. Please confirm whether is an applied cement fiber board trim or a transom window that was not rendered blue.

Schmidt assessment of vehicular access and flow around the site to ensure practicality are as follows:

- Roadway connections have been established within the framework of the zoning, UDO, and discussion with the DRC.

Schmidt comments on UDO Site and Building Design standards review are as follows:

- All proposed buildings appear to meet the UDO height limits of a maximum of 4 stories and 50'. The only location which appears to exceed that height is at the north elevation of Building 4 where the slight drop in grade in that location causes that dimension to grow slightly to 52'.

- Based on comments in a letter dated 4/19 letter from the Planning and Transportation Department to the design team, the elevations for the residential buildings do not meet the required 3% modulation depth, noting that the depth of the modulation is to be measured from the face of the building rather than the front of the canopies.
- The DRC letter also noted that the elevations for the parking garage do not meet the architectural requirements outlined in Section 20.04-070(2)(D) of the UDO. Given that this is a parking garage rather than a fully enclosed building, discuss with Planning the possibility of utilizing perforated or water jet cut metal panels as a substitution for glazing as described in Item iii. of the article.
- The horizontal and vertical modularity of parking structure should continue to be studied and evaluated to meet UDO requirements.
- All proposed exterior materials appear to be consistent with the requirements of the UDO.
- The materials and construction of the refuse container areas were not provided.
- Is there significant ground-mounted mechanical equipment, metering/utility locations?
- No exterior lighting information was provided.
- No exterior signage information was provided.

Schmidt comments on the connectivity to surrounding context and structure are as follows:

- Connectivity to the surrounding area appears to be appropriate and has been coordinated in discussion with the DRC.

Design Review Comments

The Third-Party Review established for the Building Design Standards established in UDO Section 20.04.070(d) allows for review of any proposed building design in order to assist with review of compliance with the standards in Section 20.04.070(d). Where the decision on an application is made by the Plan Commission or City Council, the consultant may offer alternative compliant design option(s) that addresses each element of building design addressed below and from 20.04.070(d). The alternative compliant design is attached and items from 20.04.070(d) that were altered from the submitted design are described below.

20.04.070(d)(2): Mixed-Use and Nonresidential

1. (C) Materials
2. (D) Exterior Facades
3. (E) Patterns
4. (F) Eaves and Roofs
5. (G) 360-Degree Architecture
6. (H) Primary Pedestrian Entry
7. (I) Windows on Primary Facades

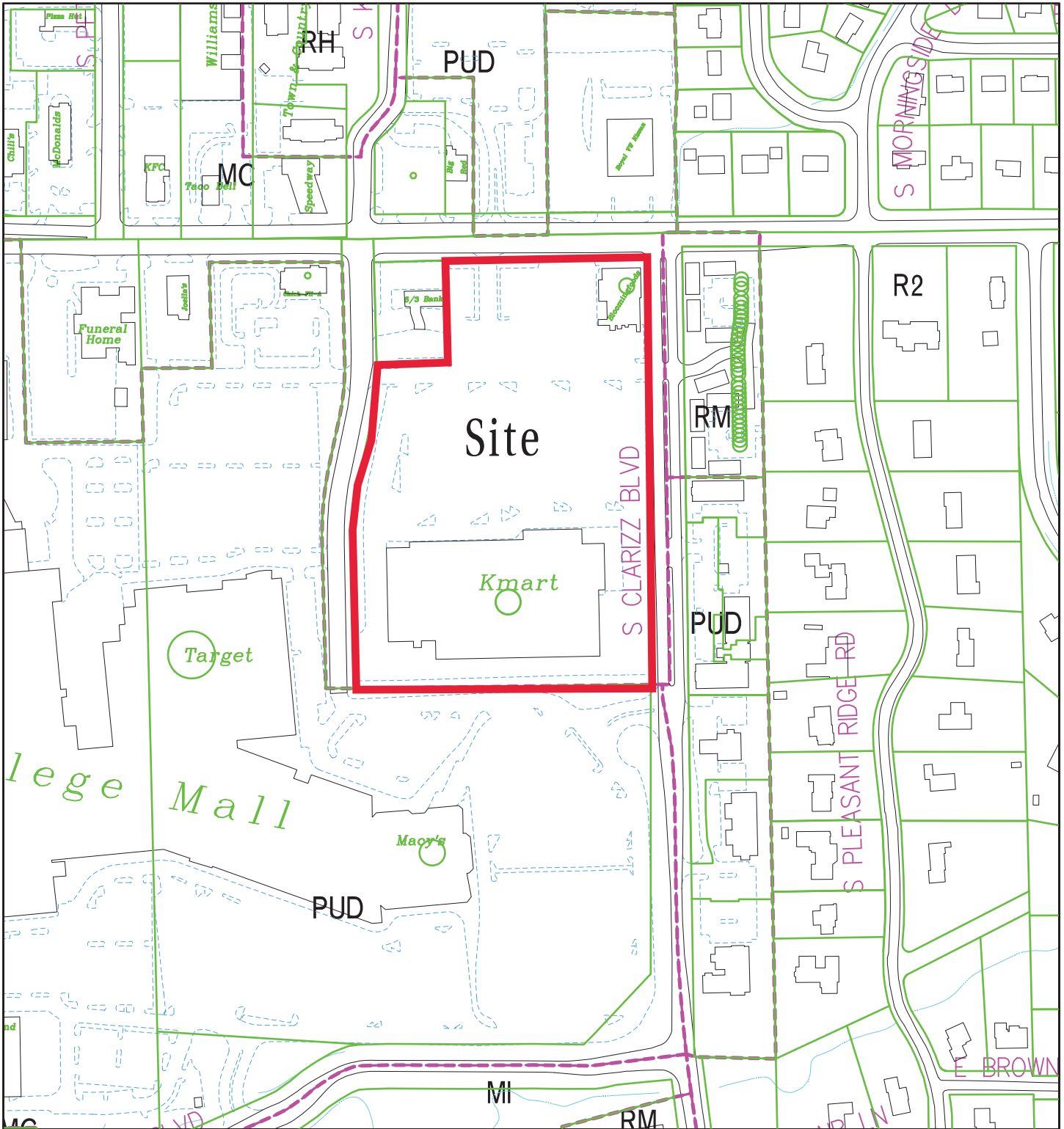
20.04.070(d)(3): Residential

1. (B) Materials
2. (E) Roofs
3. (G) Uniform Architecture

4. (H) Anti-monotony Standards

20.04.070(d)(5): Neighborhood Transition Standards

1. (B)(iv) Building Height



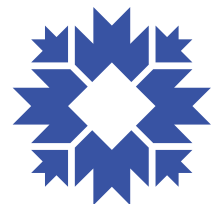
SP-15-21 Trinitas
 3216 E 3rd Street
 Plan Commission
 Site Location, Zoning, Parcels

By: greulice
 7 May 21



For reference only; map information NOT warranted.

City of Bloomington
 Planning



Scale: 1" = 300'



SP-15-21 Trinitas

3216 E 3rd Street

Plan Commission

Aerial Photograph

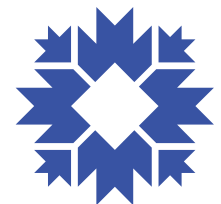
By: greulice

7 May 21



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 200'



BYNUM FANYO & ASSOCIATES, INC.

45

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

APRIL 26TH, 2021

CITY OF BLOOMINGTON PLAN COMMISSION
CITY OF BLOOMINGTON PLANNING & TRANSPORTATION DEPARTMENT
SHOWERS BUILDING SUITE 130
401 N MORTON ST BLOOMINGTON, INDIANA 47404

DEAR MR. GREULICH AND MEMBERS OF THE PLAN COMMISSION,

FOR YOUR CONSIDERATION, TRINITAS IS SUBMITTING TO YOU THIS PETITION FOR A MAJOR SITE PLAN APPROVAL FOR THE REDEVELOPMENT OF THE VACANT K MART SITE AT 3216 E 3RD STREET. THE PROPOSAL WILL INCLUDE RETAINING THE EXISTING BLOOMINGFOODS GROCERY STORE AND DEMOLISHING THE EXISTING K MART BUILDING AND ITS PARKING LOT TO BE REPLACED BY THE CONSTRUCTION OF A 340 UNIT / 906 BED MULTI-FAMILY AND STUDENT HOUSING DEVELOPMENT CONSISTING OF FIVE RESIDENTIAL BUILDINGS, ONE LEASING AND AMENITY BUILDING, AND ONE PARKING STRUCTURE. THE PROJECT IS DESIGNED TO MEET THE MC ZONING DESIGNATION REQUIREMENTS WITH NO REQUESTED VARIANCES OR DENSITY BONUSES.

LOCATION

THE PROJECT IS LOCATED ON A 11.98 ACRE SITE BOUNDED BY 3RD STREET AT THE NORTH, KINGSTON DRIVE AT THE WEST, CLARIZZ BOULEVARD AT THE EAST, AND THE COLLEGE MALL RING ROAD TO THE SOUTH. THE SITE IS ZONED MIXED-USE CORRIDOR. ADJACENT DEVELOPMENT TO THE SITE INCLUDES: TARGET AND MACY'S DEPARTMENT STORES, CHIC-FIL-A, FIFTH THIRD BANK, AND THE WILMINGTON COURT APARTMENTS AND SMALL OFFICES ON THE EAST SIDE OF CLARIZZ BOULEVARD. ADJACENT ZONING INCLUDES PUD, MC, AND RM DESIGNATIONS. ACROSS 3RD STREET TO THE NORTH IS A VACANT GROCERY STORE, CAR DEALERSHIP, AND LIQUOR STORE.

UTILITIES AND FIRE PROTECTION

THE CITY OF BLOOMINGTON UTILITIES HAS AN EXISTING 12" WATER MAIN IN CLARIZZ BLVD. WE WILL BE CONNECTING TO THIS MAIN AT TWO LOCATIONS WITH 8" WATER MAIN EXTENSIONS. THE FIRE DEPARTMENT HAS REVIEWED OUR PLAN AND HAS REQUESTED THE INSTALLATION OF FOUR FIRE HYDRANTS. THE CONNECTION AT MARY AGNES PLACE WILL BE EXTENDED WEST TO FREIDA PARK AND A FIRE HYDRANT WILL BE INSTALLED. THE SECOND CONNECTION WILL BE AT MARGARET PLACE AND EXTENDED TO THE TRANSPORTATION PLAZA NEAR KINGSTON BLVD. WHERE AN ADDITIONAL FIRE HYDRANT WILL BE INSTALLED. ALL SIX MULTI-FAMILY BUILDINGS AND THE PARKING GARAGE WILL BE SERVED FROM THIS MAIN EXTENSION WITH BOTH FIRE PROTECTION AND DOMESTIC WATER SERVICE LATERALS. PRESSURE BOOSTER PUMPS WILL BE PROVIDED AT EACH BUILDING TO PROVIDE THE NECESSARY PRESSURE FOR FIRE PROTECTION. TWO ADDITIONAL FIRE HYDRANTS WILL BE INSTALLED ON CLARIZZ AT THE INTERSECTION OF THE ABOVE REFERENCED STREET INTERSECTIONS PER THE FIRE DEPARTMENTS REQUEST. IN ADDITION TO THE ABOVE, PAVED FIRE ACCESS APRONS HAVE BEEN PROVIDED AT THE NORTH AND SOUTH ENTRANCES TO FREIDA PARK.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

SANITARY SEWER IS LOCATED IN EAST THIRD STREET. A CONNECTION AND MANHOLE WILL BE SET OVER THE EXISTING MAIN AND AN 8" GRAVITY SANITARY SEWER WILL BE EXTENDED SOUTH THROUGH FREIDA PARK TO MARGARET STREET. THIS MAIN WILL SERVE ALL PROPOSED BUILDINGS.

VEHICLE PARKING

PARKING FOR THE RETAIL, MULTI-FAMILY AND STUDENT HOUSING USES WILL CONSIST OF A TOTAL OF 542 SPACES. THE 542 SPACES ARE COMPRISED OF 385 STRUCTURED SPACES, 100 SURFACE PARKING SPACES, AND 57 PARALLEL PARKING SPACES. 309 PARKING SPACES WILL SERVE THE STUDENT HOUSING PARKING REQUIREMENT OF .5 SPACES PER BED AND THE REMAINING 233 PARKING SPACES WILL SERVE THE RETAIL AND MULTI-FAMILY USES OF WHICH PARKING IS OPTIONAL IN THE MC ZONING DISTRICT. RENTAL OF PARKING SPACES IN THE GARAGE IS OPTIONAL FOR RESIDENTS. RENT FOR A UNIT DOES NOT INCLUDE CHARGES FOR PARKING. PARKING SPACES CAN BE RENTED SEPARATELY AS AN ADDITIONAL CHARGE TO UNIT RENT. THE PARKING STRUCTURE WILL CONTAIN 22 ELECTRIC VEHICLE CHARGING STATIONS AS REQUIRED BY THE UDO.

BICYCLE PARKING

A TOTAL OF 182 BIKE PARKING SPACES WILL BE PROVIDED TO MEET THE PARKING REQUIREMENT OF 1 BIKE PARKING SPACE PER 5 BEDS. OF THESE 182 SPACES, 158 WILL BE CLASS 1 LONG TERM PARKING DISTRIBUTED IN INTERIOR BIKE ROOMS LOCATED IN EACH OF THE RESIDENTIAL BUILDINGS. THE REMAINING 24 SPACES WILL BE DISTRIBUTED IN 6 LOCATIONS WITH 4 SPACES EACH WITHIN 50' OF THE ENTRANCE TO THE FIVE RESIDENTIAL BUILDINGS AND LEASING OFFICE BUILDING.

PUBLIC TRANSPORTATION

THE PROJECT IS CURRENTLY SERVED BY THE #3 COLLEGE MALL AND #8 EASTSIDE LOCAL BUS LINES AND IS WITHIN A SHORT WALK TO THE IU CAMPUS ROUTE LOCATED ON BUICK CADILLAC BLVD. TO THE SOUTH. THE #3 COLLEGE MALL ROUTE RUNS EVERY 30 MINUTES AND THE EASTSIDE LOCAL ROUTE RUNS EVERY 60 MINUTES. A NEW BUS STOP AND TRANSIT PLAZA FOR RESIDENTS AS WELL AS COLLEGE MALL CUSTOMERS WILL BE LOCATED ON KINGSTON DRIVE ACROSS FROM THE TARGET ENTRY.

THE IU BUS RUNS EVERY 10 TO 20 MINUTES AND WILL CONNECT STUDENTS DIRECTLY TO CAMPUS. THIS IS ACCESSIBLE FROM COLLEGE MALL BOULEVARD OR BUICK CADILLAC BOULEVARD TO THE SOUTH.

PEDESTRIAN IMPROVEMENTS AND CONNECTIVITY

THE CITY'S TRANSPORTATION PLAN IDENTIFIES KINGSTON DRIVE AND NC-13 (WE ARE CALLING MARGARET PLACE) WITH THE GENERAL URBAN TYPOLOGY. CLARIZZ BOULEVARD IS IDENTIFIED AS A NEIGHBORHOOD CONNECTOR STREET TYPOLOGY. IN THE DRC PROCESS IT WAS ADVISED BY THE CITY TO MAKE SLIGHT MODIFICATIONS TO THE GENERAL URBAN STREET TYPOLOGY PLACING THE PROTECTED BIKE LANE DIRECTLY ADJACENT TO THE SIDEWALK, PROTECTED FROM THE STREET TRAFFIC BY A LANDSCAPED ZONE FOR STREET TREES. THIS GUIDANCE IS REFLECTED IN OUR PROPOSED DESIGN OF KINGSTON DRIVE, CLARIZZ BOULEVARD AND

MARGARET PLACE STREET. SINCE OUR INITIAL FILING WE HAVE REVISED OUR CLARIZZ BOULEVARD STREET SECTION FROM 3RD STREET TO THE DEVELOPMENTS SOUTHERN BORDER TO ONE VEHICULAR LANE SOUTH BOUND WITH A 7' BIKE LANE PROTECTED BY A 2' CONCRETE MEDIAN. DUE TO AN EXISTING BLOOMINGFOODS TRANSFORMER, THERE IS A MOMENTARY REDUCTION IN THE TREE PLOT FROM 6' TO 4' ON THE NORTHERN CLARIZZ BLOCK (SEE SHEET A003).

VEHICULAR TRAFFIC

THE EXISTING SITE HAS A TOTAL OF 660 PARKING SPACES AND APPROXIMATELY 128,000 SF OF RETAIL. THE PROPOSED REDEVELOPMENT CONTAINS 10,300 SF OF RETAIL (REPRESENTING THE EXISTING BLOOMINGFOODS) AND 340 UNITS OF HOUSING. PARKING PROPOSED FOR THE NEW DEVELOPMENT WILL BE 542 SPACES, A 20 PERCENT REDUCTION. ADDITIONALLY, TURNOVER OF THE RESIDENTIAL SPACES WILL BE LESS FREQUENT THAN DISCOUNT RETAIL RESULTING IN LESS TRAFFIC INTENSITY. LOCATING RESIDENTIAL APARTMENTS WITHIN DIRECT ADJACENCY OF COLLEGE MALL, TWO GROCERY STORES AND THREE BUS LINES WILL MAKE NOT OWNING, OR NOT DRIVING A CAR BOTH AN ATTRACTIVE AND PRACTICAL CHOICE FOR RESIDENTS.

DRAINAGE AND WATER QUALITY

THE EXISTING CONDITIONS AT THIS SITE IS 93% IMPERVIOUS SURFACE AREA CONSISTING OF PAVED PARKING AND EXISTING BUILDING. TO COMPLY WITH THE UDO REQUIREMENTS, OUR SITE DESIGN WILL BE PROVIDING 40% LANDSCAPING PERVIOUS AREAS. THIS WILL RESULT IN SIGNIFICANT REDUCTION IN STORM WATER RUNOFF. THIS IMPROVEMENT TRANSLATES TO NEARLY AN ADDITIONAL 4 ACRES OF PERMEABLE SURFACE OVER WHAT EXISTS TODAY. IN ADDITION TO THE INCREASE IN PERVIOUS SURFACE WE ARE PROVIDING BIORETENTION PONDS LOCATED THROUGHOUT THE PROJECT SITE. THESE BIOFILTERS WILL COLLECT AND FILTER THE STORM WATER PRIOR TO LEAVING THE SITE.

