

ORDINANCE 20-01

TO AMEND THE CITY OF BLOOMINGTON ZONING MAPS BY REZONING A 3.2 ACRE PROPERTY FROM COMMERCIAL LIMITED (CL) TO A PLANNED UNIT DEVELOPMENT (PUD) AND TO APPROVE A DISTRICT ORDINANCE AND PRELIMINARY PLAN.

**- Re: 105 S. Pete Ellis Drive
(Curry Urban Properties, Petitioner)**

- WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions", went into effect on February 12, 2007; and
- WHEREAS, the Plan Commission has considered this case, PUD-34-19, and recommended that the petitioner, Curry Urban Properties, be granted an approval to rezone 3.2 acres from Commercial Limited (CL) to a Planned Unit Development (PUD) and to approve a preliminary plan and district ordinance; and
- WHEREAS, the Plan Commission therefore requests that the Common Council consider this petition;

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

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the zoning of the property located at 105 N. Pete Ellis Drive shall be changed from Commercial Limited (CL) to Planned Unit Development (PUD). The property is further described as follows:

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 County, Indiana.

SECTION 2. This District Ordinance and the Preliminary Plan shall be approved as attached hereto and made a part thereof.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2020.

_____, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2020.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2020.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

Ordinance 20-01 would rezone a 3.2 acre property from Commercial Limited (CL) to a Planned Unit Development (PUD) and approve a PUD District Ordinance and preliminary plan to allow the construction of a mixed-use building.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 20-01 is a true and complete copy of Plan Commission Case Number PUD-34-19 which was given a positive recommendation by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 4, 2019

Date: November 14, 2019



 TERRI PORTER, Secretary
 Plan Commission

Received by the Common Council Office this 14th day of November, 2019.



 NICOLE BOLDEN, City Clerk

Appropriation Ordinance #	Fiscal Impact Statement Ordinance #	Resolution #
_____	_____	_____

Type of Legislation:

Appropriation Budget Transfer Salary Change	End of Program New Program Bonding	Penal Ordinance Grant Approval Administrative Change
Zoning Change New Fees	Investments Annexation	Short-Term Borrowing 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	\$ _____	\$ _____

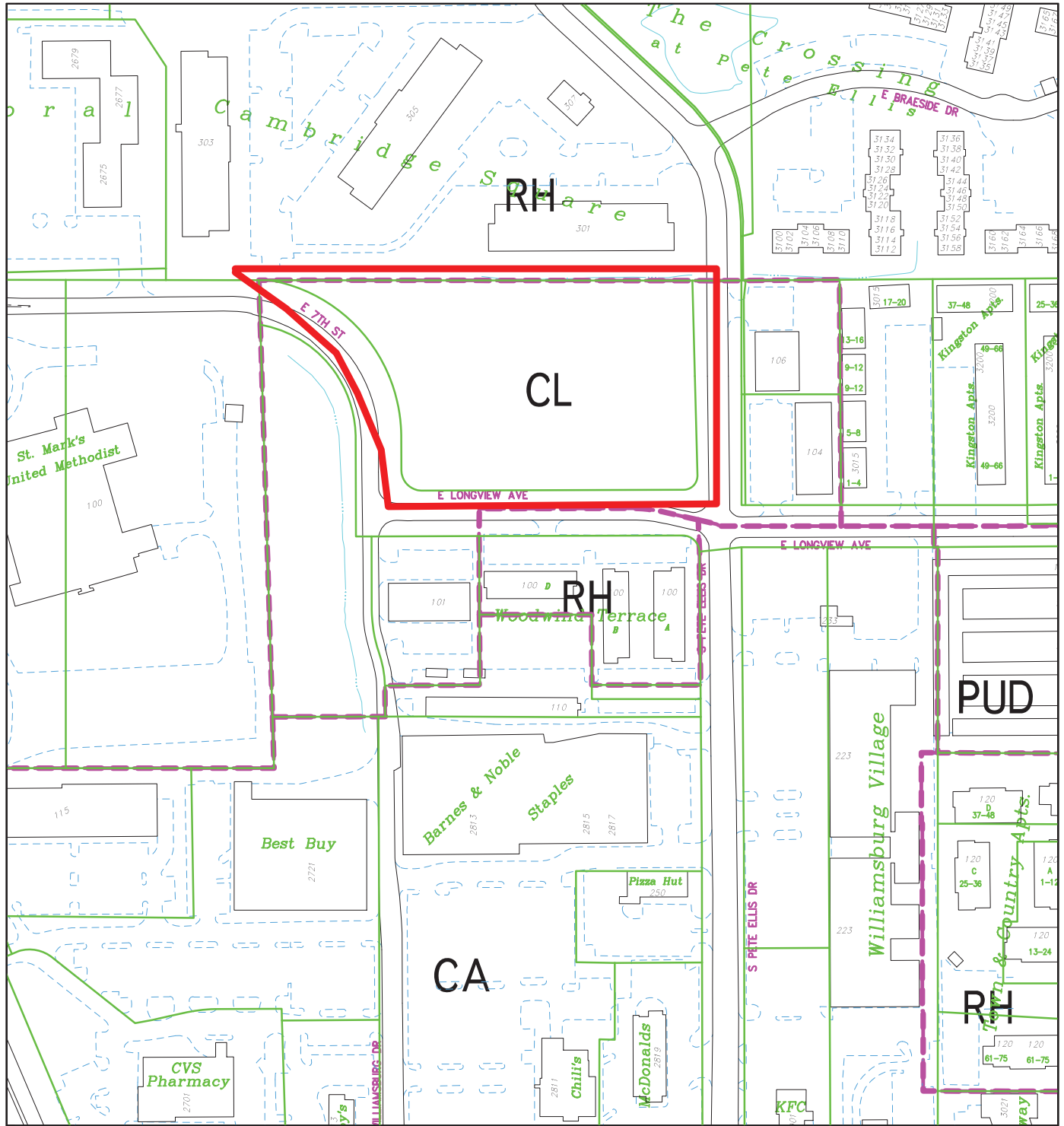
Signature of Controller

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

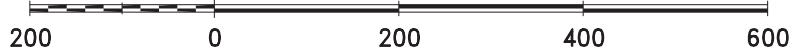
Yes _____ No _____

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

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.)



