

ORDINANCE NO. 12-18

TO AMEND CERTAIN PORTIONS OF THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following described real estate, to wit:

See Attached Legal Description

Section 2: Said real estate is hereby rezoned as follows:

FROM: A district
TO: PDNR district

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

INTRODUCED ON FIRST READING ON THE 4 DAY OF June, 2018.

MOTION TO ADOPT MADE BY COUNCILOR Keen, AND SECONDED BY COUNCILOR DeBoer.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 4 DAY OF June, 2018, HAVING BEEN PASSED BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
DeBoer	✓			
Dietrich	✓			
Jones	✓			
Keen	✓			
Leverenz	✓			
Sanders			✓	
Thomas	✓			
Wang	✓			


Peter Bunder, Presiding Officer

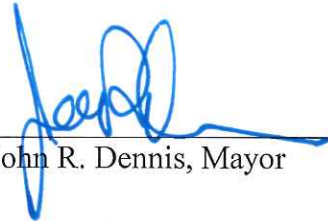
Attest:


Sana G. Booker, Clerk

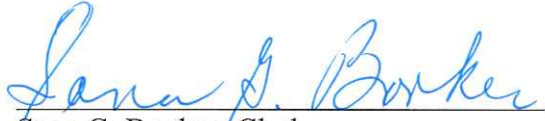
PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON
THE 5 DAY OF JUNE, 2018.


Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 7 DAY OF
JUNE, 2018.


John R. Dennis, Mayor

Attest:


Sana G. Booker, Clerk

Ordinance No. 12-18

Legal Description

Land Description

A part of the Southeast Quarter of Section 24, Township 23 North, Range 5 West in Wabash Township, Tippecanoe County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 35 minutes 07 seconds East (basis of bearing - boundary survey prepared by The Schneider Corporation, recorded as Record #201717007325 in the Office of the Recorder of Tippecanoe County, Indiana) along the east line of said Southeast Quarter a distance of 48.02 feet; thence South 89 degrees 34 minutes 41 seconds West a distance of 351.19 feet to the northeast corner of a tract of land described in a deed to the City of West Lafayette, Indiana, recorded at Record #201717017222 in the Office of the Recorder of Tippecanoe County, Indiana; thence South 89 degrees 34 minutes 41 seconds West along the north line of said tract a distance of 77.00 feet to the northwest corner of said tract; thence South 00 degrees 25 minutes 57 seconds East along the west line of said tract a distance of 50.00 feet to the southwest corner of said tract; thence South 00 degrees 25 minutes 17 seconds East a distance of 260.57 feet to the Point of Beginning; thence continuing South 00 degrees 25 minutes 17 seconds East a distance of 61.86 feet; thence North 82 degrees 59 minutes 29 seconds East a distance of 77.51 feet; thence South 00 degrees 25 minutes 17 seconds East a distance of 781.22 feet; thence North 89 degrees 12 minutes 16 seconds West a distance of 77.02 feet; thence North 00 degrees 25 minutes 17 seconds West a distance of 272.64 feet; thence South 89 degrees 34 minutes 43 seconds West a distance of 249.84 feet; thence North 00 degrees 25 minutes 57 seconds West a distance of 307.00 feet; thence North 89 degrees 34 minutes 43 seconds East a distance of 249.90 feet; thence North 00 degrees 25 minutes 17 seconds West a distance of 189.50 feet; thence South 83 degrees 00 minutes 07 seconds West a distance of 473.31 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 428.20 feet to the south right of way line of State Street as depicted on construction plans for The State Street Redevelopment Project, Section 1A: State Street, Airport Road to University Street, dated April 4, 2017; Thence North 89 degrees 34 minutes 41 seconds East along said right-of-way line a distance of 216.00 feet; thence South 00 degrees 00 minutes 31 seconds East a distance of 53.02 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 29.50 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 283.17 feet; thence North 83 degrees 00 minutes 07 seconds East a distance of 225.49 feet to the Point of Beginning. Containing 5.76 acres, more or less.

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 17, 2018
Ref. No: 18-132

West Lafayette Common Council
222 North Chauncey, Room 101
West Lafayette, IN 47906

CERTIFICATION

RE: Z-2726--BROWNING INVESTMENTS (Convergence – Discovery Park District PD) (A to PDNR):

Petitioner is requesting rezoning for two new lots. This first proposed lot, at approximately 1.29 acres, will contain a 5-story, 143,329 square foot commercial office building with ground floor retail. The second proposed lot, at approximately 1.76 acres, will contain a 5-story parking garage containing (in its total build out) 1,161 parking spaces. The properties are located south of State Street and just west of S. MacArthur Drive, West Lafayette, Wabash 24 (SE) 23-5.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 16, 2018, the Area Plan Commission of Tippecanoe County voted 13 yes – 0 no to APPROVE the motion to rezone the subject real estate from A to PDNR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. FAA Determination shall be submitted with the Final Detailed Plans;
6. Final landscape plan and plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
7. A Phasing Plan shall be submitted with the Final Detailed Plans subject to the approval of the Administrative Officer indicating the following: Phase 1 shall include the office building on Lot 1 and an approximate 300 space surface parking lot on PRF land south of the Birck Nanotechnology Center (BNC) to serve as a temporary parking solution from the anticipated completion of the office building in December of 2019 to the completion of the parking garage (Phase 2) on Lot 2 in August of 2020. These 300 spaces would replace the approximately 200 space lot west of the BNC that will be removed with the construction of S. MacArthur Drive plus cover the first six months of the office building's parking needs until the garage is completed in the summer of 2020 as part of Phase 2.
8. Street name and addressing applications shall be made with APC prior to the submission of the Final Detailed Plans.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its June 4, 2018 regular meeting.

