

ORDINANCE NO. 19-17

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: **CBW** District
TO: **PDMX** 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 7 DAY OF August, 2017.

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 7 DAY OF August, 2017, 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 | ✓ | | | |
| Jha | ✓ | | | |
| 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 8 DAY OF August, 2017.


Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 9 DAY OF
August, 2017.


John R. Dennis, Mayor

Attest:


Sana G. Booker, Clerk

Ordinance No. 19-17

Legal Description - Modernized

A part of the Southeast Quarter of Section Nineteen (19), Township Twenty-Three (23) North, Range Four (4) West, City of West Lafayette, Wabash Township, Tippecanoe County, Indiana; said part being depicted on a Plat of Survey by TBIRD Design Services Corp. Project Number 16076 and described as follows:

Lots Fifty-Three (53) and Fifty-Four (54) in the Original Plat of Chauncey, now City of West Lafayette as per the Plat thereof recorded in Deed Record 43, Page 278 in the Office of the Tippecanoe County Recorder.

EXCEPT

The State of Indiana real estate as described in Instrument Number 9620997 and described as follows:

A part of Lot 53 in the Original Plat of the Town of Chauncey, now West Lafayette, Indiana, the plat of which subdivision is recorded in Deed Record 43, pages 278 & 279, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows : Beginning at the northeast corner of said lot; thence South 22 degrees 33 minutes 10 seconds West 11.85 feet along the southeastern line of said lot; thence North 26 degrees 48 minutes 36 seconds West 23.05 feet to the northeastern line of said lot; thence South 57 degrees 12 minutes 01 second East 17.77 feet along said northeastern line to the point of beginning and containing 104 square feet, more or less.

EXCEPT

The Interlocal Cooperation Board of The City of West Lafayette, ETAL real estate as described in Instrument Number 201616008033 and described as follows:

A part of Lot 54 in the Original Plat of the Town of Chauncey (now City of West Lafayette), Indiana, the plat of which is recorded in Deed Record 43, page 278, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the northwest corner of said lot; thence South 55 degrees 48 minutes 28 seconds East 54.80 feet along the northeastern line of said lot to the northwest corner of the East 45 feet of said lot, said northwest corner being designated as "1057" on said parcel plat; thence North 72 degrees 08 minutes 48 seconds West 53.32 feet to point "1043" designated on said parcel plat on the western line of said lot; thence North 20 degrees 34 minutes 37 seconds East 15.43 feet along said western line to the point of beginning and containing 411 square feet, more or less.

Containing in all after said exceptions 1.01 acres, more or less.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

Z-2692
CORE WEST LAFAYETTE STATE STREET, LLC
THE HUB PLUS ON STATE STREET
PLANNED DEVELOPMENT
CBW TO PDMX
STAFF REPORT ADDENDUM

STAFF REPORT
July 19, 2017

Z-2692

**CORE WEST LAFAYETTE STATE STREET, LLC
THE HUB PLUS ON STATE STREET PLANNED DEVELOPMENT
CBW TO PDMX
STAFF REPORT ADDENDUM**

**Staff Report
July 19, 2017**

REQUEST MADE, PROPOSED USE, LOCATION:

Z-2692 was originally advertised with two development options: One at 15-stories and one at 11-stories. Staff had originally accepted the developer's proposal for two development options for The Hub Plus on State Street relative to building height and residential density. Since agreeing to these options staff has received a request by the petitioner that they be allowed to proceed with the project under the 11-story option only. Staff is in support of this decision to strike the 15-story option from the petition and plans and supports the approval of the planned development with the following revised conditions of approval.

