

CITY OF BLOOMINGTON



PLAN COMMISSION

June 14, 2021 @ 5:30 p.m.

Zoom Meeting:

<https://bloomington.zoom.us/j/91701089295?pwd=dWZ2ajZ3SlJHRkRhaHR0QTdJc0FWdz09>

**CITY OF BLOOMINGTON
PLAN COMMISSION
June 14, 2021 at 5:30 p.m.**

❖**Virtual Meeting:**

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ROLL CALL

MINUTES TO BE APPROVED: May 10, 2021

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Resolution 20-01: Electronic Meetings Policy

PETITION CONTINUED TO: July 12, 2021

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

PETITIONS:

ZO-09-21 **City of Bloomington**
Request: Text amendments related to permitted use, conditional use, use specific standards, for duplex, triplex, and fourplex uses in the R1, R2, R3, and R4 District Zones. Returned from Council.

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: Jackie Scanlan

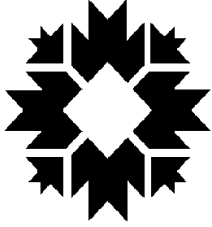
PUD-16-21 **Curry Urban Properties**
105 S Pete Ellis Drive
Request: Request to amend the District Ordinance and Preliminary Plan for a 3.2 acre Planned Unit Development (PUD). And a request for waiver of second hearing.
Case Manager: Jackie Scanlan

Petition Map: <https://arcg.is/0yvOqf>

***Next Meeting July 12, 2021*

Last Updated: 6/11/2021

*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.*



**CITY OF BLOOMINGTON
LEGAL DEPARTMENT
MEMORANDUM**

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

TO: Plan Commission Members
FROM: Michael Rouker, City Attorney
RE: Resolution 21-01 - Electronic Meetings Policy
DATE: June 11, 2021

MEMORANDUM

Resolution 21-01 modifies the Plan Commission's Rules and Procedures and establishes an Electronic Meetings Policy ("Policy") for the Plan Commission and its committees, including the Plat Committee and Hearing Officer. The Resolution and the policy it contains are consistent with policies adopted by the Common Council and other Bloomington boards and commissions. During the state-declared public health emergency, which currently extends to June 30, 2021, the Commission has conducted its meetings using electronic communication. This has, until recently, been allowed under executive orders issued by the Governor. On April 20, 2021, a new state law (HEA 1437, included herein) was signed that creates a statutory framework to allow for a different form of electronic meeting participation. The law provides rules that apply when under a declared public health emergency, as well as rules that will apply during nonemergency times.

When under a declared public health emergency, the Commission will be able to conduct its meetings remotely and all members may attend via electronic means. Such meetings must allow for the public to simultaneously attend and observe the meeting. When not under a declared emergency, state law now provides for certain minimum requirements that the Commission must follow. These requirements are reflected in Resolution 21-01. The Commission's procedures may be more restrictive than the procedures in the state law, but may not be less restrictive. Additional limitations include:

- (1) limiting the number of members who may participate by electronic communication in any one (1) meeting so that at least a quorum of members must be present at an in-person meeting;
- (2) limiting the total number of meetings in a calendar year by which a member of the Commission may participate electronically, and
- (3) requiring a member, except for certain emergency meetings, who plans to attend a meeting by any electronic means of communication to notify the presiding officer and staff at least three days ahead of the meeting, so that arrangements may be made for the

member's participation by electronic communication and so that notices may be appropriately modified.

Sections 7 and 8 of the Policy address the participation by members of the public and city staff in Commission meetings, respectively. These provisions are not required by state law, but reflect how the Commission has operated since the beginning of the public health emergency. The Commission may amend the Policy as needed after adoption, but should consider adopting a policy before the declared public health emergency expires.

RESOLUTION 21-01

A RESOLUTION ESTABLISHING THE POLICY BY WHICH MEMBERS OF THE PLAN COMMISSION, PLAT COMMITTEE, HEARING OFFICER, ASSOCIATED STAFF, AND MEMBERS OF THE PUBLIC MAY PARTICIPATE IN MEETINGS BY ELECTRONIC MEANS OF COMMUNICATION

WHEREAS, the Indiana General Assembly adopted HEA 1437 in the 2021 Regular Session, which amended Indiana Code (IC) 5-14-1.5-1 et seq. (Act) by amending IC 5-14-1.5-3.5 to prescribe new requirements by which members of the governing body of a public agency of a political subdivision may participate in a meeting by an electronic means of communication; and

WHEREAS, a member of the governing body may participate by any means of communication that:

- allows all participating members of the governing body to simultaneously communicate with each other; and
- except for a meeting that is an executive session, allows the public to simultaneously attend and observe the meeting; and

WHEREAS, the Act requires the governing body to adopt a written policy establishing the procedures that apply to a member's participation in a meeting by an electronic means of communication and allows the governing body to adopt procedures that are more restrictive than the procedures established by IC 5-14-1.5-3.5; and

WHEREAS, the Bloomington Plan Commission is a governing body of the City of Bloomington, Indiana and wishes to adopt such a policy;

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

Section I. The Bloomington Plan Commission's Rules and Procedures are modified to add a new Subsection under Article I entitled Subsection "M", which shall read as follows:

Article I. Meetings

...

M. In accordance with Indiana Code sections 5-14-1.5-1 and 5-14-1.5-3.5, et seq., Plan Commission meetings, Plat Committee meetings, and Hearing Officer meetings may be conducted electronically. The Plan Commission adopted an electronic meetings policy via Resolution 21-01, which is incorporated into these Rules and Procedures by reference.

Section II. The Bloomington Plan Commission hereby adopts the following policy on the participation of a member of the Commission, Committee, city staff, and members of the public in a meeting of the Plan Commission, Plat Committee, or Hearing Officer by an electronic means of communication:

ELECTRONIC MEETINGS POLICY

Section 1.

- (a) The provisions of the Act, including definitions, apply to this resolution.
- (b) This resolution shall be known as the “Electronic Meetings Policy” and applies to the Commission and any of its committees, including the Plat Committee and Hearing Officer.

Section 2.

- (a) Subject to Sections 3 and 5, any member may participate in a meeting by any electronic means of communication that:
 - (1) allows all participating members of the governing body to simultaneously communicate with each other; and
 - (2) other than a meeting that is an executive session, allows the public to simultaneously attend and observe the meeting.
- (b) A member who participates by an electronic means of communication:
 - (1) shall be considered present for purposes of establishing a quorum; and
 - (2) may participate in final action only if the member can be seen and heard.
- (c) All votes taken during a meeting at which at least one (1) member participates by an electronic means of communication must be taken by roll call vote.

Section 3.

- (a) At least fifty percent (50%) of the members must be physically present at a meeting at which a member will participate by means of electronic communication. Not more than fifty percent (50%) of the members may participate by an electronic means of communication at that same meeting.
- (b) A member may not attend more than a fifty percent (50%) of the meetings in a calendar year by an electronic means of communication unless the member’s electronic participation is due to:
 - (1) military service;
 - (2) illness or other medical condition;
 - (3) death of a relative; or
 - (4) an emergency involving actual or threatened injury to persons or property.
- (c) A member may attend two (2) consecutive meetings (a set of meetings) by electronic communication. A member must attend in person at least one (1) meeting between sets of

meetings that the member attends by electronic communication, unless the member's absence is due to:

- (1) military service;
- (2) illness or other medical condition;
- (3) death of a relative; or
- (4) an emergency involving actual or threatened injury to persons or property.

(d) A member who plans to attend a meeting by any electronic means of communication shall notify the presiding officer and relevant staff within three (3) days before the meeting so that arrangements may be made for the member's participation by electronic communication and so that notices may be prepared.

Section 4. The memoranda and any minutes prepared for a meeting at which any member participates by electronic means of communication must:

- (1) identify each member who:
 - (A) was physically present at the meeting;
 - (B) participated in the meeting by electronic means of communication; and
 - (C) was absent; and
- (2) identify the electronic means of communication by which:
 - (A) members participated in the meeting; and
 - (B) members of the public attended and observed the meeting, if the meeting was not an executive session.

Section 5. No member of the Commission may participate by means of electronic communication in a meeting if the Commission is attempting to take final action to:

- (1) adopt a budget;
- (2) make a reduction in personnel;
- (3) initiate a referendum;
- (4) impose or increase a fee;
- (5) impose or increase a penalty;
- (6) use the eminent domain authority; or
- (7) establish, raise or renew a tax.

Section 6. In the event the governor declares a disaster emergency under IC 10-14-3-12 or the executive (as defined in IC 36-1-2-5) of a political subdivision declares a local disaster emergency under IC 10-14-3-29, the Commission may meet by any means of electronic communication if the following requirements of IC 5-14-1.5-3.7 are satisfied:

- (1) At least a quorum of the members of the Commission participate in the meeting by means of electronic communication or in person.

(2) The public is able to simultaneously attend and observe the meeting. However, this subdivision does not apply to a meeting held in executive session.

(3) The memoranda and any minutes prepared for a meeting held under this section must:

(A) state the name of each member of the Commission who:

(i) participated in the meeting by using any electronic means of communication; and

(ii) was absent; and

(B) identify the electronic means of communication by which:

(i) members of the Commission participated in the meeting; and

(ii) members of the public attended and observed the meeting, if the meeting was not an executive session.

(4) All votes taken during a meeting under this section must be taken by roll call vote.

Section 7. At any meeting of the Commission where any member participates by an electronic means of communication, members of the public shall be able to attend and observe the meeting via electronic means. Subject to the Commission's rules for making public comment, members of the public may also participate in the meeting via electronic means.

Section 8. At any meeting of the Commission where any member participates by an electronic means of communication, staff members may also participate in the meeting via electronic means, provided there is no actual need for a staff member to be physically present at a particular meeting. Such need shall be determined in the sole discretion of the presiding officer.

SECTION III. If any section, sentence, or provision of this resolution, 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 resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are declared to be severable.

SECTION IV. This resolution shall be in full force and effect from and after its passage by the Plan Commission.

ADOPTED by the Plan Commission of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2021.

Brad Wisler, President
Bloomington Plan Commission

SYNOPSIS

This resolution adopts an Electronic Meetings Policy for the Bloomington Plan Commission pursuant to newly-enacted state statutes concerning electronic meetings. The Policy mirrors a policy adopted by the Bloomington Common Council and establishes the procedures that apply to a member's participation in a meeting by an electronic means of communication, as well as to the participation of the public and city staff members by electronic means of communication.

Case # ZO-09-21 Memo

To: Bloomington Plan Commission

From: Jackie Scanlan, AICP Development Services Manager

Date: June 11, 2021

Re: Text Amendments related to permitted use, conditional use, use specific standards, for duplex, triplex, and fourplex uses in the R1, R2, R3, and R3 District zones.
Returned from Common Council.

Bloomington Common Council approved two amendments to Ordinance 21-23, seen by the Plan Commission as ZO-09-21. The proposal was approved by Common Council with the addition of two amendments, with a vote of 6-3.

The first amendment made the use 'dwelling, duplex' Conditional, as opposed to Permitted, in the R1, R2, and R3 zoning districts. It also requires that the use, in the R1, R2, and R3 zoning districts, include a pre-submittal neighborhood meeting and that those petitions be reviewed by the Board of Zoning Appeals.

The second amendment reinstated the proposed 150 buffer around a 'dwelling, duplex' approval in the R1, R2, and R3 zoning districts and added an annual cap of 15 approvals in the area of those three districts.

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



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

May 18, 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 21-23 - To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Regulations Related to Dwelling, Duplex; Dwelling, Triplex, and Dwelling, Fourplex Set Forth in BMC 20.03 and 20.04.

At a Special Session on May 13, 2021, after having met in Special Session on May 4, May 5, May 6, and May 12, 2021, the Common Council approved Ordinance 21-23 by a vote of 6-3, with two amendments. Attached to this correspondence are copies of the following records:

- Ordinance 21-23 signed by the Council President;
- Attachment A to Ord 21-23, consisting of ZO-09-21, (the proposal forwarded to the Council by the Plan Commission)
- Attachment B to Ord 21-23, consisting of Council amendments to ZO-09-21, which includes:
 - Amendment 02, 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 21-23 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 21-23
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Regulations Related to Dwelling, Duplex; Dwelling, Triplex, and Dwelling, Fourplex
Set Forth in BMC 20.03 and 20.04

- 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-09-21, (“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.

****ORDINANCE CERTIFICATION****


In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 21-23 is a true and complete copy of Plan Commission Case Number ZO-09-21 which was given a recommendation of approval by a vote of 6 Ayes, 3 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on April 1, 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	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen 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-09-21 amends various chapters of the 2020 Unified Development Ordinance (UDO), by adding, removing, and editing existing text to clarify and amend the regulations related to duplexes, triplexes, and fourplexes, 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	E	P*	P*	P*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
Dwelling, triplex		T	T	T	CP*	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)(1)
Group care facility, FHAA large					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			20.03.030(b)(1)
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					

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

(b) Residential Uses

(1) Dwelling, Single-Family (Detached)

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

(2) Dwelling, Single-Family (Attached)

(A) Access

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

(B) Design

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

(C) Occupancy

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

(3) Dwelling, Duplex

(A) Generally

- i. ~~The property owner (or HAND registered agent) shall have no Notices of Violation on file in the Planning and Transportation Department for the prior three years at application. For any property that has been rezoned to R1, R2, or R3 after 04/18/2020 that was not previously designated in the R1, R2, or R3 zoning districts, duplex dwelling uses shall be permitted by right and shall not require conditional use permit approval.~~

~~ii.~~

- ~~ii. For any property zoned R1, R2, or R3 on 04/18/2020, duplex dwelling uses may be established on a lot or parcel where a demolition permit has been issued when:~~
- ~~1. No more than 35 percent of the gross square footage of the existing principal dwelling structure has been demolished or removed within the previous three calendar years; and~~
 - ~~2. The proposed duplex structure does not exceed the total gross square footage of the original structure that was demolished or removed by more than 25 percent.~~

(B) Occupancy

Occupancy of each dwelling unit in a duplex dwelling is subject to the definition of "Family" in Chapter 20.07: (Definitions).

(C) Design

In the R1, R2, R3, and R4 zoning districts the following shall apply:

- ~~i. Each unit in a newly constructed duplex dwelling shall have a separate exterior entrance facing a public or private street. Duplex dwellings created through renovation or expansion of existing structures shall have at least one exterior entrance facing a public or private street. Each individual dwelling unit shall have a separate exterior entrance facing a public or private street.~~
- ~~ii. The front elevation building width of the duplex dwelling structure shall not exceed 40 feet.~~
- iii. The following design elements of the duplex dwelling shall be similar in general shape, size, and design with the majority of existing single-family or duplex 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).
- iv. No duplex dwelling structure shall contain more than six bedrooms total.
- v. Each individual dwelling unit shall have separate utility meters.

(4) Dwelling, Triplex and Fourplex**(A) Generally**

- ~~i. The property owner (or HAND registered agent) shall have no Notices of Violation on file in the Planning and Transportation Department for the prior three years at the time of Conditional Use application. For any property that has been rezoned to R1, R2, or R3 after 04/18/2020 that was not previously designated in the R1, R2, or R3 zoning districts, triplex dwelling uses shall be permitted by right and shall not require conditional use permit approval.~~
- ~~ii. For any property that has been rezoned to R4 after 04/18/2020 that was previously designated in the R1, R2 or R3 zoning districts, fourplex dwelling uses shall require conditional use permit approval.~~
- ~~iii. For any property zoned R1, R2, or R3 on 04/18/2020, triplex dwelling uses may be established on a lot or parcel where a demolition permit has been issued when:

 - ~~1. No more than 35 percent of the gross square footage of the existing principal dwelling structure has been demolished or removed within the previous three calendar years; and~~
 - ~~2. The proposed triplex structure does not exceed the total gross square footage of the original structure that was demolished or removed by more than 25 percent.~~~~

(B) Occupancy

Occupancy of each unit in a triplex and fourplex dwelling is subject to the definition of "Family" in Chapter 20.07: (Definitions).

(C) Design

- ~~i. The front elevation building width of the triplex or fourplex dwelling structure shall not exceed 40 feet.~~
- ~~i. Triplex and fourplex dwellings shall have a minimum of one exterior entrance and no more than two exterior entrances facing a public or private street.~~
- 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) Size**

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

(5) Affordable Housing Incentives

(A) Reduced Bulk Requirements

The following dimensional standards shall apply to single-family ~~and~~ duplex, ~~triplex, and~~ ~~fourplex~~ residential lots in the R1, R2, and R3 zoning districts that meet either of the two criteria in subsection (2) above:

- i. The minimum lot area for subdivision may be reduced up to 30 percent.
- ii. The minimum lot width for subdivision may be reduced up to 20 percent.
- iii. The side building setbacks may be reduced to five feet regardless of the number of stories.
- iv. The rear building setback may be reduced to 15 feet.
- v. Where these standards conflict with the neighborhood transition standards established in Section 20.04.070(d)(5) (Neighborhood Transition Standards), the neighborhood transition standards shall govern.

(B) Primary Structure Height

i. Eligibility

In addition to the eligibility criteria in 20.04.110(c)(2), affordable housing projects seeking increased maximum primary structure height shall comply with the following criteria:

- 1. The building shall contain six or more dwelling units; and
- 2. Unit size and bedroom mix for deed-restricted units shall be comparable to those for market-rate units.

ii. Tier 1 Projects

Projects that meet the Tier 1 affordability standards may increase the primary structure height by one floor of building height, not to exceed 12 feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).

iii. Tier 2 Projects

Projects that meet the Tier 2 affordability standards may increase the primary structure height by two floors of building height, not to exceed 24 feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).

iv. Sustainable Development Bonus

- 1. Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed 12 feet.
- 2. The additional floor of building height granted under this subsection (iv) shall be limited to 50 percent of the building footprint area of primary structure, and that additional floor shall be set back at least 10 feet further than the lower floors of the building.

(6) Other Standards

The following standards shall apply to all affordable housing projects seeking incentives under this section 20.04.110(c).

- i. Silver Certification by the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system;
- ii. Silver Certification by the Home Innovation National Green Building Standard (NGBS) Green Certified rating system;
- iii. Petal Certification by the International Living Future Institute Living Building Challenge (LBC) rating system; or
- iv. Three Green Globes Certification by the Green Building Initiative (GBI) Green Globes Certification rating system;
- v. Another verified third-party sustainability program producing equal or greater sustainability benefits to at least one of the programs listed in subsections (i.) through (iv.) above, as determined by the Planning and Transportation Director.

(3) Sustainable Development Incentives

(A) Single-Family, Duplex, Triplex, and Fourplex Uses

- i. Single-family ~~and~~ duplex, ~~triplex, and fourplex~~ residential projects in the R1, R2, and R3 zoning districts that satisfy the sustainable development criteria in Option 1 or Option 2 above shall be eligible for the reduced bulk requirements established in Section 20.04.110(c)(5)(A) (Reduced Bulk Requirements).
- ii. Single-family, duplex, triplex, and fourplex residential uses that satisfy the sustainable development criteria in Option 1 or Option 2 above shall not be eligible for additional primary structure height.

(B) All Other Uses

Projects that satisfy the sustainable development criteria in Option 1 or Option 2 above shall be eligible for additional primary structure height as established below:

- i. One floor of building height, not to exceed 12 feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).
- ii. Projects that qualify for the affordable housing incentives in Section 20.04.110(c) (Affordable Housing) in addition to the sustainable development incentive in 20.04.110(d)(2) shall be eligible for the additional incentive height described in Section 20.04.110(c)(5)(B)iv.

20.04.120 Operation and Maintenance

(a) Siltation and Erosion

- (1) Sedimentation basins and other control measures necessary to meet the requirements of Section 20.04.030(d) (Siltation and Erosion Prevention) shall be maintained by the property owner during construction.
- (2) Any site stabilization measures shall be maintained by the property owner in perpetuity.
- (3) Sediment shall be removed to maintain a depth of three feet.

*** Amendment Form ***

Ordinance #: 21-23
Amendment #: Am 02
Submitted By: Cms. Piedmont-Smith, Sims
Date: April 28, 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 21-23 as "Attachment A" (ZO-09-21) shall be amended as follows (only affected portions of the proposal are shown below):

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	
	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM		PO
RESIDENTIAL USES																		
Household Living																		
Dwelling, duplex	P* C*	P* C*	P* C*	P*	P*	P*		P*	P*	P*	C*				P*			20.03.030(b)(3)
Dwelling, triplex				C*	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)

20.06.050 Development Permits and Procedures

(b) Conditional Use Permit

(3) Conditional Use Permit Review Process

(A) Pre-Submittal Activities

- iii. For petitions subject to review and decision by the zoning board of appeals, a Development Review Committee meeting and pre-submittal neighborhood meeting may be required by the Planning and Transportation Director, in accordance with Section 20.06.040(b)(2) (Development Review Committee (DRC) Meeting) and Section 20.06.040(b)(3) (Pre-Submittal Neighborhood Meeting). **The requirements of Section 20.06.050(b)(3)(D) and 20.06.050(b)(3)(E)(v) apply to conditional use permit petitions for the "Dwelling, Duplex" use in the R1, R2, or R3 zoning districts.**

(D) Scheduling and Notice of Public Hearings

The conditional use permit petition shall be scheduled for a public hearing before the Board of Zoning Appeals or Hearing Officer and noticed in accordance with 20.06.040(e) (Scheduling and Notice of Public Hearings).

Conditional use permit petitions for the "Dwelling, Duplex" use in the R1, R2 or R3 zoning districts shall be scheduled for a public hearing before the Board of Zoning Appeals and noticed in accordance with 20.06.040(e)

(E) Review and Decision

[A new Section 20.06.050(b)(3)(E)(v) shall be inserted and subsequent subsections shall be renumbered accordingly.]

v. Dwelling, Duplex in R1, R2, or R3 Zoning Districts

Conditional use permit petitions for the "Dwelling, Duplex use in the R1, R2, or R3 zoning districts shall require a pre-submittal neighborhood meeting in accordance with Section 20.06.040(b)(3) (Pre-Submittal Neighborhood Meeting).

Synopsis and Reason for Amendment

This amendment is sponsored by Councilmembers Piedmont-Smith and Sims. It presents a compromise by allowing some carefully reviewed duplexes in residential neighborhoods. The text amends the allowed use table to allow "Dwelling, duplex" as a conditional use in the R1, R2, and R3 zoning districts. It also makes changes to the conditional use permit process to require that conditional use permit petitions for the "Dwelling, duplex" use in the R1, R2, or R3 zones include a pre-submittal neighborhood meeting and are reviewed by the Board of Zoning Appeals.

Allowing duplexes in R1, R2, and R3 zones through careful review of each unique case is supported by the following policies in the Comprehensive Plan:

- **Policy 5.1.3:** Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels, preferably within neighborhoods and multi-family housing developments.
- **Policy 5.4.1:** Promote and maintain housing options within neighborhoods to ensure that a diversity of housing types, a mix of household incomes, and a variety of homeownership and rental opportunities exist...

This amendment is also supported by the following goal of the Bloomington Housing Study (2020):

- Maintain neighborhood character while adding housing options to existing neighborhoods

Committee Recommendation:

N/A

Special Session Action:

Passed 9-0

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

Ordinance #: 21-23
Amendment #: Am 03
Submitted By: Cm. Rollo; Cm. Sandberg
Date: May 5, 2021
Proposed Amendment: (additions are shown in **bold** and deletions in ~~strikethrough~~)

The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-23 as "Attachment A" (ZO-09-21) shall be amended as follows (only affected portions of the proposal are shown below):

1. No more than 35 percent of the gross square footage of the existing principal dwelling structure has been demolished or removed within the previous three calendar years; and
2. The proposed duplex structure does not exceed the total gross square footage of the original structure that was demolished or removed by more than 25 percent.

(B) Occupancy

Occupancy of each dwelling unit in a duplex dwelling is subject to the definition of "Family" in Chapter 20.07: (Definitions).

(C) Design

In the R1, R2, R3, and R4 zoning districts the following shall apply:

- i. Each individual dwelling unit shall have a separate exterior entrance facing a public or private street.
- ii. The front elevation building width of the duplex dwelling structure shall not exceed 40 feet.
- iii. The following design elements of the duplex dwelling shall be similar in general shape, size, and design with the majority of existing single-family or duplex 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).
- iv. No duplex dwelling structure shall contain more than six bedrooms total.
- v. Each individual dwelling unit shall have separate utility meters.

(D) Approval

In the R1, R2, and R3 zoning districts, upon Conditional Use approval, a 150 foot buffer shall be created around the approved duplex dwelling. No newly created or expanded (through addition or habitable space) duplex dwellings shall be allowed in said buffer in the R1, R2, and R3 zoning districts for a period of 2 years after the date of the Conditional Use approval. For purposes of this section, the 150 feet shall be measured from the property lines of the parcel receiving approval.

(E) Maximum Number

In the R1, R2, and R3 zoning districts, the BZA shall approve a maximum of 15 duplex dwellings (newly created or expanded through addition or habitable space) per calendar year.

Synopsis and Reason for Amendment

This Amendment is sponsored by Councilmembers Rollo and Sandberg. This Amendment places a 150 foot buffer around a duplex dwelling in the R1, R2, and R3 zoning districts. Additionally, this Amendment provides that the BZA shall approve a maximum of 15 duplex dwellings (newly created or expanded through addition or habitable space) per calendar year.

Note: This Amendment was revised after distribution in the Legislative Packet Addendum but before being introduced at the May 6, 2021 Special Session. The revision added a period of 2 years to section (D) Approval; and revised the maximum number of duplexes the BZA shall approve per calendar year to 15 in section (E) Maximum Number.

Committee Recommendation:

N/A

Council Action:

Passed 7-2

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 703 W. Gourley Pike**

**CASE #: SP/DP-14-21
DATE: June 14, 2021**

PETITIONER: Aspen TOPCO II Acquisitions, LLC.
1301 S. Capital of TX Highway, Suite B201 Austin, TX 48746

OWNERS: Copper Beech Townhome Communities Twenty Two LLC
C/O Altus Group PO Box 92129 Southlake, TX 76092

CONSULTANTS: Smith Design Group, Inc.
2755 E. Canada Dr. Ste. 101 Bloomington

REQUEST: A primary plat approval for a 12.34 acres 3 lot Traditional Subdivision and Major Site Plan approval for two “Student Housing or Dormitory” and one “dwelling, multifamily” in the (RH) Residential High Density district.

BACKGROUND:

Area: 12.34 acres
Current Zoning: RH: Residential High Density
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Dwelling, Multifamily
Proposed Land Use: Dwelling, Multifamily & Student Housing or Dormitory
Surrounding Uses: North – Commercial (East) and Residential (West)
 South – Dwelling, Multifamily & Dwelling, Single Family
 East – Dwelling, Multifamily
 West – Manufactured home park

REPORT: The property is located at 703 W. Gourley Pike and is currently zoned Mixed-Use Student Housing (MS) and was zoned Residential High Density (RH) at the time that the petition was filed. The property is currently developed with a dwelling, multifamily use and is home to the Arch apartments. Surrounding properties to the east are zoned Mixed-Use Student Housing (MS), the properties to the south are zoned RH, the properties to the north are Mixed-Use Commercial (MC), and the properties to the west are zoned Manufactured/Mobile Home Park (RMH) and Residential Multifamily (RM). The property was recently rezoned, during the 2021 Official Zoning Map Update, to Mixed-Use Student Housing (MS), but this petition was filed prior to the effective date so is being reviewed under RH.

The petitioner is requesting site plan review approval to allow for the construction of two “student housing or dormitory” (building 1 and 3) and one “dwelling, multifamily” (building 2) buildings. Buildings 1 and 3 are proposed to be 4-story buildings which contain a mixture of 4 one, 23 four, and 16 five bedroom units. The inclusion of four and five bedroom units bring the use of these buildings under the definition of “student housing or dormitory.” Building 1 and 3 are proposed to contain a total of 43 units and 176 beds. The proposed floorplate of both building 1 and 3 is 19,822 square feet. Building 2 is proposed to be a 5-story building which contains a mixture of 2 studio, 31 one, 84 two, and 24 three bedroom units. 23% of building 2’s units are 3 bedroom and therefore it does not meet the definition of “student housing or dormitory” which states that multifamily dwellings with 33% or more of units that are 3 bedroom units meet the definition.

The petitioner is also request a primary plat approval to create a 3 lot subdivision. The proposed subdivision is being reviewed under the Traditional Subdivision (TD). The primary plat will create 3 lots which will each be developed with one of the 3 proposed buildings. Lot 1 will be 2.254 acres and will be developed with building 1, lot 2 will be 3.096 acres and will be developed with building 2, and lot 3 will be 3.510 acres and will be developed with building 3. The proposed subdivision will also dedicate 2 new rights-of-way. A new road is proposed run north-south directly east of the proposed buildings. A stubbed extension running east-west is also being proposed. This stubbed extension will be in line with W. Arlington Valley Dr. to the west of the property, and in the future will allow for a connection to the newly proposed right-of-way to the east of the property. A pedestrian easement will be included running east-west between lot 1 and 2 which will allow residents from Arlington Valley Mobile Home Park to walk to the proposed right-of-way to the east of the property. Traditional subdivisions require 67% of lots be served by alleys. The proposed subdivision will not meet the required minimum percentage of lots served by alleys. The petitioner is asking for a waiver from this requirement.

DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require New Development approval.

RH Dimensional Standards:

Lot Area: The minimum lot size is .1115 acres. All lots are greater than 2 acres and meet minimum lot size.

Minimum Lot Width: The minimum lot width is 50 feet. All lots greatly exceed the minimum lot width.

Building setbacks: The minimum front and side building setback are each 10 feet. Each proposed lot has two frontages, so no rear building setbacks are used. The buildings meet setback requirements.

Front parking setback (minimum): The minimum front parking setback is 20 feet behind the primary structure's front building wall. All lots meet this requirement.

Impervious surface coverage (maximum): The maximum coverage allowed is 65%. Lot 1 is proposing 61% coverage; Lot 3 is proposing 65% coverage. All lots meet this requirement.

Primary structure height: The maximum height is five (5) stories not to exceed 63 feet. The building meet height requirements.

Environment: The property does not have many naturally occurring environmentally sensitive areas.

Steep Slopes: Some steep slopes were identified and none will be disturbed.

Siltation and erosion prevention: An erosion control plan has been submitted as part of the proposal. Additionally, a Grading Permit will be required before development can begin on the property. There are no expected siltation or erosion control issues expected with this proposal.

Drainage: A grading and drainage plan has been submitted. A copy has also been submitted to City of Bloomington Utilities. There are no expected drainage issues expected with this proposal.

Riparian Buffer: There is a stream on the south end of the site that will require a 75 foot riparian buffer, which has been shown on the plat. A condition has been added that will require that the current design of the parking lot can be accomplished without disturbance in the buffer.

Tree and forest preservation: There is closed canopy cover on the southern portion of

Lot 3, and it is not expected to be disturbed.

Karst Geology: There are no known karst features on the site.

Wetlands: No wetlands were identified on the site.

Floodplain: The property is not within a special flood hazard area, or known flood prone area.

Lake Watershed: There are no watershed issues on the site.