Sincerely,

A handwritten signature in cursive script that reads "Sallie Dell Fahey".

Sallie Dell Fahey
Executive Director

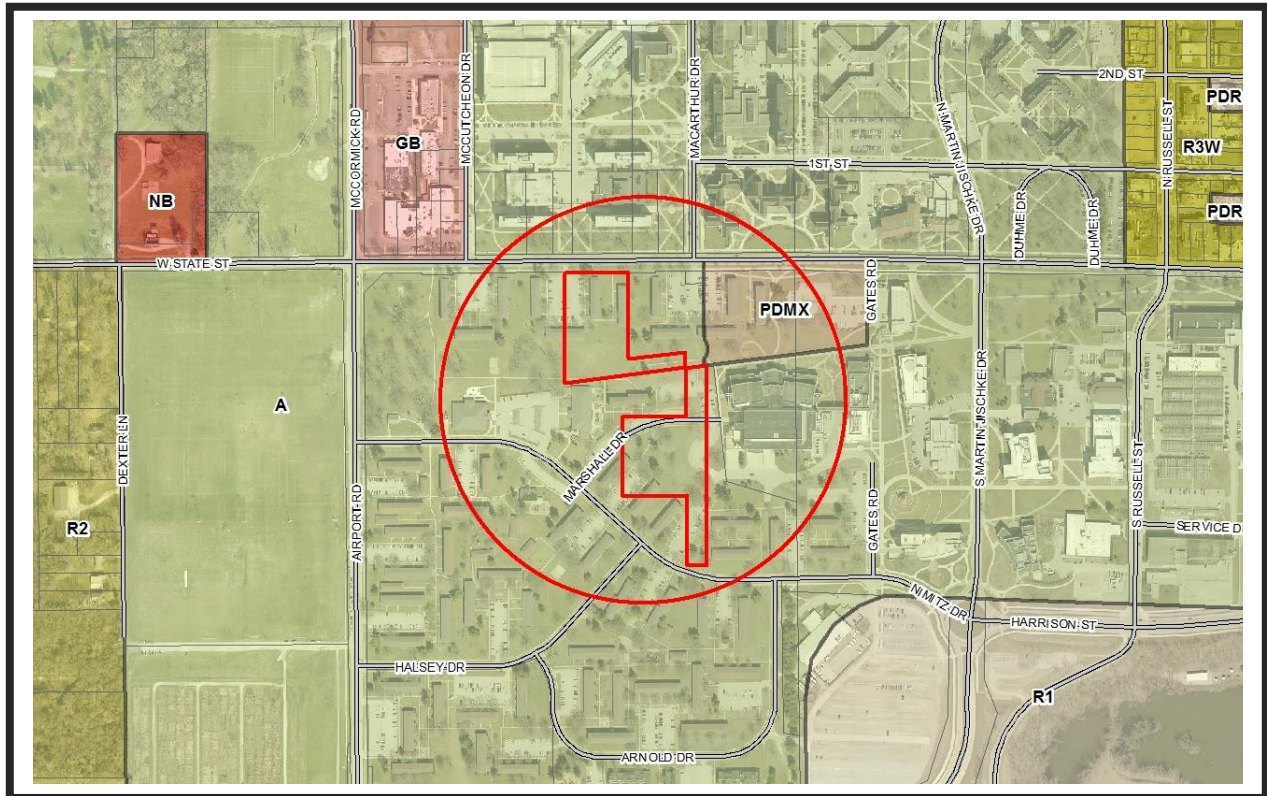
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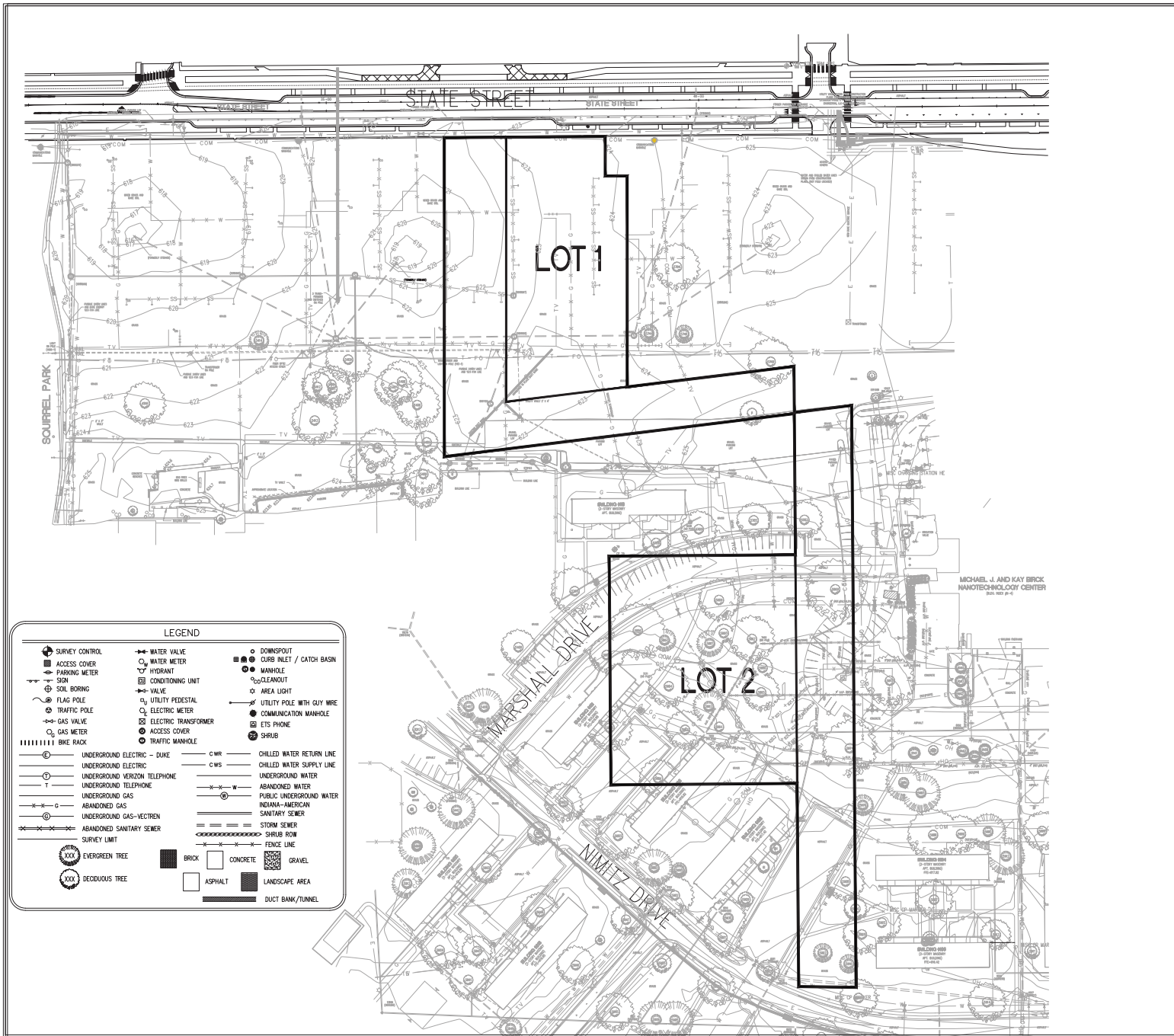
Enclosures: Planned Development drawings and Ordinances