By: scanlanj
21 Sep 18

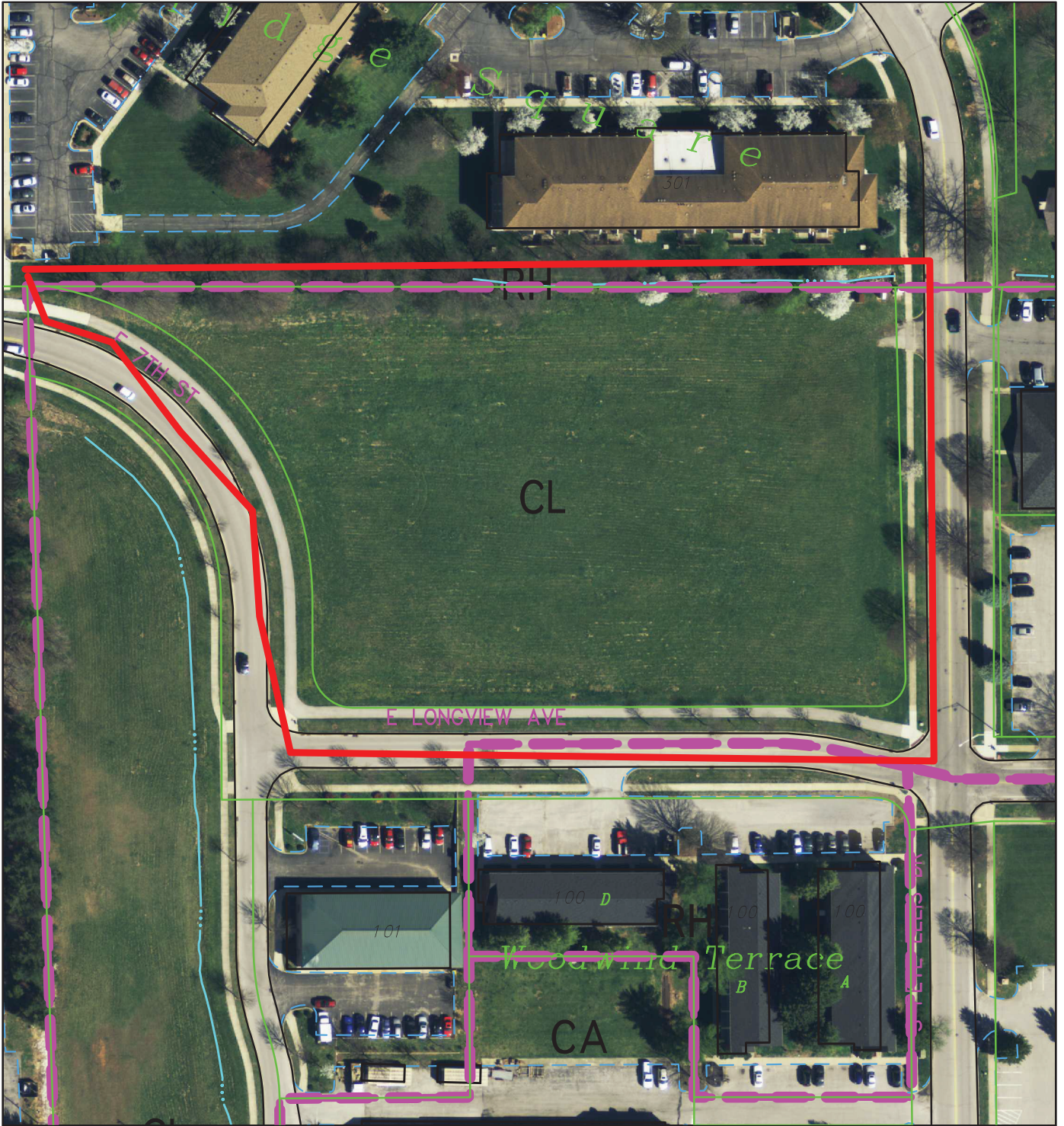


City of Bloomington
Planning & Transportation

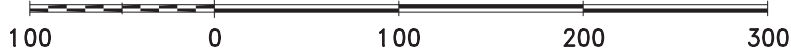


Scale: 1" = 200'

For reference only; map information NOT warranted.

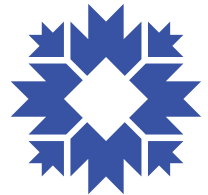


By: scanlanj
21 Sep 18



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'



Interdepartmental Memo

To: Members of the Common Council
From: Jacqueline Scanlan, AICP, Development Services Manager
Subject: PUD-34-19
Date: November 14, 2019

Attached are the staff report, maps, petitioner's statement, and exhibits which pertain to Plan Commission case PUD-34-19. The Plan Commission heard this petition at the November 4, 2019 hearing and voted 6-0 to send this petition to the Common Council with a positive recommendation.

The Plan Commission report for that hearing is included below.

BACKGROUND:

Area:	3.2 acres
Current Zoning:	Commercial Limited
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 Commercial Limited (CL). The 3.2 acre property is currently undeveloped. Surrounding zoning includes Residential High Density Multifamily (RH) to the north, Residential High Density Multifamily (RH) and Commercial Limited (CL) to the south, and Commercial Limited (CL) 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 proposes to create a Planned Unit Development in order to construct a 4-story, mixed-use building. The proposal includes an expected 19,000 square feet of commercial space, apartments on the upper floor and a portion of the ground floor, and a parking garage. The commercial use is expected to be medical office related to the new hospital campus. The multifamily portion of the proposal includes a mix of studio units, one-bedroom units, and two-bedroom units for a total of 264 units. Roughly 30% of the units are expected to be two-bedroom units, resulting in 344 total bedrooms. The overall density is proposed at a maximum of 30 units/acre, with 29 units/acre in the current design. The building will also contain a structured parking garage accessed from Longview Drive with 306 parking spaces, with 102 spaces per floor. The structured parking will be for the office portion of the building, as well as for the residential tenants. The petitioner also proposes improving up to 15 spaces of on-street parking on Pete Ellis Drive.

PREVIOUS PETITION: This is similar to a petition that was submitted for this site last year with some changes to address concerns about excessive bulk and lack of green design, as well as the addition of workforce housing on site. The southwest corner, which was the tallest location on site, was amended to remove a unit from that corner, so that it would be setback and visually read as a more appropriate size. Additionally, a module immediately east of that change along Longview was pushed back to create more outside green space. The petitioner is also proposing to build to FITWEL standards, which are described in the petitioner's statement, but amount to positively effecting the health of the tenants on the property through design and programming. The petitioner has also come to an agreement with the Housing and Neighborhood Development Department to set aside 15% of the bedrooms on the site for workforce housing, which is much more in-line with other petitions than the previous proposal.

Some Plan Commissioners had concerns about the bulk and the public benefit of the project. The Department recommended denial, and the petition was forwarded to Council with a negative recommendation and was not heard by Council.

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 development of this three acre parcel will add mixed use with office and multifamily residential to a portion of the Regional Activity Center that is not on the main commercial thoroughfare. With the inclusion of workforce housing, housing to support the employees of the Regional Academic Center is considered and included. The project will include mixed uses with a building forward design and improvements to the adjacent pedestrian facilities. The proposed

Preliminary Plan is consistent with most of the intent and development guidance of the Comprehensive Plan for this area. The size and massing of the building are larger than the Comprehensive Plan guidance suggests, but the largest corner of the site (the southwest corner) has been setback in order to mitigate some of the size. Additionally, the building has been planned 15 feet from the northern property line, which is in excess of what would be required for the CL zoning district to mitigate effects on the neighboring high-density residential property.

PRELIMINARY PLAN:

Uses/Development Standards: The petitioner is proposing to utilize the Commercial Limited (CL) zoning district for the permitted uses and development standards for this project. The deviations from the CL district include requesting to allow first-floor residential uses and the removal of the maximum square footage limitation that exists in CL for a single tenant, which is currently limited to 5,000 square feet per tenant. Other deviations requested from the CL district include an increase in allowable density, building height, and impervious surface coverage. The project will meet all other development standards for the CL district. Architecture standards are addressed separately in this report.

Residential Density: The maximum residential density allowed in the CL district is 15 units per acre, which is the densest by-right development allowed in the UDO outside of the downtown. The petitioner is proposing a maximum of 30 units per acre for the PUD, with 20 units per acre for the current design. The proposed density is double that of the currently allowed density. The petitioner is proposing 264 units with 344 bedrooms. The Comprehensive Plan calls for medium- to high-density multifamily residential in the *Regional Activity Center* designation.