Access and Connectivity:

Driveways and access: The proposed site will derive vehicular access the newly created local road to the east of the buildings. A second new road will be created between buildings 2 and 3. The proposed driveway locations meet the 100 foot minimum separation from corners, and meet the requirements related to drives within the front parking setback running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement. All entrances will be two-way and therefore meet the driveway width maximums. The site is designed to facilitate the Bloomington Transit #6 bus route that utilizes the existing site as a turn around. A bus shelter and bus stops are provided in the plan, as well as a bus layover area.

Pedestrian and bicycle circulation: The proposal includes a 10 feet multi-use path along Gourley Pike and the east/north side of the new north/south local road. Additionally, there will be a 6 foot sidewalk on the west/south side of the new north/south road. The east-west road will also contain an adjacent side path and sidewalk. All buildings will be accessible via sidewalk from the roads. There is an access easement and accompanying sidewalk that runs east/west between buildings 1 and 2 for potential future pedestrian access to the property to the west.

Parking and Loading: The parking allowance for 'student housing or dormitory' is between .5 and .75 spaces per bed, while 'dwelling multifamily' allows for a maximum of 125 percent of the required minimum (derived based on the types of units), or 1.25 spaces per bedroom, whichever is less. The petitioners are proposing to include a total of 33 vehicle parking spaces on the site. 102 parking spaces are proposed on Lot 1; 88 are proposed on Lot 2; 71 are proposed on Lot 3. The site meets parking total requirements.

Site and Building Design: Schmidt and Associates reviewed the building design and provided comments attached.

Material: Buildings 1 and 3 will utilize fiber cement horizontal siding, brick veneer, and an aluminum storefront system. Building 2 will utilize fiber cement vertical panels, fiber cement board, and fiber cement wood.

Minimum Coverage: The primary materials used at the site will need to extend from the roofline to within 6 inches of finished grade.

Roof: All buildings will utilize flat roofs with parapets.

Uniform Architecture: Those facades that face a public street need to match that of the front façade. That matching should occur using similar materials, window/doorway openings, variation in rooflines, or fenestration. Most of the facades seem to meet this requirement, but a condition has been added to ensure that all doorway openings are matching in material and design.

Anti-monotony Standards: Do not apply because only 3 buildings.

Refuse and Recycling Containers: Will be provided.

Neighborhood Transition Standards: Do not apply.

Universal Design: Because this project has more than 20 dwelling units, at least 20 percent

of the dwelling units shall incorporate at least one entrance at grade level, not requiring any steps up or down or a ramp for entry. A condition of approval has been included for clarity.

Landscape, Buffering, and Fences: The UDO requires that all portions of a site not covered by structure, parking lot, access way, required buffer yard, or other pervious surface be landscaped. The UDO requires that parking lots with 12 or more parking spaces provide one landscape bumpout, island, or endcap per every 10 parking spaces. Landscape bumpouts, island, and endcaps are required to contain at least one large canopy tree. The proposed site plan appears to meet landscape requirements, including street trees, buffer yards, and interior landscaping. The details of the landscape plan will be verified and corrected at the grading permit stage.

Outdoor Lighting: A lighting and photometric plan will have to be submitted which shows that the site meets UDO requirements for maximum light trespass and fixture types during the grading permit review process. No deviations from the lighting code are expected.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made six (6) recommendations concerning this development:

1.) Either show how the parking lot work can be accomplished without disturbing the riparian buffer, or move the parking lot. Show a protective fence at the boundary of the riparian buffer to protect it during construction.

Department Response: A condition of approval has been included. No disturbance for the building of a parking lot is allowed in the riparian buffer area.

2.) Revise the Landscape Plan prior to the Grading Permit issuance.

Department Response: This will be done at the Grading Permit stage.

3.) Reuse or recycle all possible construction and demolition debris.

Department Response: This is not a requirement, but the Department encourages as much reuse and recycling as possible.

4.) Employ Low Impact Development in constructing green infrastructure on the site.

Department Response: This is not a requirement, but the Department encourages Low Impact Development.

5.) Apply green building and site design practices to create a high performance, low-carbon footprint structure.

Department Response: This is not a requirement, but the Department encourages as much green building as possible.

6.) Show the area for tree and forest preservation.

Department Response: A condition of approval has been added to delineate this area.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals
- v. Consistency with Comprehensive Plans and Other Applicable Plans
- vi. Consistent with Intergovernmental Agreements
- vii. Minimization or Mitigation of Adverse Impacts
- viii. Adequacy of Road Systems
- ix. Provides Adequate Public Services and Facilities
- x. Rational Phasing Plan

PROPOSED FINDING: The petition meets all UDO requirements related to use and development standards for ‘student housing or dormitory’ and ‘dwelling, multifamily’ in the RH zoning district. The petitioner has worked with City of Bloomington Utilities to insure that all requirements are met for stormwater and detention. The petition is consistent with the Comprehensive Plan which envisions student housing in and adjacent to the North Gateway. The petition improves local connectivity by adding two new local roads, as well as multiple pedestrian connections. No phasing is planned.

PRIMARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the primary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

All subdivision proposals shall be consistent with the need to minimize flood damage.

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.

All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA.

All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

PROPOSED FINDING: The proposal is not located in a flood prone area and is designed in a way to treat existing drainage issues on the site that may improve drainage issues for the area.

20.06.040(d)(6)(B) General Compliance Criteria

- xi. Compliance with this UDO
- xii. Compliance with Other Applicable Regulations
- xiii. Compliance with Utility, Service, and Improvement Standards
- xiv. Compliance with Prior Approvals

- xv. Consistency with Comprehensive Plans and Other Applicable Plans
- xvi. Consistent with Intergovernmental Agreements
- xvii. Minimization or Mitigation of Adverse Impacts
- xviii. Adequacy of Road Systems
- xix. Provides Adequate Public Services and Facilities
- xx. Rational Phasing Plan

PROPOSED FINDING: The petition meets all UDO requirements except that it does not meet the Traditional Subdivision requirement for 67% of lots to be served by alleys. The petitioner is asking for a waiver from this requirement, and the Department in concert with the Engineering Department agree that the alley requirement for this particular subdivision will not serve the public and that the requirement should be waived. The petitioner has worked with City of Bloomington Utilities to insure that all requirements are met for stormwater and detention. The petition is consistent with the Comprehensive Plan which envisions student housing in and adjacent to the North Gateway. The petition improves local connectivity by adding two new local roads, as well as multiple pedestrian connections. No phasing is planned.

CONCLUSION: This petition meets the RH development standards. The project will redevelop an existing multifamily site that has drainage and age issues, and provide new roads and access easement to improve vehicular and pedestrian connections in the area. The subdivision

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP/DP-14-21 with the following conditions:

1. A plan indicating how the parking lot will be constructed without disturbing the riparian buffer will be submitted and approved before a grading permit will be issued.
2. All doorway openings must meet Uniform Architecture requirements.
3. At least 20 percent of the dwelling units shall incorporate at least one entrance at grade level, not requiring any steps up or down or a ramp for entry. This will be confirmed before issuance of a building permit for any building.
4. A landscape plan that meets all UDO requirements, including delineation of the tree and forest preservation area, must be submitted and approved prior to issuance of a grading permit.
5. A photometric plan that meets all UDO requirements must be submitted and approved prior to issuance of a grading permit.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: June 14, 2021

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Subject: SP/DP-14-21: Aspen Heights Partners – Bloomington Apartment
703 W. Gourley Pike

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 12 acres of Bloomington's potential ecosystem services and carbon footprint.

Comments

1.) RIPARIAN BUFFER

The plan view of the Site Plan shows the edge of the riparian buffer and the edge of one of the parking lots, which will be removed and replaced, almost converging. Please show and describe how the parking lot work can be accomplished without encroaching into the riparian buffer. There should be a fence at the edge of the riparian buffer to protect it from construction activity at the very least.

2.) LANDSCAPE PLAN

The Landscape Plan needs to be finalized with the grading permit. Please state on the plan the acres of landscape/greenspace at the site, and change the invasive species to permitted species.

3.) 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 aluminum, 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."

4.) EROSION AND POLLUTANT CONTROL REQUIREMENTS

The design should employ current preferred practices (CPP) of Low Impact Development (LID) to establish new environmental benefits on this 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 LID CPPs.

Low Impact Development is an integrated, holistic strategy for stormwater management, and thus is especially important at this 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. Another purpose of the LID stormwater CPPs is to install native plant species, which will promote biodiversity and phytofiltration 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

5.) 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 polluters in Bloomington.

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.

6.) TREE and FOREST PRESERVATION

Please show the calculations for the tree and forest preservation and show the overlay with the riparian buffer.

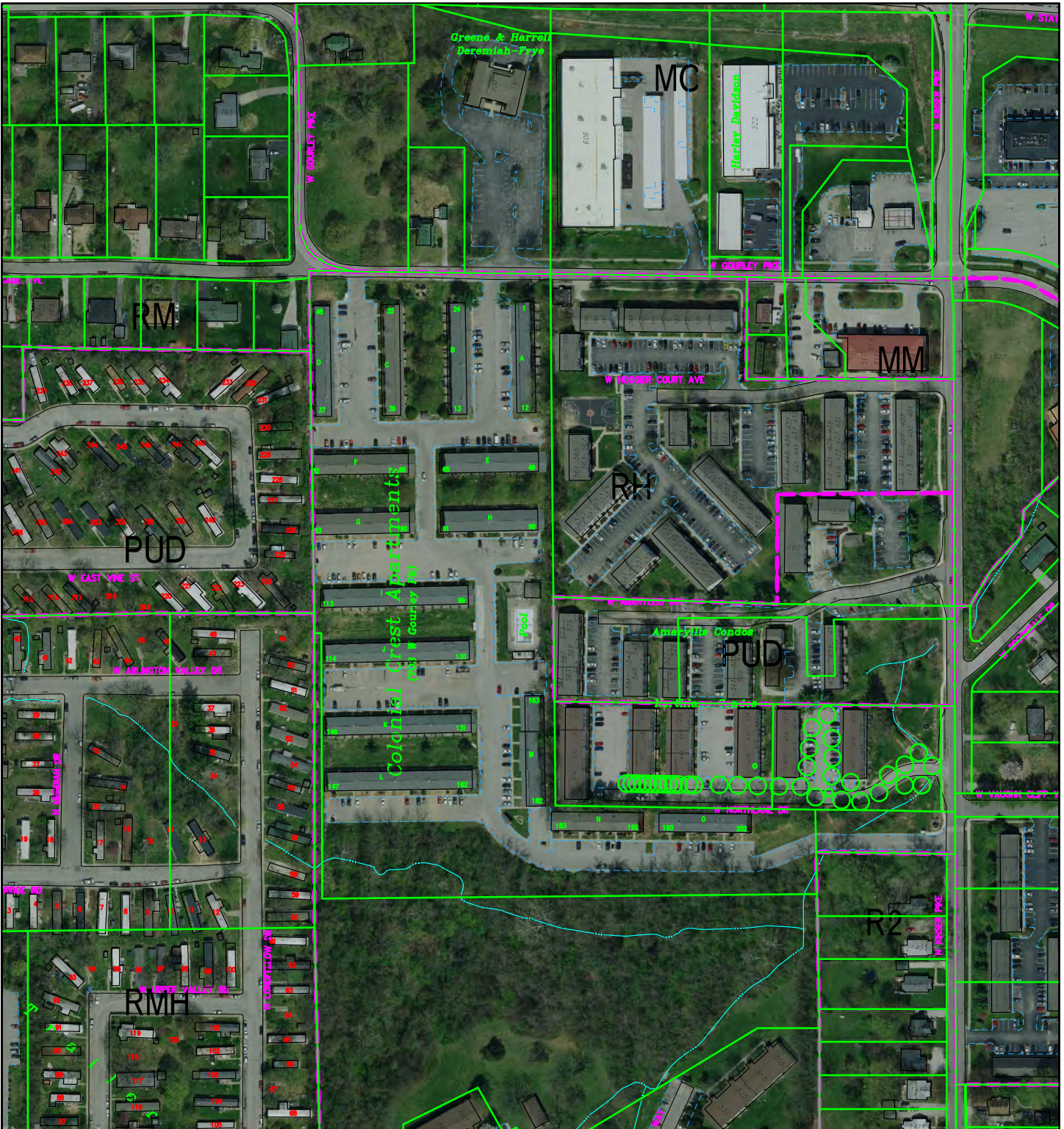
Recommended Conditions of Approval

- 1.) Either show how the parking lot work can be accomplished without disturbing the riparian buffer, or move the parking lot. Show a protective fence at the boundary of the riparian buffer to protect it during construction.
- 2.) Revise the Landscape Plan prior to the Grading Permit issuance.

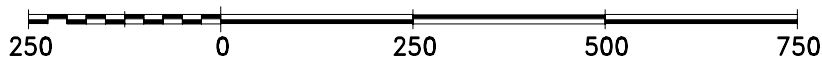


City of Bloomington
Bloomington Environmental Commission

- 3.) Reuse or recycle all possible construction and demolition debris.
- 4.) Employ Low Impact Development in constructing green infrastructure on the site.
- 5.) Apply green building and site design practices to create a high performance, low-carbon footprint structure.
- 6.) Show the area for tree and forest preservation.

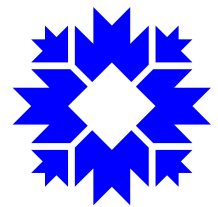


By: roblingr
29 Mar 21

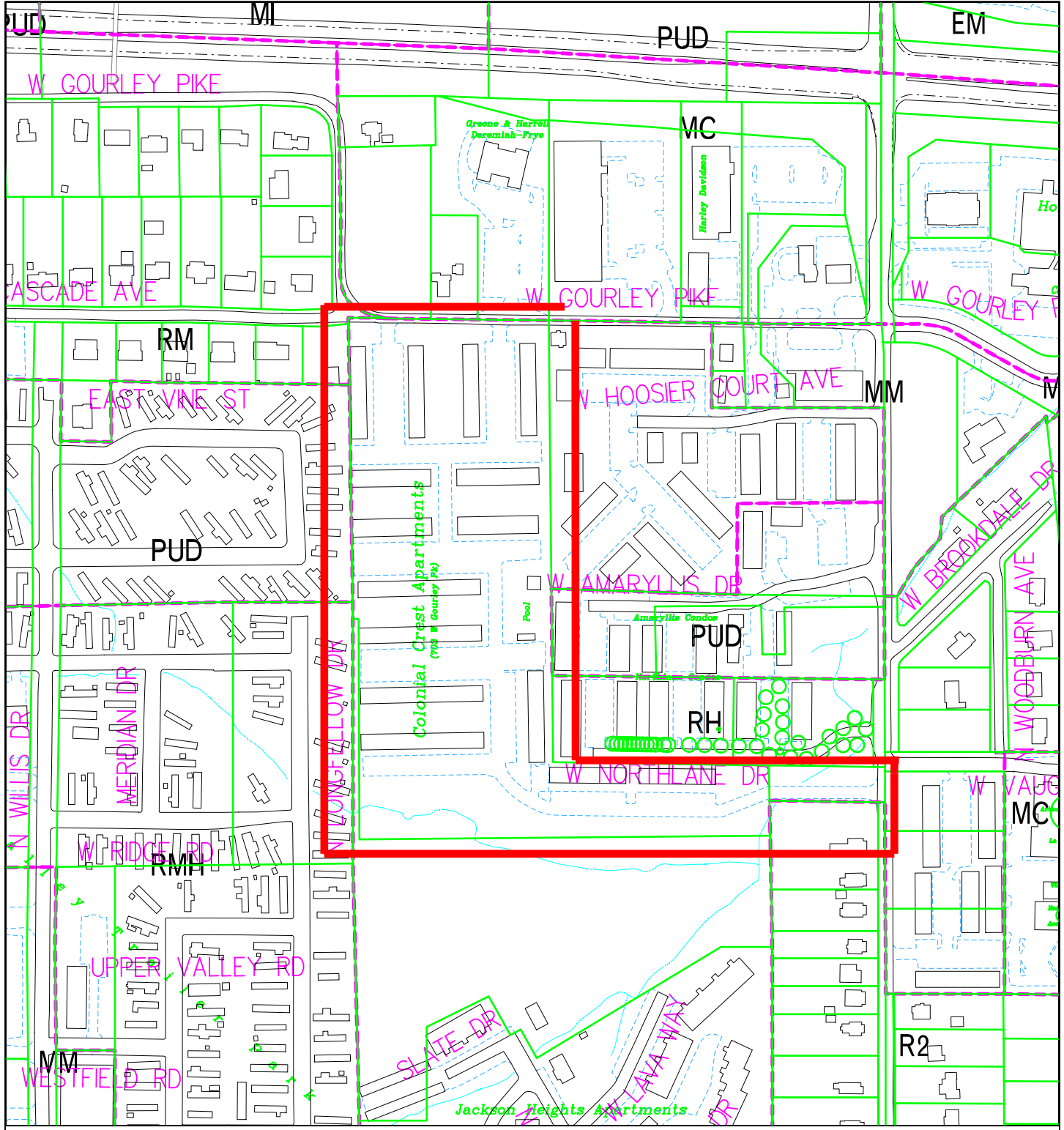


For reference only; map information NOT warranted.

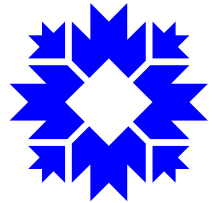
City of Bloomington
Planning



Scale: 1" = 250'

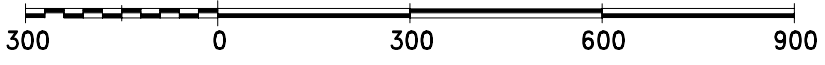


City of Bloomington
Planning



Scale: 1" = 300'

By: roblngr
29 Mar 21



For reference only; map information NOT warranted.



March 30, 2021

Mr. Ryan Robling
Zoning Planner
City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

REF: AHP- Bloomington Proposed Development
K&A Project Number 20028

SUB: Petitioners Statement-Architectural

Dear Mr. Robling:

Kitchen and Associates (K&A) is pleased to submit the attached document on behalf of Aspen Heights Partners (AHP) for their proposed project, AHP-Bloomington Apartments, for Plan Commission Review. The following outlines the project scope. Please review the document and contact us with any questions.

Project Location

The proposed project is located on an existing 12.43 acre(s) single lot parcel located at 703 West Gourley Pike in Bloomington, IN. The existing single lot is proposed to be subdivided into (3) three separate lots that will contain (3) three separate mid-rise apartment buildings. The existing structures on the property will be demolished and removed to allow for the proposed development.

Project Scope

Lot 1 and Lot 3:

Lots 1 and 3 will each contain a 4-story, wood framed, "Student Housing" building with a partial basement for utilities. Each student housing building will have 1-bedroom, 4-bedroom, and 5-bedroom units and comply with the maximum building floor plate of 20,000 sf. The proposed buildings will each have an elevator, internal trash chutes/ compactor, mail, bike storage, and a modest amenity space on the ground floor for study and lounge purposes. Surface parking for the residents will be located behind each building. Each building will be on an accessible route and is designed to comply with local accessibility codes.

The Student Housing Building Statistics are as follows:

1 BR A-	1 bed/ 1 bath unit	4 units	4 beds
4 BR A-	4 bed/ 4 bath unit	12 units	48 beds
4 BR B-	4 bed/ 4 bath unit	3 units	12 beds
4 BR T-	4 bed/ 4.5 bath (2-story) unit	8 units	32 beds
5 BR-	5 bed/ 5 bath unit	16 units	80 beds
TOTAL (each lot)		43 units	176 beds

Lot 2:

Lot 2 will contain a 5-story, wood framed, "Multi-Family Housing" building with a partial basement for utilities. The multi-family housing building will have 1-bedroom, 2-bedroom, and 3-bedroom units. The ground floor will have a large clubhouse amenity space consisting of a leasing center, mail, study space, gaming, a coffee bar, fitness, and tanning.

Principals

Stephen L. Schiavo, AIA, LEED® AP BD+C
Eugene F. Schiavo, AIA, PE, LEED® AP
Mary M. Johannesen, AIA, LEED® AP
Roger Keyser, AIA
Stephen Finkelman, PE, CEM, LEED® AP
Matthew Bartner, AIA, LEED® AP BD+C
Aikesh Taylor, PE, LEED® AP
Claire Van Haren
Keith Peacock, AIA

Senior Associates

Raymond Rebilas, AIA
Milton D. Smith, RA
Susan C. Nurge, AIA, LEED® AP BD+C

Associates

Christopher Panella
Claudia Biltran, AICP, PP
Tammy Schiavo, AIA
Andreo Garland, RA, LEED® AP
Ryan Wolfe, PE
Al DeLuca, RA, LEED® AP
Megan McGinley, AIA, LEED® AP BD+C
Jason M. Lutz, AIA
Nirna Simonetti, AIA

Collingswood NJ

756 Haddon Avenue - 08108
Tel: 856.854.1880

On the Web

www.kitchenandassociates.com



3/30/21

Mr. Ryan Robling

AHP-Bloomington Proposed Development

K&A Project Number 20028

Page 2 of 3

This building will also contain an elevator, trash chute/ compactor, bike storage, pool equipment room, and maintenance space. An in-ground pool will be located in a secure area in the rear exterior courtyard of the multi-family building for use by residents of the entire development. Surface parking for the residents will be located behind the building and outdoor amenity space. The building will be on an accessible route and is designed to comply with local accessibility codes.

The Multi-Family Housing Building Statistics are as follows:

1 BR-	1 bed/ 1 bath unit	31 units	31 beds
2 BR A-	2 bed/ 2 bath unit	73 units	146 beds
2 BR B-	2 bed/ 2 bath unit	9 units	18 beds
2 BR C-	2 bed/ 2 bath unit	2 units	4 beds
3 BR-	3 bed/ 3 bath unit	14 units	42 beds
3 BR T-	3 bed/ 3.5 bath (2-story) unit	20 units	60 beds
TOTAL		149 units	301 beds

Building Height

All buildings on site are under the required height when measured from the average grade plane to the highest point on the roof.

Building 1 has a maximum height of 47'-7"	(max. 50' height allowed)
Building 2 has a maximum height of 57'-3"	(max. 63' height allowed)
Building 3 has a maximum height of 47'-7"	(max. 50' height allowed)

Building Materials

The proposed buildings will utilize a combination of brick veneer, fiber cement lap siding, fiber cement board and batten siding, residential style windows at units, and storefront and punched windows at amenity spaces. The building color palettes will be similar across all three buildings, but the colors will be utilized in different configurations to provide variety in the aesthetic.

Bike Parking

Lot 1 and Lot 3: Each Student Housing building lot requires a total of thirty-six (36) bike parking spaces at 1 space per 5 beds. Of those, nine (9) spaces are required to be long term Class 1 and an additional eighteen (18) spaces are required to be covered, short term Class 2. Our design contains an interior, secure bike storage room that will house eighteen (18) spaces. An additional nine (9) spaces will be outside within 50' of the main entrance to the building and nine (9) spaces will be outside under a roof area.

Lot 2: The Multi-Family Housing building requires a total of sixty-one (61) bike parking spaces at 1 space per 5 beds. Of those, sixteen (16) spaces are required to be long term Class 1 and an additional thirty-one (31) spaces are required to be covered, short term Class 2. Our design contains an interior, secure bike storage room that will house twenty-two (22) spaces. An additional sixteen (16) spaces will be outside within 50' of the main entrance to the building and twenty-three (23) spaces will be outside under a roof area.

The bike storage rooms within all buildings are accessible from the exterior and/or interior of the buildings.



3/30/21

Mr. Ryan Robling

AHP-Bloomington Proposed Development

K&A Project Number 20028

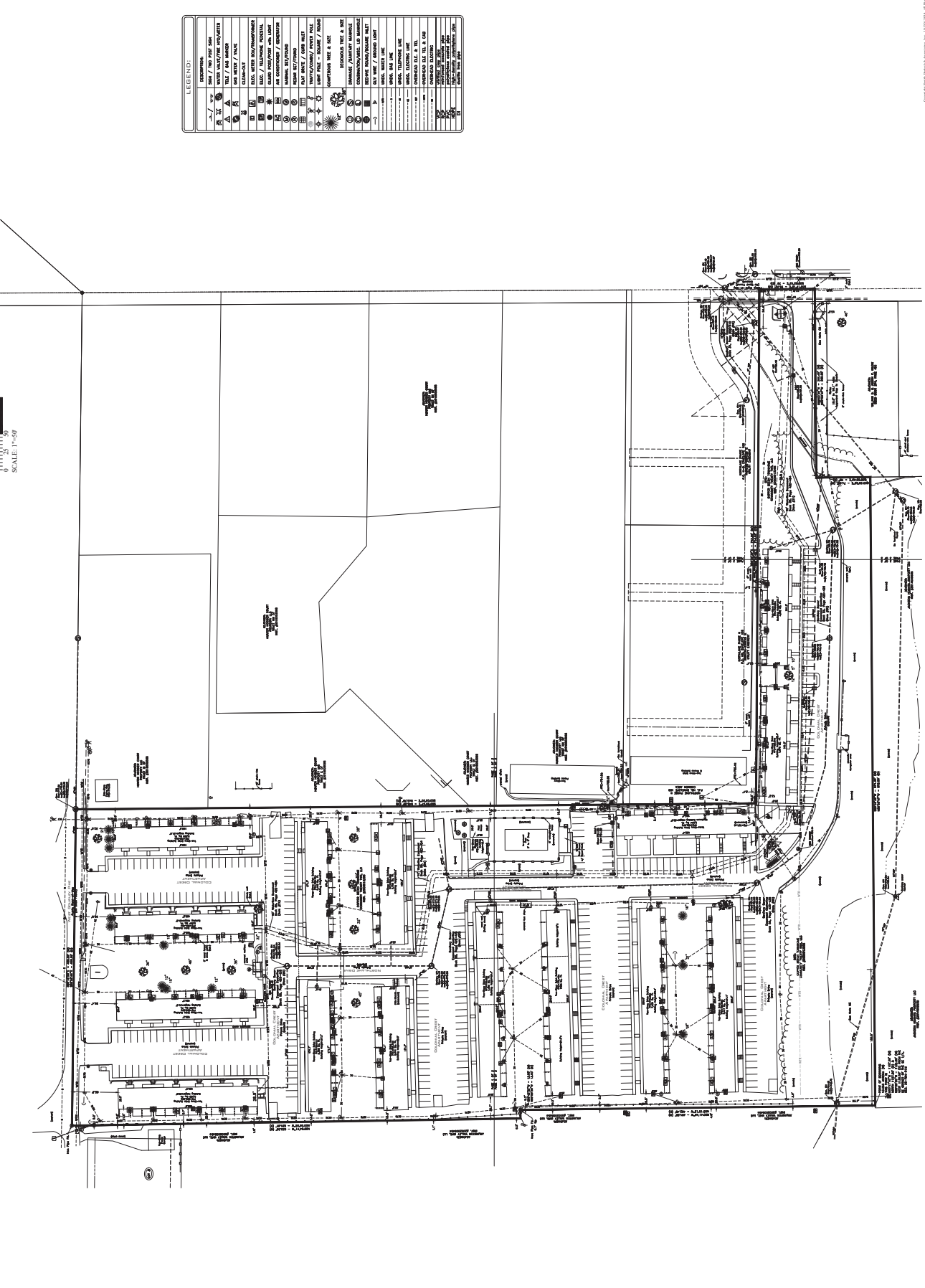
Page 3 of 3

Sincerely,

Andrea B Garland

Andrea B Garland, RA, LEED AP
Associate

cc: Roger W. Keyser, AIA, Principal, Kitchen & Associates
Jason M. Lutz, AIA, Associate, Kitchen & Associates
Chris Foley, Aspen Heights Partners
Dan Koebel, Aspen Heights Partners
Kendall Knoke, Smith Design Group
Katie Stein, Smith Design Group



6187
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 05/31/2021
 C101
 RCM
 CONSTRUCTION CONDITIONS

ASPEN HEIGHTS PARTNERS
 BLOOMINGTON, INDIANA
 NOT FOR CONSTRUCTION
 XX/XX/XX/XX/XX
 LEGEND:
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 SMITH
 GROUP
 CIVIL ENGINEERING, CONSULTING AND SURVEYING
 3151 S 120th St
 Westfield, IN 46081-1000
 TEL: 317-833-3000 FAX: 317-833-3001
 WWW.SSMITHGROUP.COM



DEMOLITION NOTES

-  REMOVE EXISTING TREES, STUMP AND ROOTS
-  REMOVE EXISTING ASPHALT PAVEMENT AND CONCRETE DRIVE
-  REMOVE EXISTING BUILDING, FOOTINGS AND FOUNDATIONS
-  REMOVE EXISTING CONCRETE AND CONCRETE BASE

DEMOLITION KEY NOTES

-  REMOVE EXISTING ELECTRICAL TRANSFORMERS
-  REMOVE EXISTING OVERHEAD POWER LINES AND CONNECTED PIPES
-  REMOVE EXISTING CONCRETE CURB AND SIDEWALK PAVEMENT
-  REMOVE EXISTING ELECTRICAL SERVICE ARCHITECTURE
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DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTION MATERIALS FROM THE PROJECT SITE.
2. REMOVE ALL EXISTING CONCRETE AND CONCRETE BASE FROM THE PROJECT SITE.
3. REMOVE ALL EXISTING ASPHALT PAVEMENT AND CONCRETE DRIVE FROM THE PROJECT SITE.
4. REMOVE ALL EXISTING BUILDINGS, FOOTINGS AND FOUNDATIONS FROM THE PROJECT SITE.
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SITE PLAN KEY NOTES

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SITE PLAN LEGEND

- CONCRETE
- CONCRETE (EMERGENCY PAVED)
- ASPHALT (PAVED/PT)

LOT 1 - 176 BED (43 UNITS) STUDENT HOUSING
 REQUIRED: 0.5 SPACES/BD = 88 SPACES
 15K REDUCION (TRANSIT) = 75 SPACES
 10K REDUCION (TRANSIT) = 101M 4 SPACES
 PROVIDED EV 1 EV/25 SPACES X 2 SPACES
 PROVIDED EV SPACES = 2 SPACES
 35.2 SPACES
 27 SPACES (INTERIOR)
 8.8 SPACES (EXTERIOR)
 REQUIRED CLASS = 20K
 177 SPACES
 18 SPACES (INTERIOR)
 18 SPACES (EXTERIOR)
 TOTAL BICYCLE SPACES PROVIDED = 37 SPACES

LOT 2 - 302 BED (101 UNITS) MULTIFAMILY
 60K AC, 01K
 0.807 AC, 30K
 1.07 AC, 60K

LOT 3 - 176 BED (43 UNITS) STUDENT HOUSING
 60K AC, 01K
 1.07 AC, 60K
 1.07 AC, 60K
 2.37 AC, 07K

SITE INFORMATION

CONCRETE
CONCRETE (EMERGENCY PAVED)
ASPHALT (PAVED/PT)

