



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Fwd: Curry LLC

Jacqueline Scanlan <scanlanj@bloomington.in.gov>
To: Mindy Metzcar <mindymetzcar@gmail.com>, johnmetzcar@gmail.com

Wed, Nov 6, 2019 at 9:35 AM

Ms. Metzcar,

The email address that you used is missing a portion, which is why we did not receive this email. I will include it in the record going to Council with a note that the Plan Commission was unable to consider it.

For future reference, the planning email address is: planning@bloomington.in.gov.

Thank you,
Jackie Scanlan, AICP
Development Services Manager

On Mon, Nov 4, 2019 at 7:29 PM Mindy Metzcar <mindymetzcar@gmail.com> wrote:

Jackie,

Here is the email I sent 10/24.

Thank you,

Mindy Metzcar

----- Forwarded message -----

From: **Mindy Metzcar** <mindymetzcar@gmail.com>

Date: Thu, Oct 24, 2019, 4:00 PM

Subject: Curry LLC

To: <planning@in.gov>

Cc: Mindy Metzcar <mindymetzcar@gmail.com>, John Metzcar <johnmetzcar@gmail.com>

Dear Plan Commission,

I am writing to express my concerns about the Curry LLC proposal for Longview and Pete Ellis. I am a resident in Park Ridge neighborhood, on Longview Avenue for the past 15 years, first as a renter and now as a homeowner. My family values the safety and pedestrian and bicycle friendly aspects of Park Ridge and surrounding neighborhoods that initially drew us to this area of Bloomington. I attended the first Plan Commission meeting in fall 2018 to voice my concerns about this project. I believe the potential risks for safety greatly outweigh the potential benefit to the community in a project of this size on a relatively small plot of land in an already busy area.

I have seen the influx of traffic as a result of a growing residential population and increase in businesses in the area. The proposed apartment and business space in the Curry LLC project will certainly exacerbate traffic congestion and pose safety risks for pedestrians in the area which includes some of our most vulnerable citizens: small children, older adults, and citizens who are differently abled. The introduction of the 4-way stop sign at Pete Ellis and Longview some years ago improved the safety of those traveling in the area, but would not be substantial for the influx of hundreds of potential tenants in the Curry LLC project. The safety of the early childcare center, Penny Lane, located directly across the street from this proposed building site, would be at risk with the introduction of hundreds of tenants and additional vehicles.

As 15-year residents we have seen Bloomington grow and thrive, and anticipate seeing that continue with the arrival of the new hospital and continued student population of IU. We are very much in favor of the city doing all they can to ensure affordable housing is available for the growing needs of the residents. We were very fortunate to find affordable housing in Colonial East Apartments on Longview Avenue and appreciate knowing there are subsidized apartment units on Pete Ellis. I understand the need for affordable housing throughout the city, both workforce housing and providing housing for young professionals who may be moving in to work at the new hospital, IU, or any number of organizations and businesses in the area. I do not, however, understand the need to push for gentrification of an area that currently has lower-cost rentals. I also do not understand why Tyler Curry misled the Plan Commission at the

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City of Bloomington, Indiana Mail - Fwd: Curry LLC

10/7/19 meeting in claiming there are no objections to this proposal. Though I was unable to attend that 10/7/19 meeting, I strongly object to this proposal and the disadvantages that it would bring outweighing the benefits. With the proposed project having little discernible change from the first iteration, a claim of no one objecting the proposal seems like an intentional act on the part of Curry LLC to deceive the Plan Commission. With well over 600 apartment units along Pete Ellis and Longview Avenue, the addition of hundreds more apartment units will further congest a busy area and jeopardize the safety of area residents and customers. A building of 4-6 stories with so many units does not fit; physically, aesthetically, or safely; in this area. We implore you not approve the Curry LLC project at the proposed size.