Height and Bulk: The petitioners are proposing one, four-story building to be articulated to appear as multiple buildings through the use of varying architectural materials, building recesses, and setbacks along the facades. Because of the grade change on the lot, the southwest corner has been pushed back, so that the corner will still appear as 4-stories, though the basement level will be visible. Additionally, the module immediately east of the southwest corner has been recessed to break up the visual weight of that corner and provide more green space adjacent to the public right-of-way. Modulation is also used on all facades to reduce the effect of one large building.

The CL zoning district has a maximum height of 40 feet. The petitioner has submitted heights based on proposed finished grade for the building. The highest point is in the center of the south-facing façade, at 57 feet tall. The petitioner mitigated height concerns along the northern property line by setting the building 15 feet from that line. A review by the Department has found that the proposed massing is adequately mitigated by the proposed modulations and articulations.

Parking, Streetscape, and Access: The property has frontage on 7th Street, Longview Avenue, and Pete Ellis Drive. A possible total of 306 structured parking spaces are proposed in a garage that would be located in the middle portion of the building. If an estimated 19,000 square feet of commercial space is installed and 1 parking space per 250 square feet of commercial space is allocated for the commercial component, 76 of the parking spaces would be used for the office uses. The result is approximately 230 onsite parking spaces for the possible 360 bedrooms. This is a total number of parking spaces equal to 0.64 spaces per bedroom.

The petitioner is also proposing up to 15 parking spaces in the right-of-way on Pete Ellis Drive. There is one vehicular access proposed into the building from Longview Avenue.

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.

Bicycle Parking and Alternative Transportation: The development has 360 proposed bedrooms and 19,000 square feet of commercial/office space. The UDO requires one bicycle parking space for every 6 bedrooms and one bicycle space for each 15 parking spaces for the commercial use. Since the project is larger than 20,000 square feet, all bicycle parking spaces must be covered. 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. Bloomington Transit's eastside local 8 bus, as well as an intermittent 3 line bus both pass the property on the eastern side.

Architecture/Materials: Due to the unique design of the building and different elements that are being included, it is difficult to hold the building to the design standards of one specific district. Instead, the proposed renderings and elevations show the amount of modulation, building design elements, and articulation desired 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.

Environmental Considerations: The petition site is a grassed open space and will be almost entirely developed. The petitioner proposes a 66% impervious surface coverage maximum. The CL zoning district has a 50% maximum coverage requirement. The petitioner proposes to include additional plantings; vertical plantings in the garage screening; and to use a series of downspouts and cisterns to capture some of the building stormwater runoff and utilize it to water landscaping and planters, as well as for some of the proposed community garden space. These measures are meant to offset some of the concerns raised related to stormwater runoff created by impervious surfaces.

The development is proposing to be built as a FITWEL building, the first in Bloomington. FITWEL is a building certification program that focuses on positive impacts to residents through design and programming at the site.

Housing Diversity: The petitioner has worked with the Housing and Neighborhood Development Department to formulate a plan to address workforce housing on-site. A letter describing the details is included.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) made 2 recommendations concerning this development, which are listed below:

- 1.) The Petitioner shall revise the Landscape Plan to comply with UDO regulations.

STAFF RESPONSE: This will be required at the PUD Final Plan stage.

- 2.) 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.

STAFF RESPONSE: If the Plan Commission approves this project, then the Department would recommend this be incorporated into the review of the PUD final plan.

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 petition does provide some of the items listed above, including implementation of guiding principles in the Comprehensive Plan related to development and supportive commercial space in the area near the Regional Health Campus. Additionally, providing workforce housing options in close proximity to the 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 deviations from the UDO that are outlined in the PUD District Ordinance are necessary to further the purpose of the PUD which is to provide an innovative building that is appropriately designed for this area. The Petitioner has attempted to address deviations related to increased building height through modulation and recessing sections of the building. These architectural elements also help break up the massing of the building as a result of the increased density and building size. It is completely at the Plan Commission and City Council's discretion to determine whether or not the proposed deviations from the UDO standards are warranted. The height of the building is out of character with those that exist in the area today. 50 feet in height is allowed in the surrounding RH and CA zoning districts however, there are no nearby areas with a height greater than three stories. With a proposed height maximum of 57', the proposed building may appear out of character with the surrounding buildings. However, modulation and setback have been included to mitigate the negative impacts.

- (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.

- (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 PUD provides adequate public services by improving the adjacent multi-use paths along 7th Street and Longview Drive and new on-street parking along Pete Ellis Drive. Vehicular traffic into the building will only occur at one access point along Longview Drive. Although the petitioner is proposing a reduced level of impervious surface coverage, this reduction is based on a dense, infill site design that would be typical of a Downtown design rather than a suburban location and is based on a desired overall development plan. However, while there is outdoor space that is specifically included for residents, the site has been designed to include outdoor space immediately adjacent to the right-of-way along the west and south facades, for

use by the public. The increased setback to the north property line provides an increase in separation for light and air between this and the adjacent property.

- (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: This site is surrounded by high density multifamily residences and commercial uses. While the density proposed on this site is higher than surrounding properties, this type of dense infill development is encouraged when surrounded by appropriate infrastructure and goods and services. The site is adjacent to 3 public roads and is therefore well serviced. In addition, it is located in close proximity to several grocery stores and shopping areas, as well as is on a Bloomington Transit bus route.

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

PROPOSED FINDINGS: The provision of 264 units and 19,000 square feet of potential medical office space will increase the tax base to the City and provide office space adjacent to the new Hospital location. Additionally, a diverse housing mixture with this petition furthers the goals of economic well-being in related to the provision of a mixture of housing types for the community.

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

PROPOSED FINDINGS: This site will be accessed from 3 different vehicular access points which will help distribute the vehicular traffic to this site. Pete Ellis Drive is classified as a Primary Collector and Longview Drive is classified as a proposed Primary Collector, these designations are indicative of highly used roads and therefore appropriate locations for increased density. The Department and the petitioner have committed to re-studying this area to insure that traffic is properly controlled through this corridor and the petitioner will submit a traffic study with the final plan if approved.

- (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 PUD is adequately buffered from adjacent residential properties and the petitioner has placed the development as far south as possible to reduce impacts to the adjacent residences to the north.

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

PUD site.

PROPOSED FINDINGS: The establishment of a PUD for this property allows a unique development that would not otherwise be accomplished within an existing zoning district and under the UDO guidelines. Creation of this PUD allows the necessary deviations from the UDO requirements to allow the construction of a unique building, and supports the goals of the Comprehensive plan related to increased development in this area, increased housing in general and in this area, and increased workforce housing.

CONCLUSION: The proposed PUD does offer a unique architectural design and a range of benefits and features for the tenants, while also providing supportive commercial space 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. While the density is close to double that of the densest zoning district in the current UDO, the Comprehensive Plan supports increased density in areas that have existing infrastructure to support it. Additionally, the large size of the building is an issue, but the petitioner has attempted 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 this PUD contributes to this goal and provides a clear public benefit.

RECOMMENDATION: The Plan Commission voted 6-0 to forward this petition to the Common Council with a positive recommendation including the waiver of the five acre minimum and 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 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 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 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.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: October 7, 2019
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: PUD-34-19: Curry Urban Properties, second hearing
100 block of Pete Ellis Drive and Longview Avenue

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance its environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

The EC continues to believe that any PUD District Ordinance should not reduce the environmental protection requirements to less than the minimum Unified Development Ordinance (UDO) standards. A number of years ago staff and citizens of Bloomington worked tirelessly to craft the development standards we now find in the Bloomington Municipal Code. These standards went through a public process and were vetted by the citizenry and voted on by our lawmakers. Although it's time to update these regulations, the trend in Bloomington has been to strengthen its environmental standards, not weaken them. The EC applauds the efforts made by the Petitioner to modify this development by adding many recommended green building and site features to the current version of their development.