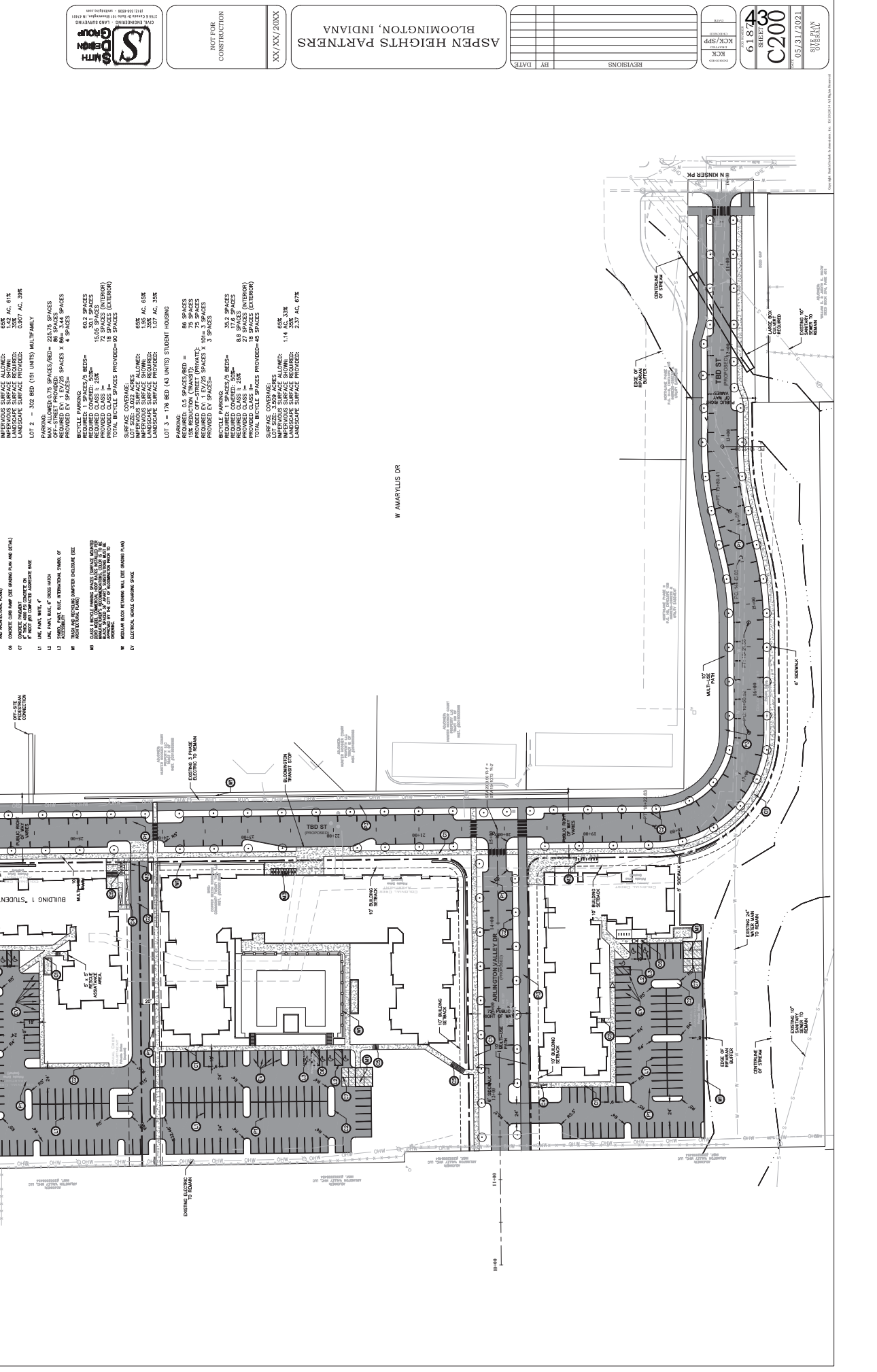
LOT 1 - 176 BED (43 UNITS) STUDENT HOUSING
 15K REDUCION (TRANSIT) = 75 SPACES
 10K REDUCION (TRANSIT) = 101M 4 SPACES
 PROVIDED EV 1 EV/25 SPACES X 2 SPACES
 PROVIDED EV SPACES = 2 SPACES
 35.2 SPACES
 27 SPACES (INTERIOR)
 8.8 SPACES (EXTERIOR)
 REQUIRED CLASS = 20K
 177 SPACES
 18 SPACES (INTERIOR)
 18 SPACES (EXTERIOR)
 TOTAL BICYCLE SPACES PROVIDED = 37 SPACES

LOT 2 - 302 BED (101 UNITS) MULTIFAMILY
 60K AC, 01K
 0.807 AC, 30K
 1.07 AC, 60K

LOT 3 - 176 BED (43 UNITS) STUDENT HOUSING
 60K AC, 01K
 1.07 AC, 60K
 1.07 AC, 60K
 2.37 AC, 07K

CONCRETE
CONCRETE (EMERGENCY PAVED)
ASPHALT (PAVED/PT)

LOT 1 - 176 BED (43 UNITS) STUDENT HOUSING
 15K REDUCION (TRANSIT) = 75 SPACES
 10K REDUCION (TRANSIT) = 101M 4 SPACES
 PROVIDED EV 1 EV/25 SPACES X 2 SPACES
 PROVIDED EV SPACES = 2 SPACES
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 27 SPACES (INTERIOR)
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 REQUIRED CLASS = 20K
 177 SPACES
 18 SPACES (INTERIOR)
 18 SPACES (EXTERIOR)
 TOTAL BICYCLE SPACES PROVIDED = 37 SPACES



NOT FOR CONSTRUCTION
 ASPEN HEIGHTS PARTNERS
 BLOOMINGTON, INDIANA
 05/31/2021

REVISIONS
 BY DATE

618743
 SHEET
 C200
 05/31/2021

ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

SCALE: 1"=40'

ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
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ASPHALT (PAVED/PT)
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 CONCRETE (EMERGENCY PAVED)
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ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

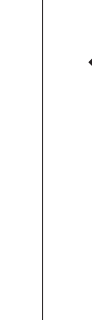
ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

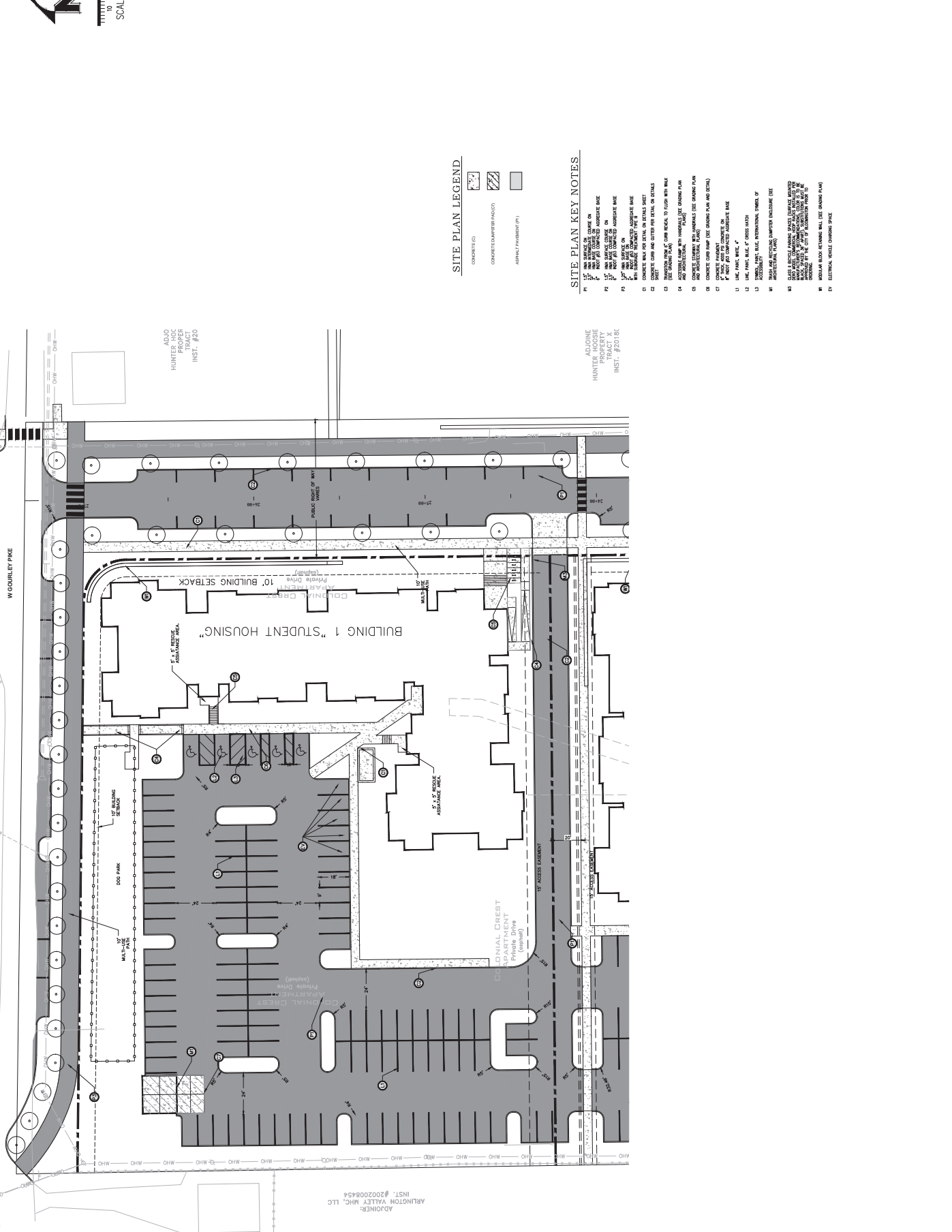
ASPHALT (PAVED/PT)
 CONCRETE (EMERGENCY PAVED)
 CONCRETE

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ADJO
HUNTER HOC
TRACT
INST. #20

ADJO
HUNTER HOC
TRACT
INST. #20



NOT FOR
CONSTRUCTION

XXXX/XX/XXXX

ASPEN HEIGHTS PARTNERS
BLOOMINGTON, INDIANA

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618744
SUBJECT
C201
DATE
05/31/2021

SITE PLAN LEGEND

| | |
|----------|------------------------|
| [Symbol] | CONCRETE |
| [Symbol] | CONCRETE/SLAB/FINISHED |
| [Symbol] | ASPHALT/PAVEMENT (P) |

- SITE PLAN KEY NOTES**
1. ALL MATERIALS TO BE USED ON THIS PROJECT SHALL BE APPROVED BY THE CITY OF BLOOMINGTON.
 2. ALL MATERIALS TO BE USED ON THIS PROJECT SHALL BE APPROVED BY THE CITY OF BLOOMINGTON.
 3. ALL MATERIALS TO BE USED ON THIS PROJECT SHALL BE APPROVED BY THE CITY OF BLOOMINGTON.
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 9. ALL MATERIALS TO BE USED ON THIS PROJECT SHALL BE APPROVED BY THE CITY OF BLOOMINGTON.
 10. ALL MATERIALS TO BE USED ON THIS PROJECT SHALL BE APPROVED BY THE CITY OF BLOOMINGTON.

ADJOINER
ARLINGTON VALLEY, LLC
INST. #202008454

ADJOINER
PROPERTY
TRACT X
INST. #20181

ADJOINER
PROPERTY
TRACT X
INST. #20181



NOT FOR
CONSTRUCTION

05/31/2021

ASPEN HEIGHTS PARTNERS
BLOOMINGTON, INDIANA

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PROJECT NO. 61874
SUBJECT: C202
DATE: 05/31/2021

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SITE PLAN LEGEND

CONCRETE (C)

CONCRETE DAMPER PANEL (CP)

APITAL FURNISHMENT (F)

SITE PLAN KEY NOTES

P1 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P2 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P3 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P4 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P5 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P6 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P7 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P8 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P9 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P10 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P11 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P12 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P13 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P14 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P15 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P16 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

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P18 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

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P87 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

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P89 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

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P91 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P92 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P93 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P94 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P95 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

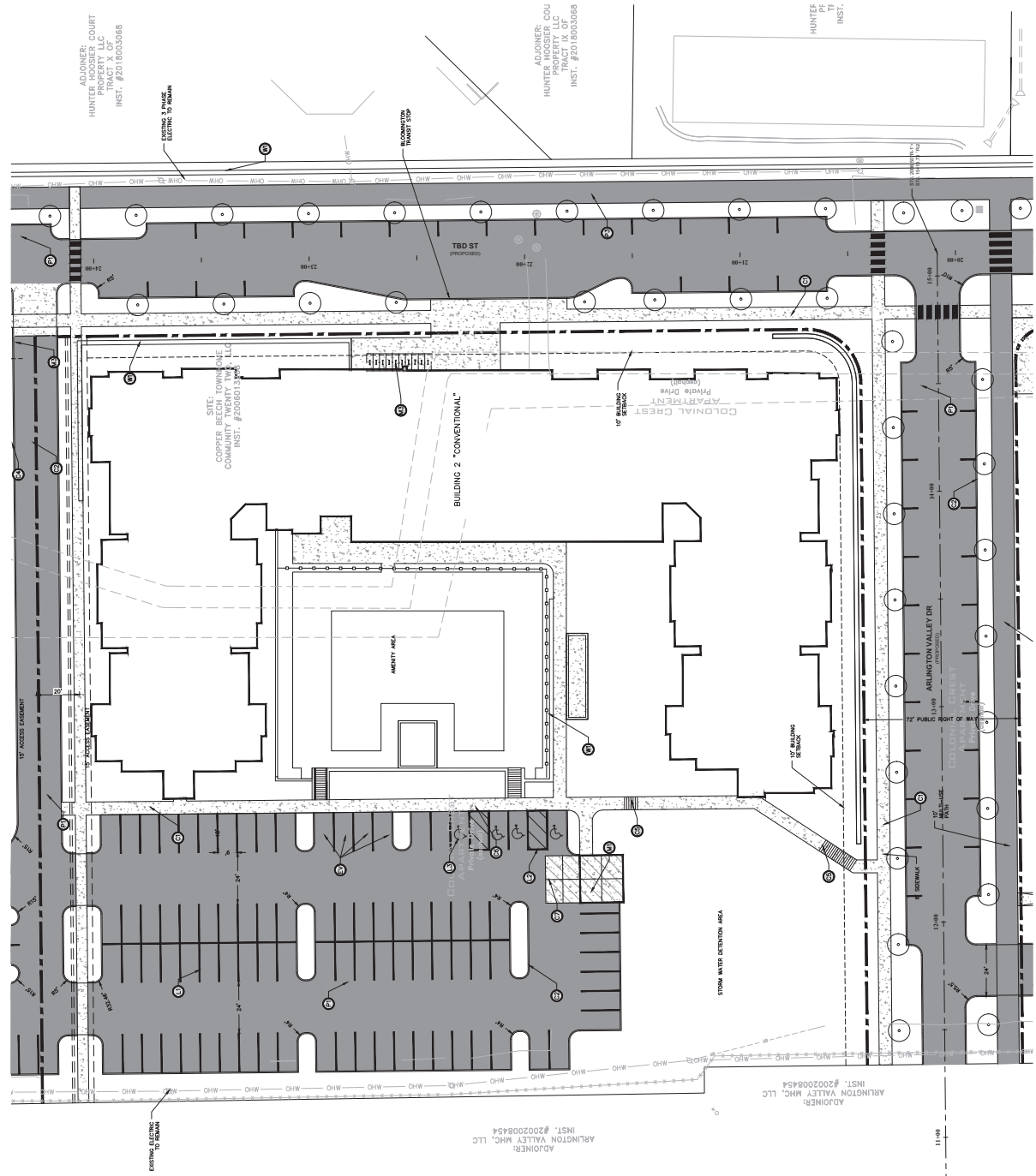
P96 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P97 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P98 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P99 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

P100 1/2" CONC. ON 4" COMPACTED AGGREGATE BASE

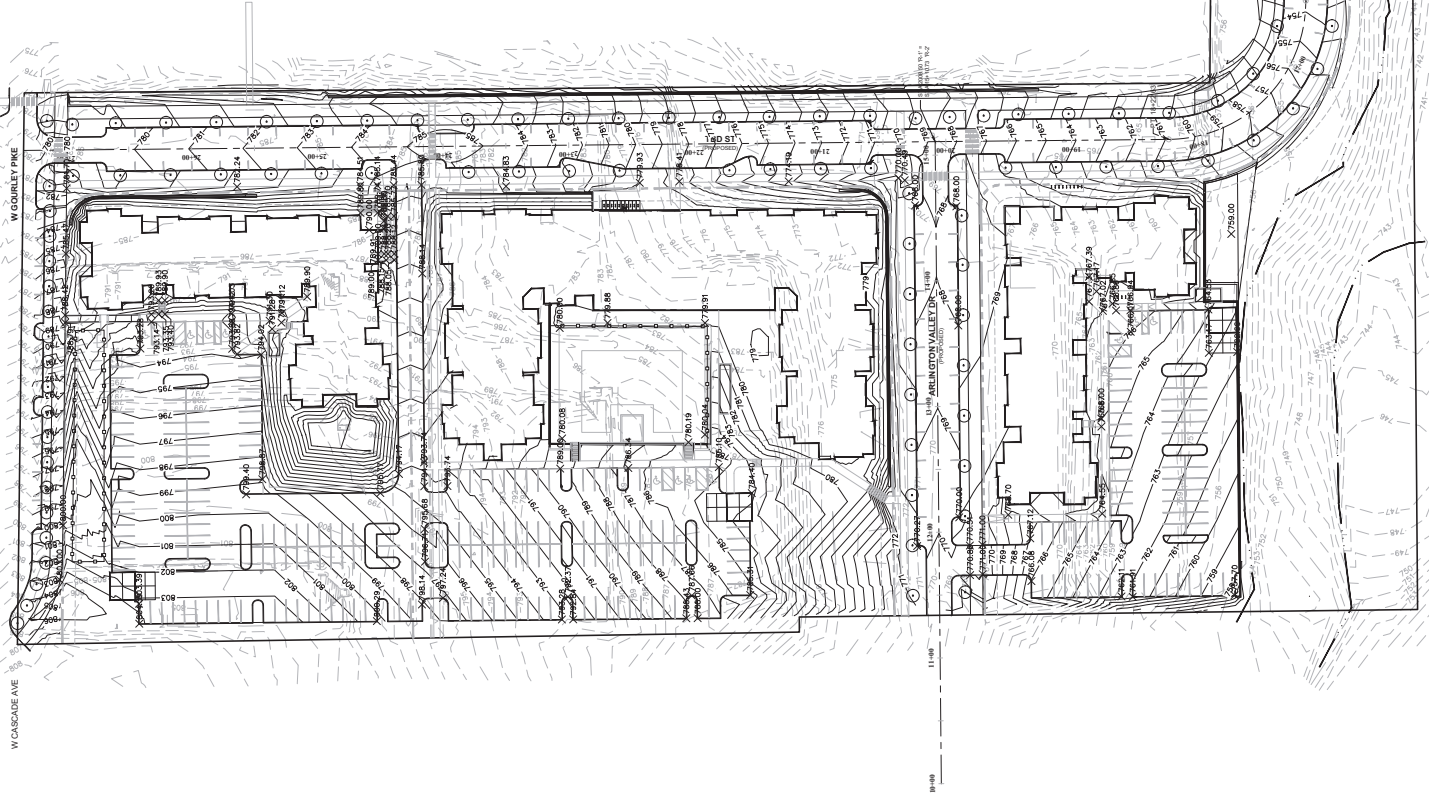


ADJOINER:
HUNTER HOOSIER COURT
TRACT X OF
INST. #2018003068

ADJOINER:
HUNTER HOOSIER COURT
TRACT X OF
INST. #2018003068

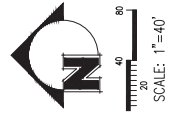
ADJOINER:
ARLINGTON VALLEY MHC, LLC
INST. #202008454

ADJOINER:
COPPER BEECH TOWNHOME
COMMUNITY
INST. #202008454



GRADING LEGEND

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| EXISTING MAJOR CONTOUR | --- |
| PROPOSED MAJOR CONTOUR | --- |
| EXISTING MINOR CONTOUR | --- |
| PROPOSED MINOR CONTOUR | --- |
| EXISTING ELEVATION | XXXXXX |
| PROPOSED ELEVATION | XXXXXX |
| EDGE OF PAVEMENT ELEVATION | XPXXXXXX |
| EDGE OF DRIVEWAY ELEVATION | XDXXXXXX |
| EDGE OF SIDEWALK ELEVATION | XSXXXXXX |
| EDGE OF CURB ELEVATION | XCXXXXXX |
| EDGE OF WALL | XWXXXXXX |
| TOP OF WALL | XWXXXXXX |



|  <p>7150 CHURCH ROAD, SUITE 200, BLOOMINGTON, IN 47408
PH: 317.346.8888 WWW.SOUTHGROUP.COM</p> | <p>NOT FOR CONSTRUCTION</p> | <p>XX/XX/XX/XX</p> | <p>ASPEN HEIGHTS PARTNERS
BLOOMINGTON, INDIANA</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>61874
SHEET
C300</p> | | <p>05/31/2021
GRADING PLAN</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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GRADING LEGEND

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| --- | EXISTING MAJOR CONTOUR |
| --- | PROPOSED MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | PROPOSED MINOR CONTOUR |
| --- | EXISTING ELEVATION |
| --- | PROPOSED ELEVATION |
| --- | EDGE OF PAVEMENT ELEVATION |
| --- | EDGE OF CURB ELEVATION |
| --- | EDGE OF SIDEWALK ELEVATION |
| --- | LOW POINT |
| --- | BOTTOM OF WALL |
| --- | TOP OF WALL |

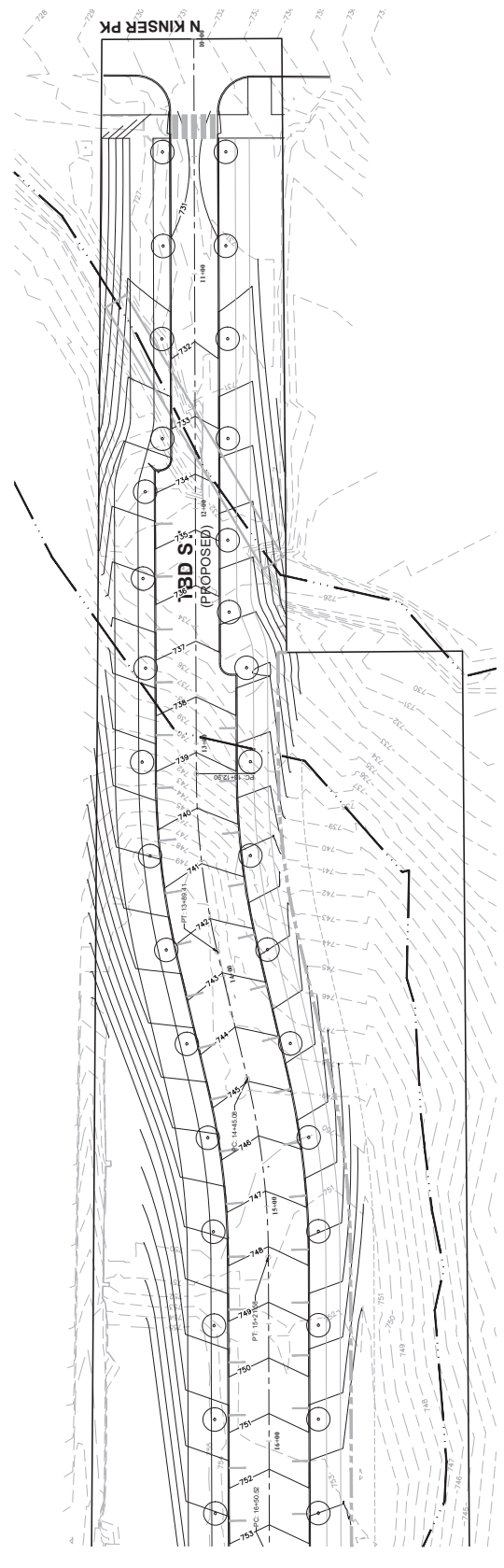
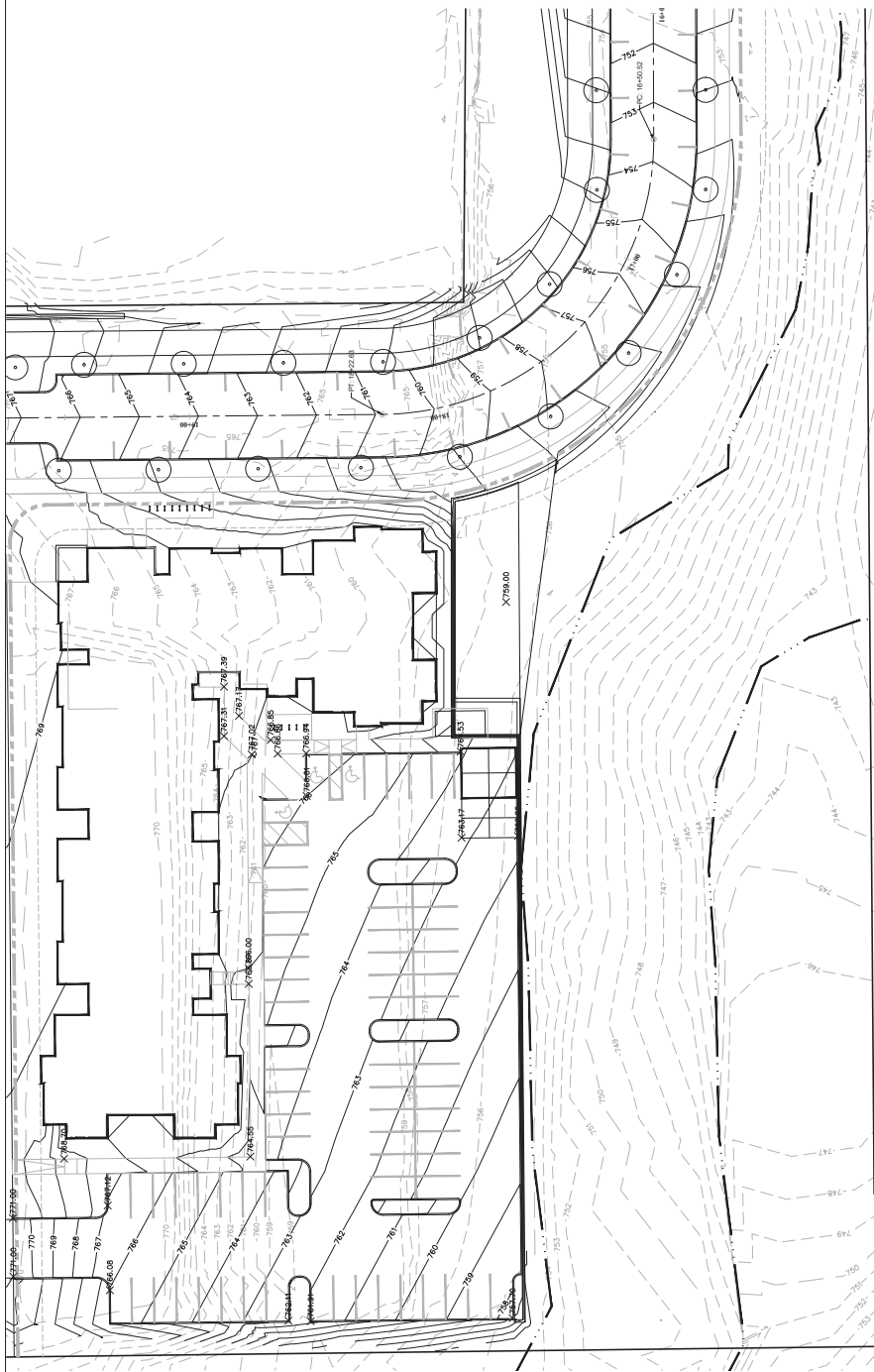


NOT FOR CONSTRUCTION
 XXXX/XX/XX

ASPEN HEIGHTS PARTNERS
 BLOOMINGTON, INDIANA

| NO. | BY | DATE |
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PROJECT NO. 6185
 SHEET C303
 DATE 05/31/2021
 GRADING PLAN





SCALE: 1" = 20'

UTILITY LEGEND

SYMBOLS AND LINE TYPES:

- Electric (solid line with cross-ticks)
- Gas (dashed line with cross-ticks)
- Water (dashed line with cross-ticks)
- Sewer (dashed line with cross-ticks)
- Storm Sewer (dashed line with cross-ticks)
- Cable TV (dashed line with cross-ticks)
- Telephone (dashed line with cross-ticks)
- Other (dashed line with cross-ticks)



NOT FOR
CONSTRUCTION
05/XX/XX/XX

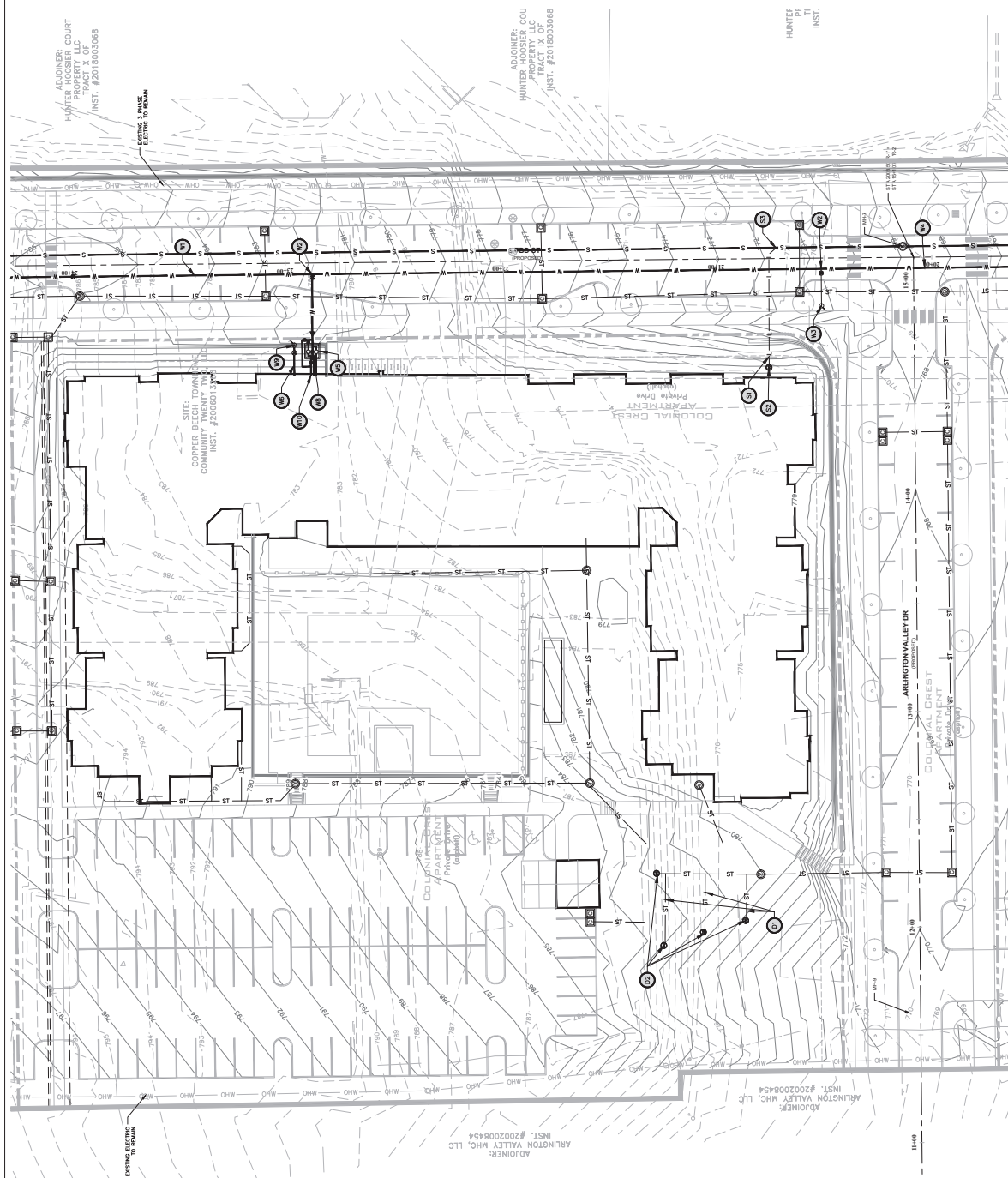
ASPEN HEIGHTS PARTNERS
BLOOMINGTON, INDIANA

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SUBJECT: C402
DATE: 05/31/2021
61858

UTILITY KEY NOTES

- 1. THE INFORMATION SHOWN HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- 2. THE INFORMATION SHOWN HEREIN IS THE PROPERTY OF SOUTH GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOUTH GROUP.
- 3. THE INFORMATION SHOWN HEREIN IS THE PROPERTY OF SOUTH GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOUTH GROUP.
- 4. THE INFORMATION SHOWN HEREIN IS THE PROPERTY OF SOUTH GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOUTH GROUP.