cc: Adam Chavers, Browning Investments
Richard Michal, PRF
Mike Wylie, The Schneider Corporation
Ed Garrison, West Lafayette City Engineer

Z-2726
BROWNING INVESTMENTS
(Convergence – Discovery Park District PD)
(A to PDNR)

STAFF REPORT
May 10, 2018





LEGEND

○ SURVEY CONTROL	⊕ WATER VALVE	○ DOWNSPOUT
⊕ ACCESS COVER	⊕ WATER METER	⊕ CURB SILET / CATCH BASIN
⊕ PARKING METER	⊕ HYDRANT	⊕ MANHOLE
⊕ SON	⊕ CONDITIONING UNIT	⊕ CLEANOUT
⊕ SOIL BORING	⊕ VALVE	⊕ AREA LIGHT
⊕ FLAG POLE	⊕ UTILITY PEDESTAL	⊕ UTILITY POLE WITH GUY WIRE
⊕ TRAFFIC POLE	⊕ ELECTRIC METER	⊕ COMMUNICATION MANHOLE
⊕ GAS VALVE	⊕ ELECTRIC TRANSFORMER	⊕ ETS PHONE
⊕ GAS METER	⊕ ACCESS COVER	⊕ SHRUB
⊕ GAS METER	⊕ TRAFFIC MANHOLE	
BIKE RACK		
○ UNDERGROUND ELECTRIC - DUKE	CWR CHILLED WATER RETURN LINE	
○ UNDERGROUND ELECTRIC	CWS CHILLED WATER SUPPLY LINE	
○ UNDERGROUND VERIZON TELEPHONE	○ UNDERGROUND WATER	
○ UNDERGROUND TELEPHONE	○ ABANDONED WATER	
○ UNDERGROUND GAS	○ PUBLIC UNDERGROUND WATER	
○ UNDERGROUND GAS-VECTREN	○ INDIANA-AMERICAN	
○ ABANDONED SANITARY SEWER	○ SANITARY SEWER	
○ SURVEY LIMIT	○ STORM SEWER	
○ EVERGREEN TREE	○ SHRUB ROW	
○ DECIDUOUS TREE	○ FENCE LINE	
	○ BRICK	○ CONCRETE
	○ ASPHALT	○ GRAVEL
		○ LANDSCAPE AREA
		○ DUCT BANK/TUNNEL



SCALE T = 60'

UTILITY INFORMATION

SANITARY SEWER:
A 12" SANITARY SEWER IS UNDER CONSTRUCTION ALONG THE WEST SIDE OF AIRPORT ROAD AND WILL BE EXTENDED ACROSS SQUIRREL PARK ALONG THE NORTH SIDE OF PROPOSED DISTRICT BOULEVARD.

WATER:
A 12" WATER MAIN WILL BE CONSTRUCTED ALONG THE EAST SIDE OF THE MACARTHUR LANE EXTENSION WEST ALONG THE SOUTH SIDE OF PROPOSED DISTRICT BOULEVARD.