1.) LANDSCAPE PLAN

The Landscape Plan needs to be revised before it meets the UDO regulations, and can be approved. The Petitioner must have an approved Landscape Plan in place prior to the issuance of the required Grading Permit. The EC recommends the site be designed with diverse plantings that benefit local pollinating insects and birds, reduce the heat island effect, sequester carbon dioxide, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies, and other beneficial insects while promoting biodiversity in the city. Native plants do not require chemical fertilizers nor pesticides and are water efficient once established.

2.) GREEN BUILDING PRACTICES

The EC requests that the Petitioner describe the LEED-compliant features that are mentioned on page 8 of the Petitioner's Statement, and also provide the design and maintenance plans for the green or live wall elements incorporated into building/garage screening.

EC RECOMMENDATIONS:

- 1.) The Petitioner shall revise the Landscape Plan to comply with UDO regulations.
- 2.) 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.

PETITIONER'S STATEMENT – REVISED 8.20.19

Petition:

Rezone 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).

Project Description:

Petitioner petitions for rezoning of the property from Commercial Limited to a mixed use, Planned Unit Development. 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 zoning. East of the lots fronting on North Pete Ellis Drive are additional multi-family housing under RH zoning. Southeast of the property is zoned CA. 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 zoning. West of the property fronting on East Seventh Street is a vacant, unimproved parcel.

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 3-floor interior parking garage in the middle of the property with top floor (4th floor) 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 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% 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% 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.

RESUBMITTAL MODIFICATIONS

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). 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 20,000 square feet; no less than 12,000 square feet would be programmed for the development

Multi-family residential:

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

Parking:

306 garage spaces; 15 potential on-street parking spaces (angled parking along Pete Ellis
76 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')

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 19,000 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

2. Multi-Family residential use (mix of studio, one-bedroom and two-bedroom apartments); generally, the units are oriented to those seeking a more personal, single-living environment

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 lower level at the southwest corner of the building and across Longview Drive, east up to the Parking Garage
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 34% 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 courtyard with parking lot/parking garage interior to the courtyard. Parking garage to 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 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 52’ (NE corner) and 53’ (NW corner)
- East side: ranges from 49’ to 54’ in center of building to 53’ 2” (SE corner) and 52’ (NE corner)
- South side: ranges from 51’ to 57’ in center of building to 53’ 2” (SE corner) and approximately 53’ at outside SW corner
- West side: ranges from 49’ to 54’ in center of building to 53’ (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 Longview street frontage and will be accessible internally as well as via 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.

Unit Mix and DUE:

- 1. The building will include a mix of Studio, One- and Two-Bedroom Units. Projected D.U.E is 29 per acre. Actual development not to exceed 30 per acre. The site is 3.2 acres.
- 2. The project will house 264 units. As roughly 30% of those units are expected to be Two-bedroom units, the total bedroom count would calculate to 344 bedrooms, although the project is not a student housing community.

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.
2. The internal parking garage is expected to have no more than 102 spaces per floor and no more than a total of 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 19,000 square foot user, the commercial spaces will require 76 of the total 321 spaces (15 angled, street spaces and 306 garage spaces). This would leave 245 spaces for 264 units (or 344 beds). Excluding the street parking, this parking ratio is 229 spaces in the garage for residents or 0.87:1 per unit or 0.67:1 per bedroom.

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.

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 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

- 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

Public Benefits:

- Workforce housing to comprise 15% of unit bedroom count – Petitioner has proposed workforce housing commitments in a separate letter to HAND, attached and included with this resubmittal
- 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)
- Scholarship - public art to be commissioned with IU art department and will be offered to city art programs - works to be displayed within building (can be sold by artists) in return for annual scholarships or grants from Petitioner
- Sustainability: In addition to meeting FITWEL standards, approximately 1/3 of the interior 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 cistern system Petitioner is proposing
- “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
- 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




AERIAL SITE PLAN
 NOT TO SCALE
 2018.06.23

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408

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 Website: www.sbaia.com
 Building for an Uncertain Future


**RUNDLELL
 ERNSTBERGER
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**UPTON
 RAUSCH**
 ARCHITECTURE +
 INTERIOR DESIGN