NEIGHBORHOOD MEETINGS

IN 2018 A WEEK-LONG PUBLIC WORKSHOP WAS HELD TO BRAINSTORM IDEAS WITH THE COMMUNITY ABOUT THE FUTURE OF THE SITE. THE CHARETTE WAS PRODUCTIVE AND PRODUCED ONE OF THE DEFINING FEATURES OF THE SITE: FRIEDA PARK. AT THAT TIME COURBANIZE, A WEBSITE TO SURVEY RESIDENTS AND COLLECT FEEDBACK WAS ALSO INITIATED. UPON THE NEW UDO AND REZONING OF THE SITE TO MC CORRIDOR, SUBSTANTIAL CHANGES WERE REQUIRED OF THE PLAN TO MEET THE NEW CRITERIA. FOLLOWING A REDESIGN TARGETING UDO MC COMPLIANCE, A NEIGHBORHOOD MEETING WAS HELD USING THE ZOOM FORMAT (AND IS AVAILABLE FOR DOWNLOAD ON THE COURBANIZE WEBSITE) ON MARCH 29TH, 2021. COMMENTS DURING THE MARCH 29TH MEETING DEALT LARGELY WITH PROPERTY MANAGEMENT, NUMBER OF BEDS, CHARACTER OF THE MULTI-FAMILY AND STUDENT HOUSING INCLUDING NUMBER OF BEDS, AND PERCENTAGE OF UNITS FOR THE TWO CATEGORIES.

TENTATIVE DEVELOPMENT SCHEDULE

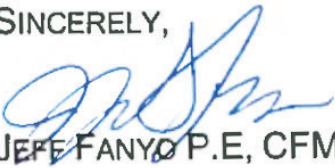
MAY 2021 PLANNING COMMISSION HEARING #1
 JUNE 2021 PLANNING COMMISSION HEARING #2
 NOVEMBER 2021: COMMENCE GROUND LEASE, BEGIN CONSTRUCTION
 JULY 2023: SUBSTANTIAL COMPLETION

DESIGN REVIEW COMMITTEE

OUR PROJECT HAS RECEIVED POST-FILING COMMENTS FROM THE PLANNING AND TRANSPORTATION DEPARTMENT AND THE DRC ON SITE AND ARCHITECTURAL DESIGN ISSUES. THOSE COMMENTS, AND OUR RESPONSES CAN BE FOUND IN THE PDF SET ON SHEETS A108 AND A109. THE PROCESS WAS ESPECIALLY HELPFUL IN OUR TEAM'S UNDERSTANDING OF THE INTENT OF THE UDO, CHARACTER OF STREETS AND PARKS, DISTRIBUTION OF AMENITIES, AND ACTIVATION OF STREETS WITH PEDESTRIAN ENTRIES.

THANK YOU FOR THE CONSIDERATION OF THIS PETITION.

SINCERELY,



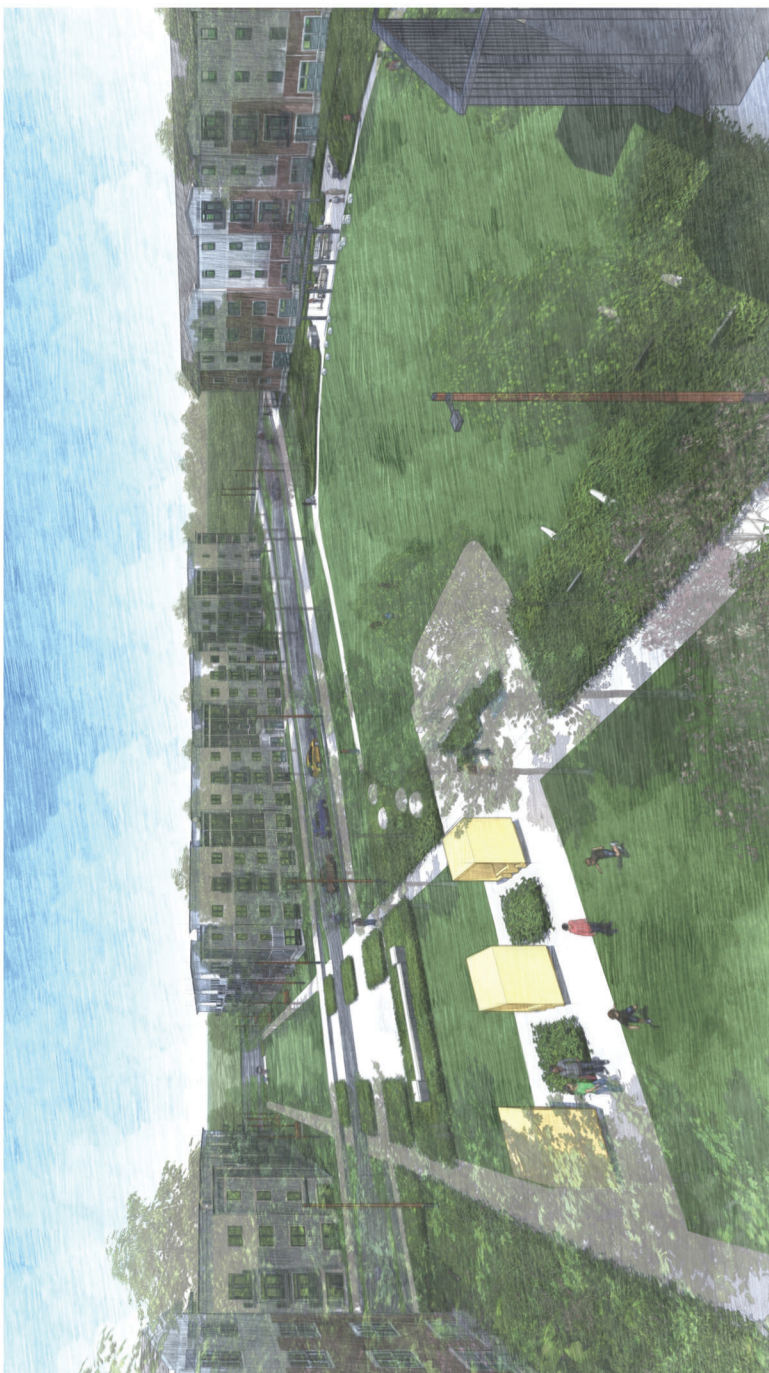
JEFF FANYO P.E, CFM



BYNUM FANYO & ASSOCIATES, INC.

The District at Latimer Square Bloomington, Indiana Site Plan Approval

Post-Filing Revisions: April 26th, 2021



TRINITAS

DRAWING INDEX

COVER SHEET
A001 DRAWING INDEX

PLANNING OVERVIEW DRAWINGS:

- A002 UDO BLOCK SIZE & STREET GRID COMPLIANCE
- A003 SETBACKS, STREET TYPOLOGY, BUILDING ENTRIES
- A004 BIKE RACK AND PARKING EXHIBIT
- A005 BUILDING HEIGHT DIAGRAMS
- A006 ANTI-MONOTONY FACADE EXHIBIT – BUILDINGS 2,3,4
- A007 ANTI-MONOTONY FACADE EXHIBITS – BUILDINGS 2,3,4
- A008 ANTI-MONOTONY FACADE EXHIBITS – BUILDINGS 5,6
- A009 ANTI-MONOTONY FACADE EXHIBITS – BUILDINGS 5,6
- A010 ANTI-MONOTONY FACADE EXHIBITS – LEASING OFFICES
- A011 ANTI-MONOTONY FACADE EXHIBITS – PARKING GARAGE

CIVIL DRAWINGS:

- C100 GENERAL NOTES AND LEGEND
- C401 GRADING UTILITY AND SWPP PLAN NORTH
- C402 GRADING UTILITY AND SWPP PLAN SOUTH
- C601 MISC. DETAILS
- C701 SWPPP INFORMATION
- C801 SWPPP DETAILS
- C802 SWPPP DETAILS

LANDSCAPE DRAWINGS:

- L100 OVERALL LANDSCAPE PLAN
- L101 ENLARGED LANDSCAPE PLAN – BLOOMINGFOODS
- L102 ENLARGED LANDSCAPE PLAN – NORTH WEST
- L103 ENLARGED LANDSCAPE PLAN – NORTH EAST
- L104 ENLARGED LANDSCAPE PLAN – SOUTH WEST
- L105 ENLARGED LANDSCAPE PLAN – SOUTH EAST
- L106 LANDSCAPE DETAILS

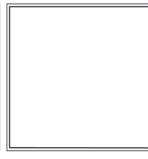
ARCHITECTURAL DRAWINGS:

- A1 CONCEPT RENDERINGS – PARKS
- A2 CONCEPT RENDERINGS – DORMITORIES AND OFFICES
- A3 CONCEPT RENDERINGS – ADDITIONAL IMAGES
- A100 BUILDING 1 STREET ELEVATIONS
- A101 BUILDING 1 COURTYARD ELEVATIONS
- A102 BUILDING 2,3,4 ELEVATIONS
- A103 BUILDING 2,3,4 ELEVATIONS
- A104 BUILDING 5,6 ELEVATIONS
- A105 BUILDING 5,6 ELEVATIONS
- A106 GARAGE ELEVATIONS
- A107 GARAGE ELEVATIONS

APPENDIX – PROCESS:

- A108 POST-FILING COMMENT RESPONSE
- A109 DRC COMMENT RESPONSE

5 CSO
8811 Keystone Crossing, Indianapolis, IN 46240
317.444.7800 | csc@csos.com



PROJECT:
THE DISTRICT
AT
LATIMER SQUARE
Bloomington, Indiana

Scale Drawings:
Conceptual Design Only
Subject to Change

Revisions:
-

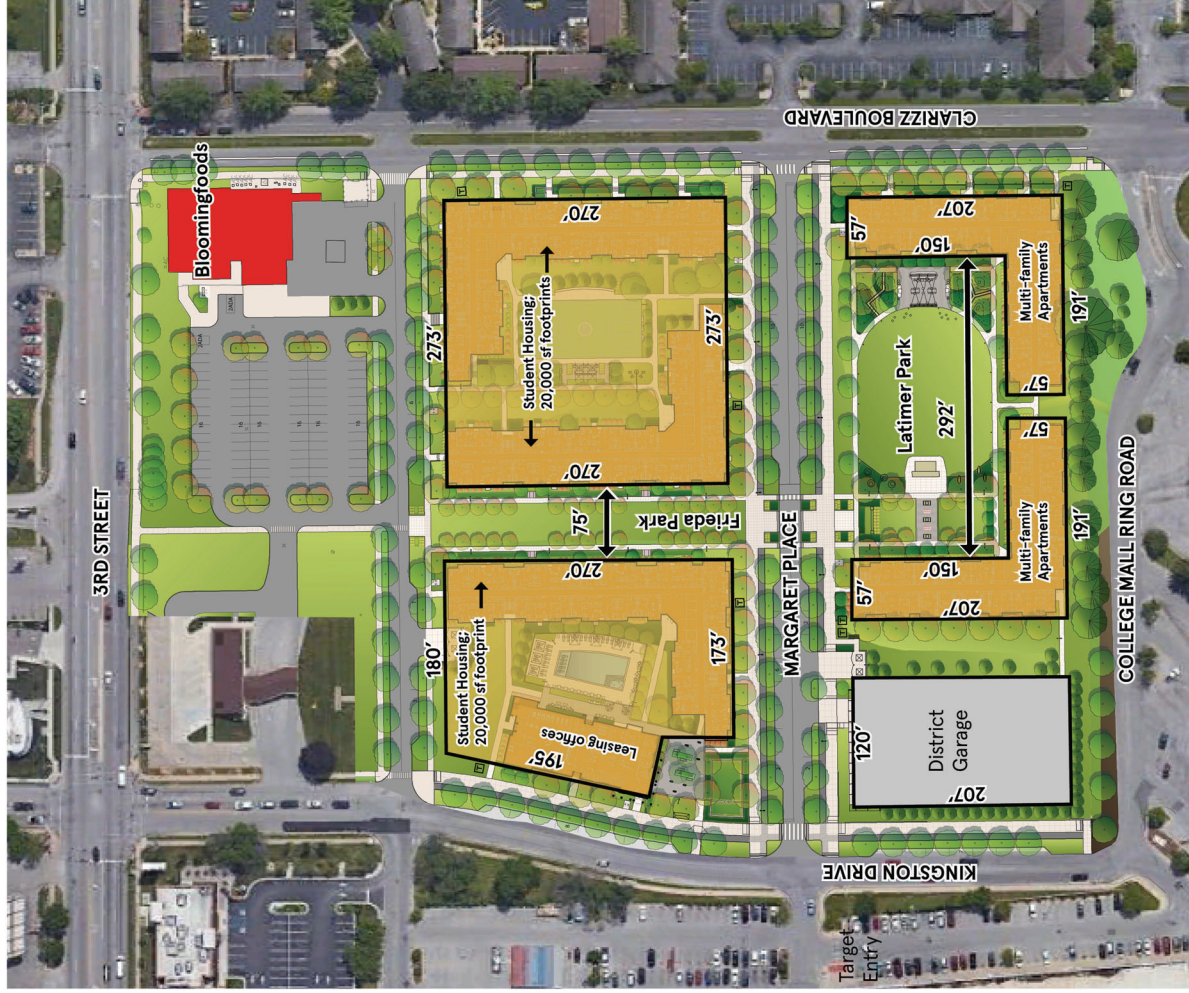
Issue Date | Drawn By | Checked By |
April 26th 2021

Drawing Title:
DRAWING
INDEX

Certified By:

Drawing Number:
A001

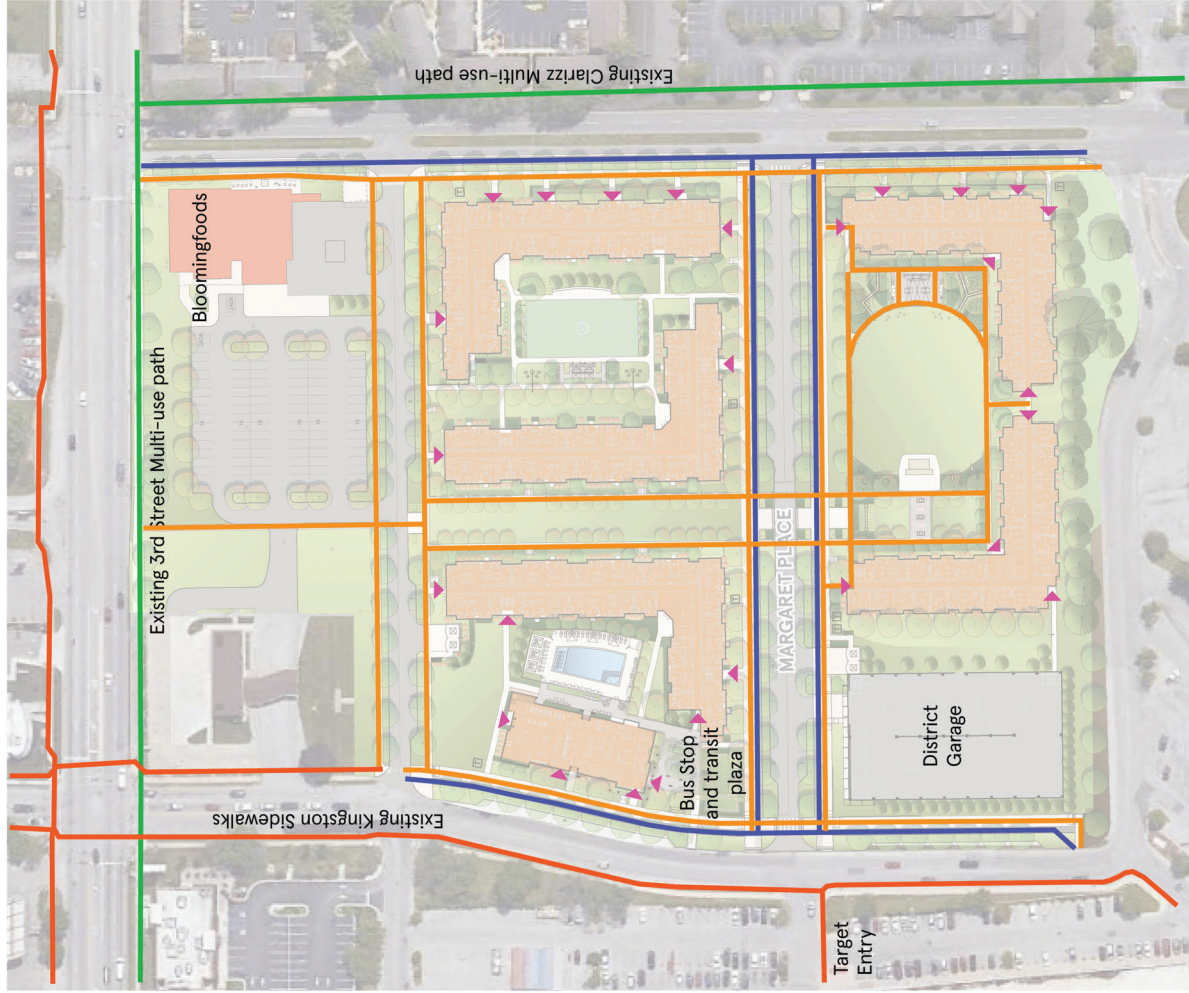
Project Number:



UDO BLOCK SIZE COMPLIANCE AND LAND USE

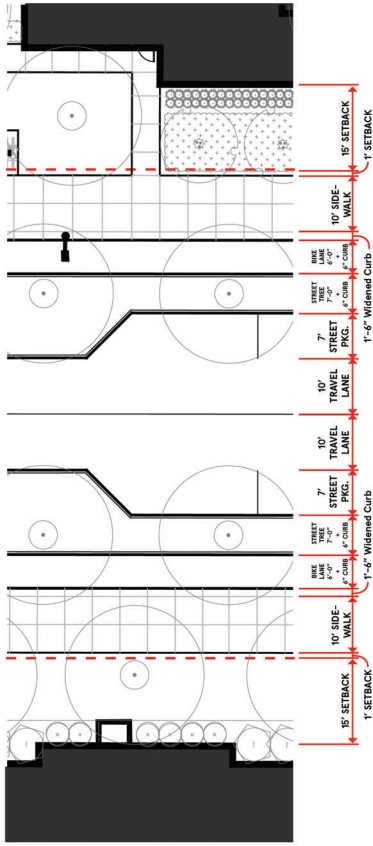


TRANSPORTATION PLAN STREET GRID NC-13 STREET ALIGNMENT

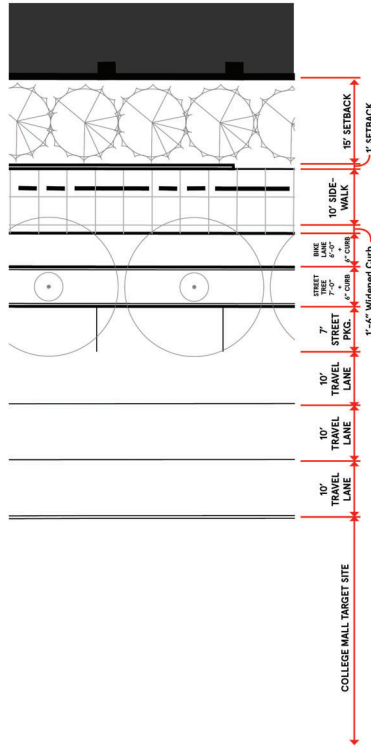


CONNECTIVITY DIAGRAM

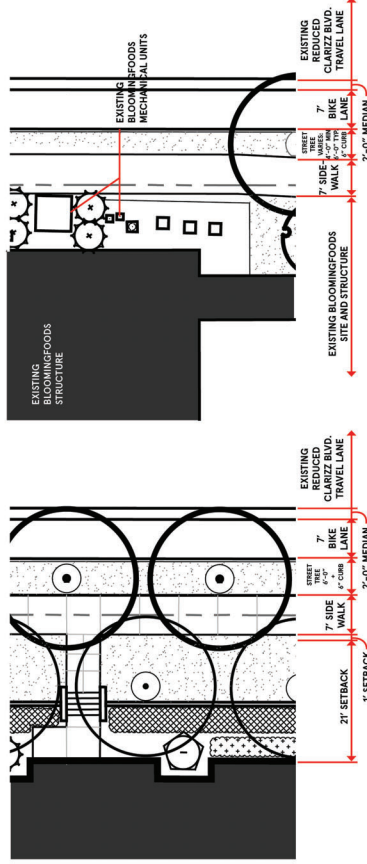
- Street facing Building Entry
- New Protected Bike Lanes
- New Sidewalks
- New Multi-use Path
- Existing Sidewalks
- Existing Multi-Use Path