ADJOINER: ARLINGTON VALLEY MHC, LLC
INST. #202008454

ADJOINER: COLONIAL CREST APARTMENT
INST. #202008454

ADJOINER: HUNTER INST.
INST. #2018005088

ADJOINER: PROPERTY LLC
INST. #2018005088

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GRADING LEGEND

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| (Symbol) | EXISTING MAJOR CONTOUR |
| (Symbol) | PROPOSED MAJOR CONTOUR |
| (Symbol) | EXISTING MINOR CONTOUR |
| (Symbol) | PROPOSED MINOR CONTOUR |
| (Symbol) | EXISTING ELEVATION |
| (Symbol) | PROPOSED ELEVATION |
| (Symbol) | EDGE OF PAVEMENT ELEVATION |
| (Symbol) | EDGE OF GRAVEL ELEVATION |
| (Symbol) | HIGH POINT |
| (Symbol) | LOW POINT |
| (Symbol) | BOTTOM OF WALL |
| (Symbol) | TOP OF WALL |

EROSION CONTROL LEGEND

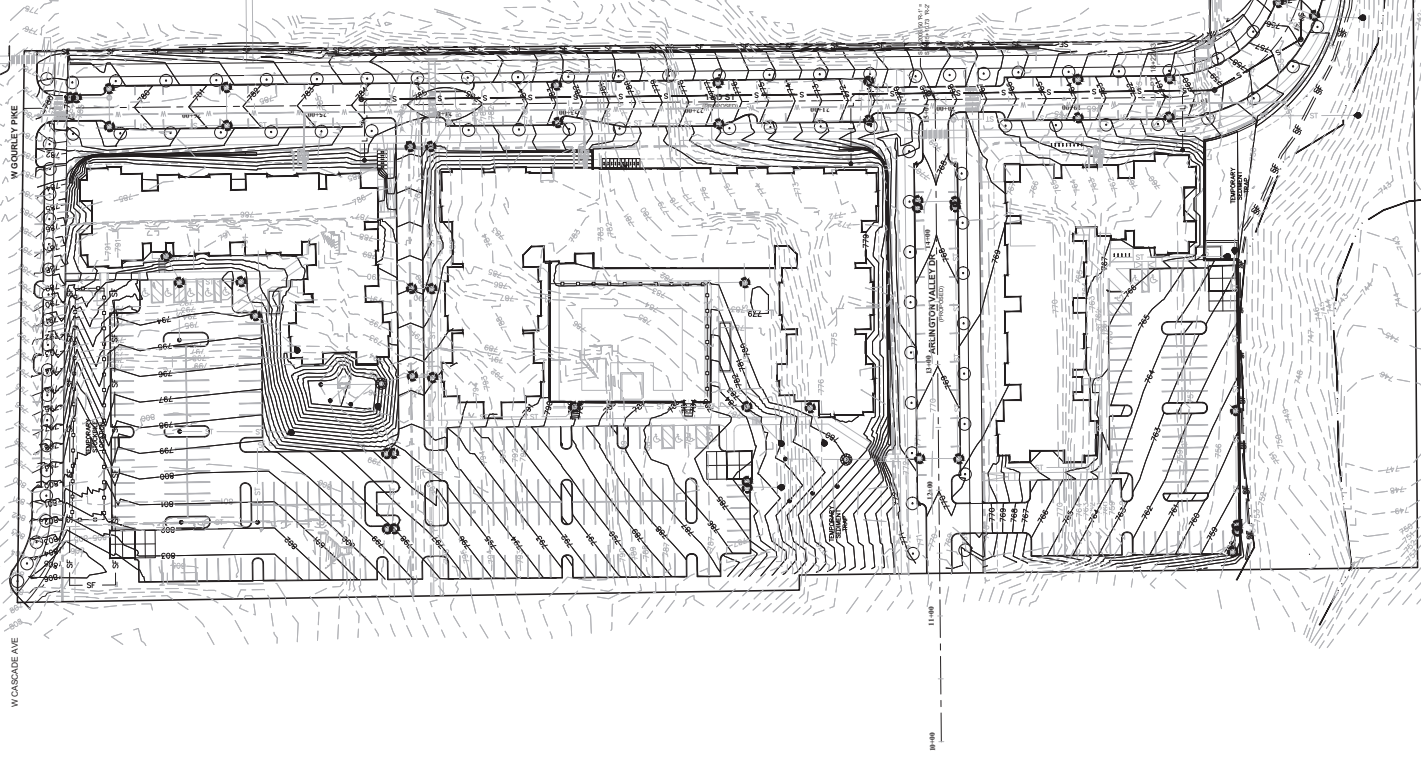
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|----------|---|
| (Symbol) | TEMPORARY SILT FENCE |
| (Symbol) | TEMPORARY COLE & PAVED AREA PROTECTION |
| (Symbol) | TEMPORARY CONCRETE MANDATORY PROTECTION |
| (Symbol) | PERMANENT ENERGY DISSIPATING OUTLET |
| (Symbol) | TEMPORARY SLOPE PROTECTION |
| (Symbol) | TEMPORARY CONCRETE MANDATORY PROTECTION |
| (Symbol) | TEMPORARY SLOPE PROTECTION |
| (Symbol) | TEMPORARY PERMANENT SEEDING |
| (Symbol) | DIVERSION DITCH |

GENERAL CONSTRUCTION SEQUENCE

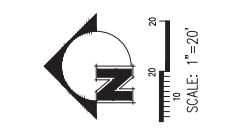
1. PRIOR TO START OF CONSTRUCTION, CONTRACTORS SHALL CONDUCE AN AS-BUILT SURVEY AND RECORD THE LOCATION OF ALL EXISTING UTILITIES AND CONDUITS.
2. INSTALL TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS AND AS APPROVED BY THE ENGINEER.
3. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND CONDUITS AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES AND CONDUITS.
4. CLEAR EXISTING TREES, STUMP AND PILES OUT BEFORE START OF CONSTRUCTION.
5. CONDUCT SURVEY FOR STAKES AND INSTALL SLOPE CHECK DUMPS.
6. CONDUCT SURVEY FOR STAKES AND INSTALL SLOPE CHECK DUMPS.
7. CONDUCT SURVEY FOR STAKES AND INSTALL SLOPE CHECK DUMPS.
8. CONDUCT SURVEY FOR STAKES AND INSTALL SLOPE CHECK DUMPS.
9. CONDUCT SURVEY FOR STAKES AND INSTALL SLOPE CHECK DUMPS.
10. CONDUCT SURVEY FOR STAKES AND INSTALL SLOPE CHECK DUMPS.
11. INSTALL TEMPORARY SLOPE PROTECTION AND BARRIERS.
12. INSTALL TEMPORARY SLOPE PROTECTION AND BARRIERS.
13. INSTALL TEMPORARY SLOPE PROTECTION AND BARRIERS.
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34. INSTALL TEMPORARY SLOPE PROTECTION AND BARRIERS.
35. INSTALL TEMPORARY SLOPE PROTECTION AND BARRIERS.

| TEMPORARY EROSION CONTROL MEASUREMENTS | |
|--|---------------|
| TYPE | CONTRACT DATE |
| INSTALL DATE | 8/10/2020 |
| REMOVE DATE | 8/10/2020 |
| INSTALL LOCATION | 1.10.1.1.1.1 |
| REMOVE LOCATION | 1.10.1.1.1.1 |
| INSTALL ELEVATION | 60.00 |
| REMOVE ELEVATION | 60.00 |
| INSTALL WIDTH | 1.00 |
| REMOVE WIDTH | 1.00 |
| INSTALL LENGTH | 1.00 |
| REMOVE LENGTH | 1.00 |
| INSTALL AREA | 1.00 |
| REMOVE AREA | 1.00 |



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EROSION CONTROL LEGEND

TEMPORARY SILT FENCE
 TEMPORARY ROCK CHECK DAM
 TEMPORARY CONCRETE CHECK DAM
 TEMPORARY ENERGY DISSIPATOR
 TEMPORARY OUTLET PROTECTION
 PERMANENT OUTLET PROTECTION
 TEMPORARY RIP-RAP PROTECTION
 TEMPORARY/PERMANENT SEEDING
 EROSION DITCH

PRESENT FLOW FROM EXISTING
 CONSTRUCTION AREA
 PAVED AREA
 RIP-RAP PROTECTION



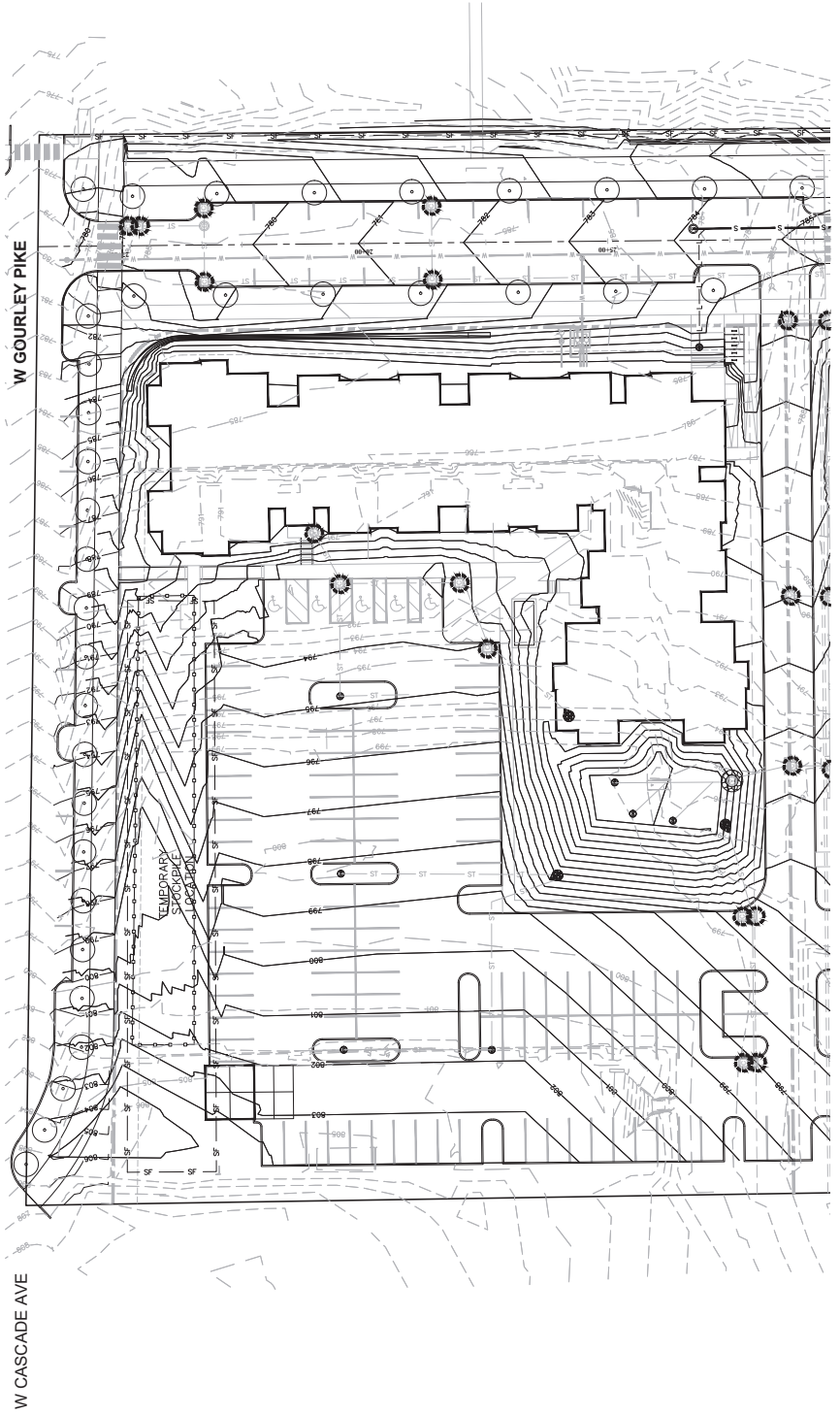
NOT FOR CONSTRUCTION

XX/XX/XX/XX/XX

ASPEN HEIGHTS PARTNERS
BLOOMINGTON, INDIANA

| NO. | BY | DATE |
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C502
 05/31/2021
 SUPER PLAN BUILDING 1

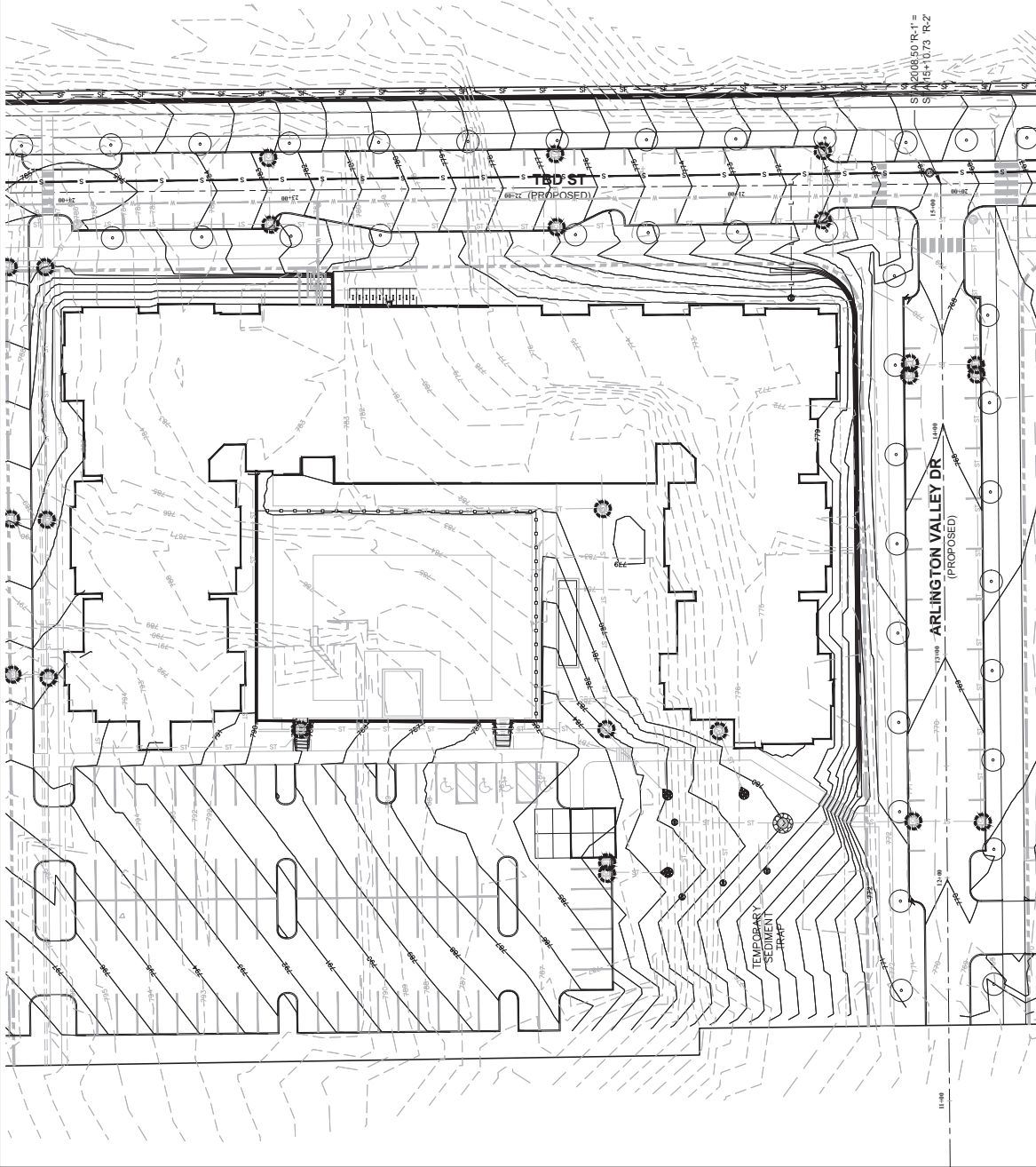


GRADING LEGEND

EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 PROPOSED ELEVATION
 BACK OF CURVE ELEVATION
 HIGH POINT
 LOW POINT
 TOP OF WALL

E1 = 1:1
 E2 = 1:1.5
 E3 = 1:2
 E4 = 1:2.5
 E5 = 1:3
 E6 = 1:4
 E7 = 1:5
 E8 = 1:6
 E9 = 1:7
 E10 = 1:8
 E11 = 1:9
 E12 = 1:10

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GRADING LEGEND

EXISTING MAJOR CONTOUR
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 PROPOSED ELEVATION
 MAJOR OF CORN ELEVATION
 HIGH POINT
 LOW POINT
 TOP OF WALL
 TOP OF HALL

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EROSION CONTROL LEGEND

TEMPORARY SILT
 TEMPORARY ROCK
 CHECK DAM
 TEMPORARY CONCRETE
 BARRETT
 PERMANENT ENERGY
 PROTECTION
 TEMPORARY CEMENT
 PROTECTION
 TEMPORARY CONCRETE
 WALL
 PERMANENT ENERGY
 PROTECTION
 TEMPORARY SLOPE
 PROTECTION
 TEMPORARY CONCRETE
 WALL
 PERMANENT ENERGY
 PROTECTION

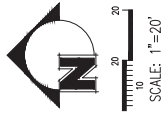
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TEMPORARY SLOPE PROTECTION
 TEMPORARY CONCRETE WALL
 PERMANENT ENERGY PROTECTION

TEMPORARY SLOPE PROTECTION
 TEMPORARY CONCRETE WALL
 PERMANENT ENERGY PROTECTION

TEMPORARY SLOPE PROTECTION
 TEMPORARY CONCRETE WALL
 PERMANENT ENERGY PROTECTION

TEMPORARY SLOPE PROTECTION
 TEMPORARY CONCRETE WALL
 PERMANENT ENERGY PROTECTION



NOT FOR CONSTRUCTION

XX/XX/XX

ASPEN HEIGHTS PARTNERS
 BLOOMINGTON, INDIANA

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
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C503

61808

05/31/2021

BUILDING 3

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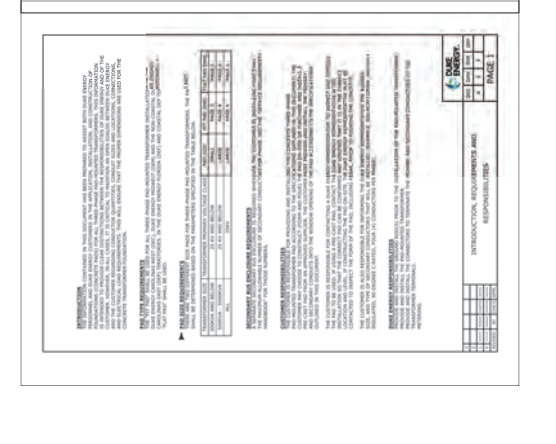
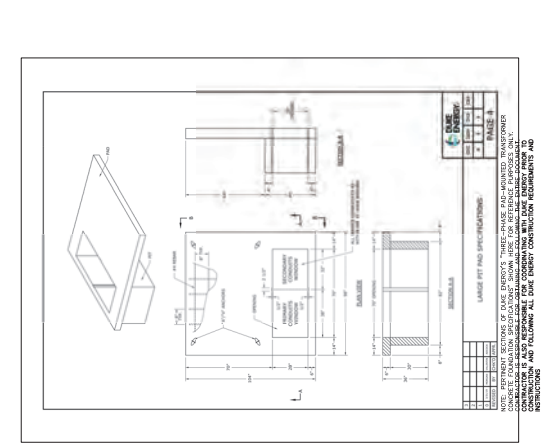
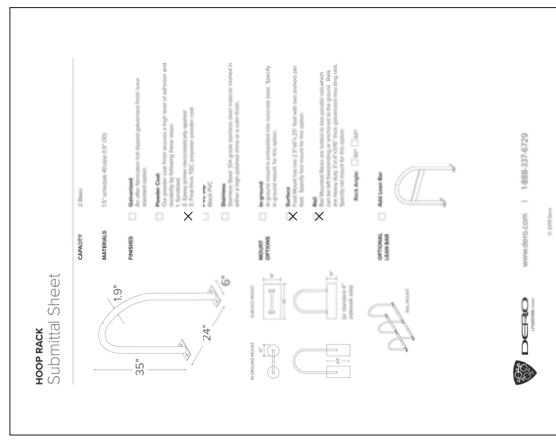
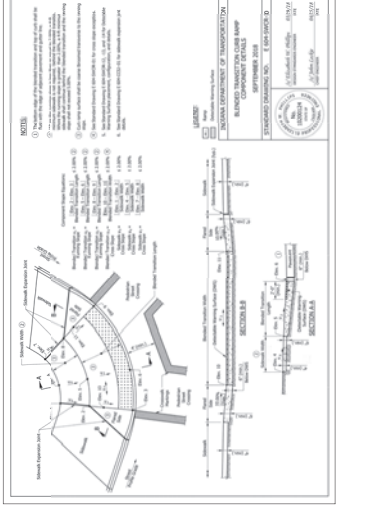
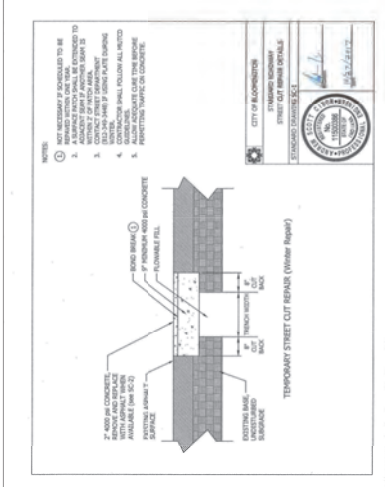
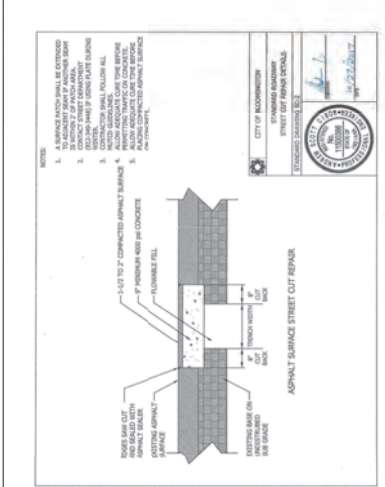


NOT FOR CONSTRUCTION
 XXXX/XX/XX

ASPEN HEIGHTS PARTNERS
 BLOOMINGTON, INDIANA

| NO. | REVISIONS | BY | DATE |
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6187
 79
 C701
 05/31/2021
 CIVIL DETAILS



NOTES:

- ASPHALT SURFACE SHALL BE REPAIRED TO MATCH ADJACENT EXISTING ASPHALT SURFACE.
- CONTRACTOR SHALL MAINTAIN EXISTING ASPHALT SURFACE TO REMAIN UNDISTURBED THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL MAINTAIN EXISTING ASPHALT SURFACE TO REMAIN UNDISTURBED THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL MAINTAIN EXISTING ASPHALT SURFACE TO REMAIN UNDISTURBED THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL MAINTAIN EXISTING ASPHALT SURFACE TO REMAIN UNDISTURBED THROUGHOUT THE PROJECT.

CONCRETE AND CONCRETE REINFORCEMENTS PHASE 2

CONCRETE AND CONCRETE REINFORCEMENTS PHASE 2

INTRODUCTION, REQUIREMENTS AND RESPONSIBILITIES

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

PHASE 10

PHASE 11

PHASE 12

PHASE 13

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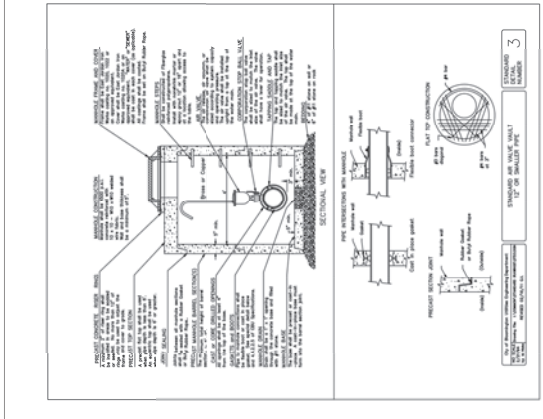
PHASE 97

PHASE 98

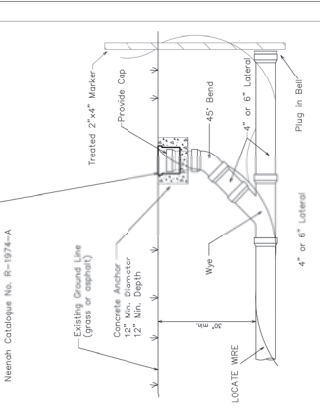
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PHASE 100

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Protective Casing
 East Jordan Catalogue No. 2975
 or
 Research Catalogue No. R-1974-A



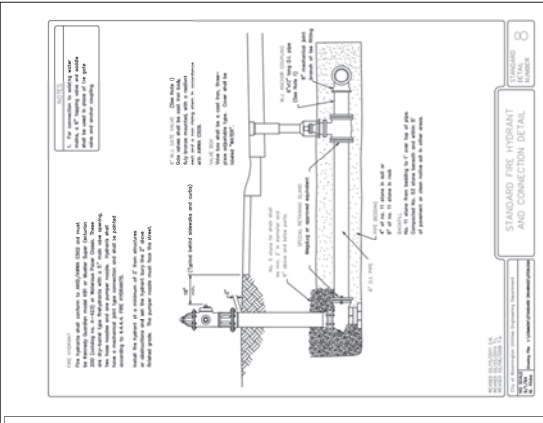
SECTIONAL VIEW

DOUBLE CHECK VALVE

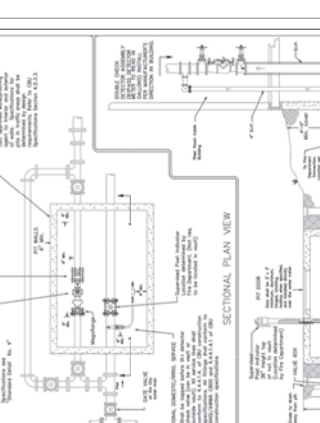
3" OR LARGER DOMESTIC METER

INSTALLATION DETAIL

NO SCALE
 City of Bloomington Utilities Department, Water Services
 11215 DEER CREEK DRIVE, SUITE 100
 BLOOMINGTON, INDIANA 47403
 TEL: 317.344.1111 FAX: 317.344.1112
 WWW.SMITHGROUP.COM



City of Bloomington Utilities Department, Water Services
 11215 DEER CREEK DRIVE, SUITE 100
 BLOOMINGTON, INDIANA 47403
 TEL: 317.344.1111 FAX: 317.344.1112
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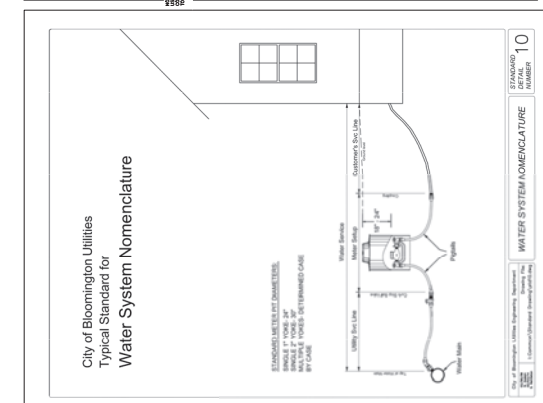
SECTIONAL PLAN VIEW

DOUBLE CHECK VALVE

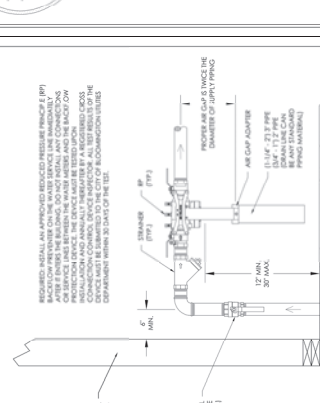
3" OR LARGER DOMESTIC METER

INSTALLATION DETAIL

NO SCALE
 City of Bloomington Utilities Department, Water Services
 11215 DEER CREEK DRIVE, SUITE 100
 BLOOMINGTON, INDIANA 47403
 TEL: 317.344.1111 FAX: 317.344.1112
 WWW.SMITHGROUP.COM

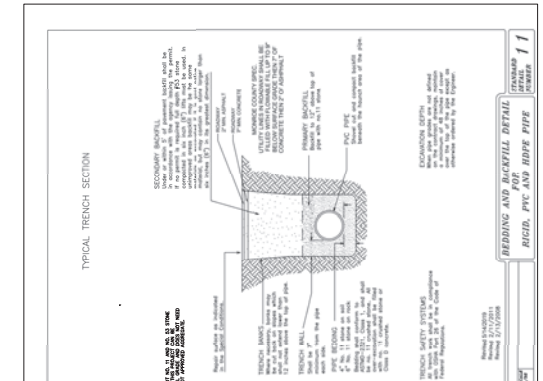


City of Bloomington Utilities Department, Water Services
 11215 DEER CREEK DRIVE, SUITE 100
 BLOOMINGTON, INDIANA 47403
 TEL: 317.344.1111 FAX: 317.344.1112
 WWW.SMITHGROUP.COM

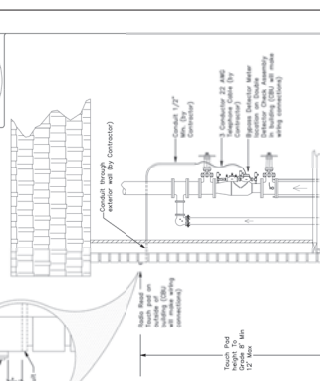


STANDARD REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER DETAIL

NO SCALE
 City of Bloomington Utilities Department, Water Services
 11215 DEER CREEK DRIVE, SUITE 100
 BLOOMINGTON, INDIANA 47403
 TEL: 317.344.1111 FAX: 317.344.1112
 WWW.SMITHGROUP.COM