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408

**PETE ELLIS DRIVE
 RENDERING**

2018.06.23



CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408

**RUNDELL
ERNSTBERGER
ASSOCIATES**
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Please see our Website!

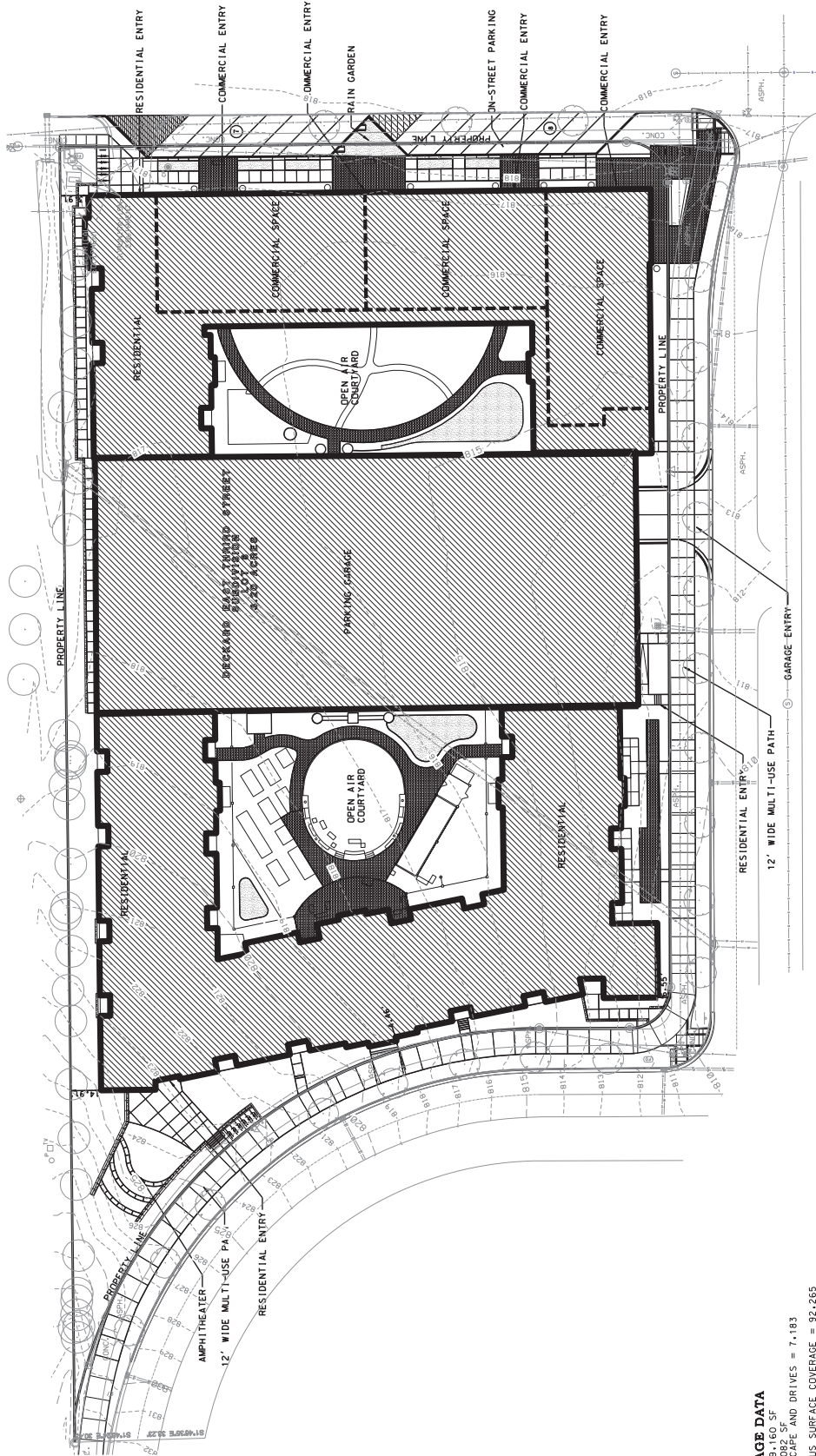


SEVENTH STREET
RENDERING
2018.06.23



CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408



SITE COVERAGE DATA

SITE AREA = 139,160 SF
 EXTERIOR HARDSCAPE AND DRIVES = 7,183 SF
 TOTAL IMPERVIOUS SURFACE COVERAGE = 92,265 SF
 IMPERVIOUS SURFACE COVERAGE PERCENTAGE = 66.3%



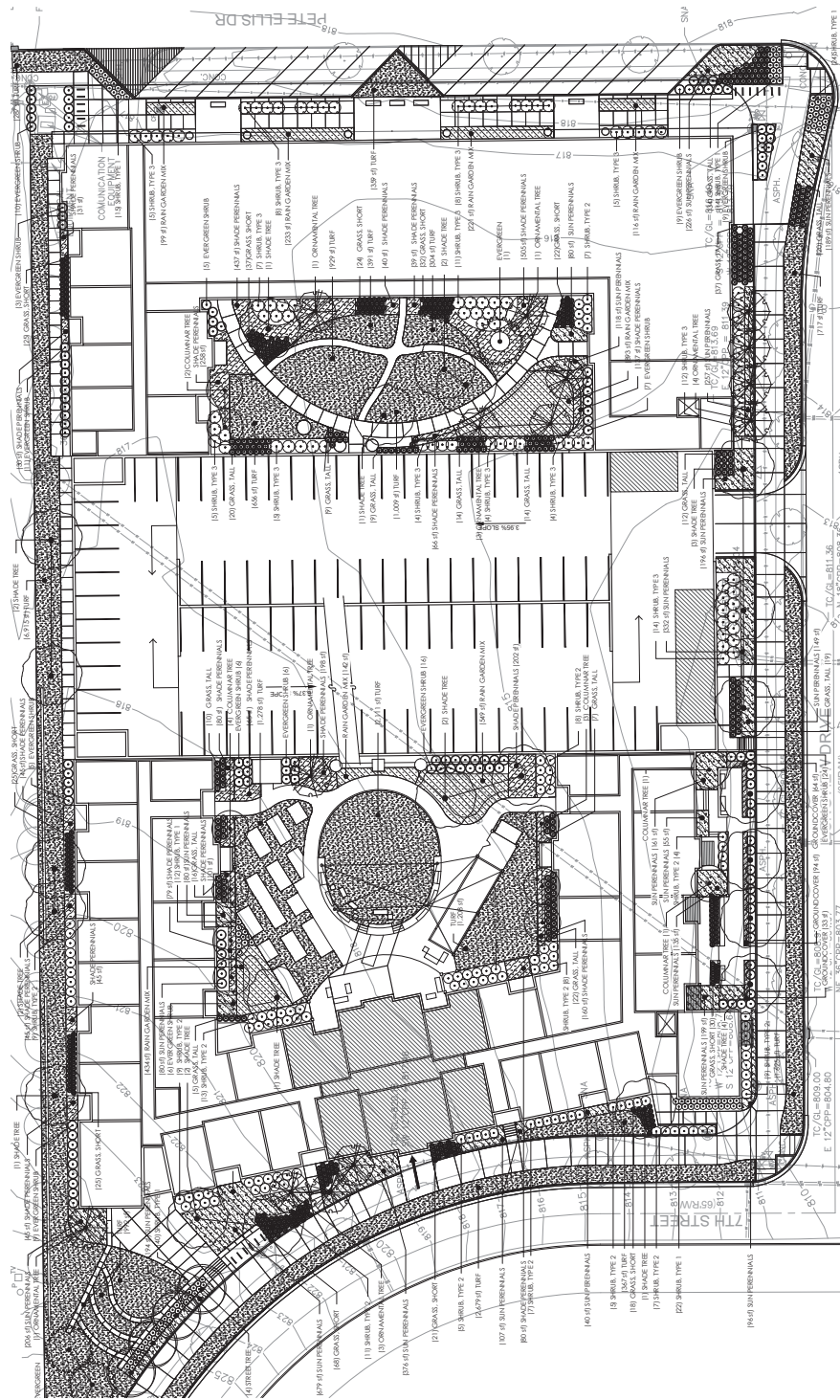
SITE PLAN

2018.02.23

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408





CONCEPT PLANT SCHEME

PLANT TYPE	QUANTITY	LOCATION	PLANT SPECIES
1	100	100 #1 SHADE PERENNIALS	100 #1 SHADE PERENNIALS
2	50	50 #2 GRASS TALL	50 #2 GRASS TALL
3	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
4	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
5	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
6	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
7	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
8	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
9	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
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99	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES
100	10	10 #1 SPRAUCE TREES	10 #1 SPRAUCE TREES

SMITH IRZABO & ASSOCIATES, INC.
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RUNDELL ERNSTBERGER ASSOCIATES
 ARCHITECTURE + INTERIOR DESIGN

CURRY URBAN PROPERTIES
 EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408

STREET TREES



Sienna Glen Maple



Presidential Gold Ginkgo



Espresso Kentucky Coffeetree



Green Gable Black Tupelo

SHADE TREES



Ruby Red Horsechestnut



Emerald City Tulip Poplar



Highbeam Overcup Oak



Shumard Oak

COLUMNAR TREES



Armstrong Freeman Maple



Franz Fontaine European Hornbeam



Regal Prince Oak



Boulevard American Linden

ORNAMENTAL TREES



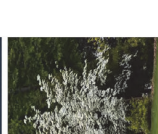
Autumn Brilliance Serviceberry



Katsura Tree



Multi-stem Eastern Redbud



Aurora Flowering Dogwood

STREET TREES



Sweetwood



Black Star



Black-eyed Susan



Jack Frost Brunnera



Fountainflower



Folia Hedge



White Phlox



White Sweet Iris



Japanese Spurge



Sum & Substance Hosta



Brother Sam's Hebe



Eastern Columbine



Northern Magnolia Fern



White Arbutus



Purple Coneflower



Pink Astilbe



Robold Blazing Star



Cassini's Bonnet Iris



Honoria's Jovert Anemone



Region's Favorite Anemone



Chimney Fern



Vining and Solomon's Seal



Black-eyed Susan



Folia Hedge



White Phlox



Japanese Spurge



Sum & Substance Hosta



Brother Sam's Hebe



Eastern Columbine



Northern Magnolia Fern



White Arbutus



Purple Coneflower



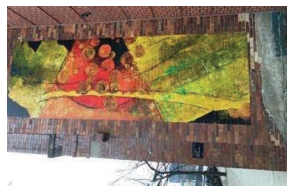
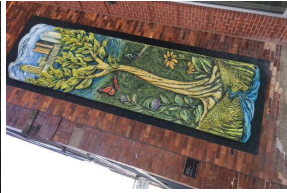
Pink Astilbe