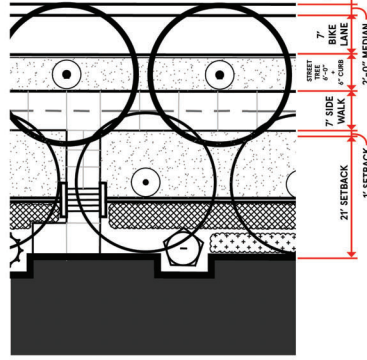
GENERAL URBAN TYPOLOGY - MARGARET PLACE



GENERAL URBAN TYPOLOGY - KINGSTON DRIVE



**NEIGHBORHOOD CONNECTOR
CLARIZZ BLVD. AT BLOOMINGFOODS**



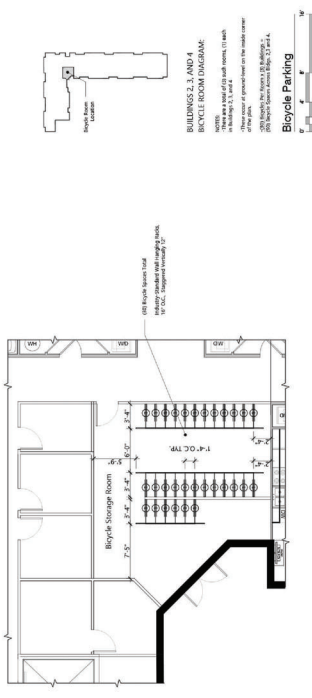
**NEIGHBORHOOD CONNECTOR
CLARIZZ BLVD.**

REQUIRED PARKING:
 STUDENT HOUSING (BUILDINGS 2,3,4) = 617 BEDS * .5 = 309 Spaces
 Retail and Multi-Family Housing does not require parking in the MC Zoning

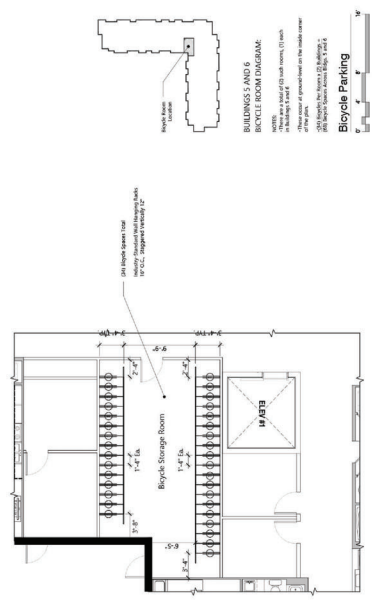
90 DEGREE SURFACE PARKING PROVIDED 100
 PARALLEL PARKING PROVIDED 57
 STRUCTURED PARKING PROVIDED 385 (22 of which are electric car charging stations required per the UDO)
TOTAL 542 SPACES

BIKE SPACES:
 TOTAL REQUIRED: 906 BEDS / 5 = 182
 BLOOMINGFOODS: 4 SPACES

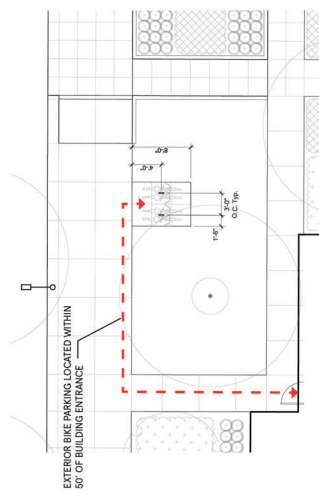
INTERIOR SPACES PROVIDED 158
 EXTERIOR SPACES PROVIDED 28
TOTAL SPACES 186



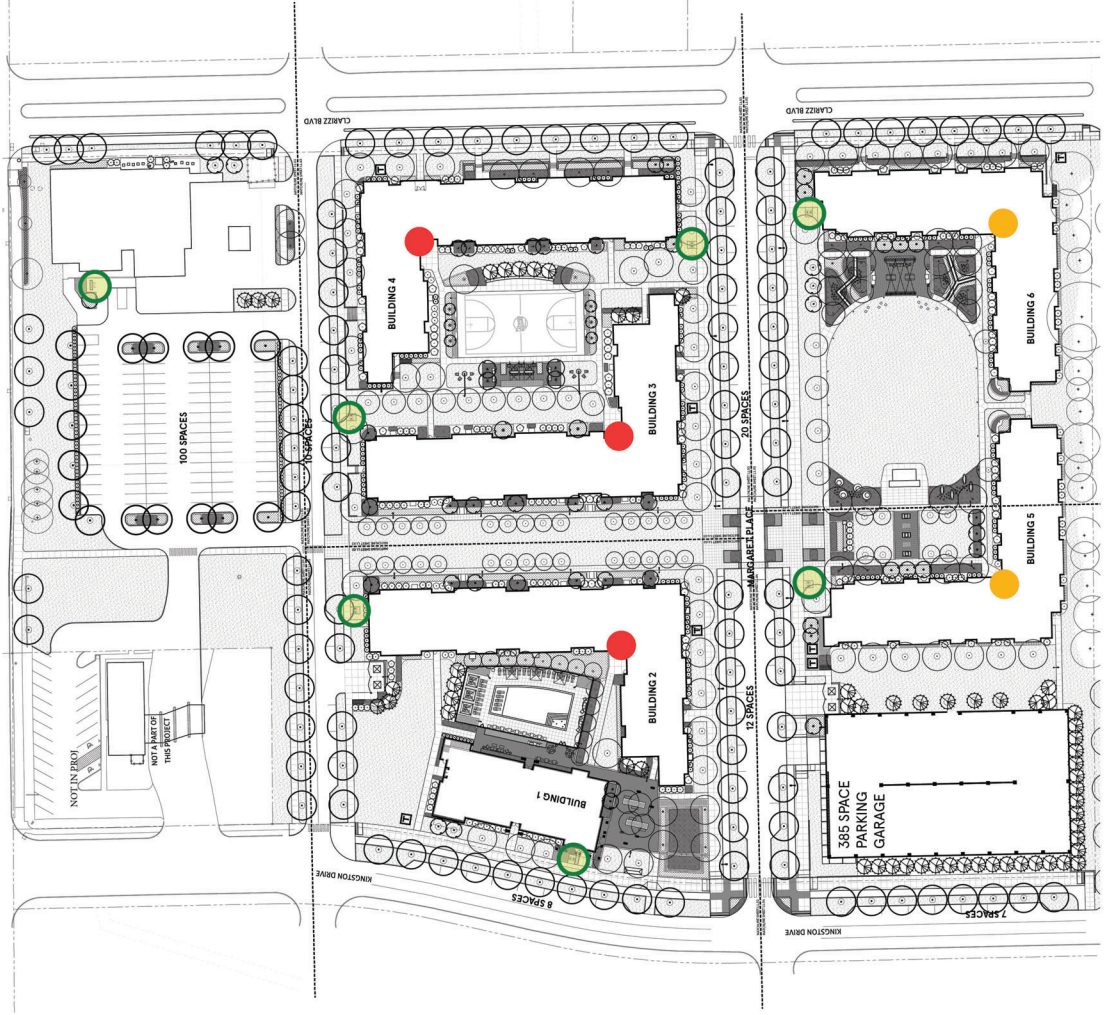
TYP. INTERIOR BIKE PARKING - BUILDINGS 2,3,4

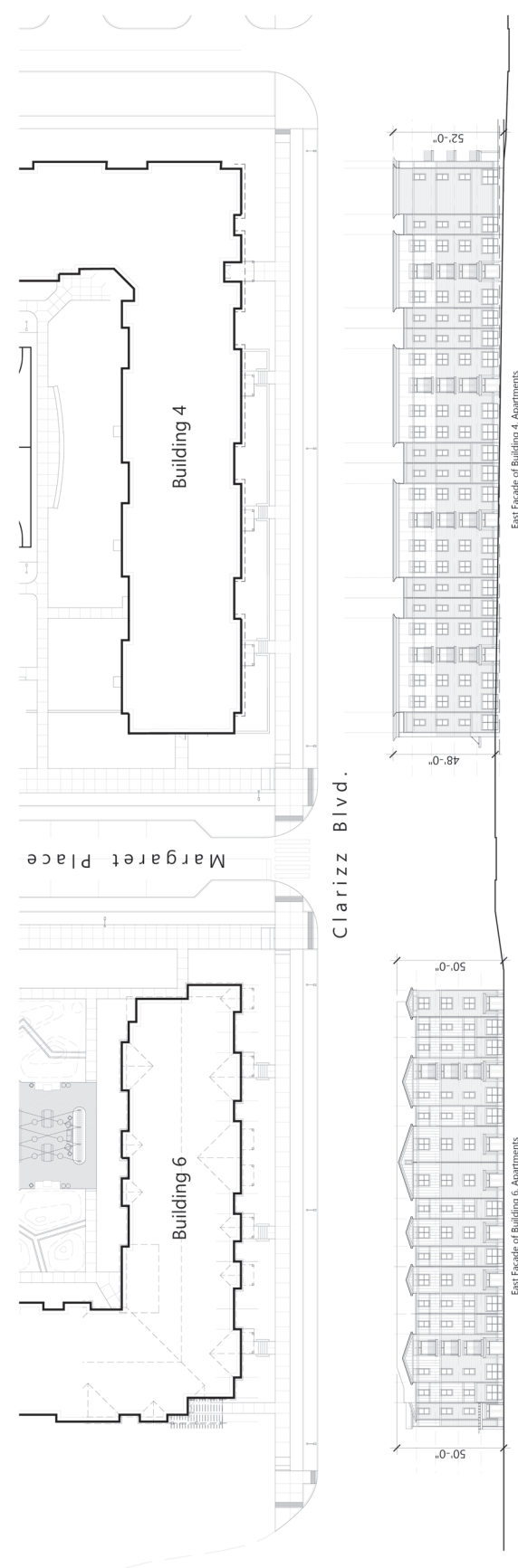


TYP. INTERIOR BIKE PARKING - BUILDINGS 5,6

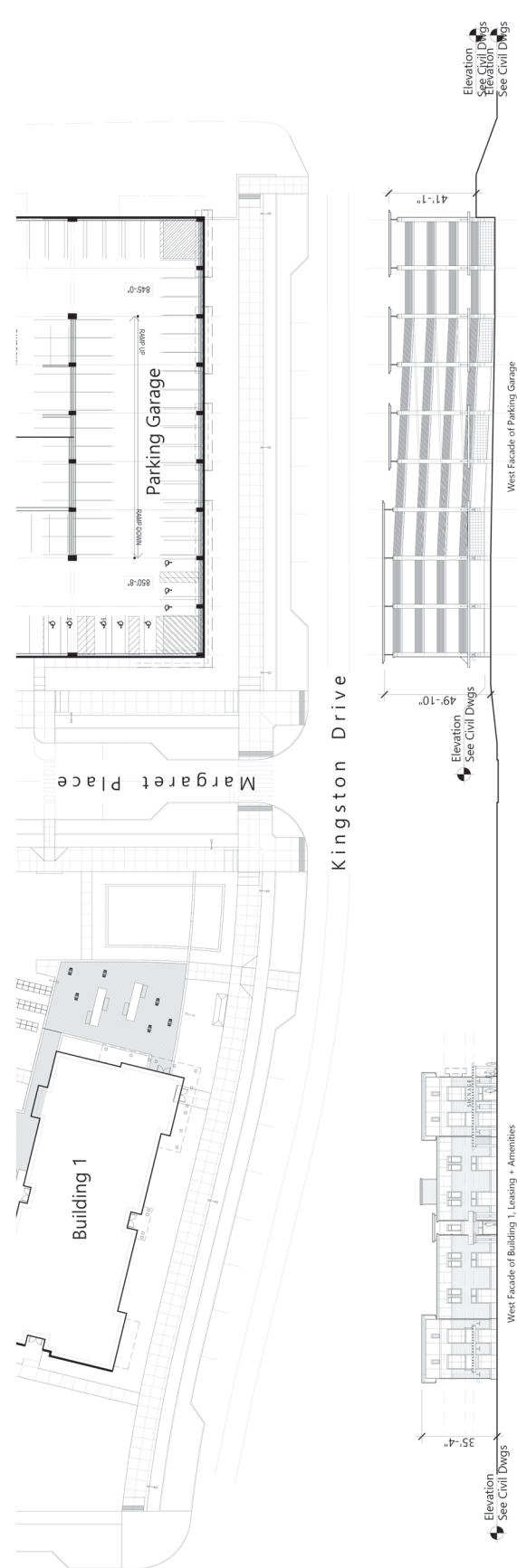


TYP. EXTERIOR BIKE PARKING - LOCATED WITHIN 50' OF A BUILDING ENTRY

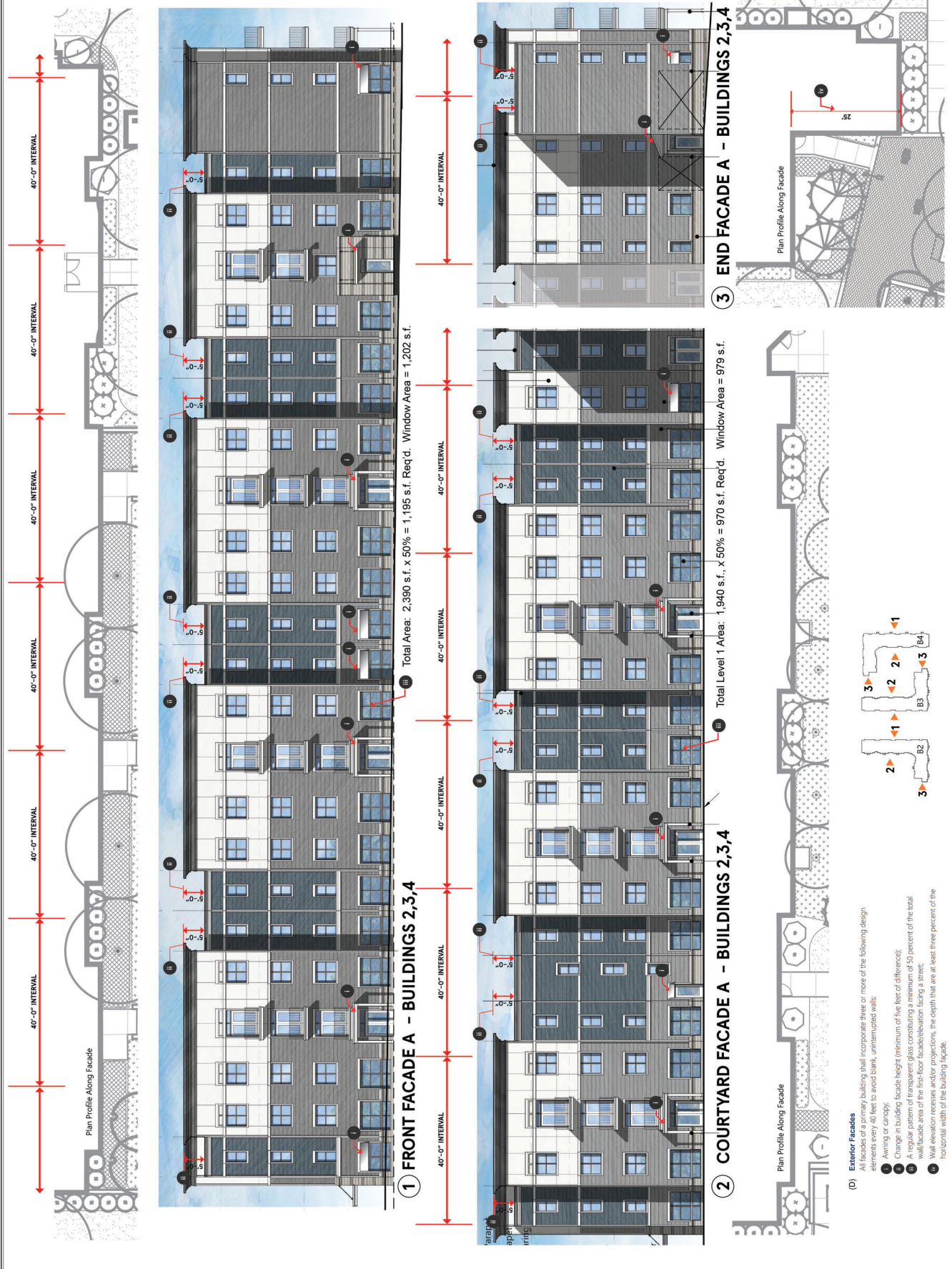


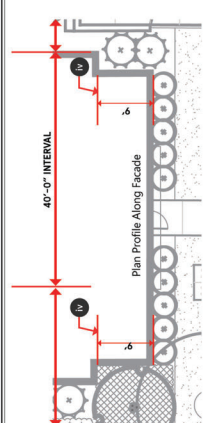


Project Elevation Along Clarizz Blvd., Facing West

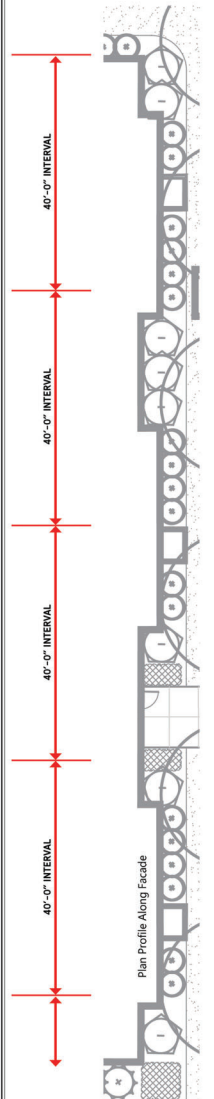


Project Elevation Along Kingston Drive, Facing East

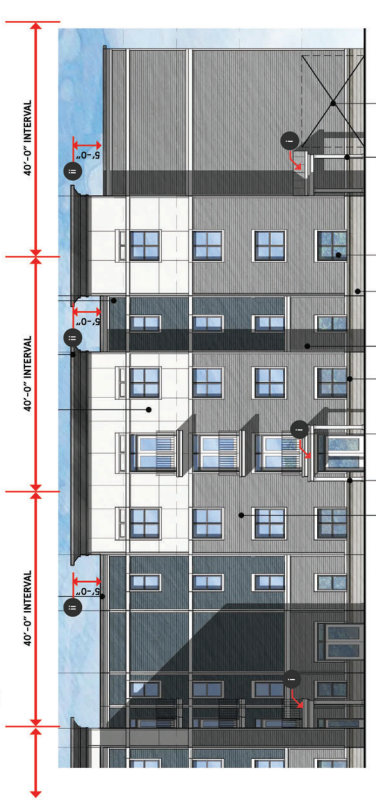




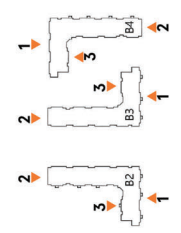
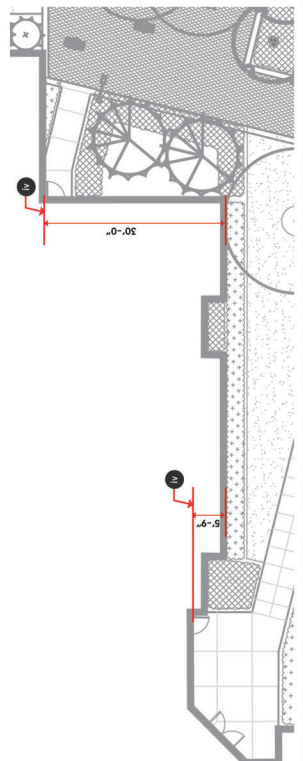
2 END FACADE B - BUILDINGS 2,3,4