Thank you,

Mindy and John Metzcar



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Opposition to Curry request for waivers and PUD at Pete Ellis Drive & Longview (please add to Nov 4th packet)

2 messages

B. Edmonds <ammasav@gmail.com>

Sat, Oct 19, 2019 at 10:34 PM

To: Eric Greulich <greulice@bloomington.in.gov>

Cc: Jacqueline Scanlan <scanlanj@bloomington.in.gov>, Mindy Metzcar <mindymetzcar@gmail.com>, mary.grogan@hotmail.com, "Akers, Stephen Paul" <spakers@indiana.edu>, jimmymoore@smumc.church, info@needmoreroasters.com, evolutioninstitute@gmail.com, vanessa@odeninsures.com

Dear Planning Commissioners and Planning Dept Employees,

Thank you for being the first line of defense for community residents to help sort out the issues of expansion and suitability for location and topography.

As a retired medical professional and living on the South side of Cambridge Square, I oppose lack of surveys, planning and overall concept in which Curry LLC proposal from 2018 to 2019 revision. They have made no real sacrifices in height or mass and only amped up the fun factors.

The traffic is an unquestionable issue that will never be predicted as to the impact of saving one life trying to squeeze an ambulance from the South side of the railroad tracts to the hospital. The ambulance drivers are at Cambridge Square daily. Just ask them as they know how to access the locked buildings.

I watched the Plan Commission meetings from start to finish as they were happening in 2018 & Oct 2019 and review the tapes when available. I take notes and compare all the statistics and facts offered. I will summarize my notes below.

Basically, Curry

1) On Nov. 5, 2018, Mike Carmin announced he sent letters to 25 surrounding neighbors and according to the Plan Commission they project was only required to contact property owners within a hundred yards or the proposal. These property owners includes only 5 individuals: Scott May, St. Marks, Matt Murphy, Gene B Glick and the owner of the land Penny Lane sits. All the business in the Murphy strip mall were uninformed as was the director of Penny Lane (in the portion since the 90's). None of the over 340 nearby tenants (who would be affected by noise) of any of the complexes were informed of the meeting in October 2018. I was told, by my property manager that she had four hours notice to set up a space to meet with Carmin and no time to alert 150 residents who would be severely impacted. Carmin disregarded the Glick request for more time to research to proposal which was a concern for everyone who approached the Glick Corporate office with opposition.

2) Curry is creating a circus atmosphere and not an academic structure suitable for medical students and physicians offices. Curry added to the amphitheater, a bocci ball court and a massive TV screen inside the parking garage, and have still planned a music "jammin: room" for the public. These active loud actives are not suitable for quiet suburbs, church vicinity and senior housing adjacent and a strip mall where one seeks a foot massage, coffee and laptop time, a health institute teaching SOMA therapies and a day care center where scheduled rest periods are essential for the mental and physical health of 75 young pre-school children.

The old Marsh on Kingston is suitable to bocci ball, amphitheater, large movie screens and playground would be a superb Eastside indoor mall for because there is a buffer businesses and woods between the landowners in Park Ridge. Letting off steam is

3) Curry barely reduced the number of apartments on the SW corner (for site lines) and overall from 280 to 264 units with still 340 bedrooms....same as before. They likely eliminated studios than bedrooms where he can legally charge by the tenant on the leases.

4) Curry merely reduced the number of parking spots on Pete Ellis from 26 to 15 and are planning back in parking which will stop the traffic and create congestion and tempers to rise and honking will ensure outside day care and medical offices. The back in parking may be safer yet the bus stop is only 50 feet to the north and the stop sign in within an arms length of proposed parking spaces.

5) Curry merely reduced the garage parking from 308 to 302 between 2018 and 2019.