CURRY URBAN PROPERTIES

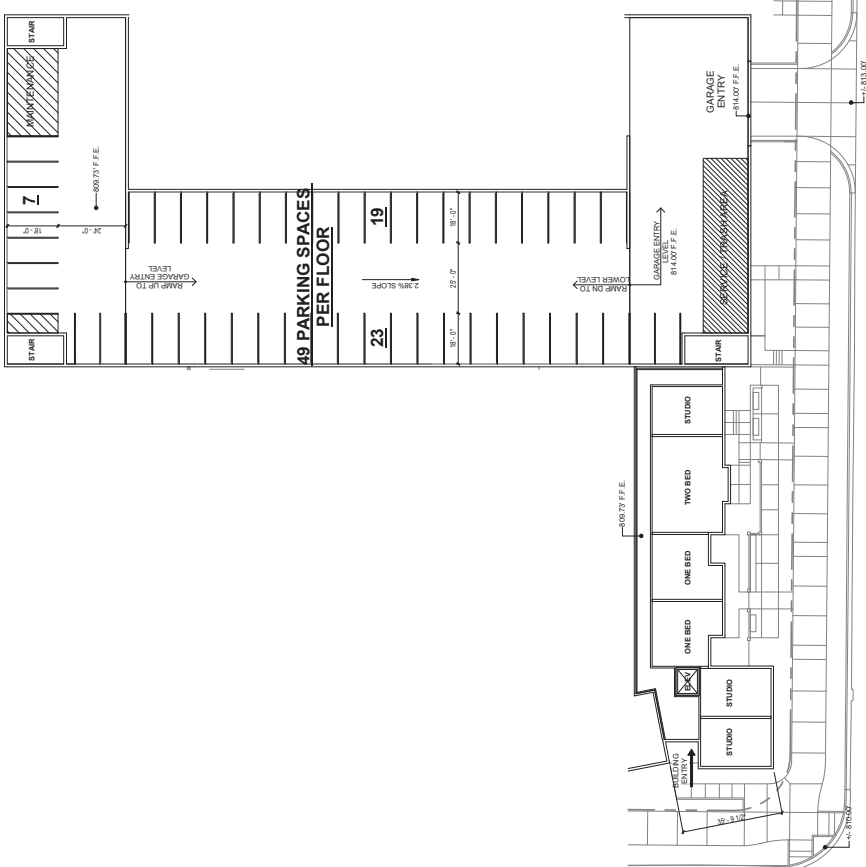
EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408

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Bloomington, Indiana

RUNDELL ERNSTBERGER ASSOCIATES
ARCHITECTURE 4
INTERIOR DESIGN



EXTERIOR PRECEDENT IMAGERY



LOWER LEVEL PLAN

2018.02.23

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408



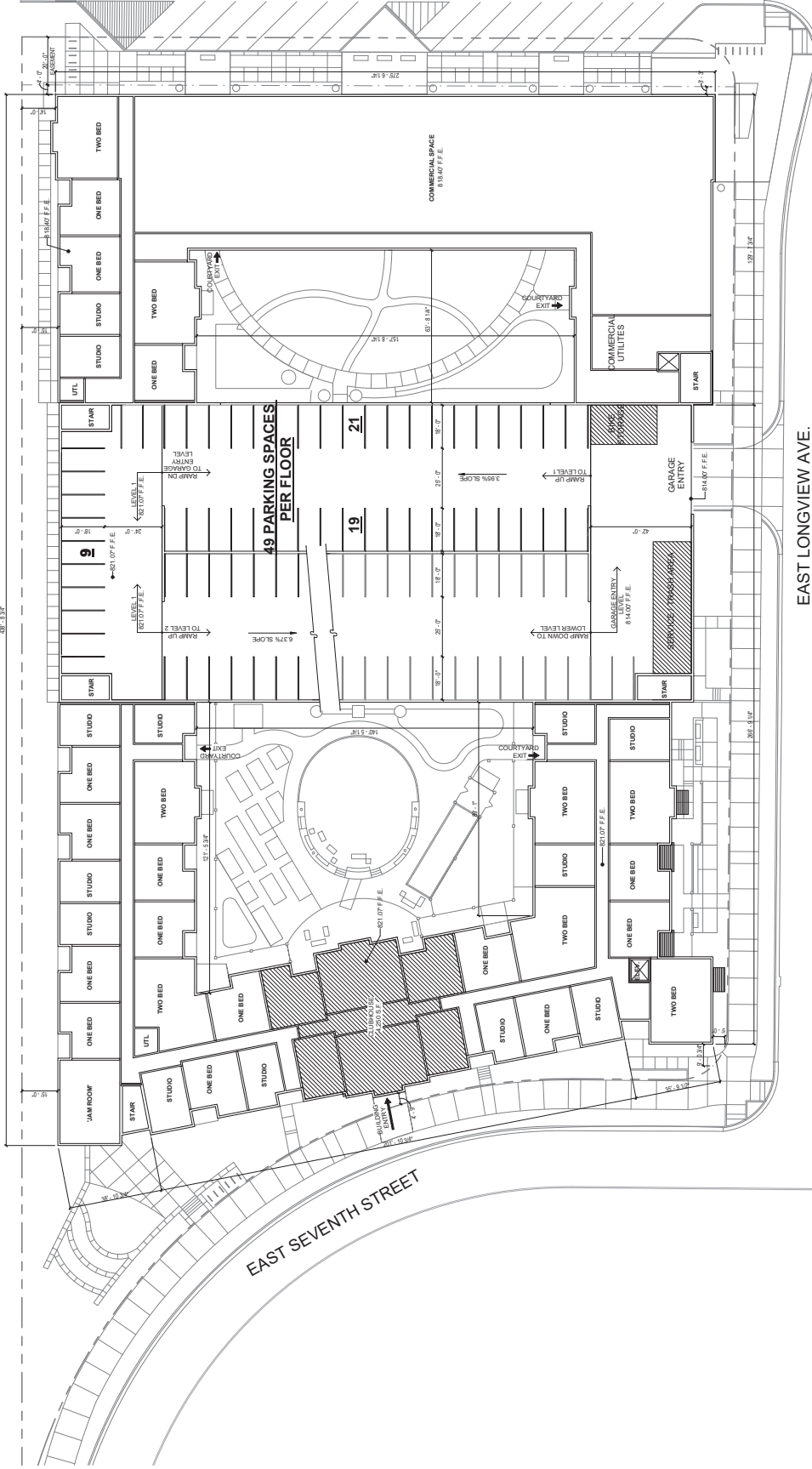
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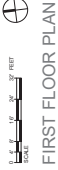


EAST SEVENTH STREET

EAST LONGVIEW AVE.