1 FRONT FACADE B - BUILDINGS 2,3,4
 Total Level 1 Facade Area: 1,542 s.f. x 50% = 771 s.f. Req'd. Window Area = 771 s.f.

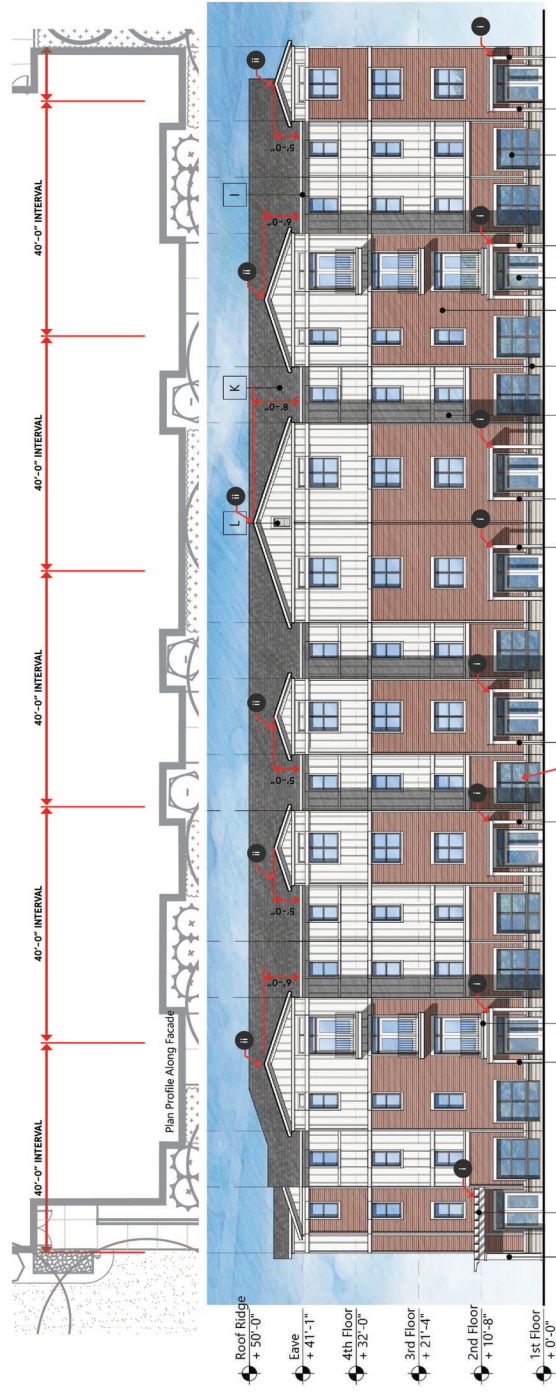


3 COURTYARD FACADE B - BUILDINGS 2,3,4

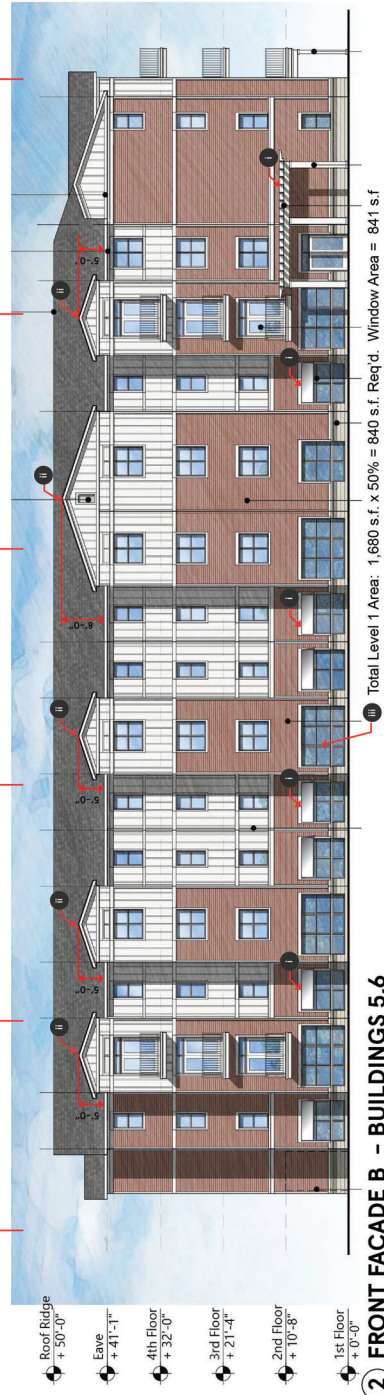


(D) Exterior Facades
 All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:
 1 Awning or canopy;
 2 Change in building facade height (minimum of five feet of difference);
 3 A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street;
 4 Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade.

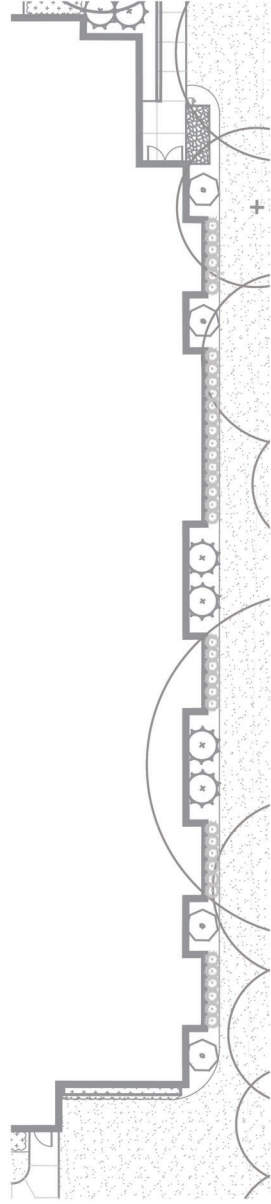
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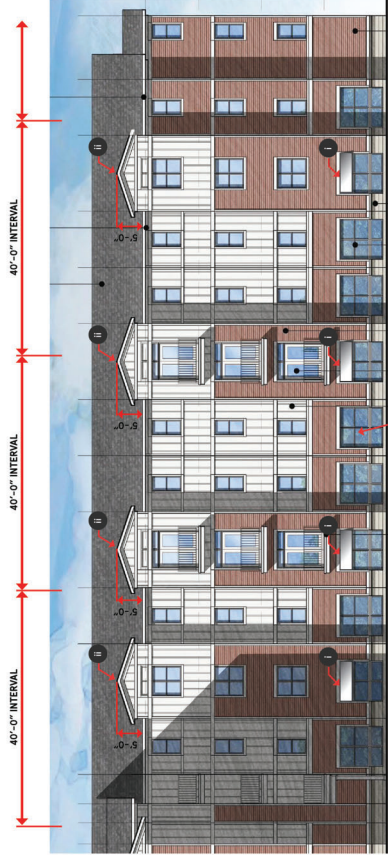
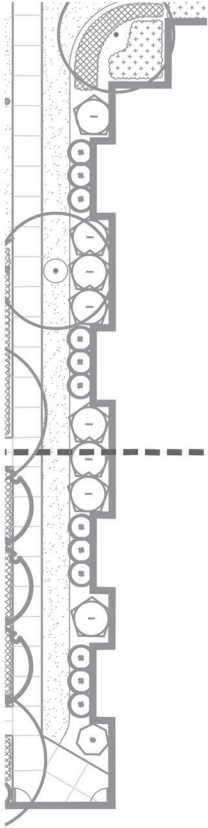


1 FRONT FACADE A - BUILDINGS 5,6

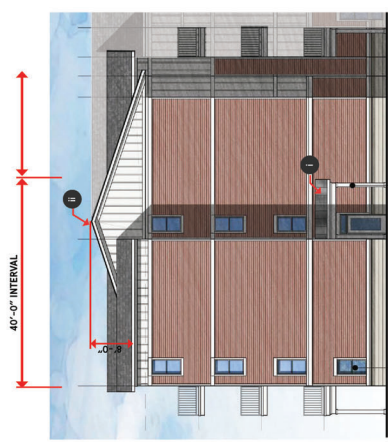
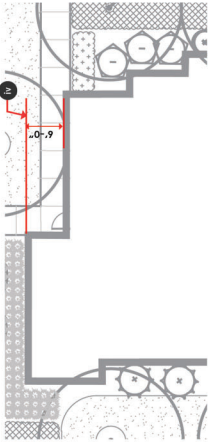


2 FRONT FACADE B - BUILDINGS 5,6

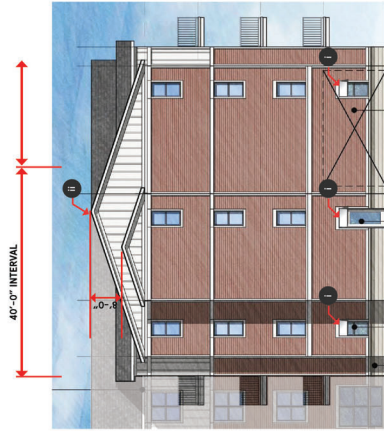




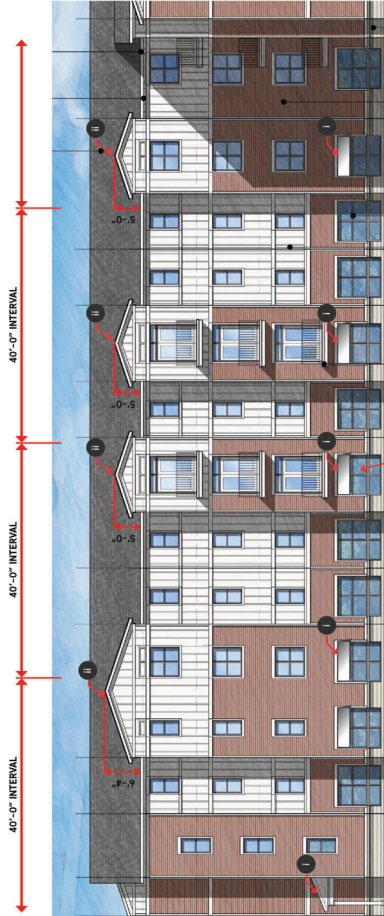
② PARK FACADE A - BUILDINGS 5,6



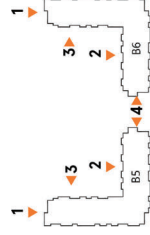
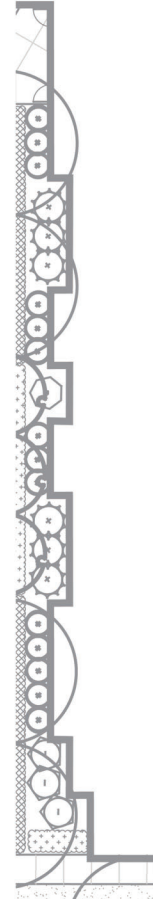
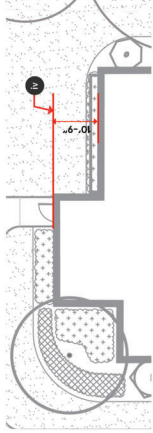
① END FACADE A - BUILDINGS 5,6



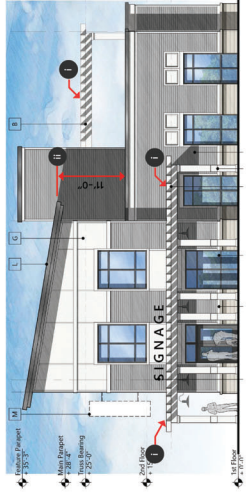
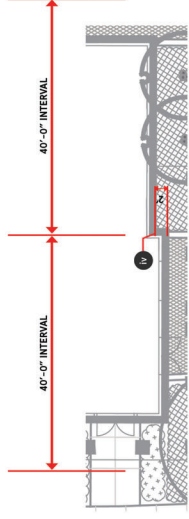
② END FACADE B - BUILDINGS 5,6



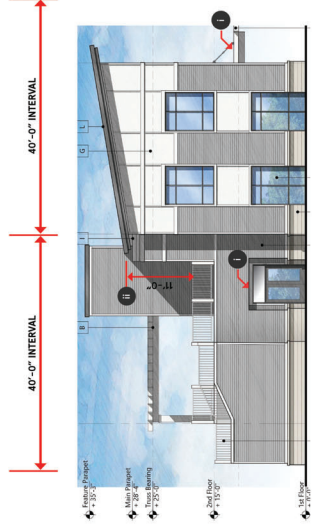
③ PARK FACADE B - BUILDINGS 5,6



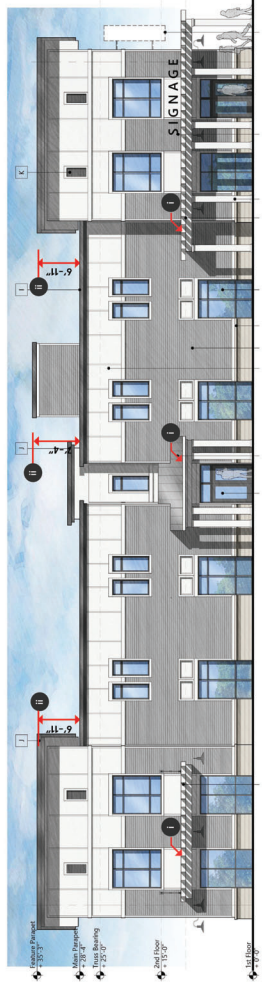
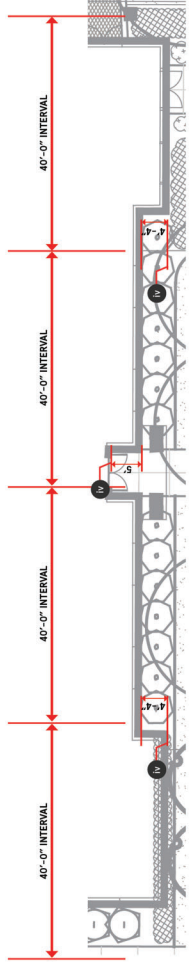
(D) **Exterior Facades**
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:
 ① Airing or canopy;
 ② Change in building facade height (minimum of five feet of difference);
 ③ A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street;
 ④ Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade.



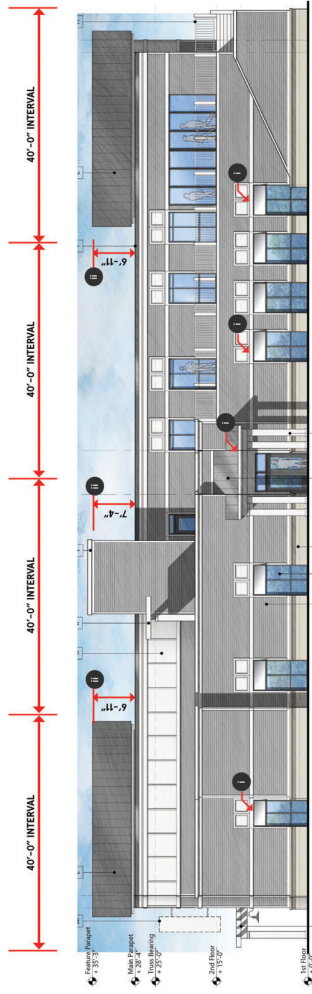
2 END FACADE A - BUILDING 1



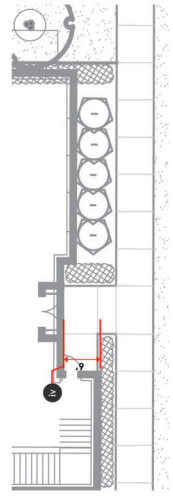
4 END FACADE B - BUILDING 1



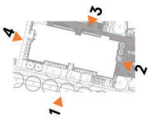
1 FRONT FACADE A - BUILDING 1

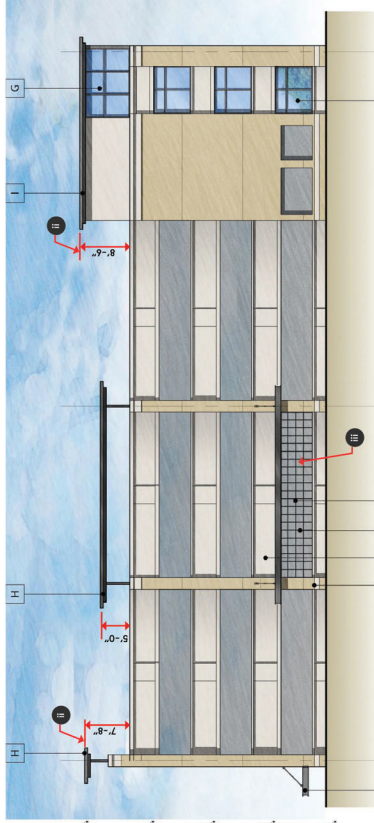


3 COURTYARD FACADE A - BUILDING 1

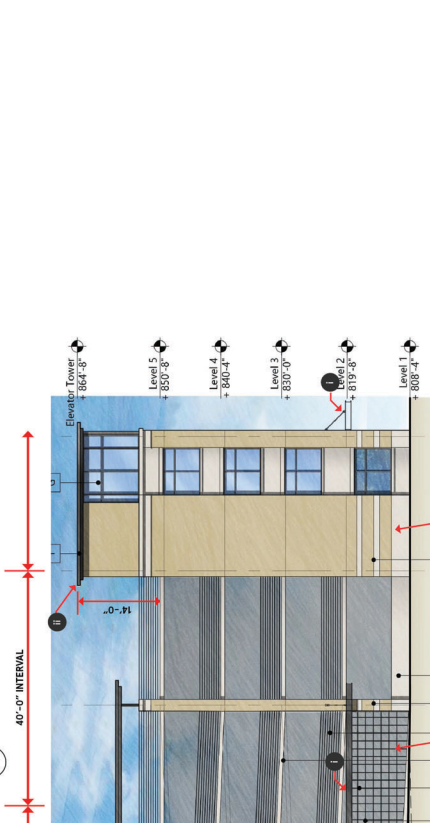


(D) Exterior Facades
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:
 1 Awning or canopy;
 2 Change in building facade height (minimum of five feet of difference);
 3 A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street;
 4 Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade.