ELECTRIC:
ELECTRIC SERVICE IS AVAILABLE ALONG THE EAST SIDE OF THE PROPOSED MACARTHUR DRIVE EXTENSION AND WILL BE EXTENDED WEST ALONG THE SOUTH SIDE OF PROPOSED DISTRICT BOULEVARD.

GAS:
GAS SERVICE IS AVAILABLE FROM ALONG THE NORTH SIDE OF STATE STREET AND WILL BE EXTENDED ALONG THE WEST SIDE OF THE MACARTHUR DRIVE EXTENSION.

CABLE:
CABLE SERVICE IS LOCATED ALONG THE WEST SIDE OF AIRPORT ROAD.

TELEPHONE:
TELEPHONE SERVICE IS LOCATED ALONG THE NORTH SIDE OF STATE STREET AND THE WEST SIDE OF AIRPORT ROAD.


THE TOPOGRAPHIC INFORMATION FOR THE SITE IS PROVIDED BY THE SCHNEIDER CORPORATION. ADDITIONAL INFORMATION IS PROVIDED FROM LIDAR TOPOGRAPHY AND PURDUE UNIVERSITY GIS.


THE STATE STREET IMPROVEMENT INFORMATION IS SHOWN PER DESIGN PLANS.


THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS RECORD #201717007325


OPERATING AUTHORITIES


<p>SEWER STREETS: ED GARRISON, P.E. CITY OF WEST LAFAYETTE 222 N. CHANCEY AVENUE WEST LAFAYETTE, IN 47906 (765) 775-5130</p> <p>FIRE DEPARTMENT: TOM SCUTTIER, ASST. CHIEF WEST LAFAYETTE FIRE DEPT. 300 NORTH STREET WEST LAFAYETTE, IN 47906 (765) 775-5178</p> <p>KEVIN PLY PURDUE UNIVERSITY 1550 WEST THIRD STREET WEST LAFAYETTE, IN 47907 (765) 494-8919</p> <p>GAS: DREW HINTON VECTREN 5419 RASCAL DRIVE LAFAYETTE, IN 47909 (765) 444-5610</p> <p>ELECTRIC: NATHAN BIER DUKE ENERGY 3395 GREENBUSH STREET LAFAYETTE, IN 47905 (765) 446-4018</p> <p>MALCOLM DRANE PURDUE UNIVERSITY 403 SOUTH SHEETS ST. WEST LAFAYETTE, IN 47907 (765) 494-4802</p>	<p>TELEPHONE: FRONTIER COMMUNICATIONS 3216 IMPERIAL PKWY LAFAYETTE, IN 47909</p> <p>PURDUE WATER/SEWER: CHRIS MARKS PURDUE UNIVERSITY 403 SOUTH SHEETS ST. WEST LAFAYETTE, IN 47907 (765) 496-2105</p> <p>WATER: BRYAN FORMER INDIANA-AMERICAN WATER CO. 1007 HAPPY HOLLOW RD. WEST LAFAYETTE, IN 47906 (765) 743-7978 EXT. 2</p> <p>TELECOMMUNICATIONS: JACK PARKER COMCAST COMMUNICATIONS 325 SOUTH OREASY LANE LAFAYETTE, IN 47905 (514) 830-0126</p> <p>OLIVER BEERS WHTEK 427 NORTH 6TH STREET, SUITE C LAFAYETTE, IN 47901 (765) 742-8428</p> <p>RON LEHMAN PURDUE ITS NETWORK & SECURITY YOUNG HALL 155 SOUTH GRANT STREET WEST LAFAYETTE, IN 47907 (765) 496-7914</p>
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 Browning

 CSO Architects
ARCHITECTS - ENGINEERS
1000 S. UNIVERSITY BLVD., SUITE 100
WEST LAFAYETTE, IN 47906
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 Schneider

 FRP

 IMEG

 context

CONVERGENCE - DISCOVERY PARK DISTRICT PLANNED DEVELOPMENT
West Lafayette, Indiana

Scope Description:
These drawings are for the proposed site plan for the development of the Discovery Park District. The drawings are for informational purposes only and do not constitute a contract. The drawings are the property of CSO Architects and shall remain the property of CSO Architects. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CSO Architects.