6) Curry has avoided a traffic study and has implied the city should pay for it since the hospital is going to increase traffic. Tyler Curry actually told me by phone in the fall of 2018 "the city will just have to widen Pete Ellis". His arrogance is off the charts. INDOT is not planning to widen Tenth Street until 2023. East Seventh off the Bypass is a major thoroughfare for East bound residents to avoid the College Mall & Third intersection and Tenth Street & Pete Ellis traffic issues. For residents in Cedar Gate, The Crossing and all complexes on Longview, and Cambridge Square as well as Barrington, Bell Trace, Grandview and those heading to Tamarron and Eastern Heights...they have all discovered going from Bypass to East Seventh to Longview, North on Pete Ellis then right on John Hinkle Place and curving around Woodbridge to Tenth Street is the fastest route from the bypass to East Tenth to avoid Pete Ellis/Range Ridge Road intersection where accidents are common.

7) Curry moved the north set back from 7 to 15 ft (only 8 ft) which will still cast a shadow on Cambridge Square more than 4 dark months a year from mid November thru mid March. The leaves are off the trees and the sun has no chance to penetrate the brick facade and reduce the tenants all electric bills. The setback distance on the North side proposed will likely destroy the mature deep root systems of the most valuable and ground water absorbing River Birch trees. The River Birch sit deep into the culvert and absorb overflowing 6-8 foot deep trench covered by giant rocks that direct road water and rain water into the giant storm sewer, which overflows after each rain. When the retention pond, North of The Crossing entrance, overflows onto Pete Ellis by 1-3 foot deep to the field, which then the soil is saturated for days.

8) Curry has merely reduced the height from 61 to 57 at most, which means his architects reduced the height between floors from 2 ft to 1.5 ft. Anything height above 40 is unacceptable and completely out of character for the surrounding buildings. This compromise for height is inadequate. Please insist on reducing the height to 40 foot standard and maximum 3 stories for all the above mentioned reasons.

9) Curry verbally offered to provide 15% workforce house. No contract until project is completed and there is no guarantee they will follow actually deal with the extra paperwork and screening needed to offer such discounts to tenants. Fifteen percent of 264 apartments is 39.6 apartments and there is no written mention of 39.6 units.

10) Curry have never specifically mentioned the storm sewer issue costs of relocation and the utility costs. Currently the storm sewer starts mid Cambridge Square North side and goes diagonally underground coming out at the corner of Seventh and Longview. In order to build a structure on the top of the field, the storm sewer will have to be engineered by the city and moved to cut the property in half so the parking garage can be built above. This means the exit will be mid Longview...and Woodland Terrace has many ground floor apartments. The storm water will have to be trenched deep underground because the entrance to the parking garage will be likely be directly below the new sewer location.

11) Curry have never mentioned the flooding in the field from April to July and how they will dry out the soil. If you ever walk in the field during half the year, your shoes sink a good 3-4 inches and that is why the hay is only mowed twice a year. Photos taken from the 3rd floor balcony at Cambridge Square were sent to the Plan Commission during a full trench of water was backed up to the storm sewer entrance. The soil on the Cambridge Square hill near the storm trench is overgrowing with thick moss year round and grass cannot grow.

12) Curry met with the Environmental Commission and adjusted Green Space from 25% of the property to 34%, and I question the species they have in their document as to whether the species are suitable native plantings that will not require professional care. Who is going to care for all the gardens they have planned. The project seemed to imply the residents will be the gardeners..and this is a stretch unless the resident responsibility is in the leases.

I suggest that if Curry is allowed to break ground, they will find utilities that all need reworked at a cost they are not planning to pay, a thick clay soil with limited drainage factors that will hamper providing deep enough sturdy footings and eventual blasting to limestone beds.

I oppose the project based on lack of proper research of the needs of the medical professionals who will clammer to be close to the hospital. Clearly Mike Carmin mentioned in 2018 that physicians were "dumping" properties near the hospital and yet Curry has not produced a survey of the medical community needs. Curry has not produced any documents as to rental prices a physician would pay to locate on Pete Ellis. Curry has not provided any documents to determine the amount of square footage physicians require and the extra utilities they need to manage extraordinarily complex medical equipment. How is Curry able to ask for a waiver for the medical office size without such documentation?