NORTH PETE ELLIS DRIVE

49 PARKING SPACES PER FLOOR



FIRST FLOOR PLAN

2018.04.23

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
BLOOMINGTON, INDIANA 47408



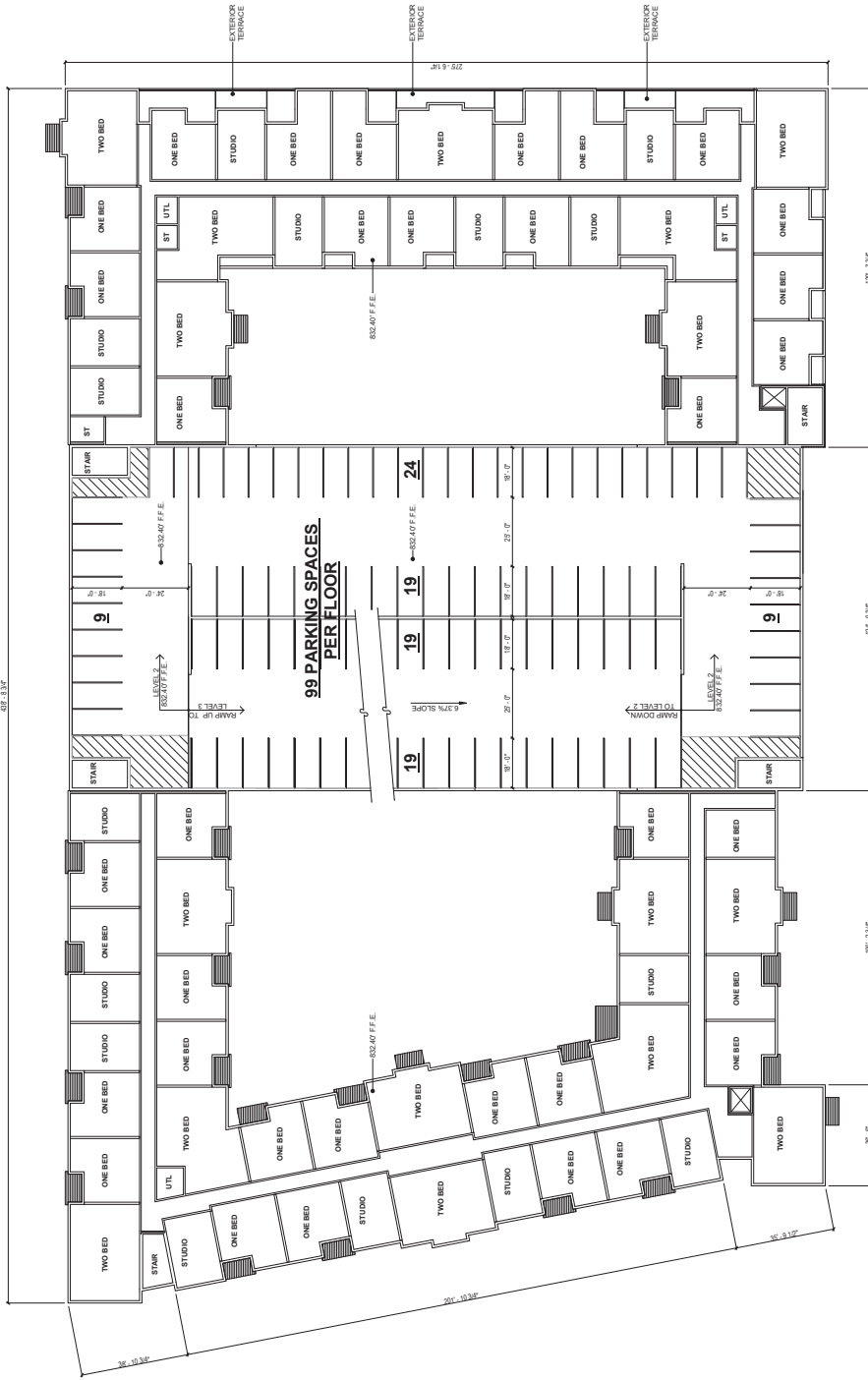
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ARCHITECTS
Interior Design



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ARCHITECTURE +
INTERIORS, INC.