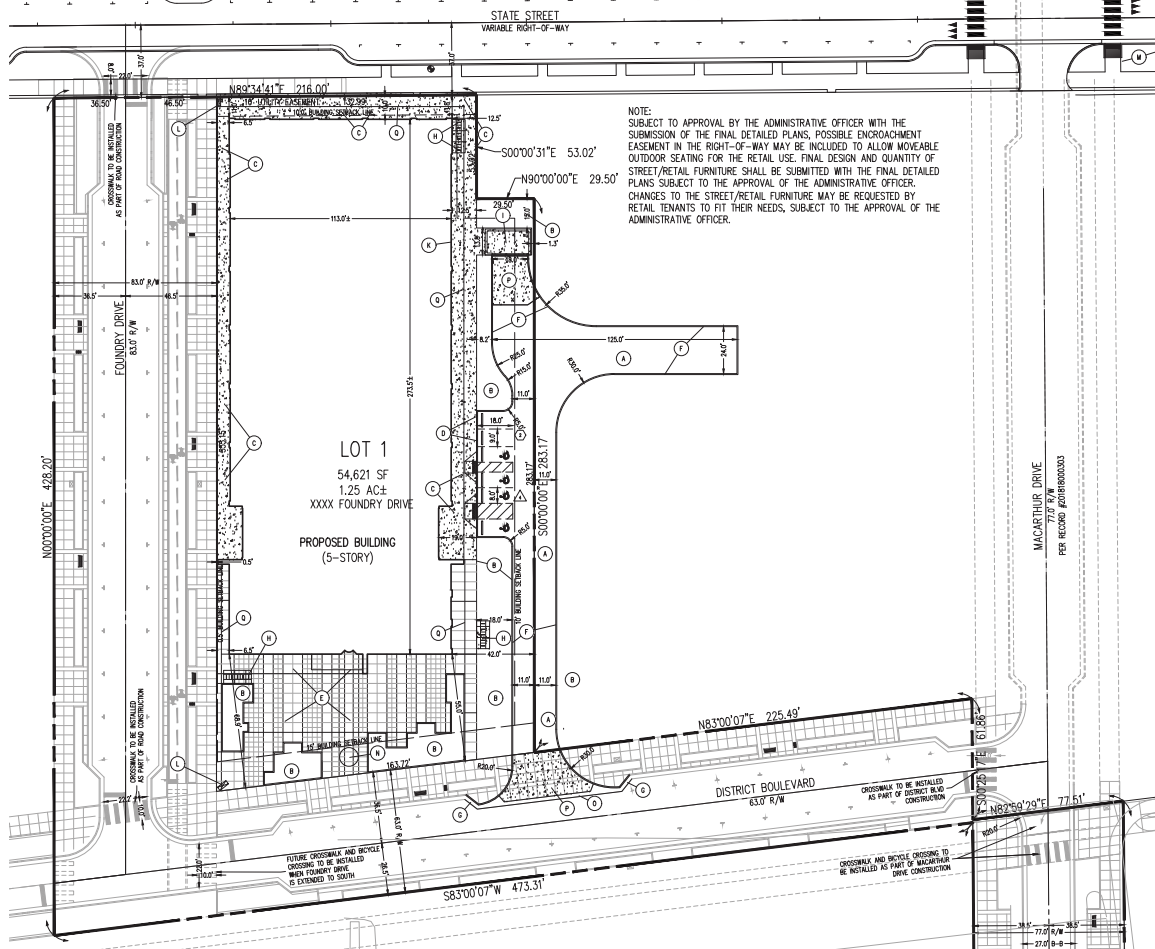
Revisions:

Date	Drawn By	Checked By
4/20/18	JEP	JAN

Drawing Title:
EXISTING SITE ANALYSIS AND TOPOGRAPHY

Revised By:
P103

Project Number:
10340.004

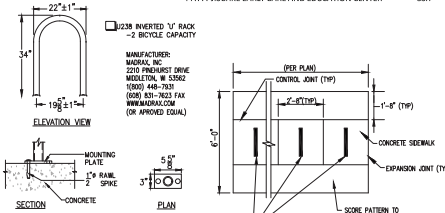


- ### LEGEND
- (A) HEAVY DUTY ASPHALT PAVEMENT
 - (B) LANDSCAPE/LAWN AREA
 - (C) CONCRETE WALK
 - (D) COMBINED CURB AND WALK
 - (E) PLAZA AREA (REFER TO LANDSCAPE PLANS)
 - (F) 6" CONCRETE STANDING CURB
 - (G) 30" CONCRETE CURB AND GUTTER
 - (H) U-RACK BICYCLE PARKING
 - (I) DUMPSTER PAD/DUMPSTER/RECYCLE BIN ENCLOSURE
 - (J) SIDEWALK (PER CITY OF WEST LAFAYETTE STANDARDS AND SPECIFICATIONS)
 - (K) BUILDING ENTRANCE (CAN BE KEY-ACCESSED BY BUILDING TENANTS)
 - (L) MONUMENT SIGNAGE (SIGNS NOT LOCATED IN INTERSECTION VISION TRIANGLES)
 - (M) PERMANENT CITYBUS STOP LOCATION TO BE IN THIS AREA NEAR INTERSECTION AND CROSSWALK PUBLIC ART (REFER TO LANDSCAPE PLANS)
 - (N) APPROXIMATE FUTURE LOCATION OF POTENTIAL CONCRETE VALLEY GUTTER
 - (O) HEAVY-DUTY CONCRETE PAVEMENT
 - (P) BUILDING CANOPY

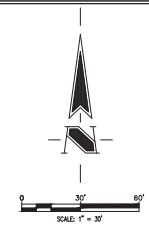
LOT 1 - CONVERGENCE	TOTAL SQUARE FEET = 153,064
GROUND FLOOR	29,472
2ND FLOOR	26,176
3RD FLOOR	29,227
4TH FLOOR	29,227
5TH FLOOR	29,227
TOTAL LEASABLE AREA	143,329

LOT 2 - PARKING GARAGE	TOTAL SQUARE FEET = 249,489
PARTIAL GROUND FLOOR	5,952
GROUND FLOOR	49,879
2ND FLOOR	49,879
3RD FLOOR	49,879
4TH FLOOR	49,879
5TH FLOOR	44,021
ALTERNATE FLR	49,879