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 11215 DEER CREEK DRIVE, SUITE 100
 BLOOMINGTON, INDIANA 47403
 TEL: 317.344.1111 FAX: 317.344.1112
 WWW.SMITHGROUP.COM



FIRE LINE DOUBLE CHECK VALVE METER CLEAN-OUT INSTALLATION DETAIL

NO SCALE
 City of Bloomington Utilities Department, Water Services
 11215 DEER CREEK DRIVE, SUITE 100
 BLOOMINGTON, INDIANA 47403
 TEL: 317.344.1111 FAX: 317.344.1112
 WWW.SMITHGROUP.COM

| Date | Rev | By | Description |
|------------|-----|----|--------------------|
| 04-14-2022 | 1 | JK | ISSUED FOR PERMITS |
| 04-14-2022 | 2 | JK | ISSUED FOR PERMITS |

| Item | Description | Start | End |
|-------|-------------|-------|-----|
| 01030 | BUILDING 2 | | |
| 01040 | BUILDING 1 | | |
| 01050 | BUILDING 3 | | |
| 01060 | BUILDING 4 | | |
| 01070 | BUILDING 5 | | |
| 01080 | BUILDING 6 | | |
| 01090 | BUILDING 7 | | |
| 01100 | BUILDING 8 | | |

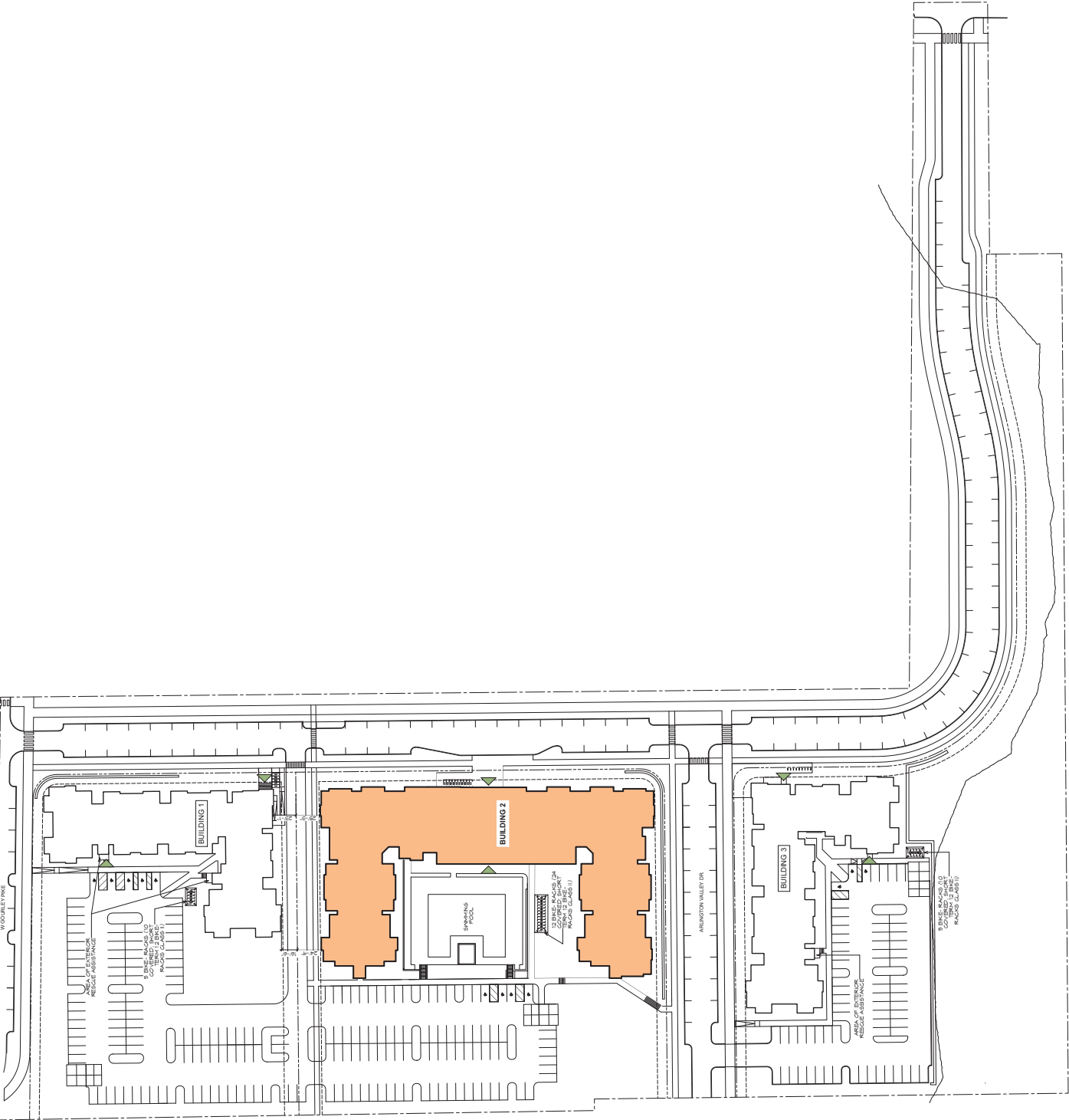
Work in Progress

2020 BUILDING 2 COMP.

AHP Bloomington - Building 2
 703 West Courtney Pike
 Bloomington, Indiana 47404

CS-3
 SITE REFERENCE PLAN

MAJOR SITE PLAN FILING - 5/31/21



*NOTE: DRAWINGS IS FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR DETAILED SITE CONSTRUCTION INFORMATION.

NOTE: ORIGINAL DRAWING PRODUCED, AND BEST VIEWED AND PRINTED, IN COLOR.

SITE REFERENCE PLAN
 SCALE: 1" = 40'

1

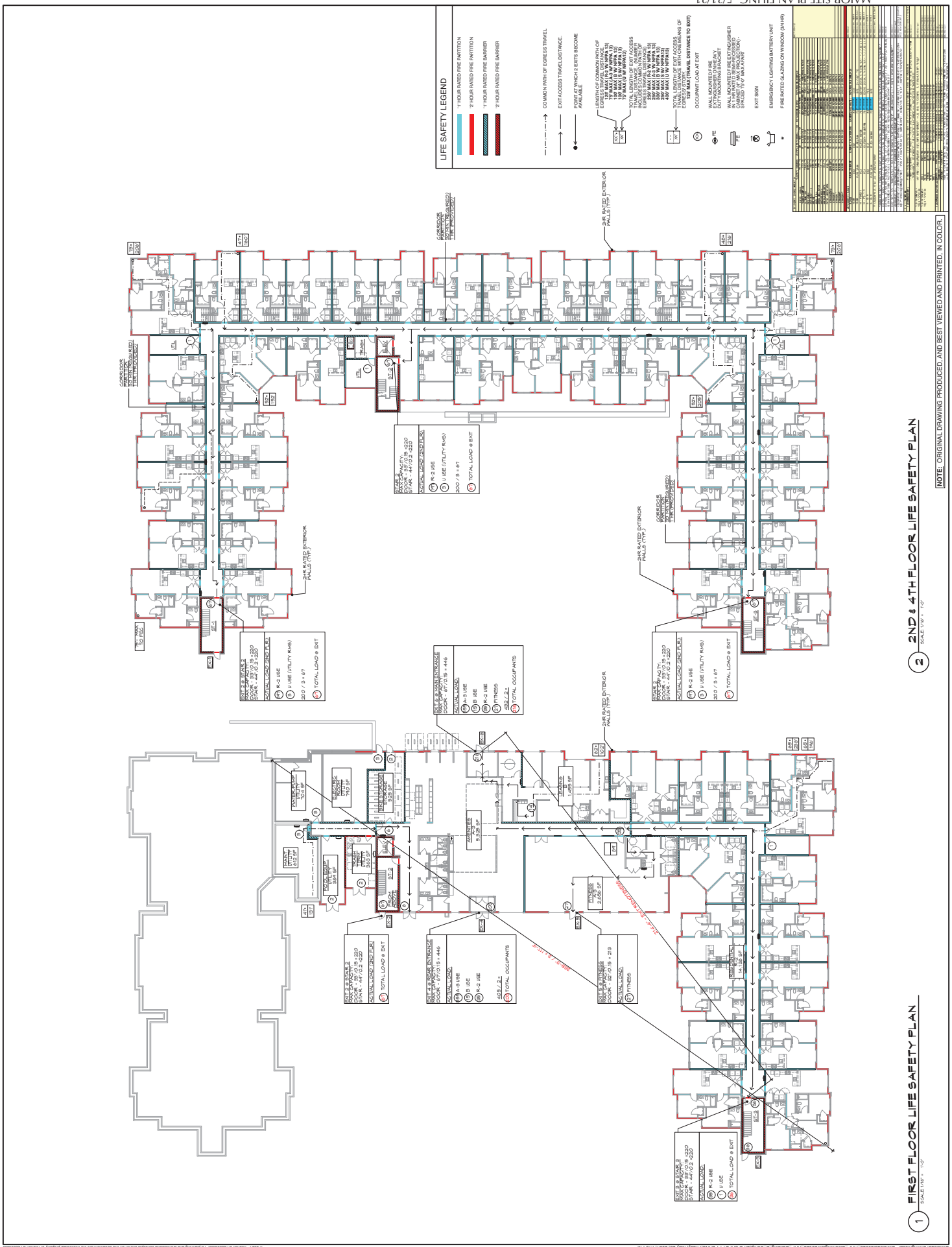


| No. | Hours | Date |
|-------------------------|-------|------|
| <i>Work in Progress</i> | | |

202020 BLDG. 2 COMP

AHP Bloomington - Building 2
703 West Courtyr Pk
Bloomington, Indiana 47404

CS-5
LIFE SAFETY PLANS



2ND & 4TH FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

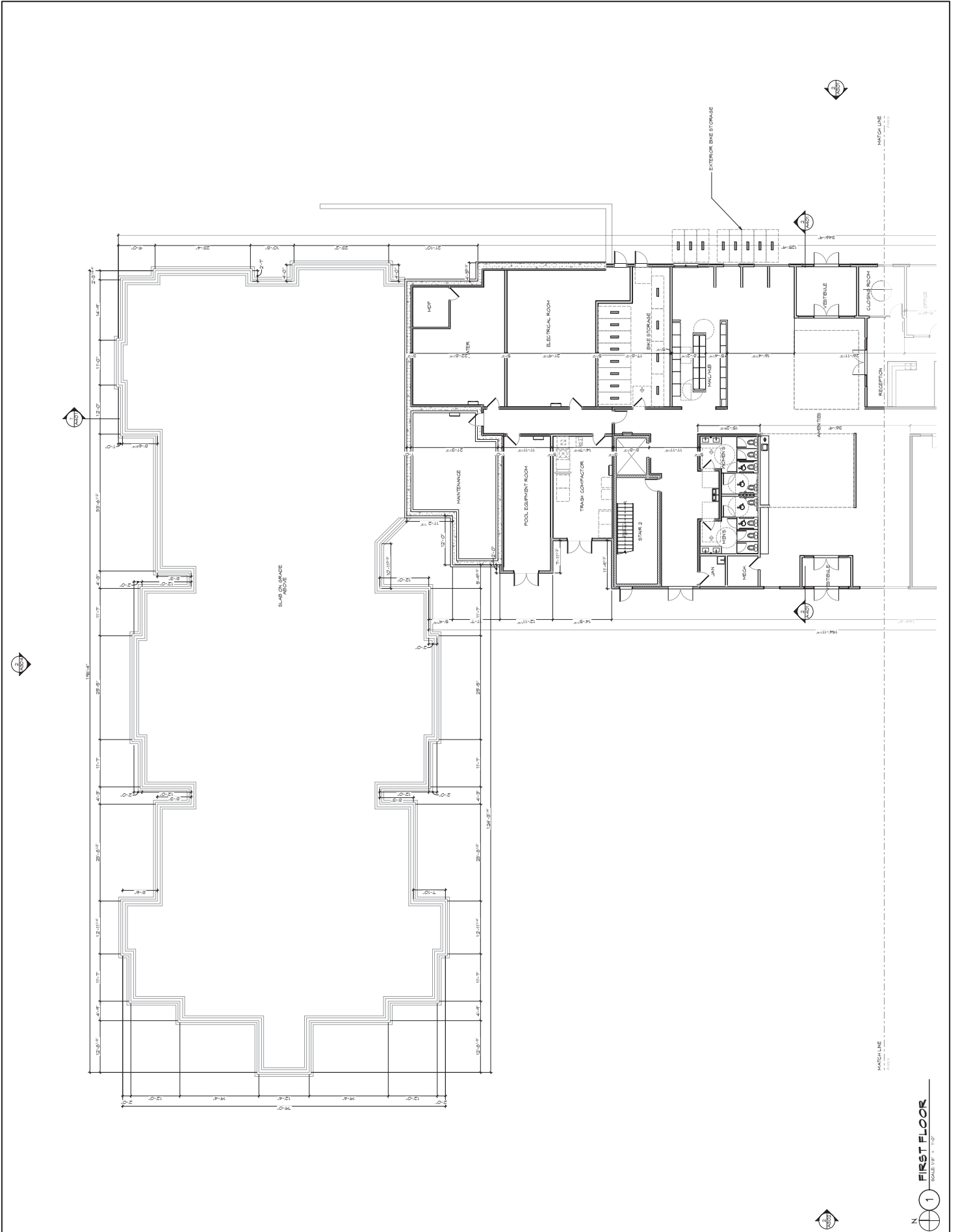
NOTE: ORIGINAL DRAWING PRODUCED, AND BEST VIEWED AND PRINTED IN COLOR.

| Date | By | Description |
|------------|-----|-------------|
| 04-15-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |
| 03-21-2022 | JAC | REVISED |



AHP Bloomington - Building 2
 703 West Courtney Pike
 Bloomington, Indiana 47404

A106
 PARTIAL FIRST FLOOR PLAN



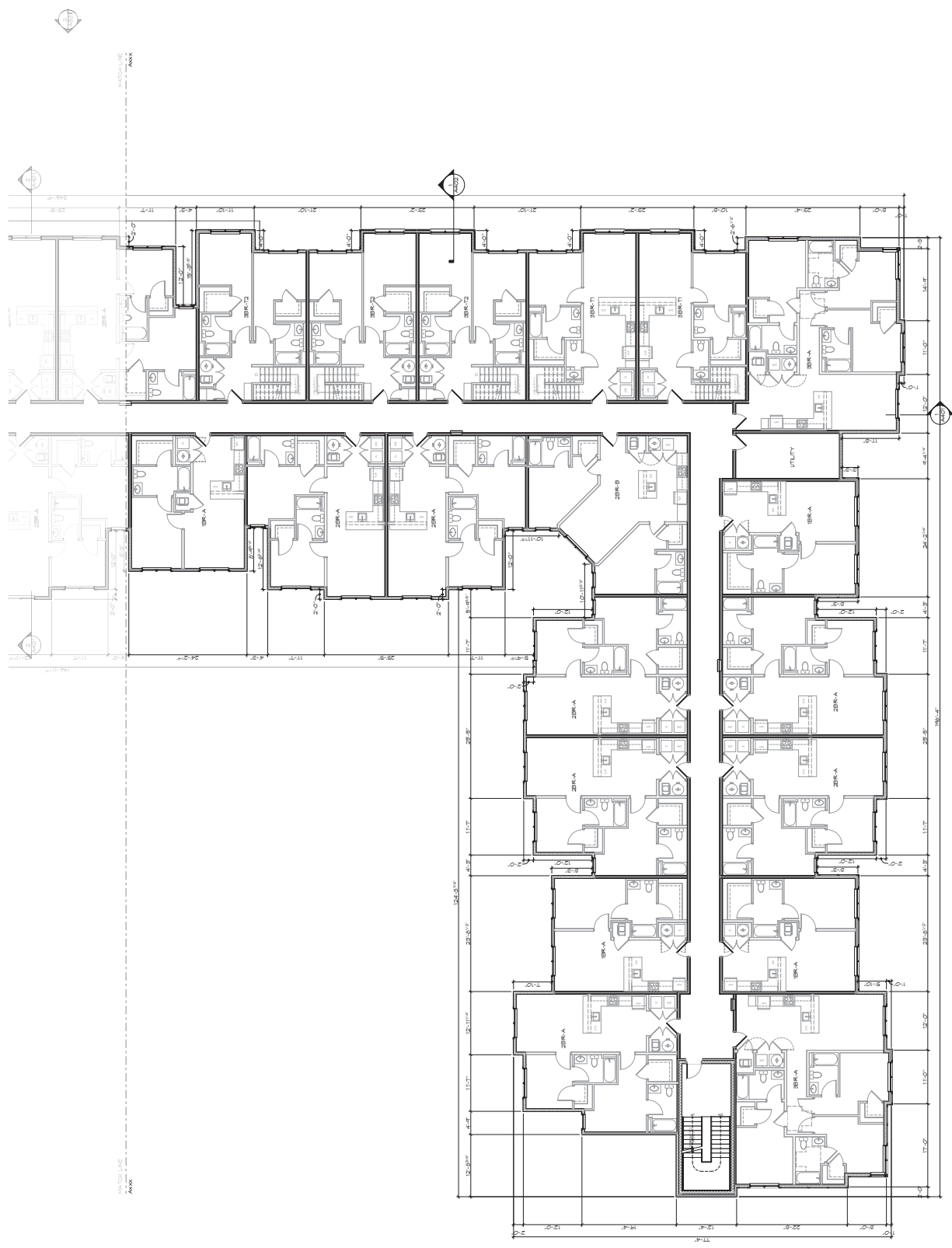
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| REV F: | 2023 |
| REVISION: | |
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2023 BLDG 2 COMP

8
 AHP Bloomington - Building 2
 703 West Courtney Pike
 Bloomington, Indiana 47404

A111
 PARTIAL THIRD FLOOR PLAN

MAJOR SITE PLAN FILING - 5/31/21



1 THIRD FLOOR
 SCALE: 1/8" = 1'-0"

| | |
|--------|------------|
| DATE: | 04-14-2023 |
| REV F: | 2023 |
| REV E: | 2023 |
| REV D: | 2023 |
| REV C: | 2023 |
| REV B: | 2023 |
| REV A: | 2023 |
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| DATE: | 04-14-2023 |
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| REV C: | 2023 |
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|----------|------------|
| DATE: | 04-14-2022 |
| REV: | 20000 |
| PROJECT: | A303 |
| NO.: | 0001 |
| REV: | 0001 |
| DATE: | 04-14-2022 |

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|----------|------------|
| DATE: | 04-14-2022 |
| REV: | 20000 |
| PROJECT: | A303 |
| NO.: | 0001 |
| REV: | 0001 |
| DATE: | 04-14-2022 |

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| DATE: | 04-14-2022 |
| REV: | 20000 |
| PROJECT: | A303 |
| NO.: | 0001 |
| REV: | 0001 |
| DATE: | 04-14-2022 |

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|----------|------------|
| DATE: | 04-14-2022 |
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| REV: | 0001 |
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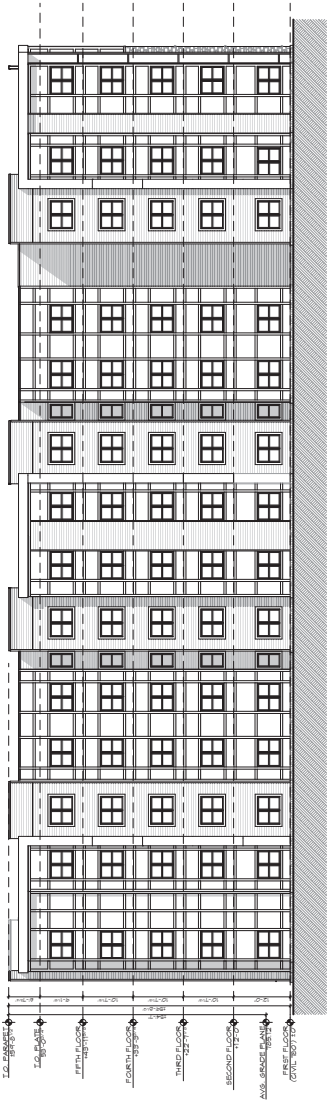
AHP Bloomington - Building 2
 703 West Courtey Pike
 Bloomington, Indiana 47404

A303
 EXTERIOR
 ELEVATIONS
 SOUTH

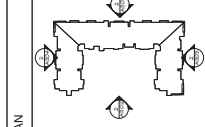
MAJOR SITE PLAN FILING - 5/31/21



1 SOUTH ELEVATION
 SCALE: 1" = 10'



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



KEY PLAN

ELEVATION KEY NOTES

ELEVATION NOTES

| | |
|----------|------------|
| DATE: | 04-14-2022 |
| REV #: | 20003 |
| PROJECT: | A304 |
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| NO.: | 0002 |
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20203 - BLDG. 2 - COMP

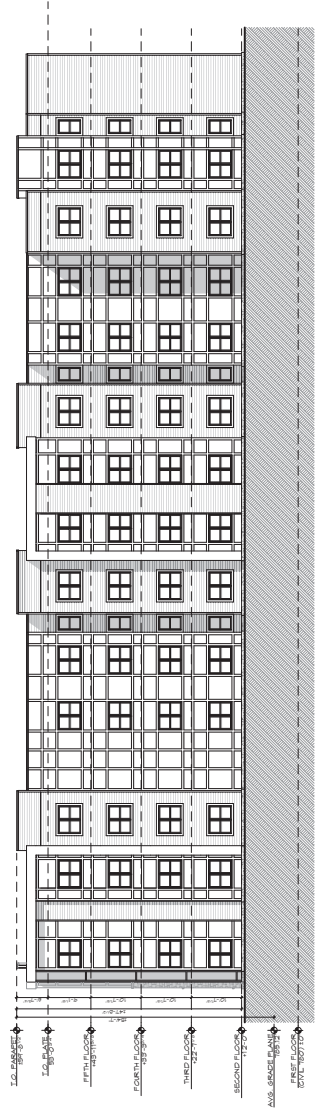
96
AHP Bloomington - Building 2
 703 West Courtey Pike
 Bloomington, Indiana 47404

A304
 EXTERIOR
 ELEVATIONS
 (NORTH)

MAJOR SITE PLAN FILING- 5/31/21

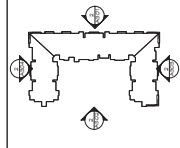


1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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

KEY PLAN



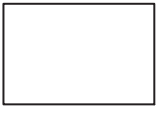
ELEVATION KEY NOTES

ELEVATION NOTES

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|-------|-----------|----|
| DATE: | 04-1-2023 | J |
| REV: | 2003 | A |
| BY: | MM | MM |
| CHK: | MM | MM |
| NO.: | MM | MM |
| DATE: | MM | MM |

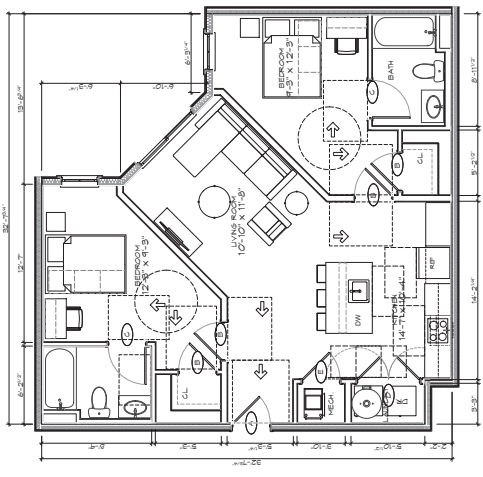
Work in Progress

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| 2023 | BLDG. 2 | COMP. |
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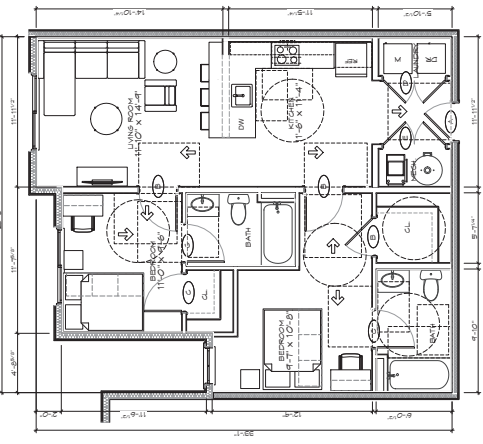


AHP Bloomington - Building 2
 Bloomington, Indiana 47404

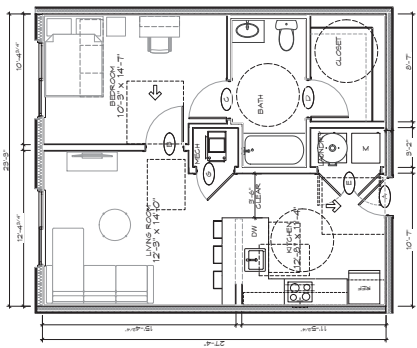
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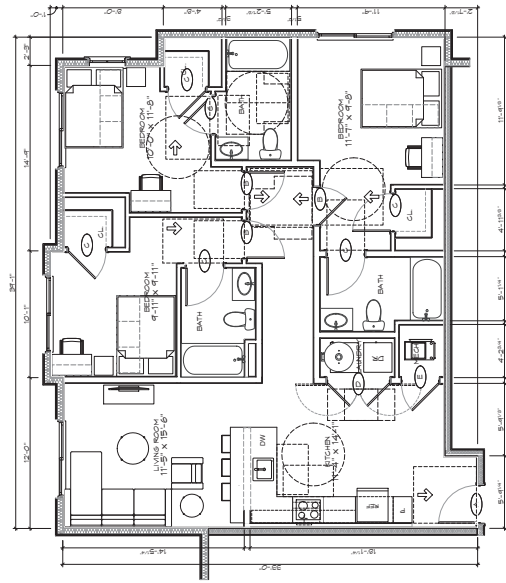
2-BR-B
 SCALE 1/8" = 1'-0"



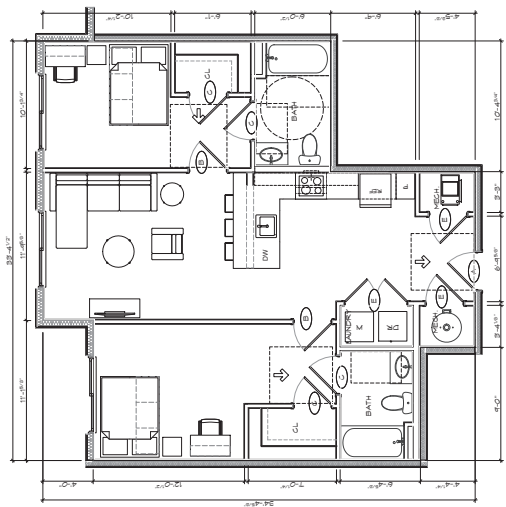
2-BR-A
 SCALE 1/8" = 1'-0"



1-BR-A
 SCALE 1/8" = 1'-0"



3-BR-A
 SCALE 1/8" = 1'-0"



2-BR-C
 SCALE 1/8" = 1'-0"



FOURTH FLOOR 133'-0"
 THIRD FLOOR 132'-0"
 SECOND FLOOR 132'-0"
 FIRST FLOOR 132'-0"

(1) EAST ELEVATION
 SCALE: 1" = 10'
 BUILDING 3: NORTH ELEVATION (S/N)



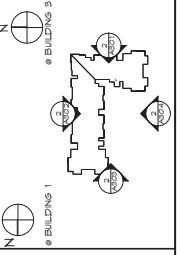
I.O. PANEL 14'-0"
 I.O. PANEL 42'-0"
 FOURTH FLOOR 133'-3"
 THIRD FLOOR 132'-7"
 SECOND FLOOR 132'-0"
 AVG. WINDOW SPACING 16'-0"
 (CALC. 16'-0" @ 25.5' @ BLDG 3)
 (CALC. 16'-0" @ 25.5' @ BLDG 3)

(2) EAST ELEVATION
 SCALE: 1" = 10'
 BUILDING 3: NORTH ELEVATION (S/N)

ELEVATION NOTES

ELEVATION KEY NOTES

KEY PLAN



15
AHP - Bloomington - Buildings 1 and 3
 Bloomington, Indiana 47404

A302
 EXTERIOR
 ELEVATIONS - EAST

MAJOR SITE PLAN FILING - 5/3/21

| DATE | DESCRIPTION |
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| 04-1-2021 | REVISED |
| 04-1-2021 | REVISED |
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| 04-1-2021 | REVISED |

2020 BLDG 1 COMP

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 105 S. Pete Ellis Drive**

**CASE #: PUD-16-21
DATE: June 14, 2021**

PETITIONER: Curry Urban Properties
1111 W 17th Street Bloomington

CONSULTANTS: Bynum Fanyo and Associates Inc.
528 N Walnut Street, Bloomington

REQUEST: The petitioner is requesting to amend the District Ordinance and Preliminary Plan for a 3.2 acre Planned Unit Development. And requesting a waiver of second hearing.

BACKGROUND:

Area: 3.2 acres
Current Zoning: Planned Unit Development
GPP Designation: Regional Activity Center / edge of Focus Area
Existing Land Use: Undeveloped
Proposed Land Use: Dwelling, Multi-Family / Commercial / Business/Professional Office
Surrounding Uses: North – Dwelling, Multi-Family
 West – Vacant / Place of Worship
 East – Commercial
 South – Dwelling, Multi-Family

REPORT: The property is located at the northwest corner of E. Longview Avenue and S. Pete Ellis Drive and is zoned Planned Unit Development (PUD). The property was rezoned to PUD in 2020. The 3.2 acre property is currently undeveloped. Surrounding zoning includes Residential High-Density Multifamily (RH) to the north, Mixed-Use Corridor (MC) and Mixed-Use Neighborhood Scale (MN) to the south, and Mixed-Use Neighborhood Scale (MN) to the east and west. The surrounding properties have been developed with a mix of high density multi-family residences and commercial tenant spaces with the St. Mark United Methodist Church just to the west of the site. This property has frontage on 3 public streets: E. 7th Street to the west; E. Longview Drive to the south; and S. Pete Ellis Drive to the east. There are no environmental constraints on this property.

The petitioner is requesting to amend the existing PUD in order to incorporate a series of changes.

- Addition of 3-bedroom units
- Redesign of building
 - The redesign requires that Reasonable Condition #3 from Common Council can no longer be met.
 - The height maximum increases by roughly 2.5 feet.
 - Building setback along northern façade decreased to 10 feet and 14 feet in places.

The Unified Development Ordinance (UDO) Transition from Prior Regulations, 20.01.040(8), require that this petition be reviewed under the old UDO which was in place when the PUD was approved.

The PUD is still designed as a 4-story, mixed-use building. The proposal includes 14,000 square feet of commercial space, which was previously 12,000-19,000, with apartments on the upper floors and a portion of the ground floor. The commercial use is still expected to be medical office related to the new hospital campus, and will be initially marketed as such, though an addition has been added that other uses will be marketed, as well. The multifamily portion of the proposal includes a mix of studio units, one-bedroom units, two-bedroom units, and three-bedroom units for a total of 233 units and 341 beds, a decrease from the approved maximum of 264 units and 344 bedrooms. The overall density is still proposed at a maximum of 30 units/acre. The building will also contain a structured parking garage accessed from Longview Drive, now with 254 parking spaces, as compared to the previously approved 306 parking spaces. The proposed maximum parking ratio for residential parking is still 0.90 spaces per unit and no more than 0.70 spaces per bed, with additional spaces to be used to support the commercial use. The petitioner also proposes 14 back-in, angled, on-street spaces on Pete Ellis Drive.