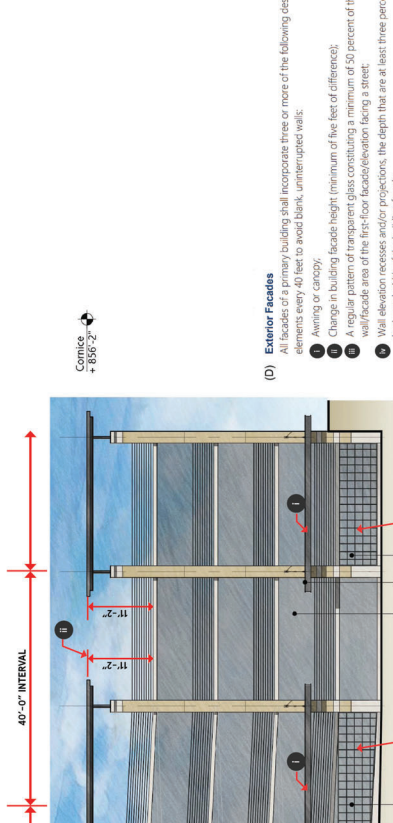




1 PARKING GARAGE - MARGARET PLACE FACADE



2 PARKING GARAGE - MALL RING ROAD FACADE



3 PARKING GARAGE - COURTYARD FACADE



4 PARKING GARAGE - KINGSTON DRIVE FACADE

(D) Exterior Facades
All facades of a primary building shall incorporate three or more of the following design elements every 40 feet to avoid blank, uninterrupted walls:
 1 Awning or canopy.
 2 Change in building facade height (minimum of five feet of difference).
 3 A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street.
 4 Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building facade.

UTILTY LEGEND

Table with utility symbols and descriptions for various systems like water, sewer, gas, and storm water.

EROSION CONTROL LEGEND

Table with erosion control symbols and descriptions for sedimentation basins, silt fences, etc.

GENERAL LEGEND

Table with general property and construction symbols like property lines, easements, and materials.

EXISTING LEGEND

Table with existing site features like fences, water lines, and underground utilities.

GRADING LEGEND

Table with grading symbols for contour lines, spot elevations, and proposed finish grades.

SITE LEGEND

Table with site construction details like parking, concrete, and structural elements.

GENERAL NOTES

1. BOUNDARY AND TOPIC BY BUNAM FAVO AND ASSOCIATES, 508 NORTH WALNUT STREET, BLOOMINGTON, INDIANA 47404. PHONE: (812) 332-8020

GRADING NOTES

1. NEW EXISTING CONTIGUOUS SLOPE THE TOP OF FINISHED DRIVE IN AREAS TO BE REPAVED AND TOP OF TOPSOIL IN AREAS TO BE SEDED OR PLANTED.

ON-SITE UTILITY NOTES

1. ALL WATER PIPE 6" AND LARGER SHALL BE PRESSURE CLASS 300 DIP WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS.

PARKING AND PAVEMENT NOTES

1. ALL SOAK PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES, 1988 EDITION AS APPLIED TO THIS PROJECT.

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ON-SITE UTILITY NOTES

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Project information including title 'THE DISTRICT AT LAMTER SQUARE', location 'Bloomington, Indiana', drawing date 'April 26th 2021', and project number '2020108'.

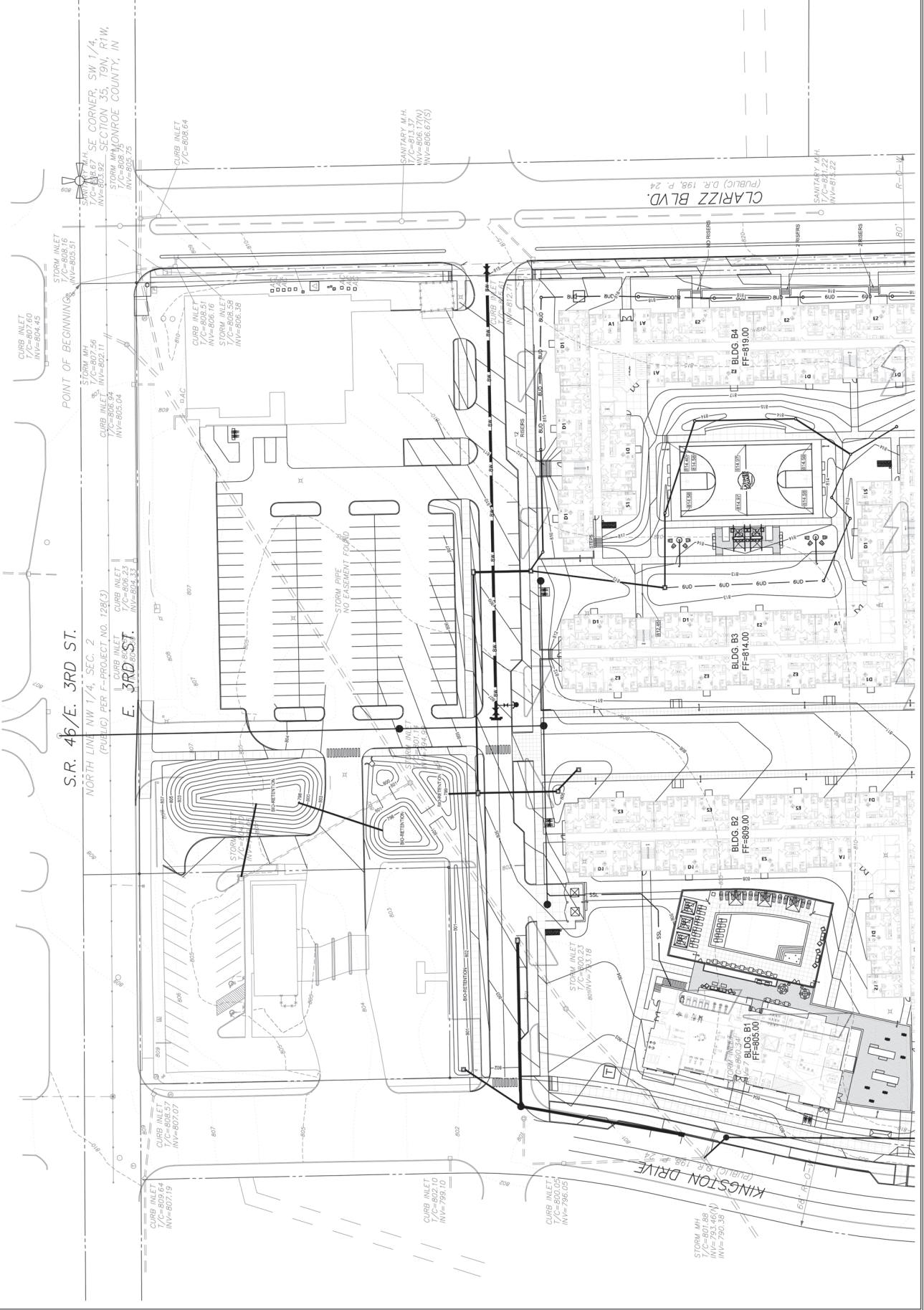


SCALE: 1"=30'

S.R. 46/E. 3RD ST.

NORTH LINE NW 1/4, SEC. 2
(PUBLIC) PER F-PROJECT NO. 128(C)

E. 3RD ST.



CSO

8811 Keystone Crossing, Indianapolis, IN 46240
317.644.7900 | CDR/CNMT

PROJECT:
THE DISTRICT
AT
LATIMER SQUARE
Bloomington, Indiana

Scope of Work:
-Conceptual Design Only
-Subject to Change

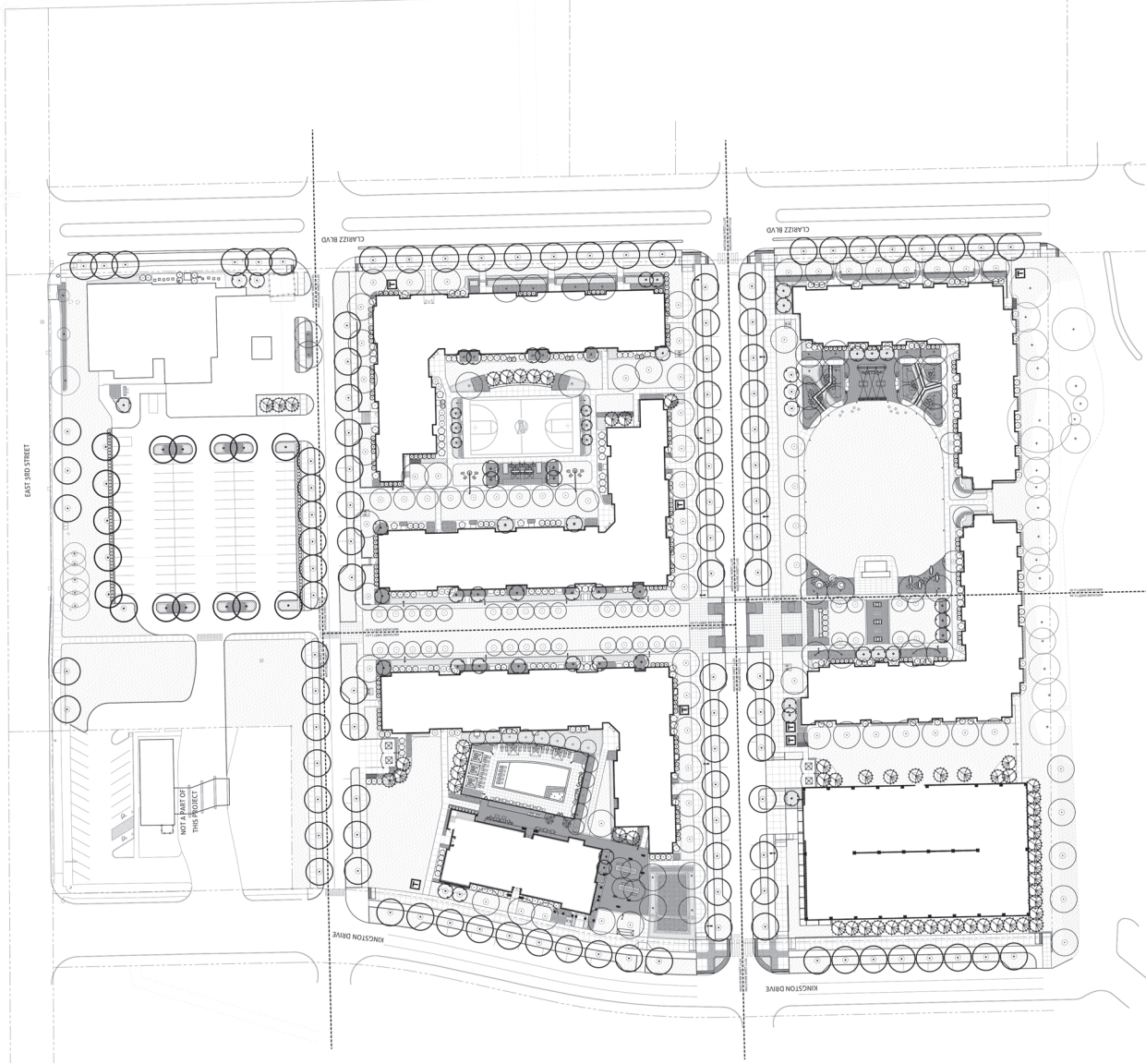
Revisions

Issue Date: 1
Drawn By: J. Thompson
Project Number:
April 26th 2021

Drawing Title:
GRADING,
UTILITY &
SWPP PLAN

City/County:
C401

Project Number:
20201108



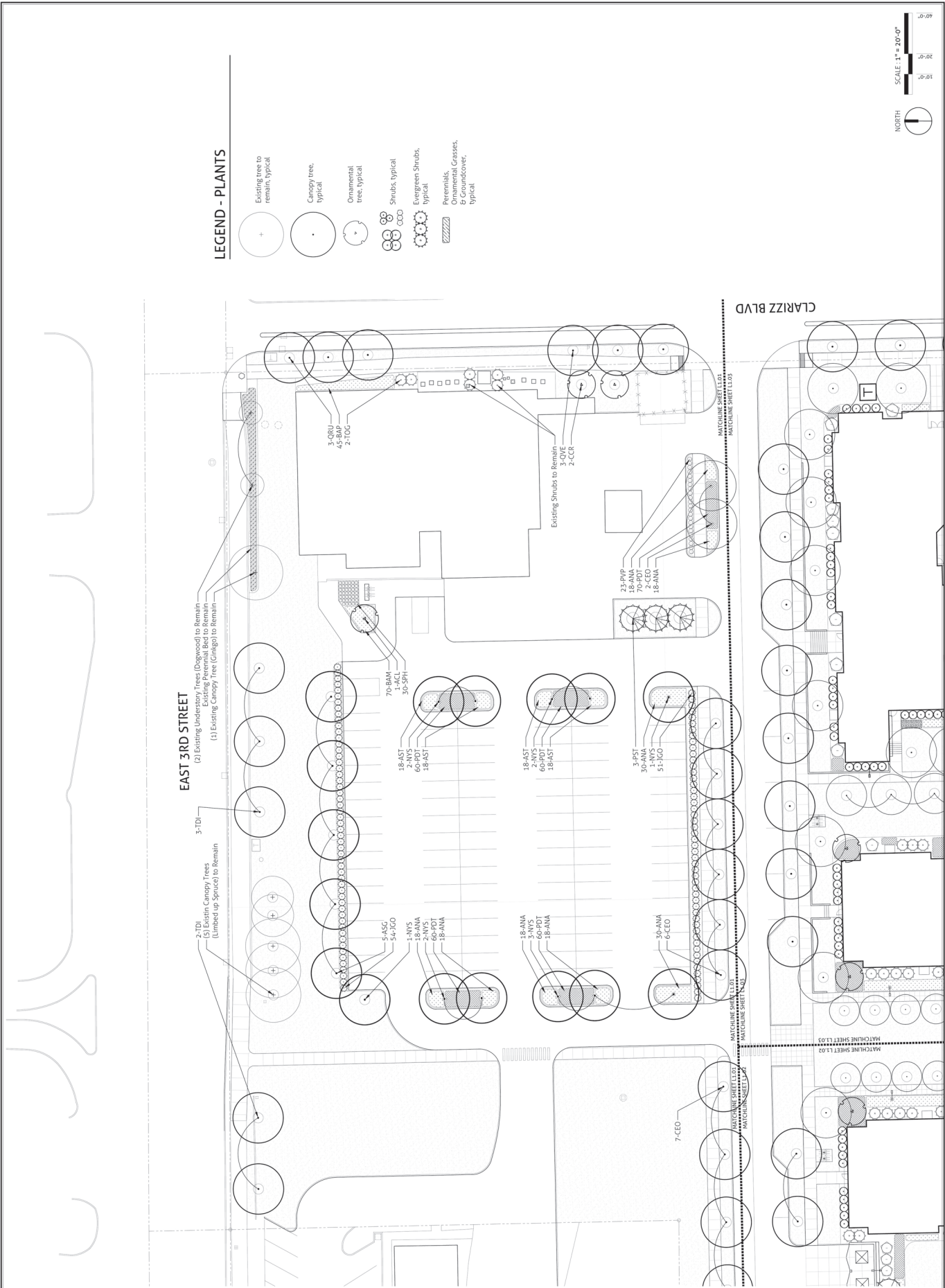
LANDSCAPE REQUIREMENTS

Impervious Surface	REQUIRED	PROVIDED
Impervious Surface Coverage	60% Max	59.9%
Landscape Area	40% Min	40.3%

20.04.080 Landscaping, Buffering, and Fences	
(F) Street Trees	
STREET	FRONTAGE
Kingston Drive	705'
Clarizz Blvd	920'
3rd Street	421'
Near Adams St. (North Side)	539'
Near Adams St. (South Side)	472'
Near Adams St. (East Side)	423'
Margaret Place (North Side)	615'

(H) Parking Lot Landscaping	
PERIMETER	SPACES
Trees	18
Shrubs (100% Eng.)	5
Landscape Bumpouts, Islands, and Endcaps	18
1 Island @ Tree per 10 Spaces	10

(I) Multifamily Development Landscaping	
TYPE	AREAS
Large Canopy Tree	11.68
Evergreen Tree	11.68
Medium/Small Tree	11.68
Shrubs - Total	211 (100%)
Shrubs - 50% Evergreen	11.68





ANKONSON - BOHANNAN LLC
1055 Virginia Street, Suite 210
Bloomington, Indiana 47403
www.ankonsonbohannan.com

THE DISTRICT AT LATIMER SQUARE

PROJECT:

Scope: **Conceptual Design Only**
-Subject to Change

Revisions:

Issue Date | Drawn By | Checked By
April 26th 2021

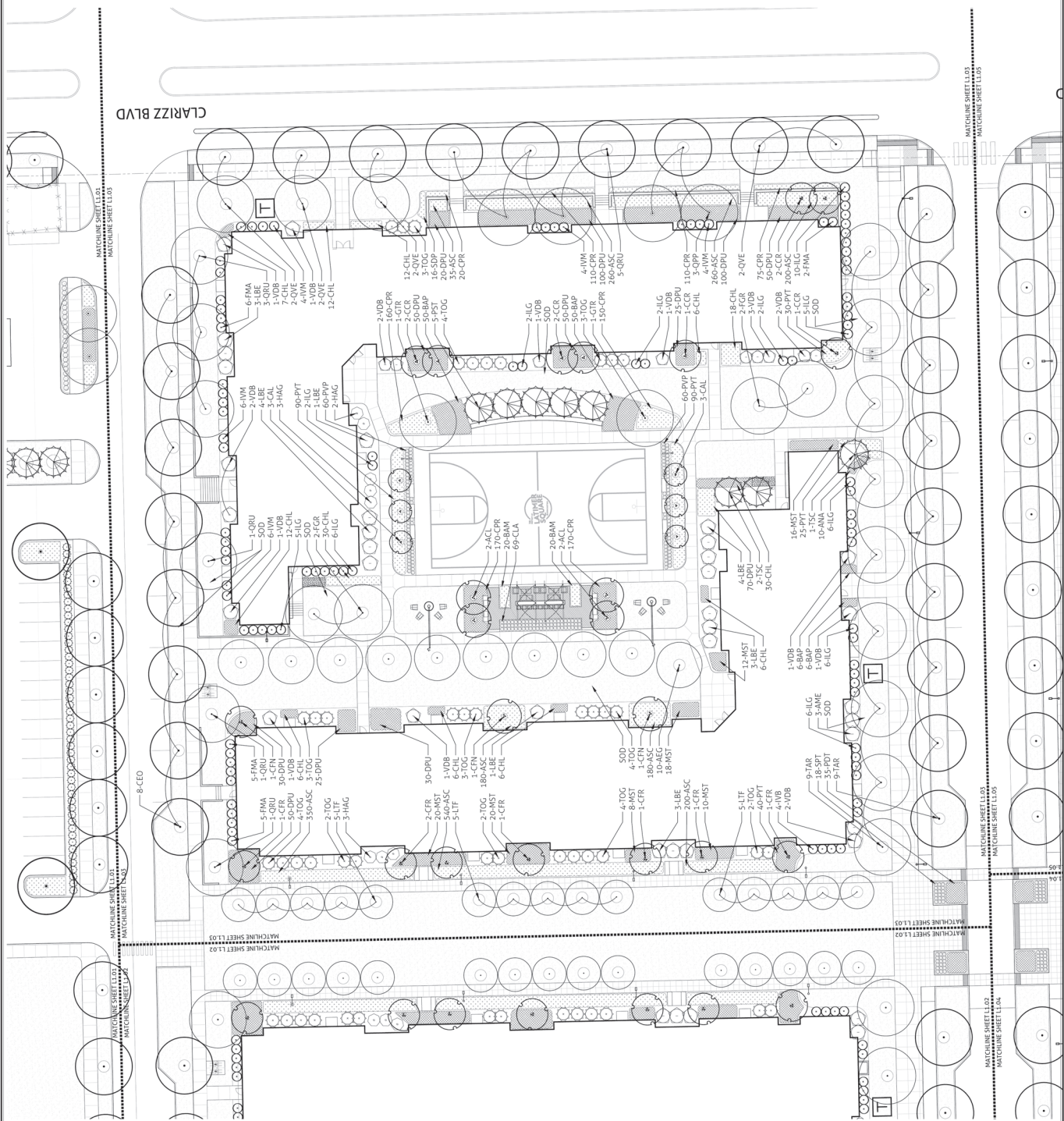
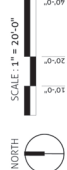
LANDSCAPE PLAN