I oppose the project based on any reasonable reduction in mass and height. Curry has never produced research to support the facts of staff wages. Curry has not determined affordable for average staff or medical student.

A BETTER SOLUTION #1:

It seems more suitable for Curry to keep the CL zoning and subdivide the property and build linked condominium style medical offices as he leases the property lot by lot. Like Landmark Ave, Pete Ellis has a potential to provide professional

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City of Bloomington, Indiana Mail - Opposition to Curry request for waivers and PUD at Pete Ellis Drive & Longview (please add to Nov ...

offices linked together or in separate condo offices. The traffic will be predictable during standard business hours. Curry sustains the lease of the land and profits from not being responsible for upkeep. Nearby residents and low key businesses will be able to live with quiet enjoyment.

A BETTER SOLUTION #2:

Sell the property to IU Health to build more structures like the 3 they lease on Clarizz Blvd which house multiple medical offices build to suit the needs of IU physicians. The traffic will be predictable during standard business hours. Nearby residents and low key businesses will be able to live with quiet enjoyment.

Best Regards,
Barbara Edmonds
301 North Pete Ellis Drive.

Jacqueline Scanlan <scanlanj@bloomington.in.gov>
To: Desiree King <desiree.king@bloomington.in.gov>

Mon, Nov 4, 2019 at 6:14 PM

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Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Cury proposal

3 messages

mary grogan <mary.grogan@hotmail.com>

Mon, Nov 4, 2019 at 4:04 PM

To: "scanlanj@bloomington.in.gov" <scanlanj@bloomington.in.gov>

To whom it may concern:

As the Vice President of the Barrington Place Home Owner's association, I am a property owner who would negatively be affected by the proposed zone changes proposed by Cury.

The traffic on Pete Ellis and 10th intersection is already a danger to the many drivers and pedestrians crossing this intersection. Those of us who must reach their property via 10th st are already at whits end due to the large number of impatient drivers passing on the right in an intersection where no such passing is permitted- while traffic waits for those wanting to turn onto Pete Ellis from 10th.

The proposed addition of numerous residents would only congest this intersection further.

We request you deny the request of Cury to increase density for this property zone.

Thank you for your consideration.

Sincerely,

Mary Grogan**ÓperaMaya***General Director/Directora General***Arts Alliance of Greater Bloomington***Board Secretary /Festivals Representative***Barrington Place Home Owner Association***Board Vice President*www.operamaya.comwww.sopranomarygrogan.com**USA: 812-964-3616****MEX: (WhatsApp) 984-140-6651**

Mary Grogan**ÓperaMaya***General Director/Directora General***Arts Alliance of Greater Bloomington***Board Secretary /Festivals Representative*www.operamaya.comwww.sopranomarygrogan.com**USA: 812-964-3616****MEX: (WhatsApp) 984-140-6651**



Jacqueline Scanlan <scanlanj@bloomington.in.gov>

[Planning] Proposed development at Pete Ellis and 7th Street

'Bud Vanest' via Planning Department <planning@bloomington.in.gov>

Tue, Oct 29, 2019 at 8:42 PM

Reply-To: budjovan@yahoo.com

To: "planning@bloomington.in.gov" <planning@bloomington.in.gov>

We are resident home owners in the Park Ridge East subdivision. We drive through the intersection at Pete Ellis Drive and 7th Street almost daily.

We object to the proposed apartment complex being built on this corner for many reasons.

- 1) There is already a considerable amount of traffic at that intersection because of the nearness of the post office, the day care center, the many businesses within half a block of the intersection, and the number of apartment complexes already in the area.
- 2) City buses, school buses, and postal workers' vehicles also use this intersection daily.
- 3) The proposed amenities, which include a large screen TV in the parking garage and a concrete stage and amphitheater are not compatible with the single family residences and senior citizen residences already in the area.
- 4) There will be considerable increase in traffic when the hospital is built, and ambulances need to have clear streets and intersections to get to the hospital.