COMPREHENSIVE PLAN: This property is designated as *Regional Activity Center* in the southeast corner of the *Regional Academic Health Center Focus Area*. The Comprehensive Plan notes the following about the intent of the *Regional Activity Center* area:

- ...district is a large commercial area that provides high intensity retail activity
- Regional Activity Centers contain higher intensity uses such as national retailers, offices, food services, lodging, and entertainment.
- The district may also incorporate medium- to high-density multifamily residential uses.
- The main purpose of the district is to provide semi-urban activity centers that complement, rather than compete with, the Downtown district.
- The district is expected to change with increasing activity through infill and redevelopment.
- Incorporating multifamily residential within the district is supported.
- Changing the context of the district towards mixed use is a significant change.
- Less intense commercial uses should be developed adjacent to residential areas to buffer the impacts of such development. Multifamily residential and office uses could likewise serve as transitional elements.
- 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, structures parking, and improved multimodal connectivity.

The Comprehensive Plan notes the following about the *Regional Academic Health Center Focus Area*:

- The relocation of the hospital onto the Indiana University campus will allow for the hospital to grow and meet the needs of the region. However, there are many ancillary support services, businesses, and medical offices that also may relocate near the hospital.

The proposed amendment does not change the aspects of the project that support the Comprehensive Plan, including adding mixed use with office and multifamily residential to a portion of the Regional Activity Center that is not on the main commercial thoroughfare.

PRELIMINARY PLAN:

Uses/Development Standards: The PUD utilizes a modified set of standards from the previous

UDO's Commercial Limited (CL) zoning district for the permitted uses and development standards for this project. The deviations from the CL district include allowing first-floor residential uses; removal of the maximum square footage limitation that exists in CL for a single non-residential tenant, which is currently limited to 5,000 square feet per tenant; an increase in density; an increase in building height; and an increase in allowable impervious surface coverage. Architecture standards are addressed separately in this report. The PUD development standards are changing slightly in that the north side setback will decrease to 14 feet and 10 feet in places, and the heights will change slightly from the approved standards.

Residential Density: The PUD allows a maximum of 30 units per acre, and the petitioner is requesting no change to that maximum.

Height and Bulk: The petitioners are still proposing one, four-story building to be articulated so as to provide visual interest by providing building recesses and varying setbacks along the different facades. The building design has changed so that the structured parking is now wrapped by apartments and not visible from either the north or south side of the building. At its tallest point the building is proposed to be 59' 4" tall. (New proposed heights are in the District Ordinance without the previous heights being listed.) The previous height maximum was 57' tall.

While the architectural changes proposed hide the structured parking, they also reduce opportunity for the green wall that was required through Reasonable Condition #3 by the Common Council. The Department recommended to the petitioner that either a large art installation or green wall feature be incorporated in order to visually break up the Longview façade, as the previous green wall would have.

The petitioner addressed concerns regarding bulk and massing by increasing the proposed setback from the north property line and through the use of varied building materials and modulation around the building during the approved petition process. The increased setback on the north side of 15 feet remains largely in place, though a stair tower is now shown as 10 feet and another portion of the building is 14 feet, but within the realm of the CL zoning district.

Parking, Streetscape, and Access: The property has frontage on 7th Street, Longview Avenue, and Pete Ellis Drive. A possible total of 254 structured parking spaces, down from 306, are proposed in a garage that would be located in the middle portion of the building. 14,000 square feet of commercial space is planned. The proposed maximum parking ratio for residential parking is still 0.90 spaces per unit and no more than 0.70 spaces per bed, with additional spaces to be used to support the commercial use.

The petitioner is also proposing 14 back-in, angled parking spaces on Pete Ellis Drive. There is one vehicular access into the building from Longview Avenue.

No right-of-way pedestrian designs are proposed to change. There is currently a 5' wide concrete sidewalk along Pete Ellis Drive and 8' wide, multi-use paths along 7th Street and Longview Drive. The petitioner plans to widen the Pete Ellis Drive sidewalk to a minimum of 6' wide, as well as widen the 7th Street and Longview Drive 8' multi-use paths to 12' wide, concrete multi-use paths. A minimum 5' wide tree plot will also be installed along the 7th Street and Longview Street frontages. Along Pete Ellis Dr. the petitioner has proposed to use planter beds and rain gardens, along with varying shrub mixtures instead of a typical tree plot. These will be maintained by the Petitioner. The Department is working with the petitioner on the best design for the Pete Ellis

Drive frontage and it will be finalized at the Final Plan stage.

A traffic study was discussed extensively with the last petition. Based on staff analysis at the time of the previous petition, a traffic study was not required with this amendment, but the condition requiring such a study at the time of the Final Plan application is still included.

Bicycle Parking and Alternative Transportation: The development has 341 proposed bedrooms and 14,000 square feet of commercial/office space. The UDO requires one bicycle parking space for every 6 bedrooms and one bicycle space for each 15 required vehicular parking spaces for the commercial use, or a minimum of 4. Since the project is larger than 20,000 square feet, all non-residential required spaces will be Class II covered spaces. They will meet current UDO bicycle parking requirements by providing both bicycle parking spaces along the exterior of the building as well as internal bike storage areas. The eastside local 8 bus, as well as an intermittent 3 line bus both pass the property on the eastern side.

Architecture/Materials: The design has changed because of the internal consolidation of the courtyards, as well as the wrapping of the garage. However, the proposed renderings and elevations still show modulation, building design elements, and articulation designed to mitigate the effects of such a large building. Substantial modulation has been shown around the building and includes recessing portions of the upper floor in places, and all four-floors in the southwest corner. Materials to be used include brick and block masonry, metal/steel, storefront glass, stone, and fiber-cement siding. The Department has suggested the continued inclusion of either a green wall feature or public art on the southern façade of the building to provide visual interest and help break up the large building.

Environmental Considerations: The petition site is a grassed open space and will be almost entirely developed. The petitioner proposes a 67% impervious surface coverage maximum, which is a 1% difference from the previous approval. However, the UDO allows a 1% fluctuation without additional approval, so that amount is allowed under the existing PUD.

The FITWEL design is still included in the proposal.

Housing Diversity: The petitioner has an agreed upon a Housing Zoning Commitment with the Housing and Neighborhood Development Department, and no changes to that agreement are proposed. The draft Zoning Commitment is included in the petitioner submittal.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) made 1 recommendation concerning this development, which are listed below:

- 1.) Commit to attaining a Fitwel Three-Star building rating.

Department Response: While not required, attainment of a Three-Star building would have positive impacts on the project.

20.04.080(h) Planned Unit Development Considerations

The UDO outlines that in their consideration of a PUD District Ordinance and Preliminary Plan,

the Plan Commission and Common Council shall consider as many of the following as may be relevant to the specific proposal. The following list shall not be construed as providing a prioritization of the items on the list. Each item shall be considered individually as it applies to the specific Planning Unit Development proposal.

- (1) The extent to which the proposed Preliminary Plan meets the requirements, standards, and stated purpose of Chapter 20.04: Planned Unit Development Districts.

Section 20.04.010 of the UDO, states that the purpose of the planned unit development (PUD) is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities, and city services; to preserve the natural, environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions. It is anticipated that planned unit developments will offer one or more of the following advantages:

- (a) Implement the guiding principles and land use policies of the Comprehensive Plan; specifically reflect the policies of the Comprehensive Plan specific to the neighborhood in which the planned unit development is to be located;
- (b) Buffer land uses proposed for the PUD so as to minimize any adverse impact which new development may have on surrounding properties; additionally provide buffers and transitions of density within the PUD itself to distinguish between different land use areas;
- (c) Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
- (d) Counteract urban monotony and congestion on streets;
- (e) Promote architecture that is compatible with the surroundings;
- (f) Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area; and
- (g) Provide a public benefit that would not occur without deviation from the standards of the Unified Development Ordinance.

PROPOSED FINDINGS: The requested amendment does not alter those aspects of the PUD that address the items listed above, such as providing workforce housing close to campus and supportive commercial space in the area near the Regional Health Campus.

- (2) The extent to which the proposed Preliminary Plan departs from the Unified Development Ordinance provisions otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

PROPOSED FINDINGS: The proposed amendments do not deviate from the previous UDO. Additionally, the inclusion of a maximum of 15% three-bedroom units still keeps the project in line with the current UDO's definition of 'dwelling, multifamily' and below the 'student housing or dormitory' definition threshold.

- (3) The extent to which the Planned Unit Development meets the purposes of this Unified Development Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.

PROPOSED FINDINGS: The petition does further some of the goals of the UDO and the Comprehensive Plan, including contributing to a need for housing across multiple areas of the economic spectrum, from workforce housing to small-unit market rate. The Department does not believe that the addition of three-bedroom units or redesign change that.

- (4) The physical design of the Planned Unit Development and the extent to which it:
- a. Makes adequate provision for public services;
 - b. Provides adequate control over vehicular traffic;
 - c. Provides for and protects designated common open space; and
 - d. Furthers the amenities of light and air, recreation and visual enjoyment.

PROPOSED FINDINGS: The proposed amendment does hide the structure parking within the structure, but also removes a large visual interest piece with the removal of the required green wall. The Department suggests that green elements and/or art still be required in order to visually break up the Longview façade.

- (5) The relationship and compatibility of the proposed Preliminary Plan to the adjacent properties and neighborhood, and whether the proposed Preliminary Plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.

PROPOSED FINDINGS: The proposed amendment hides the parking garage from view for the neighbors to the north which is an improvement to that interface. Additionally, the increased setbacks and removal of projecting balconies are still elements that are included in the amendment proposal.

- (6) The desirability of the proposed Preliminary Plan to the City's physical development, tax base and economic well-being.

PROPOSED FINDINGS: The proposed amendment does not alter the benefits that the petition offers including new residential units as well as 14,000 square feet of supportive office space near the new hospital location, both benefits to the tax base.

- (7) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.

PROPOSED FINDINGS: The petitioner is still committed to submitting a traffic study for review at the final plan stage. The proposed amendment does not alter the desirability or increase the necessity for that study.

- (8) The proposal preserves significant ecological, natural, historical and architectural resources.

PROPOSED FINDINGS: There are no known significant ecological, natural, historical or architectural resources on this site.

(9) The proposal will not be injurious to the public health, safety, and general welfare.

PROPOSED FINDINGS: The proposed amendment hides the structured parking in a way that is intended to decrease its impact on the adjoining parcel to the north. Allowing a limited number of three-bedroom units will not be injurious to the public health, safety, and general welfare.

(10) The proposal is an effective and unified treatment of the development possibilities on the PUD site.

PROPOSED FINDINGS: The proposed amendment maximizes development on the site by allowing some larger units and hiding the structured parking, while still keeping the project within the scale that was determined appropriate in the 2020 petition.

CONCLUSION: The proposed PUD amendment allows for some larger units at the site, and removes the structured parking from public view and need for screening on both the north and south facades. The PUD still plans to provide supportive office space or commercial and workforce housing in an area that will soon contain a large workforce generator, the new hospital. The project includes multiple characteristics that support the goals of the Comprehensive Plan. The large size of the building is an issue that has been discussed, but the petitioner continues to mitigate those concerns by utilizing modulation on all sides, as well as setting the top floor of the building back at its tallest location. The Comprehensive Plan clearly encourages incorporating diverse housing types within the City and even with the proposed amendments, this PUD contributes to this goal and provides a clear public benefit.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission waive the second hearing and forward this petition to the Common Council with a positive recommendation with the following conditions:

1. PUD Final Plan approval is delegated to the Planning and Transportation Department staff.
2. Prior to the issuance of a grading permit, all items in the right-of-way shall receive an encroachment agreement from the Board of Public Works.
3. The petitioner will record the proposed workforce housing zoning commitment before any occupancy is issued for the site.
4. All public improvements, including but not limited to bike racks, sidewalks, and side paths must be located in either right-of-way or a recorded pedestrian easement. Board of Public Works approval for those items in the right-of-way must be obtained before any occupancy permits will be issued.
5. A Zoning Commitment indicating that these public improvements, as well as the rain gardens, will be maintained by the property owner in perpetuity must be recorded before any occupancy will be issued.
6. The petitioner will submit a traffic study for review with the application for Final Plan approval.
7. The petitioner shall describe the LEED-compliant practices planned, as well as provide plans for the green or live wall elements being planned along with a maintenance plan for their future viability with the application for Final Plan approval.

8. The property owner shall assure that no sound amplification device used in the amphitheater or in conjunction with any potential community viewing screen within the project produces sound in violation of BMC 14.09 (Noise Control).
9. The property owner shall assure that no light emanating from the amphitheater or from the potential community viewing screen adversely affects neighboring properties and shall adhere to the Outdoor Lighting standards set forth in the current UDO 20.04.090, approved by the City of Bloomington Plan Commission in January 2020.
10. The developer shall record a written zoning commitment to install an art facade feature or green wall feature along the wall on the Longview Ave. façade that is immediately west of the vehicular entrance.
11. The developer shall record a written zoning commitment to install a Cool or Vegetated Roof covering at least 70 percent of the area over the parking structure, as specified in the Unified Development Ordinance (UDO) Section 20.04.110(d)(2)(A)(iv) (Sustainable Development – Cool or Vegetated Roof). However, if the installation of rooftop solar photovoltaic panels occupies a large enough space to require a reduction in the percent of roof dedicated to a cool or vegetated surface, this reduction will be permitted.
12. The developer shall record a written zoning commitment to offer on-site parking only a la carte, and not include parking spaces in rent.
13. The developer shall record a written zoning commitment to:
 - (a) Installing solar photovoltaic panels with a minimum power capacity of 15 kilowatts;
 - (b) Installing at least ten electric vehicle charging stations in an area of priority parking and designing a parking garage with features, such as conduit throughout the facility, that allow for the garage to be retrofitted for more charging stations, if demand for the stations grows; and
 - (c) Having P&T staff review and approve the design elements at Final Plan stage and installation prior to issuance of Occupancy Permit.
14. The rooftop mechanicals shall be subject to BMC 20.04.080 (m) - Screening - of the UDO approved by the Bloomington Plan Commission in January 2020, such they will not be visible from the ground-level.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: June 14, 2021
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: PUD-16-21: Curry Urban Properties
105 S. Pete Ellis Drive

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. The request is for the Plan Commission to approve the proposal.

Comments

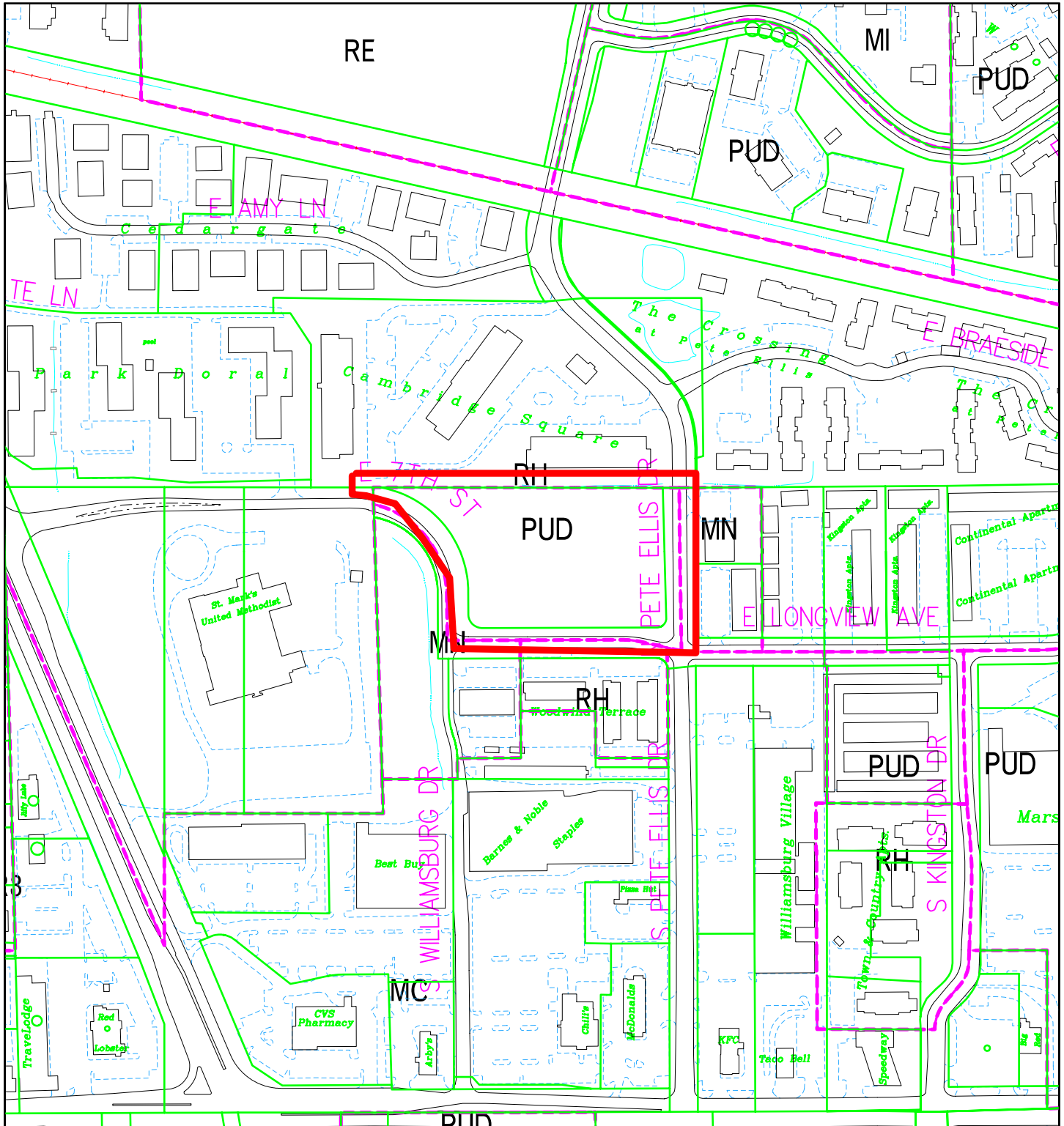
1.) FITWELL BUILDING RATING

The Petitioner committed to build the facility to the Fitwell building standards. Unlike several other building-ratings we are somewhat familiar with, the Fitwell rating concentrates on occupant health. It was developed by the U.S. Center for Disease and Prevention and the General Services Administration.

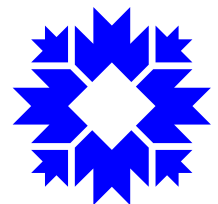
Although the EC still recommends green building practices for this and all development, we are pleased about the indoor air quality associated with the Fitwell program. The EC recommends that the design and construction attain a three-star (out of three) designation.

Recommended Conditions of Approval

1.) Commit to attaining a Fitwell Three-Star building rating.

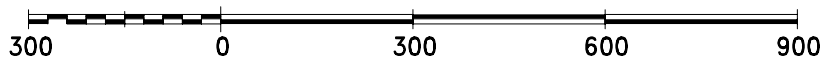


City of Bloomington
Planning

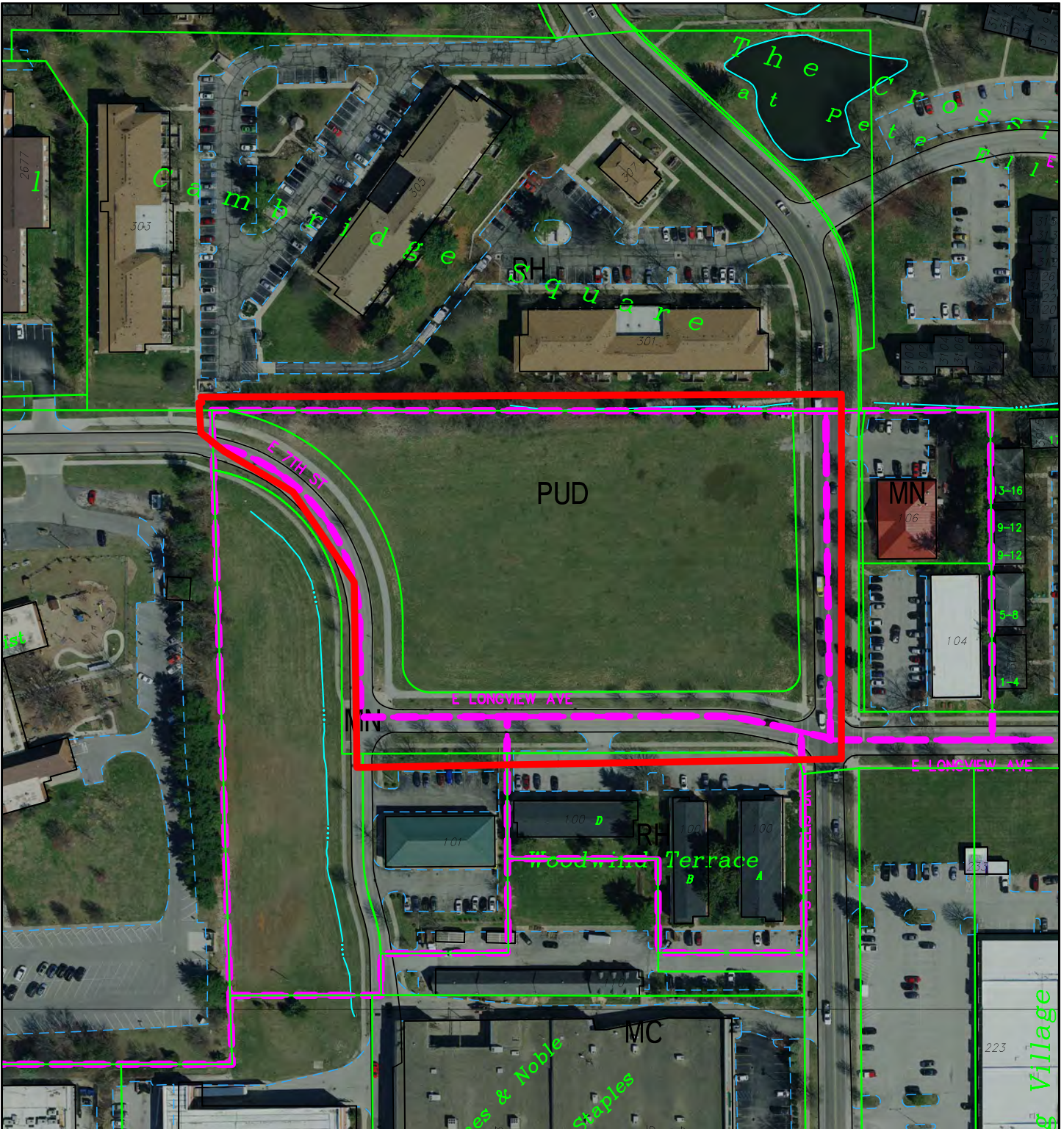


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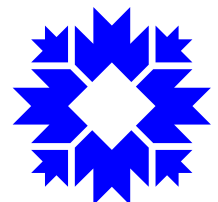
By: scanlanj
3 May 21



For reference only; map information NOT warranted.

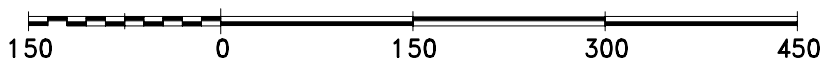


City of Bloomington
Planning



Scale: 1" = 150'

By: scanlanj
3 May 21



For reference only; map information NOT warranted.



City of Bloomington
Planning and Transportation Department



- PLAN COMMISSION
- PLAT COMMITTEE
- BOARD OF ZONING APPEALS
- HEARING OFFICER
- COMMON COUNCIL
- STAFF LEVEL

CASE# _____
 FILING DATE _____
 FILING FEE \$ _____
 HEARING DATE(s) ____/____/____
 _____/____/____
 HT ACCT# _____
 PLANNER: _____

ADDRESS OF PROPERTY _____

| | |
|-----------------------------|-------------|
| Applicant's Name _____ | Phone _____ |
| Address _____ | Email _____ |
| Owner's Name _____ | Phone _____ |
| Address _____ | Email _____ |
| Counsel or Consultant _____ | Phone _____ |
| Address _____ | Email _____ |

STAFF USE ONLY – TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

- Change of Zone
- Site Plan Review
- Planned Unit Development (Preliminary Plan)
- Planned Unit Development (Final Plan)
- Preliminary Plat Review
- Final Plat Review

BZA/Hearing Officer

- Appeal from Administrative Decision
- Conditional Use
- Variance
- Use Variance

Common Council

- Right-of-Way Vacation

Description of Request: _____

This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.
 I (we) further agree that the Planning and Transportation Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.
 I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.
 If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature: Jeffrey S. Fanyo Date: _____ Staff Initial: _____

401 N. Morton Street · Bloomington, IN 47404 **City Hall** Phone: (812) 349-3423 · Fax: (812) 349-3520

PETITIONER'S STATEMENT – 06.04.2021

Petition:

Amend certain Development Standards pertaining to Ordinance 20-01 that rezoned real estate identified as Lot Number 8, located in Deckard East Third Street Subdivision, Monroe County, Indiana consisting of 3.2 acres from CL to Planned Unit Development (PUD) passed on February 07, 2020.

Petitioner is also requesting waiver of the second Plan Commission hearing.
Petitioner is also requesting Final PUD approval to be at the staff level.

Proposed Amendments:

Petitioner provided an updated Preliminary Plan (based on further developed design documents) prior to submitting for PUD Final Plan Approval to the Planning and Transportation Department (“Planning”). After reviewing with Petitioner, Planning determined two components of the proposed plan require an amendment to the PUD.

Petitioner is seeking to amend the approved PUD and Preliminary Plan to provide for the following:

- 1) **Proposed Change:** Shifting the garage and using residential units to meet the requirements under Reasonable Condition #03 to mask the garage.

Planning: City Council’s counsel believes proposed masking eliminates the need for Reasonable Condition #03 and therefore requires an amendment.

Reasonable Condition #03:

The developer shall record a written commitment to install an art facade feature or green screening that masks the parking garage infrastructure along Longview Ave. as well as along the north side of the garage.

Synopsis: This Reasonable Condition is sponsored by Cm. Rosenbarger. It is intended to improve the visual appeal of the exterior of the parking garage by requiring an artistic or green screening.

Petitioner’s Response: Petitioner is proposing to shift the parking structure to allow for single (enlarged) courtyard and wrap the garage completely with residential units in lieu of “artistic or green screening” as described in Reasonable Condition #03. Petitioner proposes that the intent of the reasonable condition to “improve the visual appeal of the exterior of the parking garage” is met by completely wrapping the garage with the architectural façade (effectively eliminating the garage from view). Further, this will provide for a courtyard space that will allow for plantings to grow, an improved resident amenity, and better function of and between the commercial space, residential leasing office, and garage.

- 2) **Proposed Change:** Allow for 3-bedroom units, through conversion of a portion of approved 2-bedroom units.

Planning: Petitioner's Statement did not include 3-bedrooms in Preliminary Plan.

Petitioner Response: Petitioner is proposing to allow for the inclusion of 3-bedroom units. Petitioner's proposed unit mix is consistent with the original concept and intent of the Preliminary Plan and PUD. The proposed mix consists of 233 units and 341 beds, and remains below 30 DUE/acre and the 264 units and 344 beds in the approved Preliminary Plan. The target market as described in the original Petitioner's Statement, remains the same while the proposed programming will provide a greater variety of living options consistent with conventional market rate apartments vs student housing, furthering the goals of the Comprehensive Plan to provide a variety of quality housing options for all incomes, ages, and abilities.

The proposed mix provides for approximately 15% of total units to be 3-bedrooms which is well under the percentage of total units that the newly adopted UDO qualifies as student housing (33%). The Development Standards as it relates to unit mix as approved and as proposed are as follows:

Approved PUD Development Standards:

- Studios, 1-Bedroom, and 2-Bedroom Units
- Max: 30 DUE/Acre

Proposed Development Standards:

- Studios, 1-Bedroom, 2-Bedroom, and 3-Bedroom Units
- Max: 30 DUE/Acre

Petitioner will meet the requirements of the other Reasonable Conditions.

RC 01-02: No sound amplification or light emanating from amphitheater

RC 04: Petitioner proposes to meet intent via 20.01.110(d)(2)(A)(iii) SRI requirements on top of parking deck

RC 05: Developer shall record a written commitment to offer on-site parking only a la carte, and not include parking spaces in rent

RC 06: install solar photovoltaic panels with minimum power capacity of 15 kilowatts and at least ten electric vehicle charging stations.

RC 08: The rooftop mechanicals shall be subject to BMC 20.04.080 (m) - Screening - of the UDO adopted in January 2020, such they will not be visible from the ground-level.

Project Description:

Petitioner petitions ~~for rezoning of the property from Commercial Limited to a mixed use, Planned Unit Development to amend certain Development Standards and Preliminary Plan as approved in Ordinance 20-01.~~ The property currently is unimproved. Various utility lines border and bisect the property. The property is surrounded to the North by multi-family housing under RH zone. East of the property fronting on North Pete Ellis Drive are commercial properties, developed commercial lots under ~~CL-MN~~ zoning under the new district ordinance. East of these lots fronting on North Pete Ellis Drive are additional multi-family housing under RH zoning. Southeast of the property is zoned ~~CAMC~~. South of the

property and fronting on Longview Avenue are multi-family housing under RH zoning. At the southwest corner of the property south of Longview Avenue is a small commercial development under ~~CL-MN~~ zoning. West of the property fronting on East Seventh Street is a vacant, unimproved parcel, under MN zoning.

Petitioner proposes to develop a mixed-use development consisting of multi-family residential use on a building outlining the west one-half of the property; 1st floor commercial use on the building outlining the east ½ of the property and a ~~34~~-floor interior parking garage in the middle of the property ~~with top floor (4th floor) wrapped with 3-4 floors of~~ residential units. The buildings will be connected and constructed as a single building but with breaks and variations by design, by structural elements ~~(e.g., the garage)~~ and by façade features. The proposed building is projected at four floors. The center of the property ~~on the east and west sides of the garage~~ will be developed with courtyard/open space.

In an effort to provide a public benefit to the City of Bloomington, Petitioner has ~~offered~~ agreed to offer 15% of its unit bedrooms to be set aside for workforce housing. Two-thirds of these workforce housing units will be restricted to income earners whose annual income does not exceed ~~80~~100% of the Area Median Income (AMI) while the remaining one-third of the workforce housing units will be restricted to those income earners making no more than ~~100~~120% of AMI. Base rental rates will be limited to 25% of those income earners total annual income. ~~Petitioner has described this offering in further detail in the accompanying letter to Housing and Neighborhood Development~~A copy of the Zoning Commitment is attached to this submission.

The Plan Commission recommended approval of the previous petition and Preliminary Plan. Petitioner's proposed amendments do not reduce the degree to which the goals of the PUD District Ordinance and Comprehensive Plan are met, keeping in place all of the previously described benefits, Rather, it enhances the project and better achieve the purpose and intent of the PUD District Ordinance and Comprehensive Plan.