Certified By:

Drawings Number:
L103
Project Number:
2020108

LEGEND - PLANTS

- Existing tree to remain, typical
- Canopy tree, typical
- Ornamental tree, typical
- Shrubs, typical
- Evergreen Shrubs, typical
- Perennials, Grasses, & Groundcovers, typical





ANKONSON - BOHANNAN LLC
1055 Virginia Street, Suite 210
Bloomington, Indiana 47403
www.ankonsonbohannan.com

THE DISTRICT AT LATIMER SQUARE

PROJECT:

Scope Drawings:
Conceptual Design Only
-Subject to Change

Revisions:

Issue Date | Drawn By | Checked By
April 26th 2021

LANDSCAPE PLAN

Created By:

Drawing Number:
L104

Project Number:
2020108

NORTH

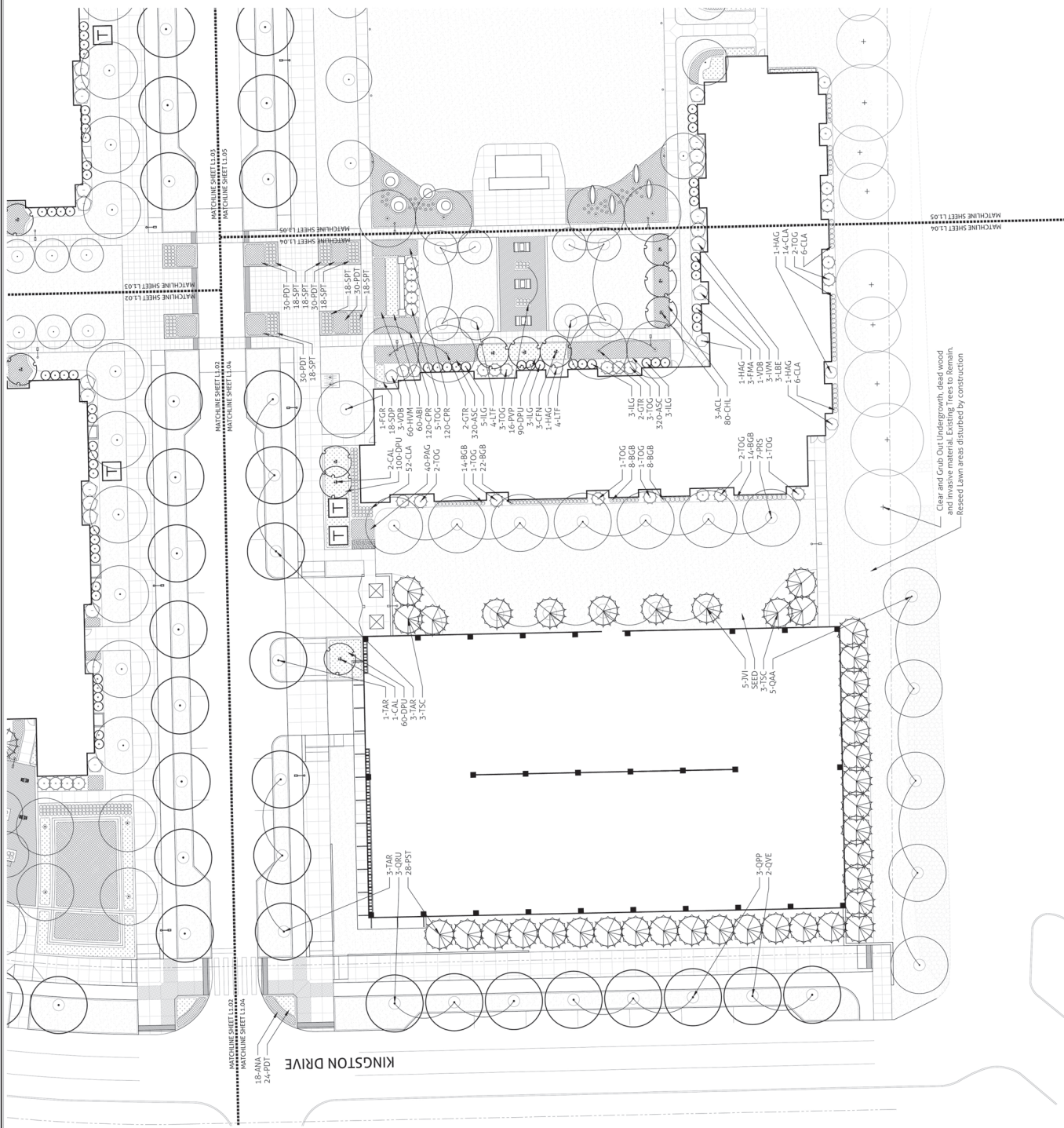


SCALE: 1" = 30'-0"



LEGEND - PLANTS

- Existing tree to remain, typical
- Canopy tree, typical
- Ornamental tree, typical
- Shrubs, typical
- Evergreen Shrubs, typical
- Perennials, Grasses, & Groundcovers, typical



Clear and Crub Out Undergrowth, dead wood and invasive material. Existing Trees to Remain. Re-seed Lawn areas disturbed by construction

KINGSTON DRIVE
18-ANA
24-PDT

MATCHLINE SHEET L103
MATCHLINE SHEET L104

MATCHLINE SHEET L102
MATCHLINE SHEET L101

MATCHLINE SHEET L101
MATCHLINE SHEET L100

MATCHLINE SHEET L100
MATCHLINE SHEET L099

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MATCHLINE SHEET L077

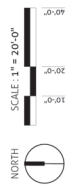
MATCHLINE SHEET L077
MATCHLINE SHEET L076

MATCHLINE SHEET L076
MATCHLINE SHEET L075







MATCHLINE SHEET L075
MATCHLINE SHEET L074

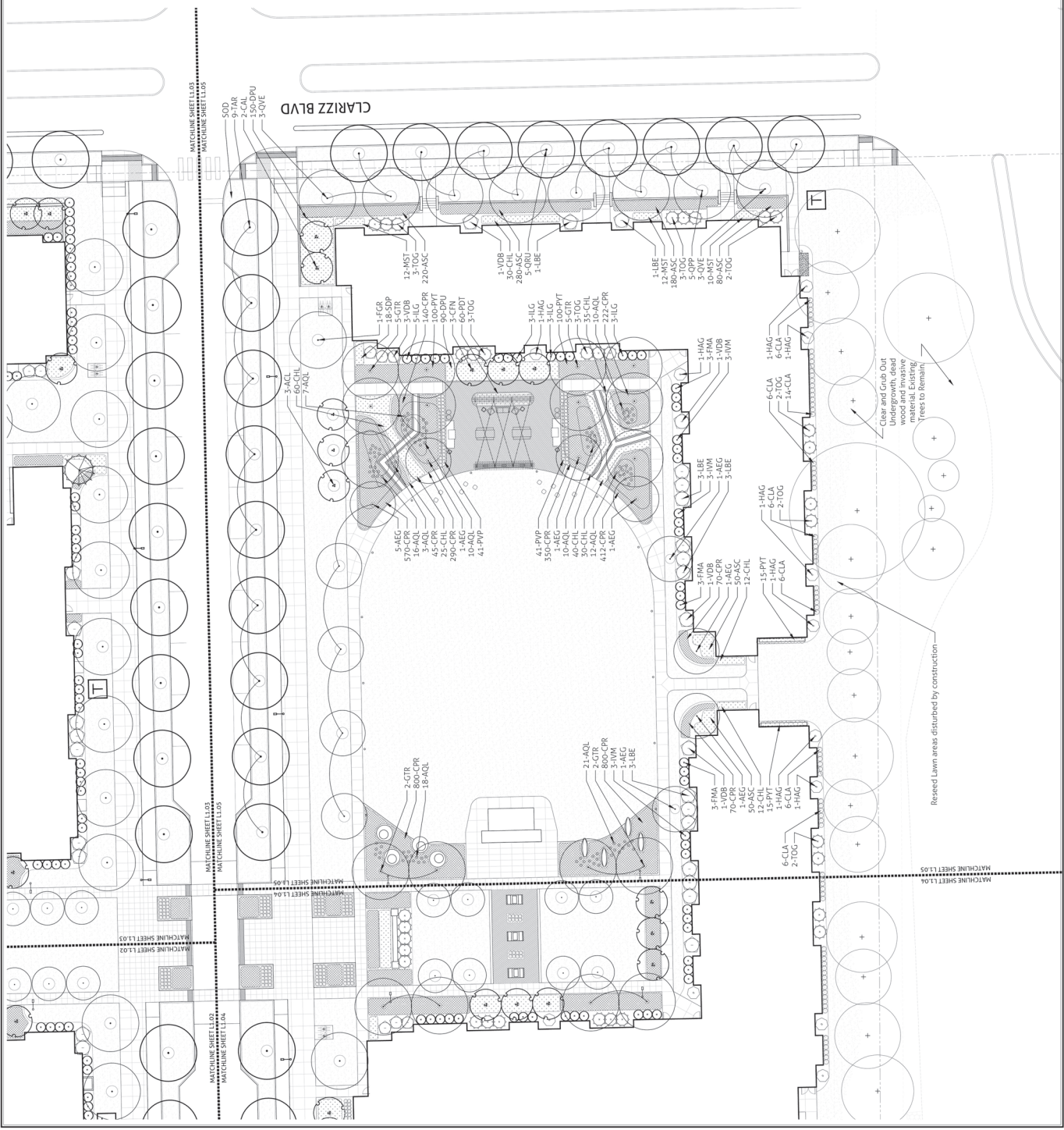
MATCHLINE SHEET L074
MATCHLINE SHEET L073

Certified By:



LEGEND - PLANTS

-  Existing tree to remain, typical
-  Canopy tree, typical
-  Ornamental tree, typical
-  Shrub, typical
-  Evergreen Shrub, typical
-  Perennials, Grasses, & Groundcovers, typical



VIEW OF LATIMER PARK



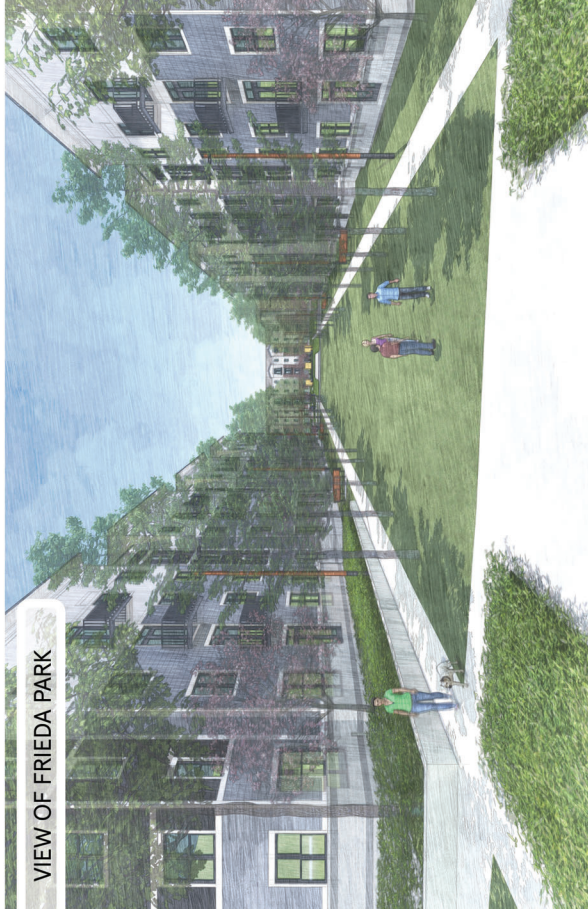
VIEW FROM MARGARET PLACE



VIEW FROM MULTI-FAMILY



VIEW OF FRIEDA PARK



CONCEPT RENDERINGS OF PROJECT PARKS

COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE

PROJECT:
**THE DISTRICT
AT
LATIMER SQUARE**
Bloomington, Indiana

Scope Drawings:
-Conceptual Design Only
-Subject to Change

Revisions:

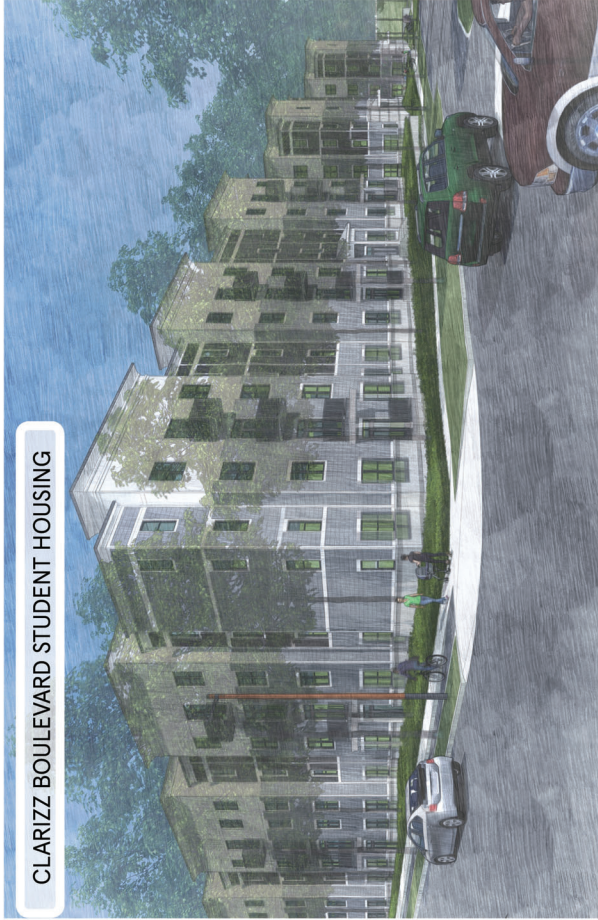
Issue Date | Drawn By | Checked By
April 26th 2021

**CONCEPT
RENDERINGS**

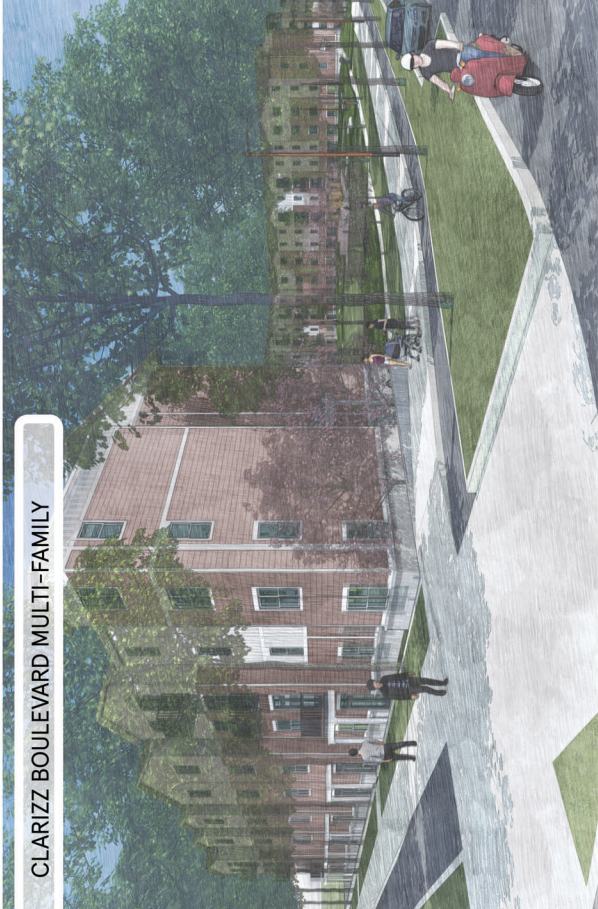
Created By:

A 1
Project Number:
2020108

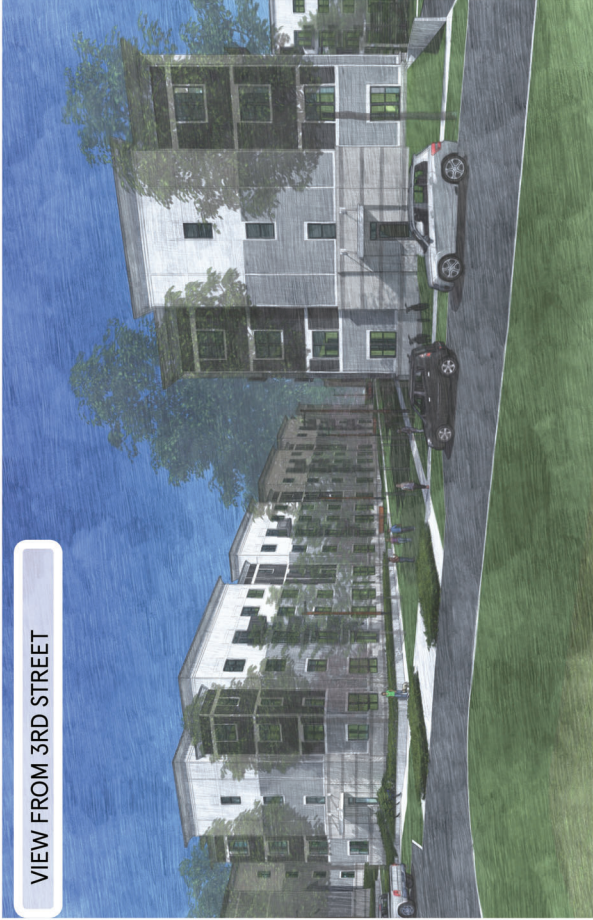
CLARIZZ BOULEVARD STUDENT HOUSING



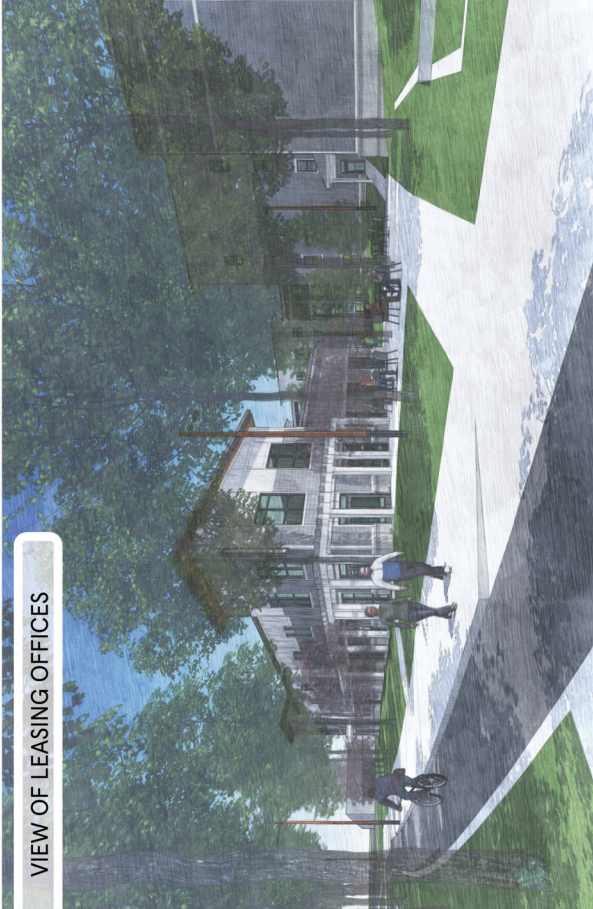
CLARIZZ BOULEVARD MULTI-FAMILY



VIEW FROM 3RD STREET



VIEW OF LEASING OFFICES



CONCEPT RENDERINGS OF PROJECT ARCHITECTURE

COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE

PROJECT:
**THE DISTRICT
AT
LATIMER SQUARE**
Bloomington, Indiana

Scope Drawings:
-Conceptual Design Only
-Subject to Change

Revisions:

Issue Date | Drawn By | Checked By
April 26th 2021

**CONCEPT
RENDERINGS**

Created By:

A 2
Project Number:
2020108

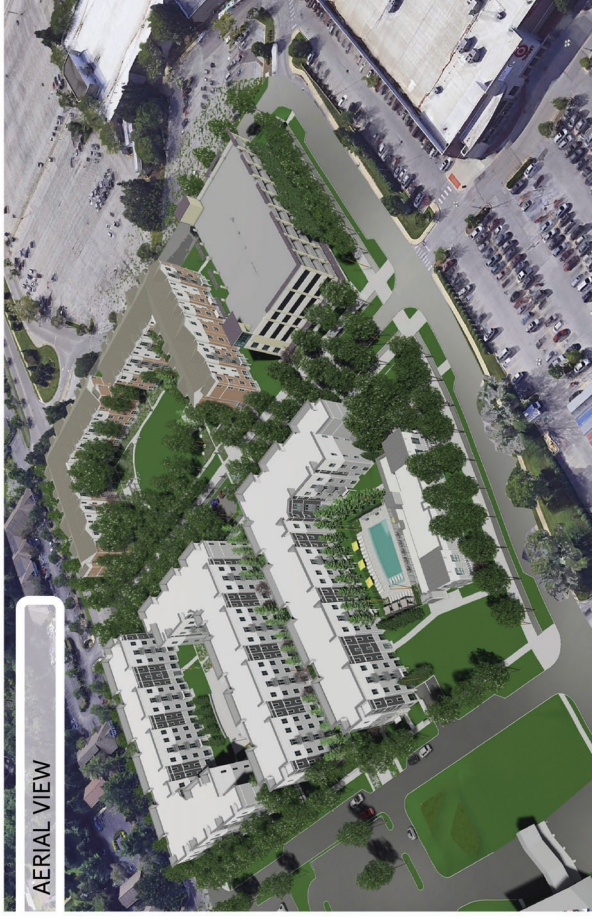
VIEW LOOKING EAST ACROSS LATIMER PARK



VIEW OF PARKING STRUCTURE



AERIAL VIEW



ADDITIONAL VIEWS

COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE

CSO

8831 Kaysville Crossing, Indianapolis, IN 46240
317.843.7800 | CONTACT

PROJECT:
**THE DISTRICT
AT
LATIMER SQUARE**
Bloomington, Indiana

Scope Drawings:
-Conceptual Design Only
-Subject to Change

Revisions:

Issue Date | Drawn By | Checked By
April 5th 2021

**CONCEPT
RENDERINGS**

Created By:

A 3

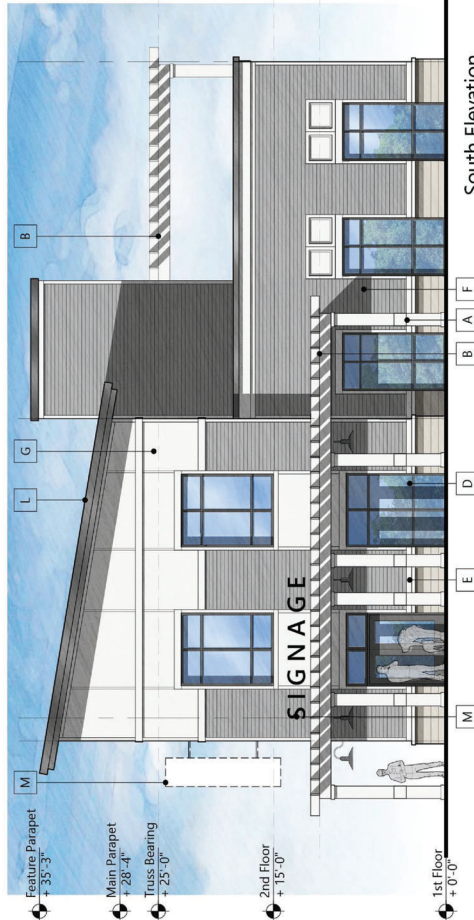
Project Number:
2020108



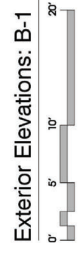
West Elevation

MATERIALS KEY:

- A Painted Wood/Synthetic Columns
Color: White
- B Painted Wood Trellis on Wood Columns
Color: White
- C Painted Wood Canopy Trellis Suspended from Facade
Color: White
- D Aluminum Storefront Window System
Color: Black
- E Block Masonry Base
Color: Two-Tone Light and Dark Buff
- F Fiber-Cement Horizontal Lap Siding
Color: Grey
- G Fiber-Cement Board-and-Batten Siding
Color: White
- H Metal Balling
Color: Black
- I Pre-finished Aluminum Coping
Color: Black
- J Cornice Detail
- K Aluminum Gable Vent
- L Standing Seam Metal Roof
Color: Grey
- M Signage Consisting of Vertical Black Sign at Southwest Corner, in addition to Above Canopy Mounted Horizontal Signs at Each Face (South and West of Building Entry. Exact Size/Detail T.B.D.



South Elevation



NOTE:

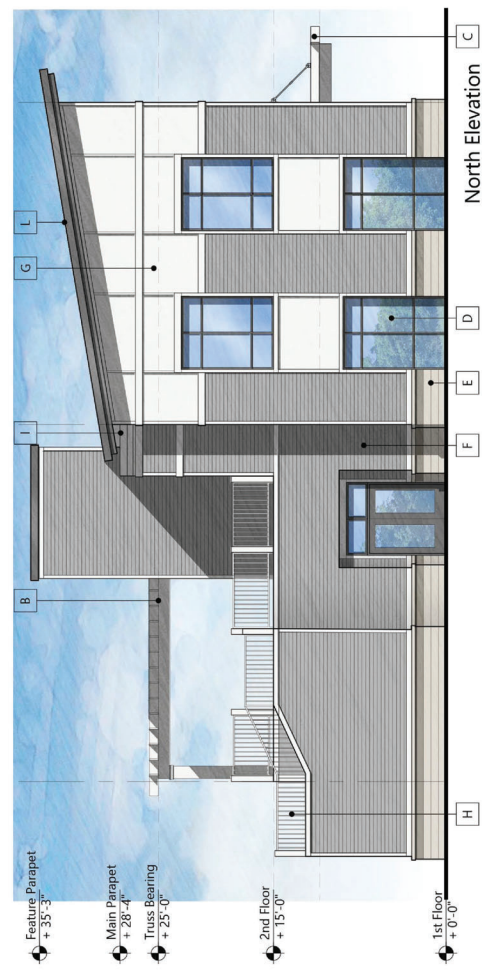
- COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE
- CANVAS CANOPIES ARE NOT SHOWN TO ILLUSTRATE EXTENT OF GLAZING



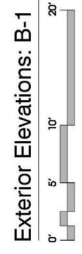
East Elevation

MATERIALS KEY:

- A Painted Wood/Synthetic Columns
Color: White
- B Painted Wood Trellis on Wood Columns
Color: White
- C Painted Wood Canopy Trellis, Suspended
from Facade
Color: White
- D Aluminum Storefront Window System
Color: Black
- E Block Masonry Base
Color: Two Tone Light and Dark Buff
- F Fiber-Cement Horizontal Lap Siding
Color: Grey
- G Fiber-Cement Board-and-Batten Siding
Color: White
- H Metal Balling
Pre-finished Aluminum Coping
Color: Black
- I Cornice Detail
Aluminum Gable Vent
- K Standing Seam Metal Roof
- L Signage
- M Signage



North Elevation



NOTE:

- COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE
- CANVAS CANOPIES ARE NOT SHOWN TO ILLUSTRATE EXTENT OF GLAZING

MATERIALS KEY:

- A Painted Wood/Synthetic Columns
- B Color: White
- C Painted Wood Pergola
- D Color: White
- E Operable, Vinyl Single-Hung Windows
- F Color: Grey
- G Black Masonry Base
- H Color: Buff
- I Fiber-Cement Horizontal Lap Siding
- J Color: Grey
- K Operable Swing Doors, Vinyl
- L Color: Grey
- M Painted Wood Bakery
- N Color: White
- O Fiber-Cement Panels
- P Color: White
- Q Fiber-Cement Horizontal Lap Siding
- R Color: Accent Color
- S Pre-finished Aluminum
- T Scuppers/Downspouts
- U Color: To Match Siding
- V Pre-finished Aluminum Coping
- W Cornice Detail
- X Proposed Meter Bank Location

GENERAL NOTES

- 1 Grade Level Porticos Appear Only at These Locations:
- B2: Front Elev. 2, facing South
- B3: Rear Elev. 1 & 2, facing South
- B4: Front Elev. 2, facing South toward Chaitz Blvd



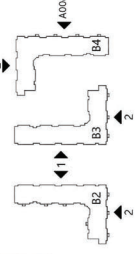
Front Elevation - 1

Grade Condition Varies Per Building, See Grading Plan

Grade Condition Varies Per Building, See Grading Plan

- Feature Parapet + 50'-0"
- Main Parapet + 45'-6"
- 4th Floor + 41'-1"
- 3rd Floor + 32'-0"
- 2nd Floor + 21'-4"
- 1st Floor + 10'-8"
- 1st Floor + 0'-0"

Key Plan:



Front Elevation - 2

Exterior Elevations: B-2-3-4



NOTE:

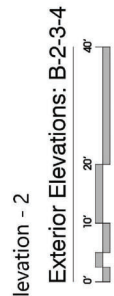
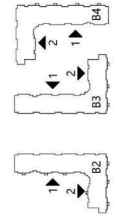
- COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE
- CANVAS CANOPIES ARE NOT SHOWN TO ILLUSTRATE EXTENT OF GLAZING

- MATERIALS KEY:**
- A Painted Wood/Synthetic Columns
 - B Color: White
 - C Painted Wood Pergola
 - D Color: White
 - E Operable, Vinyl Single-Hung Windows
 - F Color: Grey
 - G Black Masonry Base
 - H Color: Buff
 - I Fibr-Cement Horizontal Lap Siding
 - J Color: Grey
 - K Operable Swing Doors, Vinyl
 - L Painted Wood Bakery
 - M Color: White
 - N Fibr-Cement Panels
 - O Color: White
 - P Fibr-Cement Horizontal Lap Siding
 - Q Color: Accent Color
 - R Pre-finished Aluminum Scapeys/Downspouts
 - S Color: To Match Siding
 - T Pre-finished Aluminum Coping
 - U Corice Detail
 - V Proposed Meter Bank Location

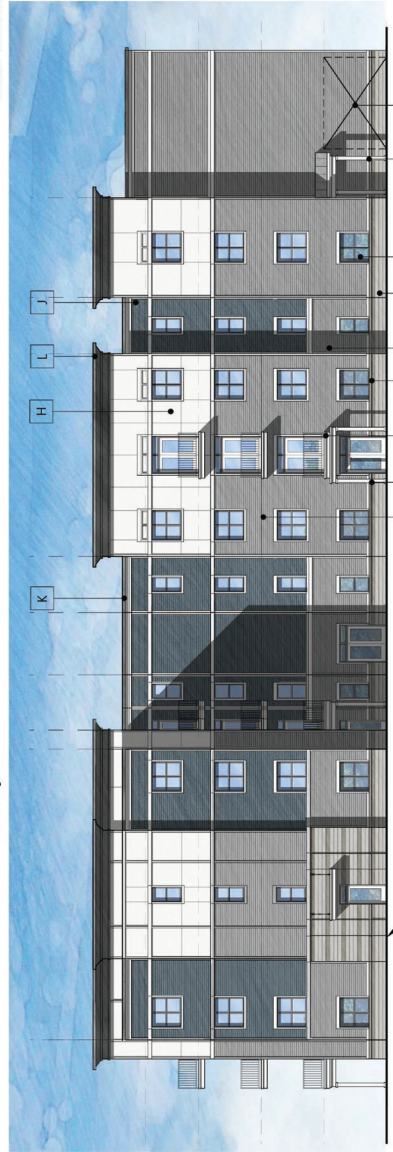
- GENERAL NOTES**
- 1 Grade Level Porticos Appear Only at These Locations:

- B2: Front Elev. 2, facing South
- B3: Rear Elev. 1 & 2, facing South
- B4: Front Elev. 2, facing South
- B5: Front Elev. 1, facing East toward Chaitz Blvd

Key Plan:



Rear Elevation - 1



Rear Elevation - 2

- Feature Parapet + 50'-0"
- Main Parapet + 45'-0"
- 4th Floor + 32'-0"
- 3rd Floor + 21'-4"
- 2nd Floor + 10'-8"
- 1st Floor + 0'-0"

- Feature Parapet + 50'-0"
- Main Parapet + 45'-0"
- 4th Floor + 32'-0"
- 3rd Floor + 21'-4"
- 2nd Floor + 10'-8"
- 1st Floor + 0'-0"

NOTE:

- COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE
- CANVAS CANOPIES ARE NOT SHOWN TO ILLUSTRATE EXTENT OF GLAZING

MATERIALS KEY:

- A. Painted Wood/Synthetic Columns
Color: White
- B. Painted Wood Pergola
Color: White
- C. Operable, Vinyl Single-Hung Windows
Color: White
- D. Block Masonry Base:
Color: Buff
- E. Fiber-Cement Horizontal Lap Siding
Color: Medium Red
- F. Operable Swing Doors, Vinyl
Color: White
- G. Painted Wood Balcony
Color: White
- H. Fiber-Cement Board and Batten Siding
Color: Arctic White
- I. Board Fascia
Color: To Match Siding
- J. Pre-finished Aluminum Gutters/Downspouts
Color: Grey
- K. Asphalt Shingle Roof
Color: Grey
- L. Aluminum Gable Vent
- M. Proposed Meter Bank Location

GENERAL NOTES:

- 1. Porticos to appear only on east (Front) elevation of Building 6 facing Clairvitz Blvd.



Front Elevation - 1

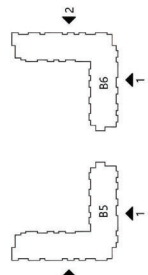
- Roof Ridge + 50'-0"
- Eave + 41'-1"
- 4th Floor + 32'-0"
- 3rd Floor + 21'-4"
- 2nd Floor + 10'-8"
- 1st Floor + 0'-0"



Front Elevation - 2

- Roof Ridge + 50'-0"
- Eave + 41'-1"
- 4th Floor + 32'-0"
- 3rd Floor + 21'-4"
- 2nd Floor + 10'-8"
- 1st Floor + 0'-0"

Key Plan:



Exterior Elevations: B-5-6



NOTE:

- COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE
- CANVAS CANOPIES ARE NOT SHOWN TO ILLUSTRATE EXTENT OF GLAZING



Rear Elevation - 1

- Roof Ridge + 50'-0"
- Eave + 41'-1"
- 4th Floor + 32'-0"
- 3rd Floor + 21'-4"
- 2nd Floor + 10'-8"
- 1st Floor + 0'-0"



Rear Elevation - 2

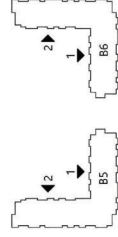
- Roof Ridge + 50'-0"
- Eave + 41'-1"
- 4th Floor + 32'-0"
- 3rd Floor + 21'-4"
- 2nd Floor + 10'-8"
- 1st Floor + 0'-0"

- MATERIALS KEY:**
- A Painted Wood/Synthetic Columns
Color: White
 - B Painted Wood Pergola
Color: White
 - C Operable, Vinyl Single-Hung Windows
Color: White
 - D Block Masonry Base:
Color: Buff
 - E Fiber-Cement Horizontal Lap Siding
Color: Medium Red
 - F Operable Swing Doors, Vinyl
Color: White
 - G Painted Wood Balcony
Color: White
 - H Fiber-Cement Board and Batten Siding
Color: Arctic White
 - I Board Fascia
 - J Pre-finished Aluminum Gutters/Downspouts
Color: To Match Siding
 - K Asphalt Shingle Roof
Color: Grey
 - L Aluminum Gable Vent
 - M Proposed Meter Bank Location

GENERAL NOTES:

- 1 Porticos to appear only on east (Front) elevation of Building 6 facing Clairitz Blvd.