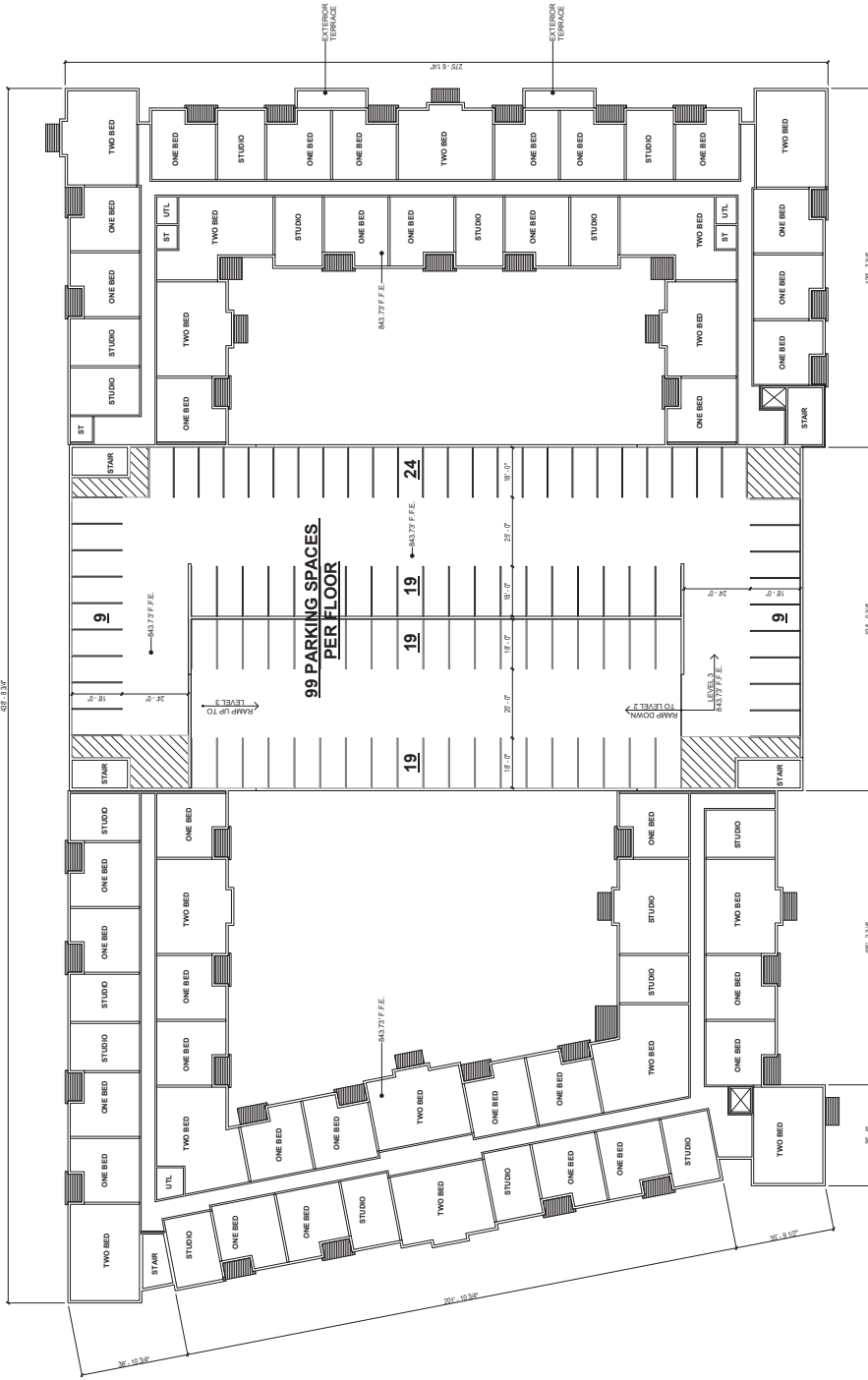
SECOND FLOOR PLAN

2018.04.23

CURRY URBAN PROPERTIES

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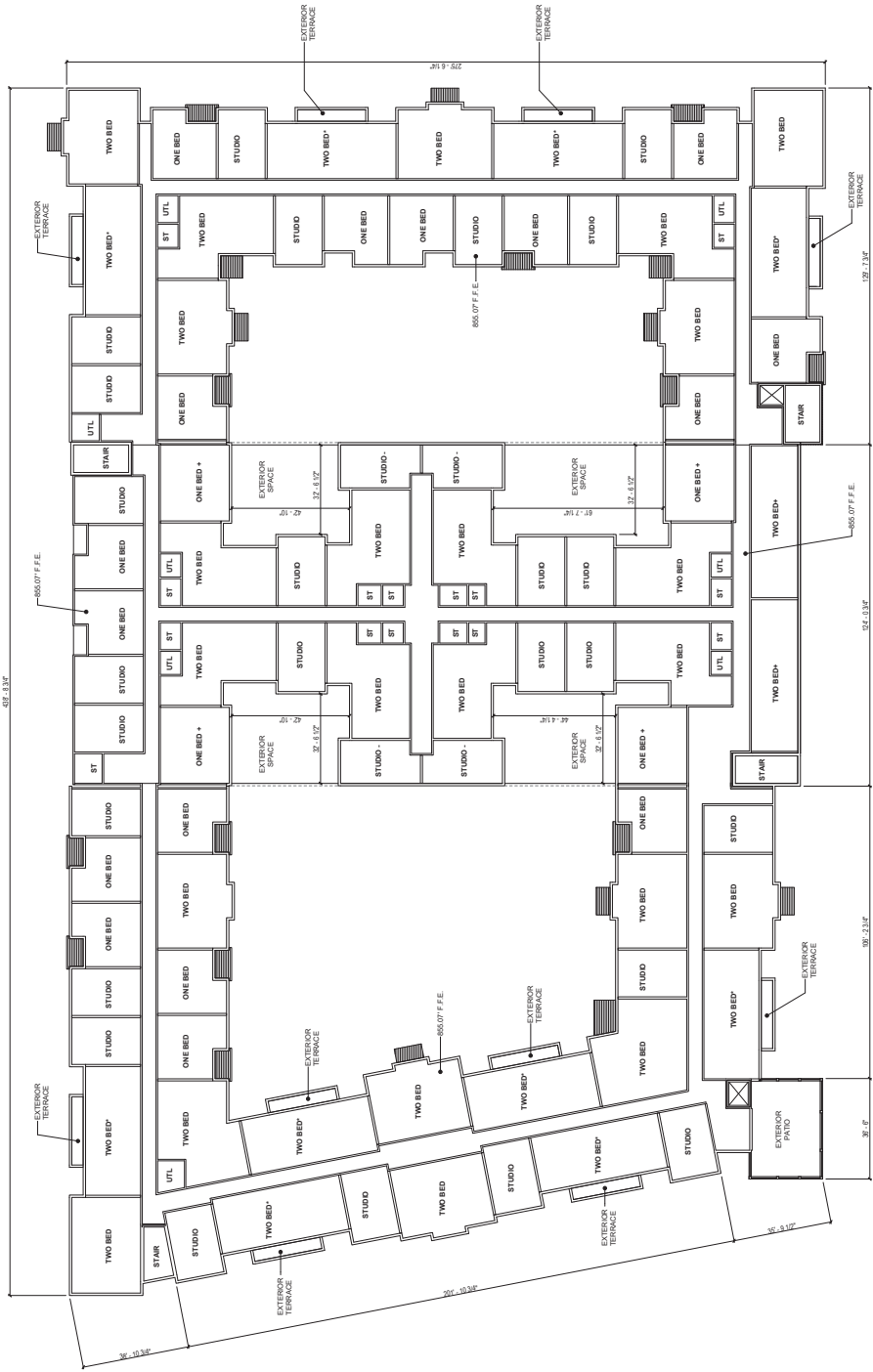
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THIRD FLOOR PLAN

2018.04.23



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 ARCHITECTURE + INTERIOR DESIGN

CURRY URBAN PROPERTIES
 EAST LONGVIEW AVENUE
 BLOOMINGTON, INDIANA 47408

 NORTH
 0 10 20 FEET
FOURTH FLOOR PLAN
 2018.04.23



EAST ELEVATION - PETE ELLIS DRIVE



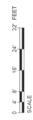
SOUTH ELEVATION - LONGVIEW AVENUE



WEST ELEVATION - SEVENTH STREET



NORTH ELEVATION



COLORED ELEVATIONS

2018.04.28

CURRY URBAN PROPERTIES

EAST LONGVIEW AVENUE
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UPTON
ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN

September 23, 2019

Doris Sims, Director
Housing & Neighborhood Development
City of Bloomington
401 N Morton Street
Bloomington, IN 47404

RE: **REVISION 2.0** Curry Urban Properties – Planned Unit Development
Longview & Pete Ellis Drive

Dear Doris:

Curry Urban Properties (Petitioner), is pleased to bring its proposed, mixed-use development to the city of Bloomington. Pursuant to our recent conversations and meetings related to the subject matter, Petitioner offers the below workforce housing commitments in fulfilling a public benefit for Bloomington:

- Petitioner will commit to offering 10% of the total bedrooms within its project to income earners whose annual income is not more than 100% of HUD's Area Median Income (for Monroe County – Bloomington*) or AMI at the time of the lease. The base rental rate shall not exceed an amount equal to 25% of the adjusted AMI at the time of the lease.
- Petitioner will commit to offering 5% of the total bedrooms within its project to income earners whose annual income is not more than 120% of HUD's Area Median Income (for Monroe County – Bloomington*) or AMI at the time of the lease. The base rental rate shall not exceed an amount equal to 25% of the adjusted AMI at the time of the lease.
- Said commitment will remain in place for a period of ninety-nine (99) years.
- The base rental rate shall be inclusive of utilities with the exception of cable/internet, and electricity. As to Petitioner including water/sewer in the base rental rate: In the event the individual units within the property are separately metered or sub-metered for water/sewer utility, to discourage waste and encourage preservation, Petitioner (or property landlord) shall have the right to pass through to tenant the amount of monthly billing/usage that exceeds the average monthly billing (based upon usage) for same/similar sized units at the property. This is true for ALL units in the building.
- Location and unit finish premiums, furniture, washer/dryer are not considered base rental rate amounts throughout the property and will therefore not be included in base rental rates, rather these will be additions to base rent rates. This is true for ALL units in the building.

**AMI for 2019 for Bloomington is mutually agreed by Petitioner and The City of Bloomington to be \$51,700*

As Petitioner is proposing a development whose unit mix will approximate 70% studio and one-bedroom units, those units being committed be limited to studio and one-bedroom units. Petitioner will market to income earners in the provided AMI ranges and will maintain a list of such prospective, qualified tenants who will be offered units which become available (vacant units) on a first-come, first-serve basis.

We are excited to progress this project through the final entitlement process and look forward to working closely with the city of Bloomington to its successful completion and operation.

Kind Regards,

Curry Urban Properties, LLC
Tyler E. Curry