The subject property is located in the Regional Activity Center and Regional Academic Health Center Focus Area in the Comprehensive Plan. One of the strategies the City aims to employ in this focus area is Livability and Lifetime Communities – which are places that “promote social, physical, mental, and emotional well-being for persons of all abilities, across the entire lifespan.” Providing 3-bedrooms in addition to the approved Studio's, 1-bedroom and 2-bedroom units better accomplishes this goal than the previously proposed unit mix. With limited options outside of single oriented living units, the previous mix would not cater to all persons as described in the Focus Area strategy, limiting the household size and stage of life the residents. Proposed mix provides additional options and caters to a greater variety of individuals across life stages and economic spectrum, providing workforce housing, small-unit market rate, and families or roommate offerings via 2- and 3-bedroom units.

Further, the addition of 3-bedroom units is necessary to provide for the project design. It regains some of the lost efficiency in single loaded corridors needed to fully wrap the garage,

and improves the economic feasibility, with the drastically increasing construction costs, and exclusion of which otherwise impedes the viability of the project.

AMENDMENT PETITION MODIFICATIONS

Modifications to the approved Petitioner's Statement are shown as redlines to the approved Petitioner's Statement, and primarily limited to updates as it relates to the above two changes or for current conditions. Certain modifications stem from current conditions eliminating the applicability of previous commitments (Ex. Omission of Bike Share Program).

RESUBMITTAL MODIFICATIONS (FROM 8.20.19 PETITION)

Since the initial Planning Commission hearings, the Petitioner has had follow up meetings with members of The Planning Administration, Bloomington Economic and Sustainable Development, Housing and Neighborhood Development, Planning and Transportation, and the Environmental Commission and has worked to address comments and concerns stemming from the prior submissions and those expressed by the Planning Commission during the hearings. The comments/concerns and responses from the Petitioner are outlined below:

- Neighboring apartment community to the north (zoned RH) expressed concern about the possibility of shadows being cast upon their property due to the massing and proximity of the petitioner's proposed development. Concerns of sight lines into units from adjacent balconies was also raised (Cate)

Petitioner Response: Although the Petitioner could build "by right" at a 10-foot setback from the northern boundary of the property (the boundary adjacent to the concerned neighbor), Petitioner has agreed to shift the entire building in-ward from the northern setback, thus modifying the previously proposed set back of 7 feet to 15 feet (with exception of the north east corner unit which is 14 feet from the property line), and a stair tower that is setback to the 10-foot minimum. Moreover, numerous modulations of the building at the 4th floor will step back another 5 feet (or 20 feet from the property boundary) to provide relief of the building height and mass. Additionally, Petitioner voluntarily eliminated numerous balconies along the north elevation in addition to proposing the planting of additional, large canopy trees, to accompany the existing trees and in order to respect the neighbor's concerns. Petitioner will work with neighbor for tree placement.

Petitioner spoke with representatives of the property owner, including their Asset Manager and Corporate General Counsel (CGC) to clarify design, density, height, setback and other elements of Petitioner's proposed development. At the close of this communication, neighboring owner's CGC stated that unless Petitioner heard from him otherwise that they were satisfied with Petitioner's response. Petitioner has received not further communication from CGC or neighboring owner,

- Overall Building Massing seen as a concern (EC, Scanlan, Kinzie)

- Planning Administration feels that the height of the proposed building at the southwest corner (7th and Longview) should be reduced

Petitioner Response: Petitioner recognizes that the project is a single building (actually 3 buildings connected) rather than separate structures, and whose massing is more consistent with that of urban developments. The Petitioner is intending to provide the feeling of a more “urban” context to the structure in a secured, contiguous, building with conditioned interior corridors. Moreover, the building and exterior/perimeter improvements provide a “build-forward” design concept, consistent with the Comprehensive Plan. It should be reiterated that the subject property is within a designated Regional Activity Center and part of the Regional Academic Health Center Focus Area whose intent is to promote higher intensity uses; medium- to high-density multifamily uses; to provide semi-urban activity centers that complement downtown; encourage vertical growth, residential multi-family, denser office uses, structured parking and improved multi-modal connectivity.

However, the Petitioner initially reduced the building mass by shrinking the building and eliminating 12 units (and 12 beds). As noted, the northern set back was moved inward from the initial petition, basically doubling the set back. This also helped to increase open space on the property. In numerous places along each elevation of the building, the 4th floor units are stepped back 5 feet. This is done to provide some relief from the proposed, four-story height. Petitioner has worked with its architect to further reduce several parapet heights to lower the overall height in numerous areas, from 1’ to 4’. Regarding the building height at the southwest corner, (previously 61’ as measured from adjacent grade to roof parapet, including the exposed “lower-level” of the building), the top corner unit (4th floor) was eliminated in its entirety, creating a “step back” of 25 feet or more which results in the building now “reading” as a +/- 50’ building at this corner, including the “lower-level.” Overall, while the building height exceeds the 40-foot restriction of CL zoning, it does retain a varied, articulated roofline for functional and aesthetic reasons and works through the challenges of the significant grade changes (over 20 feet) from the northwest to the southwest corner of the parcel.

Additional changes were proposed to the Planning Administration regarding massing and modulation. With the removal of the top corner unit, the Petitioner has redesigned the façade to include window planters (planter boxes) to be incorporated at the base of windows aligning the south and west elevations of the corner, as well as within the open, roof-top element.

Finally, the Petitioner elected to further modulate a significant portion of the southern elevation of the proposed building along Longview Drive. Between the parking garage and the aforementioned southwest corner module that was modified, the Petitioner has created a pedestrian “pocket park” or forecourt in front of the lower-level element created by the natural grade of the parcel. This public forecourt was created by stepping back the building 17’ from the previously proposed plan. Doing so: a) reduces four one bedroom units from the project; b) greatly enhances the building presentation and how it addresses the multi-use path across the building front; c) reduces the building massing and enhances the modulation; and d) creates a public amenity and pocket park which beautifies the streetscape and “softens” the building elevation.

- Environmental concerns as to the project being below the open space requirement;

impervious surfaces (EC, Sandberg, Cate, Kinzie, Kappas). EC has requested the Petitioner redesign the building.

Petitioner Response: Although Petitioner will not redesign the building, Petitioner has worked with the architects and engineers to reduce the building size, shrinking the building mass and creating open space vis-à-vis compressing the building inward, from north to south (more than doubling the northern set back) and from east to west to add four feet of additional set back from the eastern side. The resulting changes have resulted in nearly a 25% improvement to open space compared to the Petitioner's initial submittal. Although Petitioner will not be able to reach the 50% open space request, it has improved the open space from 25% to nearly 34% and will be significantly exceeding the landscaping and planting requirements as well as the water quality requirements.

Petitioner has further reduced the paved surfaces and covered area and/or has worked with the landscape architect to program permeable materials for pathways. It should be noted that the eastern property boundary includes a 20-foot easement for utilities. Coupled with the utilities that run throughout the 15-foot Right-of-Way along Pete Ellis Drive, the Engineer and Landscape architect have not programmed trees (large, evergreen or medium) along the frontage as trees cannot be planted within 10 feet of the easement. Petitioner will work through its landscape architect (~~Rundell Ernstberger Associates~~) and the city of Bloomington to address this along with the overall landscape plans.

Petitioner will be expanding pedestrian sidewalks and paths that surround the property along 7th Street, Longview Avenue and Pete Ellis Drive under the direction of Bloomington Transportation. Additionally, Petitioner will work with the city to install back-in angled parking (as requested by Planning Commission and shown on the drawings) along the western lane of Pete Ellis Drive, which would expand the existing Right-of-Way onto Petitioner's property, and into the easement. The street frontage will be landscaped and hardscaped with a 6-foot sidewalk bordered on each side by storm planters within the sidewalk, and flow-through planters against the building which serve to collect rainwater from roofs of the proposed structure. This rainwater will be harvested within cisterns and be used for irrigation purposes, while overflow will be directed into flow through planters and storm planters. A stormwater planter / rain garden will be included within the Right-of-Way to control storm water along the street and parking area. Permeable pavers will be utilized in several portions of the project, especially along the Pete Ellis Drive promenade.

While Petitioner had already planned community gardens and many of the water quality improvements, among other public benefits, it has sophisticated a concept landscape plan with its landscape architect that includes managing rain water and storm water quality via rain gardens, and rain water diversion and harvesting through cisterns, flow thorough planters and rain gardens within each of the interior courtyards. However, the most compelling response Petitioner can provide is that the planting and landscape requirements established by the city will be significantly exceeded by Petitioner (see Concept Plant Schedule).

Moreover, Petitioner is excited to bring Bloomington its first FITWEL Building. FITWEL Certification articulates a vision for the future where every building is enhanced to support the well-being of its occupants, and surrounding communities. It is a new and emergent building certification that positively impacts occupant health and productivity through

workplace design and operations. FITWEL's development is led by the U.S. Centers for Disease Control and Prevention and the General Services Administration. This demonstrates how the focus for sustainable buildings have shifted in the U.S. from green buildings that were "high performance" because they had a low carbon footprint to, now, occupant well-being and the resultant increased productivity which has been studied, and proven. The well-being of building occupants is increasingly being described as the number one driver of sustainability. The Petitioner has volunteered to deliver the City of Bloomington its inaugural FITWEL Building.

Bicycle Traffic, Safety and Connectivity / Traffic along Pete Ellis Drive. Several members of the Planning Commission responded to the parking along Pete Ellis as well as wanting to make certain the bicycle and pedestrian paths remain safe amid the ingress/egress to the proposed building (Kopper, Kinzie, Wisler, Hoffman).

Petitioner Response: From the onset, Petitioner has worked to promote a bicycle-friendly community, where this development provides connectivity. The multi-modal functionality of the location and design of the project is not by accident. Petitioner, through its third-party professionals, has worked with Bloomington Transportation to address these concerns. The result is the back-in angled parking, expanded bicycle paths and expanded bicycle parking to be located near the entrance of the garage and proximate to the proposed, expanded B-line along Longview Avenue. Further, Petitioner will analyze best solutions and install safety/warning controls at parking garage ingress/egress. Finally, should the project be approved by City Council, Petitioner will commission a traffic study for Pete Ellis Drive and the angled parking, as well as the surrounding traffic patterns, or will work with the city as it conducts its own traffic studies of the area in conjunction with the changing patterns the Hospital is sure to bring about.

- Density- although not called out specifically as an issue the comments as to massing are consistent with density in this regard. In fact, many members of the Planning Commission expressed that they welcome increased density or are in favor of increased density rather than sprawl.

Petitioner Response: Petitioner has revised the density to be no more than 30 D.U.E per acre versus the prior 33 D.U.E, a 10% reduction. The resulting 30 D.U.E is consistent with the density of nearly all other multi-family properties in the surrounding area (zoned RH). To simply achieve the density of what competing properties already have pursuant their zoning classification, moving to a 5-story or taller building alone would not result in a feasible economic model. Building to this level would change the construction class/type, a much more expensive proposition. Thus, achieving even 30 D.U.E, and parking it adequately would be very difficult without at least a 4-story structure covering 60% or more of the site. Subterranean parking would also be cost prohibitive. Separate structures as well as a podium structure along with stand-alone office building was studied but would not achieve an economic model that was feasible, nor would it significantly improve the open space. Moreover, higher structures in this location would likely be viewed as imposing if five or more stories, considering the concern over the proposed 4-story structure.

DEVELOPMENT STANDARDS SUMMARY / OUTLINE PLAN DETAILS:**Commercial space:**

Estimated ~~at 2012,000~~ rentable square feet; ~~no less than 12,000 square feet would be~~ is programmed for the development, approximately 14,000 including back of house space.

Multi-family residential:

Studios, 1-bedroom, ~~and 2-bedroom mix,~~ and 3-bedroom mix. D.U.E not to exceed 30 per acre

Parking:

~~306~~ Approximately 254 garage spaces; ~~15-14~~ potential on-street parking spaces (angled parking along Pete Ellis ~~76-58~~ garage spaces to serve commercial use

Residential parking: ~~230 garage spaces (.86/unit; .66/bed).~~ Development not to exceed .90/unit and .70/bed

Architectural Standards:

CL Zone

Modifications: first floor, commercial use space; no modulation requirement. Modulations to be incorporated in final development plan

Exterior Materials: varying brick and block masonry; metal/steel; storefront glass and framing (commercial and potentially portions of residential building areas); fiber-cement composite (Hardie) siding/board and batten; stone

Site plan details:

Setbacks: varying by side and building façade (see site plan diagram)

North side: 14 feet at NE Corner, 15 feet or more elsewhere (modified from 7') East side: 24 feet (modified from 20'), except for stairs that are 10 feet from property line.

South side: 4.5 feet (southwest corner) to 22 feet (modified from 9')

West side: 4.5 feet at point of 7th street curve; varying distance 7 feet minimum for remainder

Garage entrance:

Longview Ave.

Uses:

CL zone permitted uses

Modification: add first floor multifamily residential use

No Maximum floor space for a single tenant

Basic PUD development:

1. Dedicated commercial space, expected to be 4912,000 square feet on the east side, fronting on S. Pete Ellis Drive. ~~This space will be flexible in total area~~

This space is anticipated to be medical office space and will be marketed as such. Secondary marketing efforts will include general commercial use as permitted in CL Zoning based on current market conditions.

2. Multi-Family residential use (mix of studio, one-bedroom ~~and two-bedroom, and three-bedroom~~ apartments); generally, the units are oriented to those seeking a more personal, single-living environment, with the addition of 2- and 3-bedroom units providing a greater variety of living options and providing for a larger range of individuals.

Targeted market: staff and employees associated with the IU Health complex; single professionals and staff and employees associated with the offices and accessory businesses expected to develop adjacent to the IU Health complex

3. Building height to be 4 floors. Throughout the building, numerous portions of the building's 4th floor are set back from the lower floors. Along the eastern portion of the building, the length of the building along Pete Ellis Drive steps back 5 feet at the 2nd floor and another 5 feet at numerous areas along the 4th floor. There remains a partial lower level at the southwest corner of the building and across at the Leasing Office entrance along Longview Drive, east and up to the Parking Garage entrance.

4. Residential buildings will allow first floor residential use (CL Zone requires 2nd floor and above residential use) with commercial along Pete Ellis Drive

5. Open space (to be calculated) estimated at 33% of the lot. This open space is below the current CL zoning standards, the site shape, topography, the city's build-forward design preference and the economic feasibility of the project necessitate this open space design; however, Petitioner is proposing to: a.) exceed landscaping and plantings requirements, b.) include plantings vertically ~~with green elements in the garage screening~~, c.) exceed rain water quality issues with multi-function water harvesting, flow through planters and rain gardens, d.) include numerous sustainable practices including community gardens as well as delivering the first FITWEL Building in Bloomington, and e.) bring numerous public benefit to the project including re-locating and improving current sidewalk paths, as necessary, at Pete Ellis, Longview and 7th street (all three sides) with multi-use paths

6. Parking – The building will include a four-story structure that is central to the building design. ~~This portion of the building will also serve the project with mixed uses, housing three stories of parking garage with a 4th floor residential component.~~ Parking garage will be interior to the development with the commercial and residential use building(s) wrapping around the parking structure and interior courtyard ~~with parking lot/parking garage interior to the courtyard.~~ Parking garage to be shielded from view on North and South sides of building via residential components. ~~extend to the development line along the north property line~~

7. Exterior finish materials: multiple types of masonry; steel; glass and composite

Development Standards:

Development standards applicable to the CL Zone will be used for roofs, exterior materials, ~~modulations~~, and entrances. Development plan will specify building setbacks at each property line frontage

Building Height:

The building will not exceed four stories, excepting the lower-level units or otherwise at the southwest corner and along Longview Drive. Building height, as measured from proposed finished grade, varies along the length of each side:

- North side: ranges from 48 to 53' in center of building to 54'-2" (NE corner) and 52' (NW corner)
- East side: ranges from 51' to 54' in center of building to 53' 10" (SE corner) and 54'-2" (NE corner) NE Stair tower adjacent to garage reaches 59' 4" but sets back from the East façade by 33'.
- South side: ranges from 52' to 58'-6" in center of building to 53' 10" (SE corner) and approximately 45'-8" at outside SW corner
- West side: ranges from 49' to 55'-10" in center of building to 52' (NW corner) and approximately 53' at outside SW corner

- a. Architectural roof top or roof line elements to provide both form and function at no more than one point at the peak of any section of building that exceeds 60 feet in height (as measured from adjacent, proposed finished grade at that point of the building).
- b. The site has significant topography slope, particularly along the western border of the parcel. Approximately 20 feet of grade change occurs from the point of the parcel that is furthest to the northwest as compared to the point furthest to the southwest of the parcel. It is anticipated that the building plane at the first-floor level will be set at an elevation which causes the southwest corner of the building (at 7th Street and Longview) to be elevated + 8 feet above the parcel's grade at this location. Thus, the Petitioner has planned functional space ~~within this "sub-level" of the building that will include 6 "garden" units which address the~~ along Longview street frontage ~~and will be accessible internally as well as via the described including the described~~ "pocket park." This adds a "story" to the building at the southwest elevation of the development, albeit below the average grade along 7th Street.
- c. Petitioner has worked extensively with Architect and Civil Engineer to reduce heights around building, and modulate the fourth floor with 5-foot step backs in numerous portions of the building while maintaining dynamic roof lines around the building.
- ~~e.d.~~ Petitioner has worked extensively with Architect and Civil Engineer to further develop the building plans that have resulted in height changes to the approved PUD. These are a result of greater and better site data, and actual information from Structural Engineer on roof truss depths – the changes include reductions in some areas, and increases of no more than 2-2" only at the parapets.

Unit Mix and DUE:

1. The building will include a mix of Studio, One- ~~and Two- and Three-~~ Bedroom Units. Projected D.U.E is 29.5 per acre. Actual development not to exceed 30 per acre. The site is 3.2 acres.
2. The project will house 264-approximately 233 units. As roughly 3017% of those units are expected to be Two-bedroom units, and 15% are expected to be Three- bedroom units, the total bedroom count would calculate to 344-341 bedrooms, although the project is not a student housing community and will not exceed 33% of living units as 3-bedroom as described in the newly adopted UDO.

Parking:

1. Up to 15 angled parking spaces will be improved along the western-most lane of Pete Ellis Drive, to serve the commercial spaces at that location. Currently there are 14 shown.
2. The internal parking garage is expected to have approximately no more than 102 spaces per floor and no more than a total of 254 306 spaces.
3. A portion of the first floor of the parking garage will serve the commercial spaces (Pete Ellis Drive portion of the building) and meet municipal parking code and count requirements as well as the number of spaces required by the ultimate user/tenant.
4. Assuming 4 spaces per 1,000 square feet (assumed user requirement), and a 129,000 square foot user, the commercial spaces will require 76-a minimum of 48 of the total 321 254 total spaces (145 angled, street spaces and 306-garage spaces). The leasing office is approximately 2,000 sf so an additional 4 stalls will be added for this use. Keeping the same maximum parking ratios, this would leave 245-202 spaces for 264-233 units (or 344-341 beds). Excluding the street parking, this parking ratio is 229 210 spaces in the garage for residents or 0.8787:1 per unit or 0.5967:1 per bedroom.
- 4.5. It is anticipated that +/- 1% of these stalls will be lost as design is further developed.

Bicycle parking:

Bike racks and bike storage will exceed requirements for CL and RH zones and will also serve FITWEL certification requirements, whichever is greater. Covered, secure bicycle parking and storage will be housed within the garage of the building. The petitioner is proposing additional public bicycle racks at various areas surrounding the building (along the multi-use paths) and will work with Bloomington's share bicycle program to install a kiosk along the perimeter of the property.

Housing:

Oriented to single-living environment around the IU Health Medical Center, University, Service Industry, Young professional, medical/grad students, nursing students, researchers, interns, staff and employees of professional offices and staff and employees at the IU Health complex consisting of approximately 68% of studios or 1-bedroom units. The development will also provide 2-bedroom (approx. 17%) and 3-bedroom units

(approx. 15%) for the balance of units to provide a greater variety of living options consistent with conventional market rate apartments. Actual percent of each unit type may vary in Final Plan.

Green Building Elements Planned:

- Petitioner will be delivering Bloomington's first FITWEL building, a new and emergent building certification that positively impacts occupant health and productivity through workplace design and operations as led by the U.S. Centers for Disease Control and Prevention and the General Services Administration.
 - Energy Star appliances / Energy efficient building materials / LEED compliant
 - ~~Downspout Cisterns for~~Various measures of on-site rain water harvesting to be used for watering landscaping and other exterior uses
 - Downspout flow through planters and rain gardens along perimeter and interior courtyards
 - ~~green or live wall elements incorporated into building / garage screening~~
 - Petitioner proposes to meet intent of Reasonable Condition #04 by meeting SRI requirements under 20.04.110(d)(2)(A)(iii) which is more applicable to a parking structure vs roof (Aged SRI rating of 32). Reasonable Condition #04: install a Cool or Vegetated Roof covering at least 70 percent of the parking structure, as specified in the Unified Development Ordinance (UDO) Section 20.04.110(d)(2)(A)(iv) (Sustainable Development – Cool or Vegetated Roof).
- Although top level of garage is exposed, Petitioner proposes to meet aged SRI rating of 32 via coating or materials.
- Comprehensively, the property will exceed landscape and planting requirements per the current zoning
 - Storm water control and quality - series of cisterns, flow-through planters and storm planters (in sidewalk) and rain gardens are proposed along Pete Ellis drive
 - Electric car charging stations within parking garage
 - Sustainability – community vegetable and herb gardens
 - ~~Multi-modal transportation~~
 - Reasonable Condition #06: Installation of solar photovoltaic panels with minimum power capacity of 15 kilowatts for at least ten electric vehicle charging station and retrofitted for more charging stations if demand grows

Public Benefits:

- Workforce housing to comprise 15% of unit bedroom count – Petitioner has ~~proposed agreed to~~ workforce housing commitments in a separate letter to with HAND. The commitment to which is attached and included with this resubmittal which Petitioner has not modified.
- Multi-modal transportation – proposed project is pedestrian to Bloomington's largest work centers (IU Health upon completion, College Mall, Indiana University)

- Several bus-line stops in proximity to the subject location
- Petitioner promoting the use of bicycles and non-vehicular transportation through widening of paths around perimeter to multi-use paths, placement of bicycle parking, and public bicycle racks
- Public Art - exterior murals / interior art displayed for public viewing (not just residents); viewings to be programmed
 - ~~Petitioner proposes to commit to a 5 year program to rotate art periodically (6-month to 1 year rotation) for public display. Works to be commissioned with City of Bloomington~~
 - ~~Petitioner proposes to conduct receptions and “gallery” style viewings, free to public (donations will be accepted for local not for profit, art related groups)~~
 - ~~Petitioner proposes to include exterior public art in one of the blank spaces along the Longview façade. Art to be coordinated with Bloomington.~~
 - ~~Petitioner proposes to furnish the interior Leasing Office, that is most accessible by the public as it is open during regular business hours, with public art pieces. This program will include the provisions in the Scholarship section below.~~
- Scholarship - public art to be commissioned with IU art department and will be offered to city art programs — Petitioner will provide area for works to be displayed within building (can be sold by artists) in return for annual scholarships or grants from Petitioner
- Sustainability:
 - ~~In addition to m~~Meeting FITWEL standards, ~~approximately 1/3 of the interior-~~
 - A portion of the courtyard space ~~within the western courtyard~~ will be improved with herb, flower and vegetable gardens - improvements will include gardening areas/plots for residents
 - Petitioner proposes to program monthly events or demonstrations using the planted foods and flowers; such as making floral arrangements; cooking with the harvested vegetables and herbs with local chefs, etc.
 - ~~Gardens will be irrigated with harvested rainwater from the eistern-system~~ Petitioner is proposing
 - Reasonable Condition #06: Installation of solar photovoltaic panels with minimum power capacity of 15 kilowatts for at least ten electric vehicle charging station and retrofitted for more charging stations if demand grows
- “Jam Session” Room - public music room/studio will be included for use by area musicians, music scholars, etc. for "plug-in and play" sessions to create, share and explore musical interests of those within the community looking to "pick up" instruments and create with others
 - Amphitheater – directly adjacent to the Jam Session, an amphitheater is planned for live music or other performances, free to the public
 -
- ~~Bike Depot~~ ~~Petitioner will work with City of Bloomington to include a public bike depot at the property~~
[This program is no longer in place]

- Streetscaping – Petitioner is re-locating and improving the current sidewalk along including a pedestrian, public forecourt (pocket park) along Longview Drive, complete with permeable pavers, landscaping, trees and benches. Proposed improvements along Pete Ellis Drive will include a multi-use path, green and hard scaping, cisterns for water harvesting, rain water flow-thru planters, storm planters, and rain gardens among other elements.
 - Public benches will be included
 - Vegetative, floral and landscaping improvements would exceed minimum requirements
 - It is anticipated that “large” tree planting will not be possible along Pete Ellis Drive proposed improvements due to numerous utility lines and easement which traverses the eastern property border
 - Back-in, angled parking along Pete Ellis Drive is proposed
 - Public bicycle racks/parking will be included in the improved areas
 - Rain gardens (to be built on city ROW) along Pete Ellis are proposed
 - Permeable pavers will be incorporated into the hardscape finishes
 - Petitioner is proposing multi-function rainwater quality controls in series of steps commencing with harvesting, to overflow within flow-through planters and storm planters, then into rain gardens before flowing to city storm
- Connectivity and Safety - Petitioner has been asked by City of Bloomington to widen current bicycle paths along Longview and 7th Street, and improve them as 8’ to 12’ multi-use paths
 - Petitioner will be working cooperatively with the City of Bloomington to accommodate this requested safety and functionality improvement



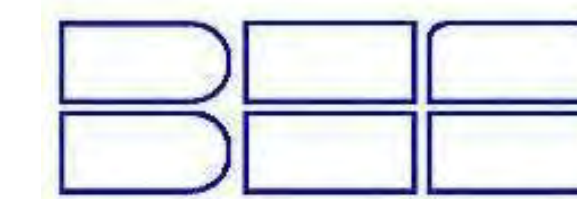
PAUL W. KELLEY

PETE ELLIS DRIVE
RENDERING

05/03/2021

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408

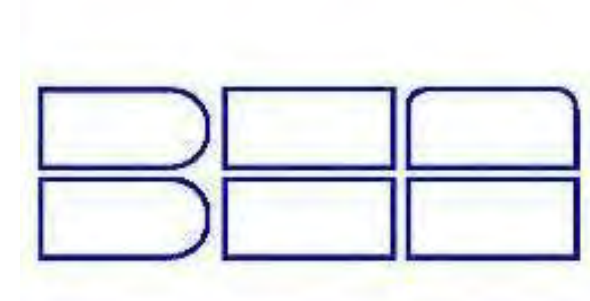




PETE ELLIS DRIVE
RENDERING
05/03/2021

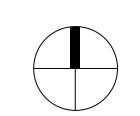
CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408





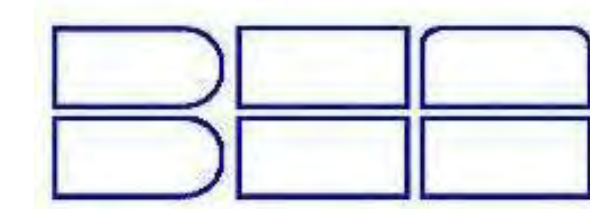
SITE AERIAL



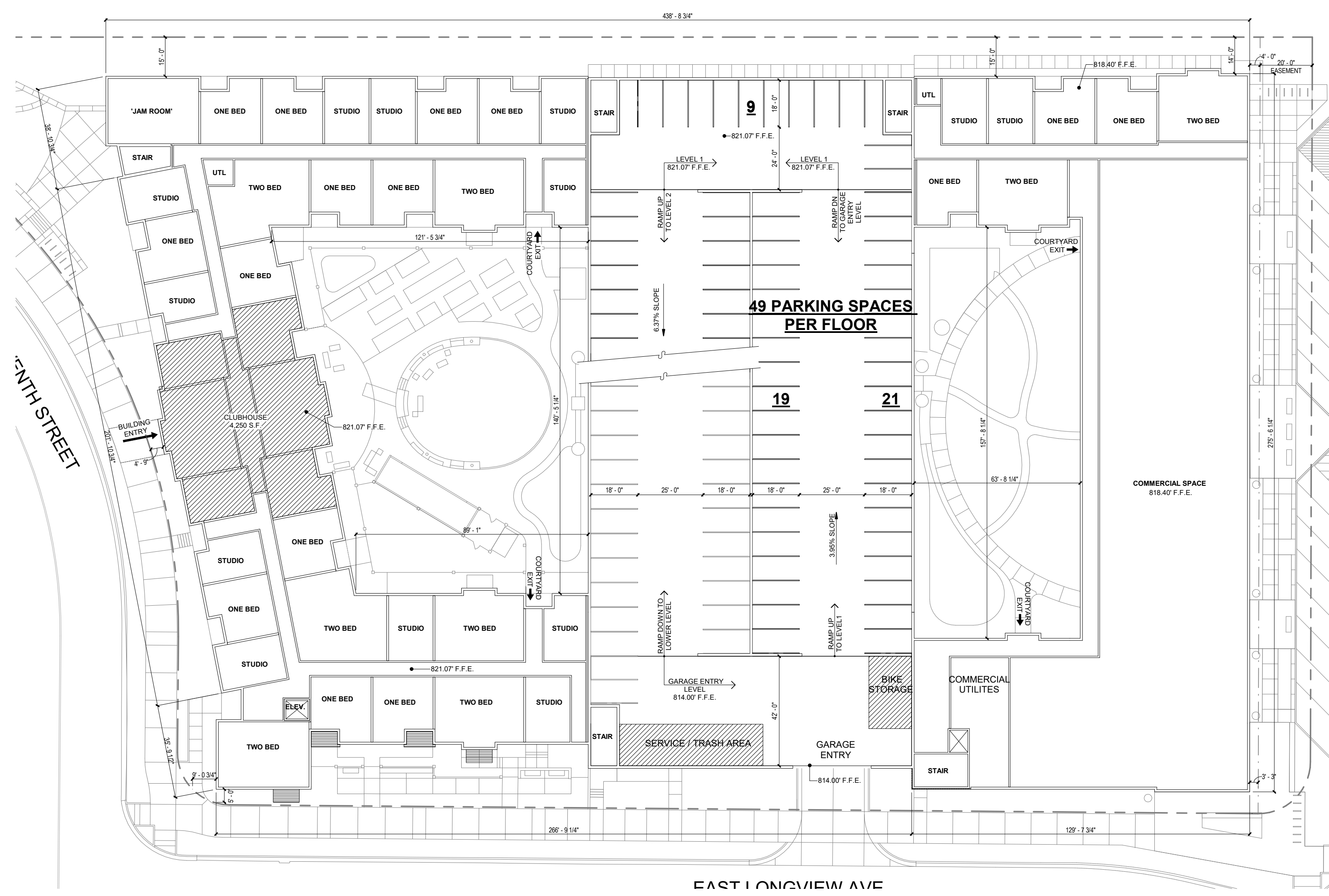
CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408