Key Plan:



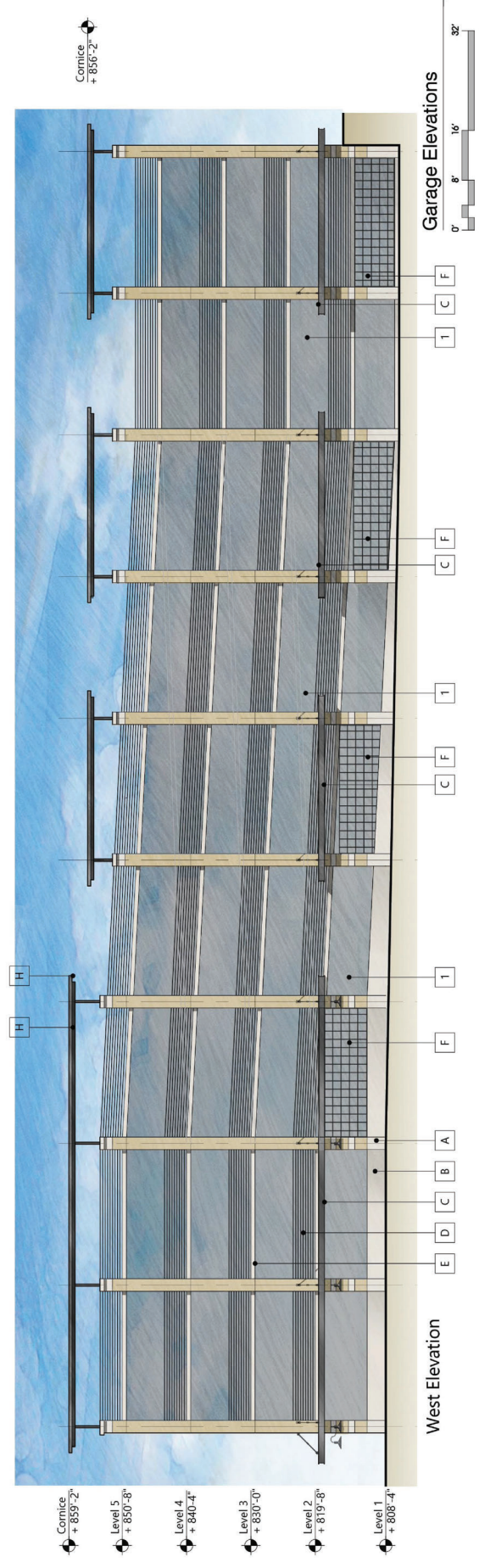
Exterior Elevations: B-5-6



NOTE:

- COLOR PALETTE IS SCHEMATIC AND SUBJECT TO CHANGE
- CANVAS CANOPIES ARE NOT SHOWN TO ILLUSTRATE EXTENT OF GLAZING

- MATERIALS KEY:**
- A Concrete Column or Pier with Reveals Painted Exterior Faces, Colors: Light and Dark Buff
 - B Concrete Turned-Up Spandrel Beam with Reveals, Painted, Color: Buff
 - C Suspended Metal Canopy Color: Dark Bronze
 - D Steel Cable Railing Color: Dark Bronze
 - E Concrete Floor Deck, Painted Exterior Face Color: Buff
 - F Decorative Steel Grille, Open-Air Color: Dark Bronze
 - G Aluminum Storefront Window System Color: Dark Bronze
 - H Metal Visor Cornice on Tube Supports Color: Dark Bronze
 - I Aluminum Coping Color: Dark Bronze
- GENERAL NOTES:**
- 1 Open to Parking Garage Interior Beyond

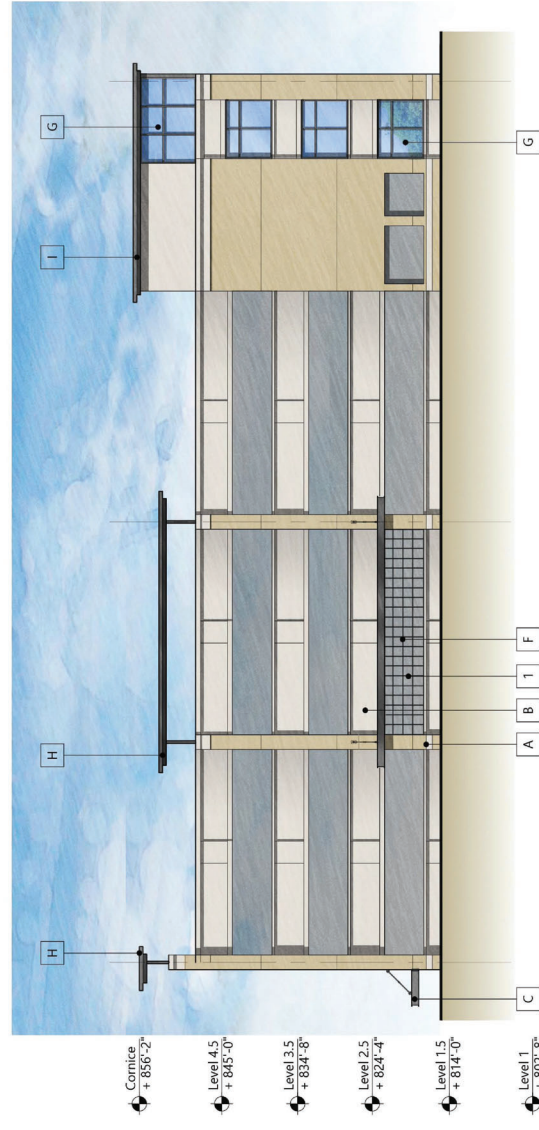


MATERIALS KEY:

- A Concrete Column on Pier with Reveals Painted Exterior Faces.
 Colors: Light and Dark Buff
- B Concrete Turned-Up Spandrel Beam with Reveals, Painted.
 Color: Buff
- C Suspended Metal Canopy
 Color: Dark Bronze
- D Steel Cable Railing
- E Concrete Floor Deck, Painted Exterior Face
 Color: Buff
- F Decorative Steel Grille, Open-Air
 Color: Dark Bronze
- G Aluminum Storefront Window System
 Color: Dark Bronze
- H Metal Visor Cornice on Tube Supports
 Color: Dark Bronze
- I Aluminum Coping
 Color: Dark Bronze

GENERAL NOTES:

- 1 Open to Parking Garage Interior Beyond



South Elevation



East Elevation

Garage Elevations



City of Bloomington
Planning and Transportation Department

April 19, 2021

Mark Becker
Trinity Ventures
Indianapolis, IN 46220

RE: Post filing comments related to redevelopment of Kinart

The following are comments that have been received to date regarding the proposed petition for the redevelopment of the Kinart property. Additional comments may continue to be received as the project progresses. Comments received after the public hearing on the petition held on April 10, 2021. The final revision deadline for that hearing is April 26, 2021.

- Alternative Transportation
 - The entrance into the site between Bloomington and Fifth Third Bank must have a sidewalk and tree plot on both sides.

The mid-block entry has been removed off of 3rd street.

- A sidewalk and tree plot must be shown along the north side of the east-west street

A sidewalk and tree plot has been added on the north side of entry to Bloomingtons Parking lot.

- Landscape
 - Green space and landscaping will need to be shown along the east side of the
 - Additional comments regarding the landscaping plan may be received and passed along once a thorough review of the landscaping plan has been completed.

We have revised the landscaping and sidewalks along the east side of Bloomingtons

foods to keep as much landscaping as possible considering the constraints of the existing curb line and transformer.

- Architecture
 - Parking Garage- The elevations for the parking garage do not meet the architectural
 - The parking garage design has been revised to meet the UDO requirements.
 - Please see sheet A011 for revised elevations.
 - The elevations for the residential buildings do not meet the required 3% modulation depth, the depth of the modulation is measured from the face of the building and
 - Additional comments regarding architecture may be passed along once a review is completed by Schmidt and Associates.
 - Where it is not possible to meet the 3% modulation we have employed the 50% Green Garage (GG) as documented on sheet A011.
 - Please show the location of any roof mounted HVAC and utility structures, including electrical transformers or utility boxes.

The site plans now indicate the location of transformer pads and meter locations.

Other MEP equipment will be roof mounted and screened from grade level view.

- Emergency Services
 - Comments have been received on Staff's response to the Fire Department for specific comments and will pass those along once received.

Engineering

- In the northern block of Claritz, staff does not support the proposed 8' median road. To work with the constraints of the Blooms mechanical units, we recommend utilizing the existing street space for a protected bicycle lane. Claritz has a 6' wide curb line on the east side of the street. A similar approach would allow for a protected bicycle lane on the existing west curb line of Claritz can shift 4' to the east to provide adequate space for the required sidewalk and tree plot (even at the narrowest point by the 7' bike lane, 2' concrete median, 1' motor vehicle lane. The median would need to be mountable by an emergency service vehicle (in the event there is a stopped car that they need to get around). I think that this or a similar approach would still work.

Maintaining the existing curb line, we have revised the Claritz Boulevard street to one lane to accommodate a 7' bike lane and 2' concrete median. Inside the existing curb line we are showing the required tree plot, 7' sidewalk and a setback in excess of the 15' requirement except adjacent to Bloomingtons. At Bloomingtons we are showing a 6' tree plot that reduces to 4' to allow room around the trees. The setback is shown to be consistent with the setback that varies against the regular Bloomingtons existing frontage.

- We think the southern blocks of Claritz should be similar to the northern block as described above. The second southbound lane is not necessary. We wouldn't want wider tree plots, but we think this concept would be a better use of space. The setback is shown to be consistent with the setback that varies against the regular Bloomingtons existing frontage. We understand that these blocks are less constrained than the northern blocks, and the widths could be different (e.g. narrower tree plots), but we think this concept would be a better use of space.

A sidewalk and tree plot has been added on the north side of entry to Bloomingtons Parking lot.

- Protected Bike Lanes on all streets should be at least 7' wide. I believe the transportation plan shows a 6.5' in some locations (including rideable gutter pan) and a 7' in others. We would prefer that these be 8' wide, but I don't think we can require that. The developer should be aware that on the private streets that they will be maintaining, maintenance (sweeping and plowing) of an 8' equipment (e.g. a pickup truck with a plow attached instead of a specialty plow).

Please see sheet A003 for our streetscape plans. Bike sections have been provided in accordance with the Transportation Plan.

- It appears to be more desirable in this context.

Parking lanes are now shown at 7'.

- The typical sections shown on sheet A003 do not include curb widths. (e.g. is the curb width 7' or 8'?)

Streetscape plans on sheet A002 have been revised to clarify curb and sidewalk dimensions.

- recommend referencing NACTO's protected intersection treatment for protected bike lanes at intersections.

Streetscape plans on sheet A003 have been revised to clarify curb and sidewalk dimensions.

- The intersection treatments for the protected bike lanes do not look ideal. I recommend referencing NACTO's protected intersection treatment for protected bike lanes at intersections.

Streetscape plans on sheet A003 have been revised to clarify curb and sidewalk dimensions.

- The intersection treatments for the protected bike lanes do not look ideal. I recommend referencing NACTO's protected intersection treatment for protected bike lanes at intersections.

Please see sheet L102 and L104 for the revised pedestrian bike intersections. We are showing a contrasting concrete finish to delineate bike vs. pedestrian circulation.

Engineering

- We recommend replacing the midblock stop sign and crosswalk on Margaret Place with a raised crosswalk. Compliance with these stop signs would likely be very low, but a raised crosswalk would achieve speed reductions and establish a clear crossing point. A similar approach would also be beneficial to the northern east-west street.

The mid-block crossing has been replaced with a raised crosswalk at Margaret Place.

- We do not recommend a crosswalk on Margaret Place should be improved or removed. Indiana's state law prohibits parking within 20' of a marked crosswalk for this reason.

This crosswalk has been removed as suggested.

- Why are no sidewalks shown on the north side of the northern east-west street? We have since added a tree plot and sidewalk to the north side of the Bloomingtons parking lot entrance. The smaller parking spaces as permitted by your ordinances allowed our team to regain the necessary dimension for the sidewalk and tree plot.

- INDOT may require removal or access management improvements. If it is allowed to remain, then shouldn't it have sidewalks similar to a private street?

We have also extended a sidewalk from Frieda Park north to 3rd Street as recommended in our conversation.

- Lighting
 - Lighting, signage, landscaping and other aesthetic items for our review.

The photometric plan is being updated to include the comments from the City. We will provide as soon as possible. The street lights along the public streets have been removed to ensure there is limited trespass beyond the property line.

I am happy to schedule any of these comments at your convenience, so please let me know if you would like to schedule a time to go over any of these. If you have any further questions please feel free to call or email with any additional questions.

For your information the City of Bloomington's Unified Development Ordinance is available online at www.bloomington.in.gov.

Sincerely,

Eric Gwullich
Senior Zoning Planner

PROJECT:
THE DISTRICT
AT
LATIMER SQUARE
Bloomington, Indiana

Scope Drawings:
Conceptual Design Only
Subject to Change

Revision:

Date Drawn By / Checked By:
April 5th 2021

POST FILING
COMMENT
RESPONSE

Created By:

A108

Project Number:
2020108



8831 Kaysville Crossing, Indianapolis, IN 46240
317.444.7800 | CONTACT

DRC COMMENTS

Linda Thompson - Senior Environmental Planner
On the K Mart site, they are over their impervious surface allowance.

Site design has been revised to meet impervious requirements, please see sheet L100 in this set for percentage calculation.

Tim Chapp - Fire Inspection Officer
The layout of the building does not appear to have proper fire department access. The interior courtyards need to be accessible for the fire department.

Please see C301 and C302 for hydrant locations and fire truck access aprons at either end of Frida Park.

Phil Peelan - Utilities Engineer
With regards to the 3276 E 3rd Site, downstream sanitary sewer is at capacity and increased flows of this amount will require up-sizing of that sewer. Based on the number of beds it seems that this project could contribute around 500,000 gallons per day. Please see sheet A004 for details of the exact up-sizing requirements will need to be determined through a sewer basin analysis and pipe capacity calculations.

Team is in conversation with Phil and Troy

Troy Powell - Senior Project Coordinator, Engineering
The Kmart site water system and master metering requirements will take some time to think through with the need, design, and limited pressures in the area.

Zac Huneck - Planning and Special Projects Manager - Bloomingington Public Transit Corporation
We discussed with Trinitas in early 2020 that the anticipated transit demand from new occupants there would justify the inclusion of infrastructure for a transit stop and shelter in their design—we suggested the SE corner of Kingston & the drive (Mary Agnes St) bus stop is included there.

A new bus stop and transit plaza with outdoor seating is provided at the intersection of Margaret Place and Kingston Drive. This will provide bus access for both Target customers and residents.

Beth Rosenbarger - Planning Services Manager
Want to see elevations of course. What will it be like? Are there entrances on the streets, can people walk up? Are units at ground level or set up a taller Do units have front porches or small porches? Balconies? We want to see the building, not the back. And that the ground floor is still a few feet or steps (small ramp) off the ground.

Renderings and elevations of the various buildings have been provided in the Architectural section. A number of stoops and balconies have been provided on the building facade. The building facade along Boulevard are connected directly to the sidewalk creating multiple building entries to activate the street. Slopes in the grading create a variety of conditions in relation to building entries.

On-street parking would support less parking on this site that that, but it would support less parking on the Boulevard with the street parking counting toward required parking especially because the City might change how it chooses to use that space. The availability of street parking might be justification to lower parking (the exact requirement is listed in code). However, when parking on Clartiz without information as to what the City might do, we are not sure. We are in from Clartiz seems odd to me. Happy to discuss further, and I support that this improves Clartiz by improving the sidewalk, adding street trees, and allowing one southbound travel lane. Parking is ok. I just want to discuss.

Please see Sheet A004 for parking demand calculations and parking supply. Street parking on Clartiz has been removed.

Beth Rosenbarger continued:
I'm interested in the logic of putting the retail part in front of the building. It seems like the building is fronting on Clartiz would be a good spot, or closer to Target and across from the parking garage.

Our logic for siting the future retail building at Kingston and Mary Agnes is based on the following:
- Kingston Drive (514 & 523) is a primary retail traffic corridor.
- For a small retail space that will likely serve food and beverage, proximity to Chick-fil-A is more natural than the cart-oriented retail activity of Target and Bloomingfoods.

- Bloomingfoods' service and loading area impacts the ability to lease the retail at Clartiz and Mary Agnes.
Street cross sections should meet the Transportation Plan—both in terms of right-of-way and design.

Please see sheet A003 for enlarged plans of Margaret Place, Kingston Drive, and Clartiz Boulevard. It was noted that the current plan for Margaret Place is a modified version of their General Urban and Neighborhood Connector typologies to create a safer version for cyclists and pedestrians. Note: Due to the existing location of the Bloomingfoods store and transformer there is a momentary 2' reduction in the tree pit.

It's unclear to me from the image the location of street trees, but they should be placed between the street and the sidewalk, not on the far side of the sidewalk.

Please see sheets L100-L105 for location of street trees.

The Transportation Plan shows two street connections, NC-13 and NC-15. Their descriptions both say, "Provide new street grid as part of any future redevelopment of the area. The grid should be established with block length of 350' - 550'." (pg. 54) Please see Sheet A002 for our block and street grid extension diagrams.

Mary Agnes Street: This street connection is valuable and great. It is not really in the transportation plan as a primary block scale, and this street helps achieve that. With the exception of Clartiz, all of the streets are General Urban Typology. I would recommend general urban for this street connect as well, but potentially with a narrower right-of-way.

Since our last submittal, the design of Mary Agnes has been narrowed to accommodate UDO setbacks at 3rd street and the need to decrease our impervious surface area. Since our initial filing we have added a tree pit and sidewalk on the north side of the Bloomingfoods parking lot entry. We have also closed the mid-block entry for more pervious area.

Margaret Place: Appears to align almost with NC-13, which is a connection to Hunter Ave farther west. Please review the alignment to see that connection will work. Typology should be General Urban, not Neighborhood Connector.

Block scale: Block scale can change to a protected bicycle lane for an improved connection for residents. Overall right of way for General Urban is 90 feet. This can be reduced but needs discussion and with review of a cross section.

Margaret Place has been revised to the General Urban Street Section. Please see our alignment diagram on sheet A002 illustrating the potential alignment to Hunter Avenue. No dedicated turn lane has been provided to maintain a narrower street section. Protected bike lanes are provided on Margaret Place, Kingston Drive and Clartiz Boulevard.

FUTURE RETAIL SITE RELATIONSHIP TO KINGSTON DRIVE RETAIL TRAFFIC



Frida park:
Seems very useful as a north/south connection for pedestrians except that it ends with a building. Can this connection be continued to the southern end of the site? It would be a great connection for people walking and bicycling. It appears that people already walk through here based on the gap in trees along that property boundary. Even if this connection has building over it, but not at ground level in order to provide connectivity as recommended in grid form.

At the center of Latimer Park we have added a break to the buildings to allow a pedestrian connection to College Mall (if the mall chooses to complete the connection). We have located the pedestrian connection as this area nearly completely level with the surface parking area to the south. The mall ring road quickly drops in elevation as you head west making a pedestrian connection unattractive.

Kingston Drive:
General Urban Typology
Facility: bike lane
Proposed Right of way: 84'
The drive cut for a parking garage off of Kingston—I would think this would be better off of Margaret.

The drive entry for the parking garage has been relocated off of Margaret Place.

How many stories is the parking?
What happens on the street frontages where the parking lot is that allowed in code (Kingston is a public street)?

The parking structure is four stories with the elevator extended to the roof parking level. A parking garage is considered a primary structure in the UDO and is allowed on a public street. Please see sheet A107 for building elevations of the garage.