Please do not approve this housing complex being built on this site.

Everett and Joyce Vanest
3515 E. Park Lane

Jacqueline Scanlan <scanlanj@bloomington.in.gov>
To: mary grogan <mary.grogan@hotmail.com>

Mon, Nov 4, 2019 at 4:11 PM

Got it, thanks!

Jackie Scanlan, AICP
Development Services Manager
[Quoted text hidden]

Jacqueline Scanlan <scanlanj@bloomington.in.gov>
To: Desiree King <desiree.king@bloomington.in.gov>

Mon, Nov 4, 2019 at 4:35 PM

Please print 8 copies, thanks!
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Jacqueline Scanlan <scanlanj@bloomington.in.gov>

RE: CASE #: PUD-34-19 The Curry Project, Longview & PetEllis

2 messages

A L Watzel <awatzel@gmail.com>

Mon, Nov 4, 2019 at 4:00 PM

To: scanlanj@bloomington.in.gov

Dear Jackie Scanlan,

I am hoping this reaches you before the Planning meeting tonight!

I have been worrying about this proposed addition for over a year now. And wrote to the Planning folks last February. Since then, more information has come to my attention. The owner of the Needmore Coffee Bar at that corner tells me of numerous traffic accidents at the Pete Ellis/Longview intersection which is currently only a stop sign. It is a very busy road! I have also been informed that the possible widening of Pete Ellis will not occur for several years. It currently is bearing more traffic than it handles well! I have also been aware of the traffic problems at 7th St and the By-Pass which would be a possible exit for this large apartment complex. Turns toward the large commercial section south of 7th St are NOT forbidden, and are dangerous to By-Pass southbound travelers, yet that is likely to be preferred to reach restaurants, banks, Mall. [et.al](#). Most of what I see now, is an **decrease** in the **safety** for our neighborhood.

Reading the comments of the Planning folk in the Commission packet for Nov.4th, there seem to be numerous areas that the Curry Plan deviates from the standards set by the city and concerned groups in the city. From non native plants, to deviations on units per acre, there is an abundance of change introduced. Too much to make such a sizeable change to our neighborhood. This huge building would overshadow all the residential housing neighbors.

I do not approve of the addition at this location of a large number of residents and autos. I live in the original Park Ridge neighborhood. We who live here have only two exits to the north, Smith Road and PeteEllis, due to the railroad to our north. We share the PeteEllis exit with five multi-family apartment complexes on Longview. North of Longview there are several additional multi-family complexes plus a busy nursery school, and a small strip mall holding several businesses. PeteEllis is currently overburdened frequently with cars backed up at the stop sign at Longview. This road should not be asked to carry the **additional cars proposed**.

I worry also about the elders from Cambridge Square who walk south past this proposed location. I had heard there was to be off street, head-in, parking in this proposal. I oppose this for the safety of the elders who walk this road, as well as for the interruption of the congested traffic on PeteEllis. This would be an accident waiting to happen. This street is an accident-prone road already, what with the emptying of the northern complexes onto a curved, hilly street, and the to-and-fro of the nursery school parents. And I have grave reservations about the back-in parking now proposed!

I am glad you know of my reservations on this proposed large apartment complex. I suspect it is being built at this location because of the proximity to the University, a straight shot on 7th St., not to the hospital, tho that makes a great excuse. So now I'll close and repeat my request. I would like to know the current situation of this proposal as it proceeds. I would like updates. And the dates of any public meetings concerning it. I am so sorry I have difficulty driving after sunset, or I would be there tonight. Thank you.

Sincerely,
Ann Watzel
[112 S Morningside Drive](#)
[Bloomington, IN 47408](#)
812.964.3571

Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Mon, Nov 4, 2019 at 4:35 PM

To: Desiree King <desiree.king@bloomington.in.gov>

Please print 8 copies, thanks!

Jackie
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