NEARBY BUILDING HEIGHTS	HEIGHT
CONVERGENCE	87.0'
PARKING GARAGE	57.0'
ASPIRE AT DISCOVERY PARK (NORTHEAST)	45.5'
- BUILDING A	42.0'
- BUILDING B	42.0'
- BUILDING C	42.0'
BIRCK NANOTECHNOLOGY CENTER (EAST)	62.0'
INCLYTICHOEN HALL (NORTH)	85.6'
HARRISON HALL (NORTH)	85.6'
PURDUE VILLAGE COMMUNITY CENTER (SOUTHEAST)	26.5'
PATTY JISCHKE EARLY CARE AND EDUCATION CENTER	33.7'



- NOTES:**
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - COLOR TO BE PLAIN OR GUNMETAL PER MANUFACTURER'S SPECIFICATIONS.
 - SEE SITE LAYOUT PLAN FOR LOCATION AND QUANTITY.
- BICYCLE RACK**



- ### GENERAL NOTES
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL MONUMENTS ELIMINATED OR DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE. MONUMENTS SHALL BE REPLACED BY A LICENSED INDIANA LAND SURVEYOR.
 - ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATION. BENCHMARKS SHALL BE REPLACED/RELOCATED BY A LICENSED INDIANA LAND SURVEYOR.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES WITHIN PAVED AREAS (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, TELEPHONE, IRRIGATION SLEEVES, AND OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE PAVEMENT BASE COURSE MATERIAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY EXISTING CONDITIONS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL DURING ALL PHASES OF CONSTRUCTION.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

- ### SITE LAYOUT NOTES
- SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT AND CURBS IN GRADE AND ALIGNMENT.
 - SITE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTOR ON PLACING THE FINAL ASPHALT WEARING SURFACE ON ALL PAVED AREAS. TIMING SHALL BE COORDINATED TO MINIMIZE CONSTRUCTION TYPE TRAFFIC ON THE FINAL WEARING SURFACE.
 - ALL BUILDING DIMENSIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, BUILDING DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
 - THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY OCCUPATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- ### SITE SERVICES
- TRASH SERVICE WILL BE PROVIDED BY OWNER.
 - MAIL SERVICE WILL BE PROVIDED AT AN INTERIOR BUILDING KIOSK.
 - EMERGENCY SERVICES WILL BE PROVIDED BY THE CITY OF WEST LAFAYETTE.

PARKING SUMMARY

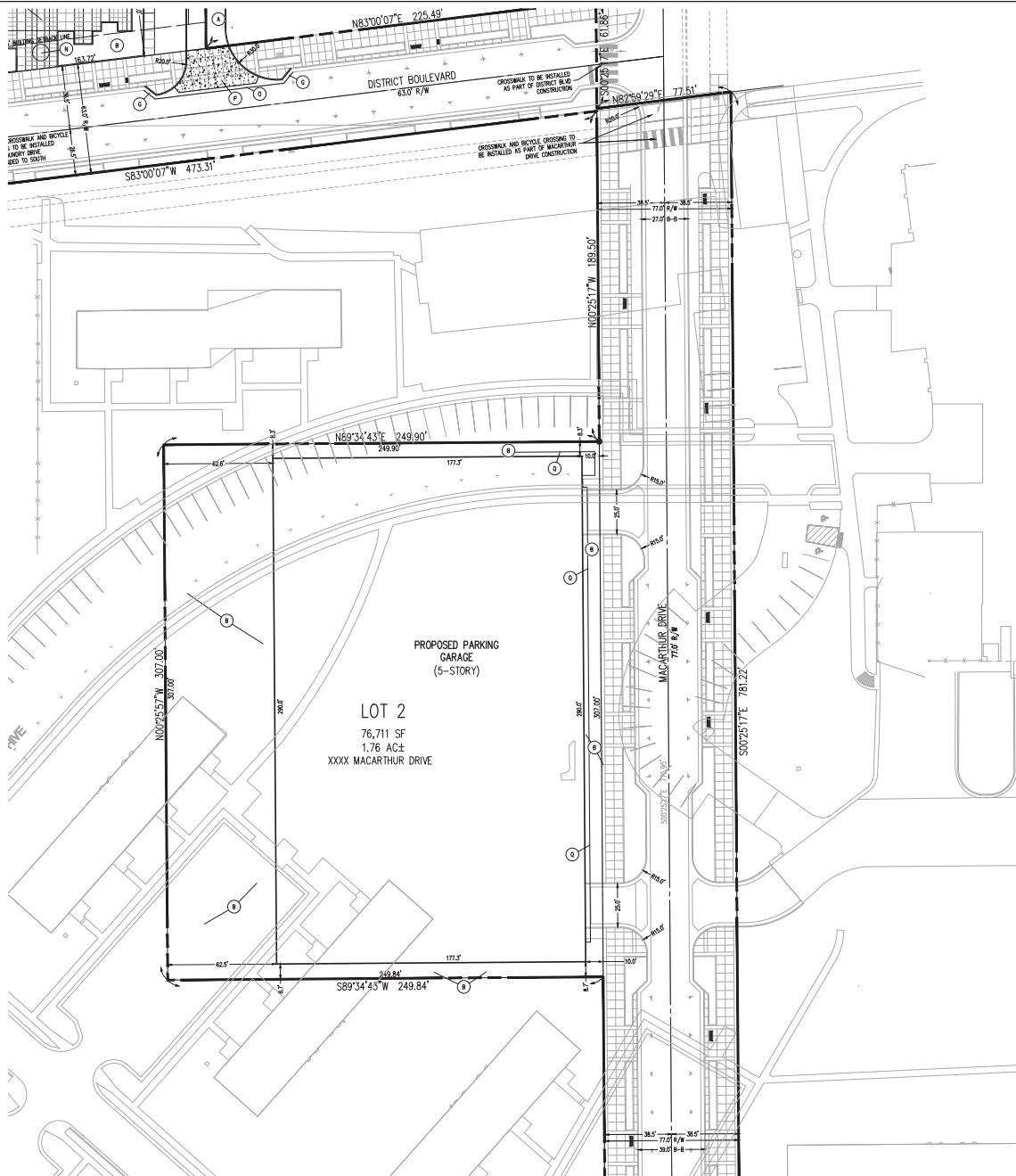
LOT PARKING SPACES - 2
LOT HANDICAP SPACES - 4
TOTAL LOT PARKING SPACES PROVIDED - 6
TOTAL ON-STREET PARKING SPACES AVAILABLE - 17
IMMEDIATELY ADJACENT TO SITE