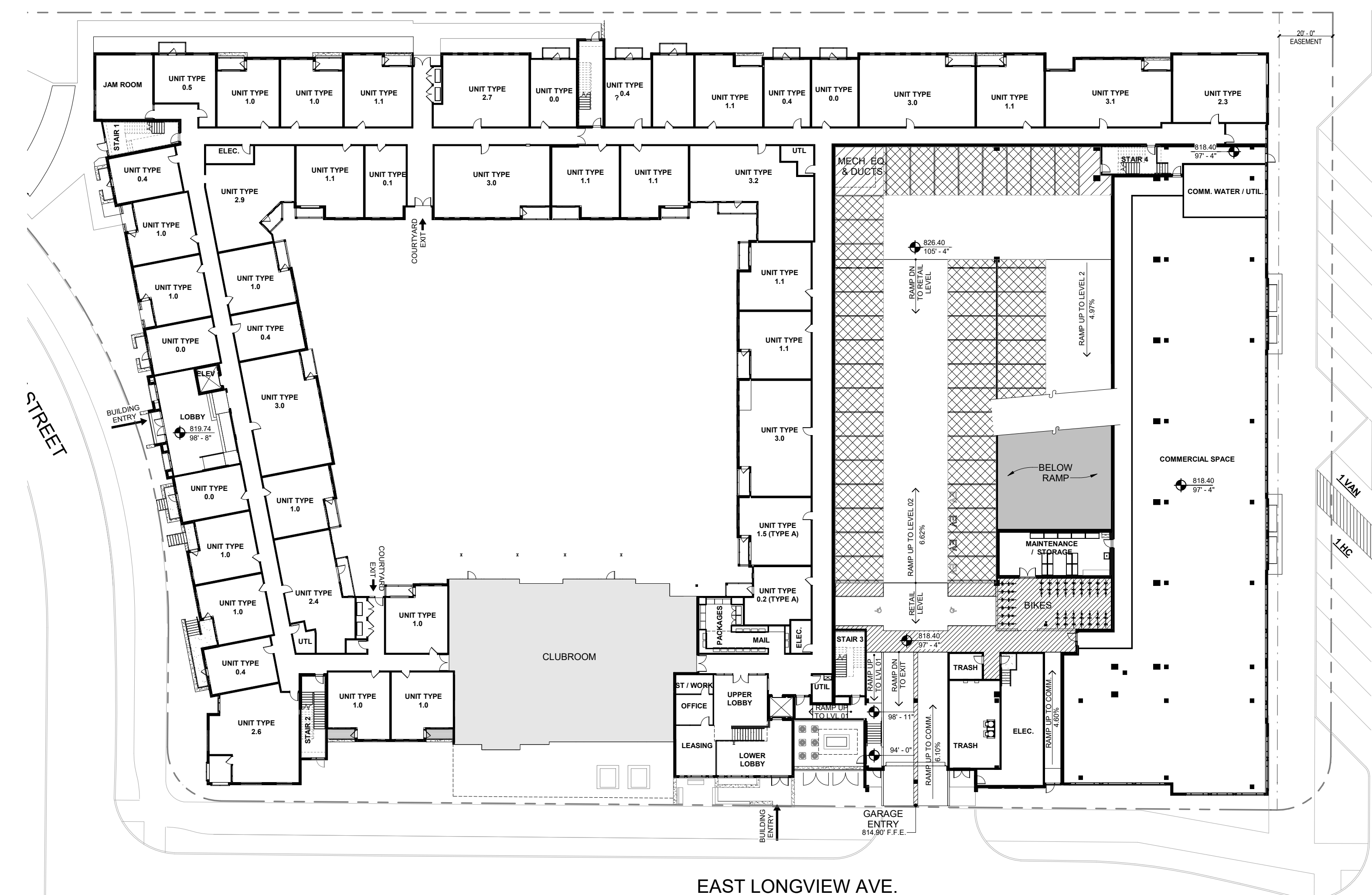
05/03/2021



APPROVED PRELIMINARY PLAN



PROPOSED

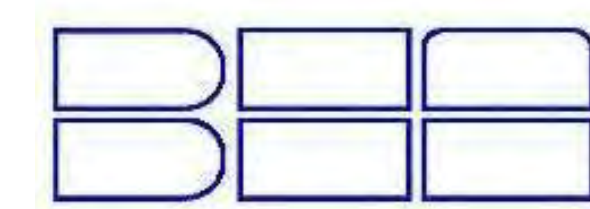


SITE PLAN COMPARISON

05/03/2021

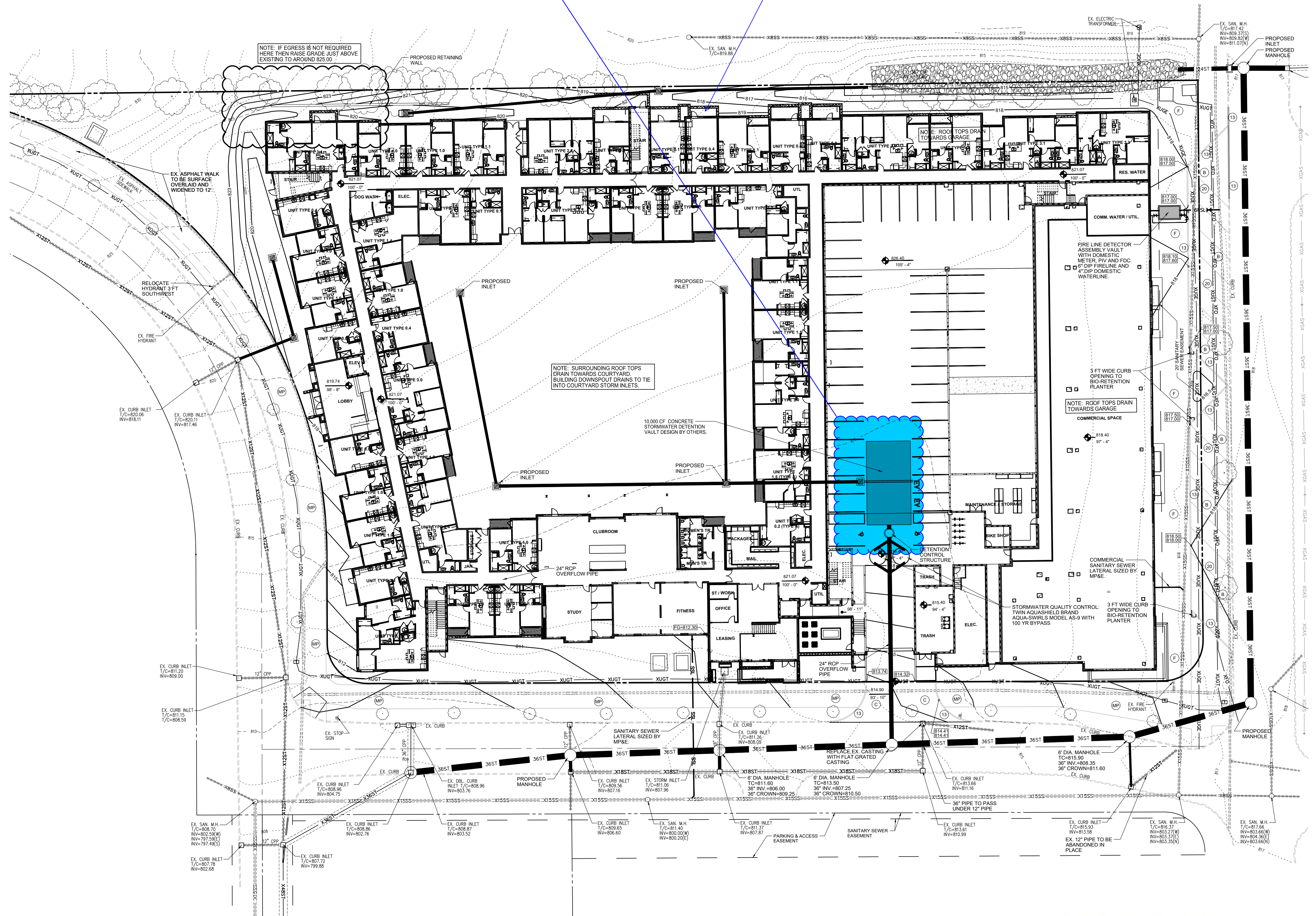
CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408



Petitioner is currently investigating solutions to allow for stormwater detention in the courtyard

Petitioner will omit hanging balconies along the north side of the building as described in Petition



GRADING LEGEND

- XXX ELEVATION CONTOUR
- FL> FLOWLINE
- SPOT SPOT GRADE ELEVATION
- TOP OF CURB ELEVATION OVER PAVEMENT ELEVATION
- FF=XXX.XX FINISH FLOOR ELEVATION
- FG=XXX.XX FINISH EARTH GRADE ELEVATION
- FGH=XXX.XX FINISH GRADE ELEVATION ON HIGH SIDE OF RETAINING WALL
- FL=XXX.XX FINISH GRADE ELEVATION ON LOW SIDE OF RETAINING WALL
- FW=XXX.XX FINISH TOP OF SIDEWALK ELEVATION
- TC=XXX.XX FINISH TOP OF CASTING AT FLOWLINE
- TW=XXX.XX FINISH TOP OF RETAINING WALL ELEVATION

SITE LEGEND

- (A) BITUMINOUS PAVEMENT
- (B) BITUMINOUS PAVING WITHIN R.O.W
- (C) ADA ACCESSIBLE PARKING SPACE, 3' INTERNATIONAL ADA SYMBOL, STRIPING, ANGLES, SIGNAGE AND SLOPES SHALL CONFORM WITH THE MOST STRINGENT OF FEDERAL, STATE AND LOCAL ACCESSIBILITY GUIDELINES.
- (D) ADA ACCESSIBLE PARKING SIGN
- (E) REINFORCED CONCRETE PAVEMENT
- (F) CONSTRUCTION LIMITS
- (G) CONCRETE CURB TURNOUT
- (H) END CONCRETE CURB CONSTRUCTION
- (I) CONCRETE SIDEWALK
- (J) MONOLITHIC CONCRETE CURB AND SIDEWALK
- (K) 4" CURBSIDE - SEE ARCHITECTURAL PLANS
- (L) 3" HANDRAIL - SEE ARCHITECTURAL PLANS
- (M) LAWN OR LANDSCAPED AREA
- (N) MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
- (O) MULTI-PURPOSE SIDEWALK PAVEMENT SECTION
- (P) PERVIOUS BRICK PAVEMENT
- (Q) PRESSURE TREATED WOOD SHADOWBOX PRIVACY FENCE, HEIGHT AS SHOWN ON SITE PLAN
- (R) NEW PARKING LOT POLE LIGHT FIXTURE - SEE SITE LIGHTING NOTE PER SHEET
- (S) STANDARD ROAD PAVEMENT PATCH
- (T) 3" WIDE CONCRETE PAVED SIDE DITCH
- (U) SIDEWALK ADA ACCESSIBLE RAMP, # FOR STYLES 1-3
- (V) REINFORCED CONCRETE RETAINING WALL - SEE ARCHITECTURAL PLANS
- (W) VAN ACCESSIBLE SUPPLEMENTAL SIGN
- (X) 6-IN WIDE CONCRETE CURB
- (Y) 4-IN CONCRETE CURB, SAME AS 13 BUT 3-IN CURB HEIGHT
- (Z) 18-IN CONCRETE CURB & GUTTER
- (AA) PERVIOUS PAVED CONCRETE CURB/CAP FLUSH W/ PAVEMENT
- (AB) 4-IN WIDE SOLID WHITE THERMOPLASTIC PAVEMENT MARKING
- (AC) 4-IN WIDE SOLID WHITE PAINTED PAVEMENT MARKING
- (AD) 4-IN WIDE SOLID BLUE PAINTED PAVEMENT MARKING
- (AE) NUMBER OF PARKING SPACES PER LOT

UTILITY LEGEND

- D.S. DOWNSPOUT
- 4SD 4" SDP 35 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
- 6SD 6" SDP 35 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
- FSL 6" POLYETHYLENE ENCASED DIP FIRE SERVICE LINE (PRIVATELY OWNED) TO BE SIZED BY THE FIRE SUPPRESSION ENGINEER
- 4UD 4" DUAL WALL TYPE 'S' PERFORATED HOPE PIPE WRAPPED IN A FILTER SOCK
- 4W 4" POLYETHYLENE ENCASED DIP WATER LINE (PRIVATELY OWNED) TO FIRE DEPT. CONNECTION F.D.C.
- 2DLSL 2" SDP-9 250 PSIG BLUE ULTRA TIS WATER PE PIPE DOMESTIC WATER SERVICE LINE
- W WATER LINE GATE VALVE
- F.D.C. FIRE DEPARTMENT "STREET" CONNECTION
- P.I.V. POST INDICATING VALVE
- 36ST 36" ADS BRAND SERIES N-12 HOPE STORM SEWER PIPE
- SSL 8" SDP 35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
- G-SSL 6" SDP 35 PVC GREASE LATERAL (PRIVATELY OWNED)
- GAS GAS SERVICE LINE
- ELEC ELECTRIC/DATA SERVICE LINE - SEE NOTE THIS SHEET

EROSION CONTROL LEGEND

- CL OR (CL) CONSTRUCTION LIMITS
- SF SILTATION FENCE (TEMPORARY)
- CW CONCRETE WASHOUT AREA (TEMPORARY)
- GP GRAVEL INLET PROTECTION (TEMPORARY)
- P INLET PROTECTION (TEMPORARY)
- MS MULCH SEEDING - SEE SPECIFICATIONS (TEMPORARY & PERMANENT)
- SP STONE PAD ENTRANCE, 25 FT X 50 FT

NOT TO SCALE
SITE PLAN
05/03/2021

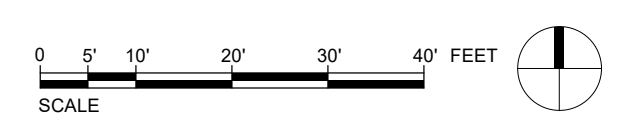
CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408





SITE COVERAGE DATA
 SITE AREA = 139,392 SF
 BUILDING = 85,536 SF
 EXTERIOR HARDSCAPE AND DRIVES = TBD
 F.A.R. = 61.4%

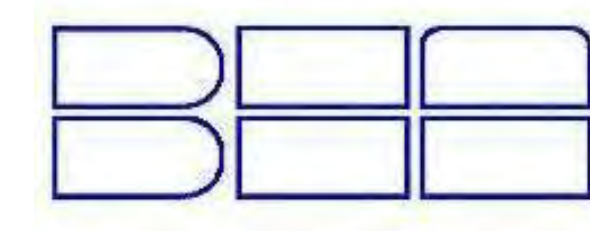


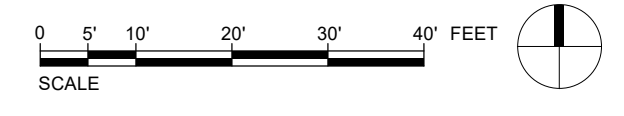
FIRST FLOOR PLAN

05/03/2021

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408



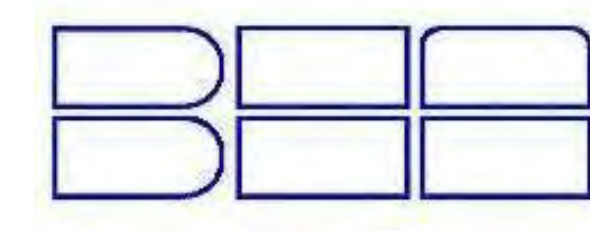


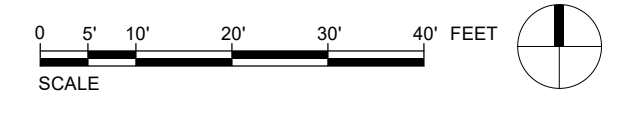
SECOND FLOOR PLAN

05/03/2021

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408



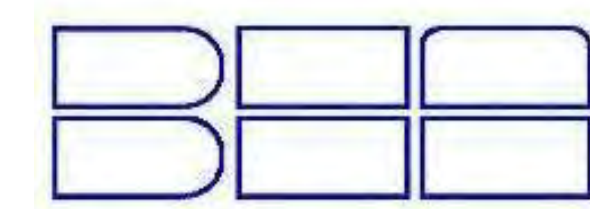


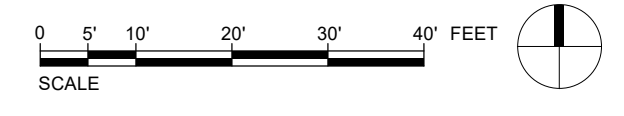
THIRD FLOOR PLAN

05/03/2021

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408



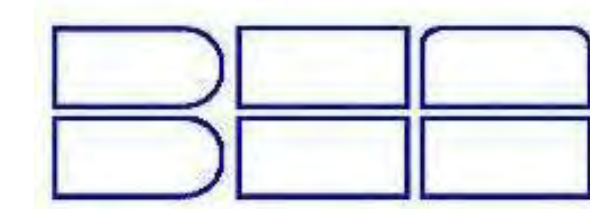


FOURTH FLOOR PLAN

05/03/2021

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408





EAST ELEVATION

- TRUSS BEARING
143' - 4" (864.40)
- 04 - FOURTH FLOOR
134' - 0" (855.07)
- 03 - THIRD FLOOR
122' - 8" (843.74)
- 02 - SECOND FLOOR
111' - 4" (832.40)
- 01 - FIRST FLOOR
100' - 0" (821.07)
- 01 - FIRST FLOOR (RETAIL)
97' - 4" (818.40)



NORTH ELEVATION

- TRUSS BEARING
143' - 4" (864.40)
- 04 - FOURTH FLOOR
134' - 0" (855.07)
- 03 - THIRD FLOOR
122' - 8" (843.74)
- 02 - SECOND FLOOR
111' - 4" (832.40)
- 01 - FIRST FLOOR
100' - 0" (821.07)



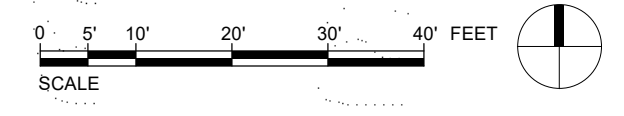
WEST ELEVATION

- TRUSS BEARING
143' - 4" (864.40)
- 04 - FOURTH FLOOR
134' - 0" (855.07)
- 03 - THIRD FLOOR
122' - 8" (843.74)
- 02 - SECOND FLOOR
111' - 4" (832.40)
- 01 - FIRST FLOOR
100' - 0" (821.07)
- 00 - LOWER LEVEL
88' - 8" (809.74)



SOUTH ELEVATION

- TRUSS BEARING
143' - 4" (864.40)
- 04 - FOURTH FLOOR
134' - 0" (855.07)
- 03 - THIRD FLOOR
122' - 8" (843.74)
- 02 - SECOND FLOOR
111' - 4" (832.40)
- 01 - FIRST FLOOR
100' - 0" (821.07)
- 01 - FIRST FLOOR (RETAIL)
97' - 4" (818.40)

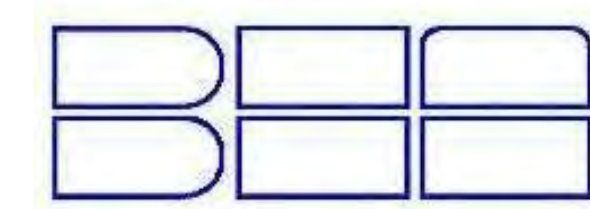


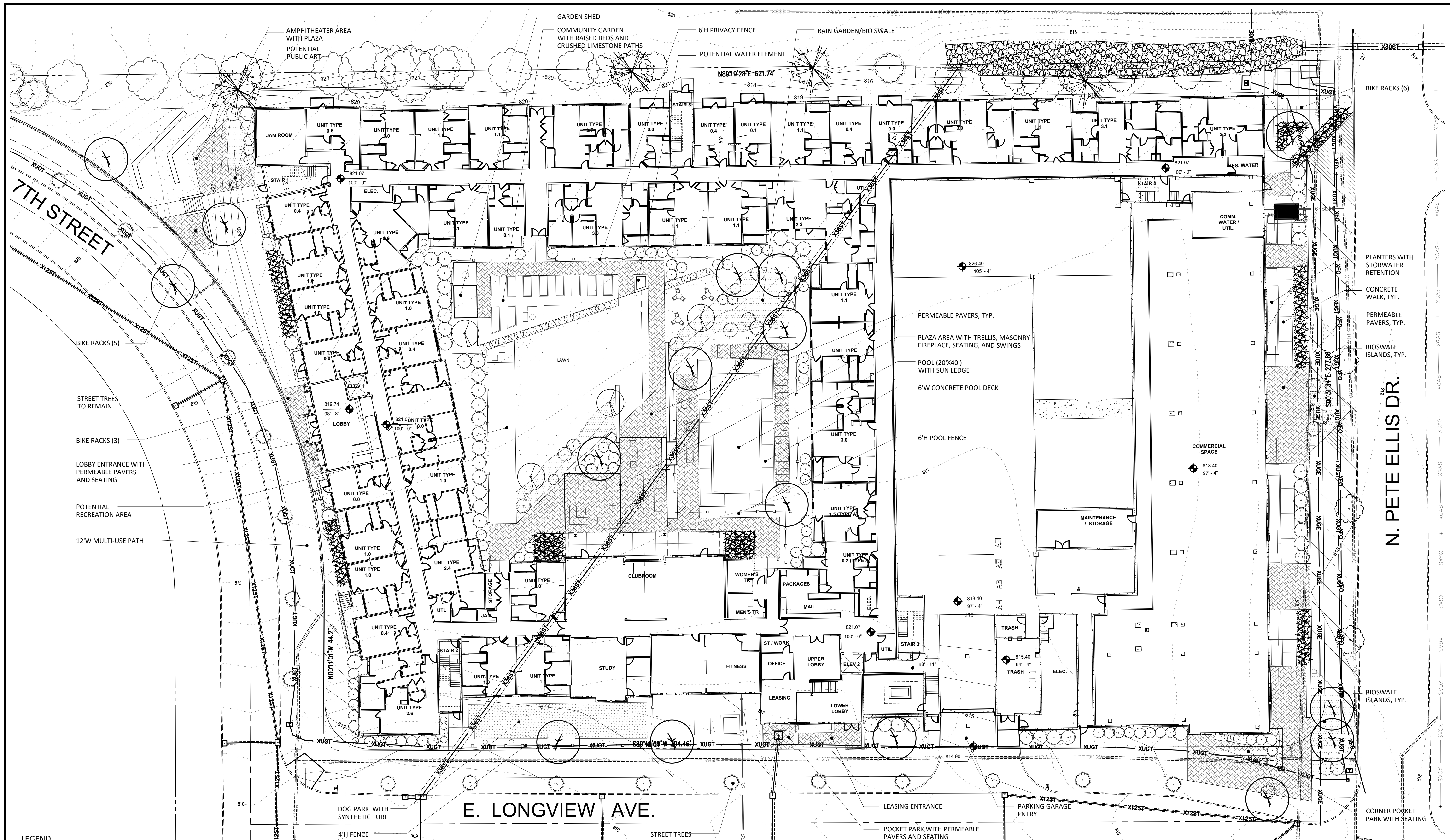
ELEVATIONS

05/03/2021

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408





UDO REQUIREMENTS:
SITE: 139, 132 SF.

| | |
|-------------------------------|--------------------|
| MAX COVERAGE: | 67.30%/93,636 SF |
| OPEN SPACE: | 32.70%/45,496 SF |
| PROPOSED BLDG COVERAGE: | 85,536 SF |
| REMAINING IMPERVIOUS SURFACE: | 7,220 SF |
| PROPOSED COVERAGE: | 92,756 SF = 66.67% |
| PROPOSED OPEN SPACE: | 46,376 SF = 33.33% |

- LEGEND**
- EXISTING TREES TO REMAIN
 - PROPOSED LARGE SHADE/STREET TREE
 - PROPOSED MED/SMALL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED EVERGREEN SHRUBS
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED ORNAMENTAL GRASSES AND PERENNIALS
 - TURF
 - RAIN GARDEN/BIO-SWALE PLANTINGS
 - SYNTHETIC TURF
 - PERMEABLE PAVERS
 - PROPOSED FENCE

A OVERALL LANDSCAPE PLAN
SCALE: 1"=20'-0"
0' 5' 10' 20'

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408

certified

project title

BLOOMINGTON MIXED USE DEVELOPMENT

project information

PROJECT NUMBER: 21-20
ISSUE DATE: 5.10.21
REVISION DATE:

sheet title

OVERALL LANDSCAPE PLAN

sheet number

L.101

BLOOMINGTON, INDIANA

E. LONGVIEW DRIVE

N. PETE ELLIS DR.

CK

ZONING COMMITMENT

- WHEREAS, Indiana Code § 36-1-24.2-4 allows the owner of real property to make a written commitment as part of its request for incentives or grants from a municipality; and
- WHEREAS, Curry Urban Properties (“Owner”), is the owner of the property located at 105 N. Pete Ellis Drive, Bloomington, Indiana the property is identified by the following Monroe County Parcel Number 53-05-35-300-043.000-005 (the “Property”); and
- WHEREAS, Owner petitioned the City of Bloomington Plan Commission (the “Commission”) to rezone 3.2 acres from Commercial Limited to a Planned Unit Development (“PUD”) and to approve a preliminary plan; and
- WHEREAS, the Commission recommended approval of Owners’ site plan petition PUD-34-19; and
- WHEREAS, the Common Council of the City of Bloomington approved the PUD through Ordinance 20-01 on February 7, 2020; and
- WHEREAS, Owner pledged its intent to record this Commitment, which was presented for consideration during the Council’s consideration of its petition; and
- WHEREAS, Owner supports the City of Bloomington’s efforts to create affordable housing which contributes to diversification and helps address the community’s affordable housing needs;

NOW THEREFORE, in recognition of its ability to voluntarily provide a written commitment under Indiana Code § 36-1-24.2-4, the Owner hereby voluntarily provides and records this Zoning Commitment for the Property.

1. Legal Description for the Property. The Property is located at 105 N. Pete Ellis Drive (Parcel No. 53-05-35-300-043.000-005), Bloomington, Indiana, with the following legal description:

A part of the Southwest Quarter of Section Thirty five (35), Township nine (9) North, Range one (1) West, in Monroe County, Indiana, more particularly described as follows: Lot 8 in the Deckard East Third Street Subdivision as shown on the final plat thereof, recorded in Plat Cabinet C, Envelope 334 in the Office of the Recorder of Monroe County, Indiana. AND ALSO EXCEPTING that part platted as Arlington Park, Phase 1 as per plat thereof, recorded in Plat Cabinet C Envelope 196, in the Office of the Recorder of Monroe Count, Indiana.
2. Binding. This written Commitment is binding on the owner of the Property. Upon the written Commitment being recorded in the office of the Monroe County Recorder, this written Commitment shall be binding on Owner’s successors and assigns, including but not limited to any subsequent owner or any other person who acquires an interest in the Property, and shall run with the land.
3. Recording. This written Commitment shall be recorded in the office of the Monroe County Recorder within 30 days of the signing of this Commitment.
4. Modification. This written Commitment shall only be modified by the City of Bloomington Plan Commission after notice of the hearing in which the modification will be considered has been provided in accordance with the Rules and Procedures of said Commission.
5. Rental Commitment. Owner agrees to designate fifteen percent (15%) of its bedrooms for workforce housing; ten percent (10%) of the bedrooms shall be offered and rented to anyone earning up to 100% of the Area Median Income (AMI); five percent (5%) of the bedrooms shall be offered and rented to anyone earning up to 120% of AMI. The base

rental rate for the workforce housing units shall be no more than twenty-five percent (25%) of the adjusted AMI at the time the lease is established.

6. Base Rental Rate. The base rental rate shall be inclusive of utilities with the exception of cable, internet, and/or electricity. In the event that the individual units within the Property are separately metered or sub-metered for water or sewer utility purposes, Owner shall have the right to pass through to its tenants the amount of the monthly billing that exceeds the average monthly billing for similar sized units at the Property, regardless of whether such tenant is a workforce housing tenant or not. Location premiums, unit finish premiums, furniture premiums, and washer/dryer premiums are not considered base rental rate amounts and shall not be included in base rental rates. Rather, said premiums will be in addition to any base rental rates for all units at the Property, including workforce housing.
7. Workforce Housing Qualifications. The workforce housing qualifications and rents shall be set in coordination with Bloomington's Housing and Neighborhood Development ("HAND") Department policies. HAND will annually provide income eligibility guidelines and rent structure guidelines to the Owner for use in this workforce housing project. The income eligibility and rent structure may be modified from time to time in accordance with guidelines provided by HAND, or its successor City department, in which case notice shall issue to Owner by HAND.
8. Unit Types. Owner shall make studio and one-bedroom units available as workforce housing.
9. Term of Commitment. The term of this Commitment shall be ninety-nine (99) years commencing from the date it is recorded with the office of the Monroe County Recorder.
10. Notice of Compliance. Owner shall provide HAND and the Commission an affidavit affirming that the Owner has complied with this Commitment on or before January 1 of each year until the end of the 99-year term of this Commitment. As part of this affidavit, the City may request information from Owner concerning (1) the number of Workforce Housing Units available; (2) the number of Workforce Housing Units occupied; (3) the rent of the Workforce Housing Units; (4) the wage rates and/or salaries of the persons living in the Workforce Housing Units; and (5) the Market rate rent for a unit comparable to the Workforce Housing Units.
11. Termination. This written Commitment shall only terminate with approval from the City of Bloomington Plan Commission after notice of the hearing in which the termination will be considered has been provided in accordance with the Rules and Procedures of said Commission.
12. Sale or Transfer. In the event that Owner or any subsequent owner of the Property sells or transfers title to the Property or otherwise alters any ownership interest in the Property, he/she shall provide HAND with thirty (30) days advance written notice of the transaction and shall provide HAND with contact information for the party with whom the transaction is being conducted.
13. Violation and Enforcement. Failure to honor this Commitment shall constitute a violation of the City of Bloomington's Unified Development Ordinance and, in particular, of the Plan Commission's preliminary plan and district ordinance approval. A violation shall be subject to the penalties and remedies provided by Bloomington Municipal Code § 20.10, and shall subject person(s) obligated hereby to revocation or denial of occupancy permits and any other appropriate legal action. An action to enforce any provision of this written Commitment may be brought in the Monroe County Circuit Court by the Plan Commission, any person who was entitled to enforce a Commitment under the Rules and Procedures of the Plan Commission in force at the time this written Commitment is made, or any other specially affected person that is so designated in this written Commitment.
14. Copy. A copy of this written Commitment shall be provided to the City of Bloomington's Planning and Transportation Department.

DATED this _____ day of _____, 2020.

CURRY URBAN PROPERTIES

By: _____
Signature

Print Name and Title

ATTEST:

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Personally appeared before me, a Notary Public in and for said County and State,
_____, Owner who acknowledged execution of the above and foregoing
instrument to be his or her voluntary act and deed.

WITNESS my hand and Notarial Seal this _____ day of _____, 2020.

Printed Name of Notary Public

Signature of Notary Public

My Commission Expires: _____

County of Residence: _____

Commission Number: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Michael Rouker.

This instrument was prepared by Michael Rouker, Attorney at Law, City of Bloomington, P.O. Box 100, Bloomington, Indiana 47402.