BICYCLE PARKING SPACES PROVIDED - 32

product. CONVERGENCE - DISCOVERY PARK DISTRICT PLANNED DEVELOPMENT West Lafayette, Indiana

Drawing Number:
P105

Project Number:
10340.004



- LEGEND**
- ① HEAVY DUTY ASPHALT PAVEMENT
 - ② LANDSCAPE/LAWN AREA
 - ③ CONCRETE WALK
 - ④ COMBINED CURB AND WALK
 - ⑤ PLAZA AREA (REFER TO LANDSCAPE PLANS)
 - ⑥ 6" CONCRETE STANDING CURB
 - ⑦ 30" CONCRETE CURB AND GUTTER
 - ⑧ U-RACK BICYCLE PARKING
 - ⑨ DUMPSTER PAD/DUMPSTER/RECYCLE BIN ENCLOSURE
 - ⑩ SIDEWALK (PER CITY OF WEST LAFAYETTE STANDARDS AND SPECIFICATIONS)
 - ⑪ BUILDING ENTRANCE (CAN BE KEY-ACCESSED BY BUILDING TENANTS)
 - ⑫ MONUMENT SIGNAGE (SIGNS NOT LOCATED IN INTERSECTION VISION TRIANGLES)
 - ⑬ PERMANENT CITYBUS STOP LOCATION TO BE IN THIS AREA NEAR INTERSECTION OF CROSSWALK PUBLIC ART
 - ⑭ APPROXIMATE FUTURE LOCATION OF POTENTIAL PUBLIC ART (REFER TO LANDSCAPE PLANS)
 - ⑮ CONCRETE VALLEY GUTTER
 - ⑯ HEAVY-DUTY CONCRETE PAVEMENT
 - ⑰ BUILDING CANOPY

LOT 1 - CONVERGENCE TOTAL SQUARE FEET = 153,064

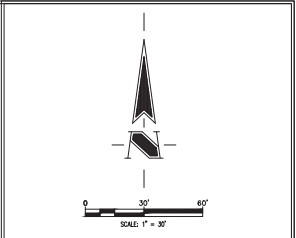
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 5. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- SITE SERVICES**
1. TRASH SERVICE WILL BE PROVIDED BY OWNER.
 2. EMERGENCY SERVICES WILL BE PROVIDED BY THE CITY OF WEST LAFAYETTE.

PARKING SUMMARY

GARAGE CONSTRUCTION:

HANDICAP PARKING SPACES - 19
 PARKING SPACES - 844
 TOTAL PARKING SPACES PROVIDED - 863

ALTERNATE FLOOR:

ADDITIONAL PARKING SPACES - 177

Browning

CSO Architects
 ARCHITECTS

Schneider

FRP

IMEG

context

CONVERGENCE - DISCOVERY PARK DISTRICT PLANNED DEVELOPMENT
 West Lafayette, Indiana

Scope Drawings
 These drawings shall be used for the purpose of providing information to the public and for the purpose of obtaining permits. They are not to be used for construction. The contractor shall be responsible for obtaining all necessary permits and for the accuracy of all dimensions and elevations. No liability shall be assumed by the architect for any errors or omissions in these drawings and for any consequences thereof.

Revisions

Date	Drawn By	Checked By
4/29/18	JEP	JAN

Drawing Title:
PRELIMINARY SITE LAYOUT PLAN

Certified By:
 JESSICA L. HUGHES
 No. PE10605558
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

Drawing Number:
P106

Project Number:
10340.004



North East View



South East View

PURDUE
RESEARCH FOUNDATIONS

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Schneider

FRP

IMEG

WALKER
ARCHITECTS

PROJECT:
**Discovery Park
Parking Garage**
West Lafayette, Indiana

Scope Drawings

Revisions

Issue Date	Drawn By	Checked By
2/24/2018		

Drawing Title:
**NE&SE
RENDERINGS
ALTERNATE**

Certified By:

Drawing Number:
RP151b

Project Number:
17146



North West View



South West View



PROJECT:
**Convergence
 Discovery Park District**
 West Lafayette, Indiana

Scope: Design

Revisions:

Issue Date	Drawn By	Checked By
04/24/18	JH	

Drawing Title:
**SW&NW
 RENDERINGS**

Certified By:

Drawing Number:
R101

Project Number:
17106

Z-2726
BROWNING INVESTMENTS
CONVERGENCE – DISCOVERY PARK DISTRICT PLANNED DEVELOPMENT
A TO PDNR

Staff Report
May 10, 2018

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner with consent of the owner, the Purdue Research Foundation, and represented by Mike Wylie of the Schneider Corporation, is requesting PDNR zoning for two new lots. The first proposed lot, at approximately 1.29 acres, will contain a 5-story, 143,329 square foot commercial office building with ground floor retail. The second proposed lot, at approximately 1.76 acres, will contain a 5-story parking garage containing (in its total build out) 1,161 parking spaces. The properties are located south of State Street and just west of S. MacArthur Drive in the City of West Lafayette; Wabash 24(NW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

Acquired recently by the Purdue Research Foundation from the Purdue University Trustees, the subject property is presently zoned Agricultural as are all surrounding properties save the Innovation Place Apartments Planned Development (Aspire) located immediately to the east. This site was rezoned late last year (Z-2702) from A to PDMX and is presently under construction.

AREA LAND USE PATTERNS:

The subject property is located just west of the core of campus on State Street. Academic, research, office, and dormitory uses surround the site: To the south is Discovery Park, to the north are dormitories, to the east across future S. MacArthur Drive is the Innovation Place Apartments Planned Development, and to the west is recently cleared land that once was part of Purdue Village.

TRAFFIC AND TRANSPORTATION:

State Street is classified as a primary arterial according to the adopted *Thoroughfare Plan*. Streetscape improvements made to State Street with the “Re-State” project will not be affected by this planned development. With a goal of imposing an urban street-grid on the Discovery Park District, PRF, through this planned development, is dedicating the rights-of-way for two new public streets bounding the new office building property as well as extending the right-of-way of S. MacArthur Drive (originally dedicated with the Innovation Place Planned Development) to allow access to the project’s parking garage.

Parking for the project shall be housed in a structured parking garage located south of the proposed office building on a new separate lot approximately 300 feet away and containing 862 spaces (with an option to expand the garage to 1,161 spaces in a total build-out). The parking ratio for the office use shall be at a rate of 2.5 spaces per 1,000 square feet of office space (342 spaces), while the retail use shall be parked at a rate of 1 space per 1,000 square feet of retail space (7 spaces). In addition to these assigned parking spaces, 266 additional spaces will be assigned to the residences in the adjacent Innovation Place Apartments

Planned Development (Aspire). This inclusion fulfills a promise PRF made in the approval of Innovation Place Apartments Planned Development that required an acceptable and permanent parking facility for the apartments be delivered within three years of being granted occupancy permits.

Public on-street parking is planned for State Street and all the new streets and bus stop improvements will be constructed in connection with the Innovation Place Planned Development, improvements that will be near enough to serve this project. Additionally, two 10-foot trails (with segments on both new streets) are to be included as the first installment of a larger trail network to be expanded into the Discovery Park District, better linking it to the existing campus trail network. Finally, 32 public bicycle parking spaces are planned within the proposed office building's streetscape and landscape plans to serve the office and retail uses.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

With construction already underway for the recently approved Innovation Place Apartments Planned Development (Aspire), "Convergence" is the second installment in PRF's master plan for the Discovery Park District. In its design and mix of uses, this planned development continues the urban mixed-use transformation of the west side of campus with a true gateway project for Discovery Park.

The office building phase initiates the urban theme with a building close to State Street, positioned on a corner of a new street intersection wrapped by an outdoor seating area for its ground floor retail. The architecture then leads to the south side of the building where the main entrance for the office uses is housed in a glassy atrium overlooking a landscaped pedestrian plaza space abutting the second new street. A driveway off the new street to the south leads to the service area of the building located on the east. This driveway will likely also serve a future project planned for the eastern portion of this newly created city block.

The parking garage phase of the project is designed to consolidate parking for multiple uses into a single, strategically placed facility to maximize the pedestrian potential of this newly emerging urban district. The garage will house the parking for the office building and Innovation Place Apartments initially and has room to expand as demands on the facility increases with future development. Also, signage for the project is pedestrian in scale but also contains signage at a larger scale (the office building's large corner fascia sign, for example) that are intended to serve as gateway signs for the Discovery Park District. Finally, the inclusion of generous landscaping, trails, sidewalks, bike parking, pedestrian seating areas, and opportunities for public art further enhances the pedestrian oriented streetscape.

In all, this second installment of PRF's master plan for the Discovery Park District succeeds in establishing a clear urban aesthetic which will likely be emulated by all future projects in this newly emerging neighborhood.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. FAA Determination shall be submitted with the Final Detailed Plans;
6. Final landscape plan and plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
7. A Phasing Plan shall be submitted with the Final Detailed Plans subject to the approval of the Administrative Officer indicating the following: Phase 1 shall include the office building on Lot 1 and an approximate 300 space surface parking lot on PRF land south of the Birck Nanotechnology Center (BNC) to serve as a temporary parking solution from the anticipated completion of the office building in December of 2019 to the completion of the parking garage (Phase 2) on Lot 2 in August of 2020. These 300 spaces would replace the approximately 200 space lot west of the BNC that will be removed with the construction of S. MacArthur Drive plus cover the first six months of the office building's parking needs until the garage is completed in the summer of 2020 as part of Phase 2.
8. Street name and addressing applications shall be made with APC prior to the submission of the Final Detailed Plans.