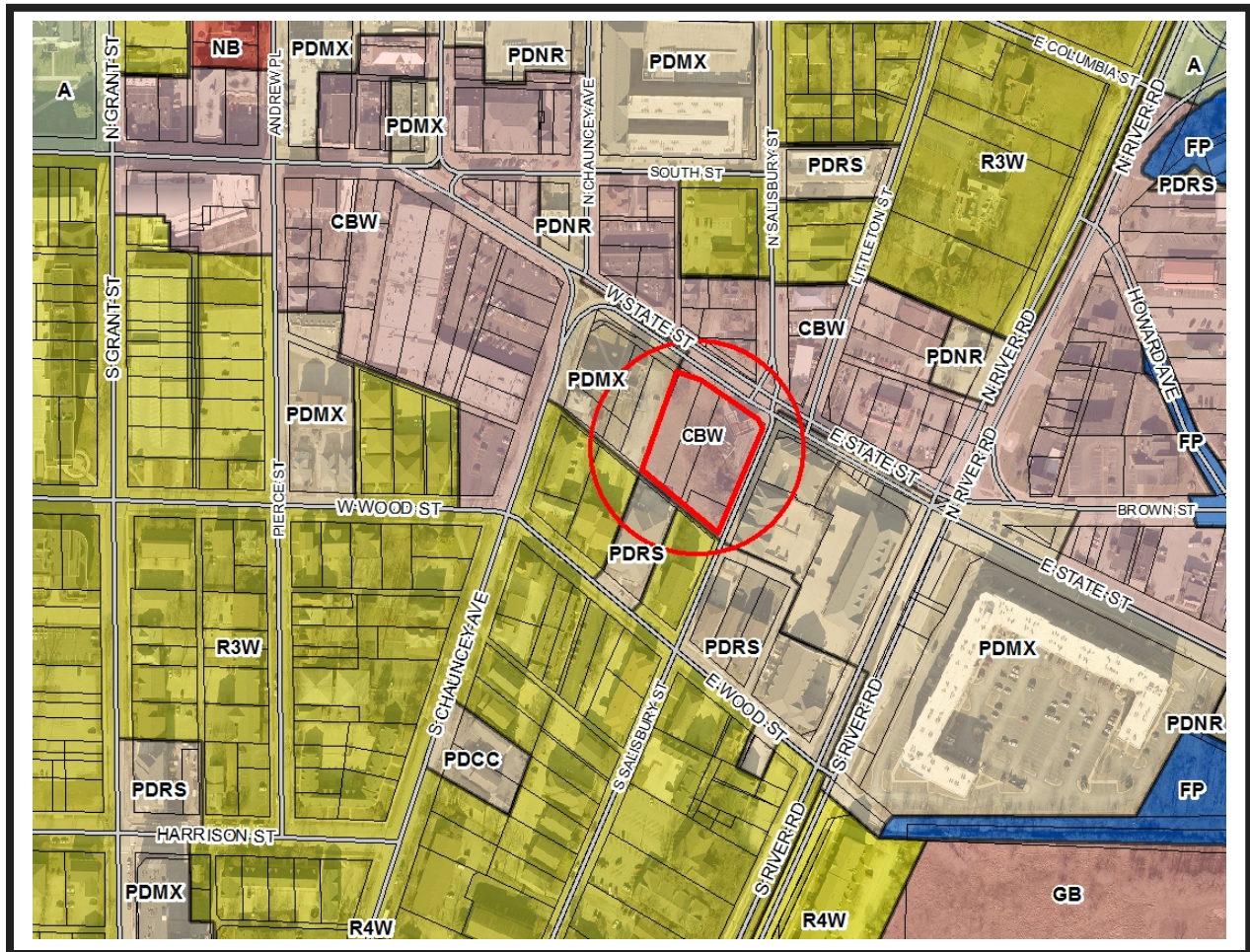
STAFF RECOMMENDATION:

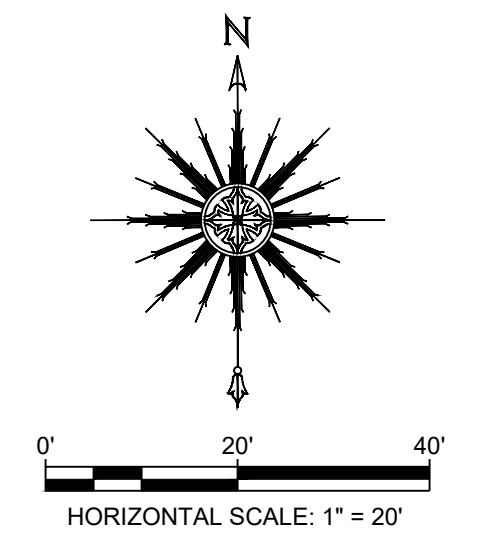
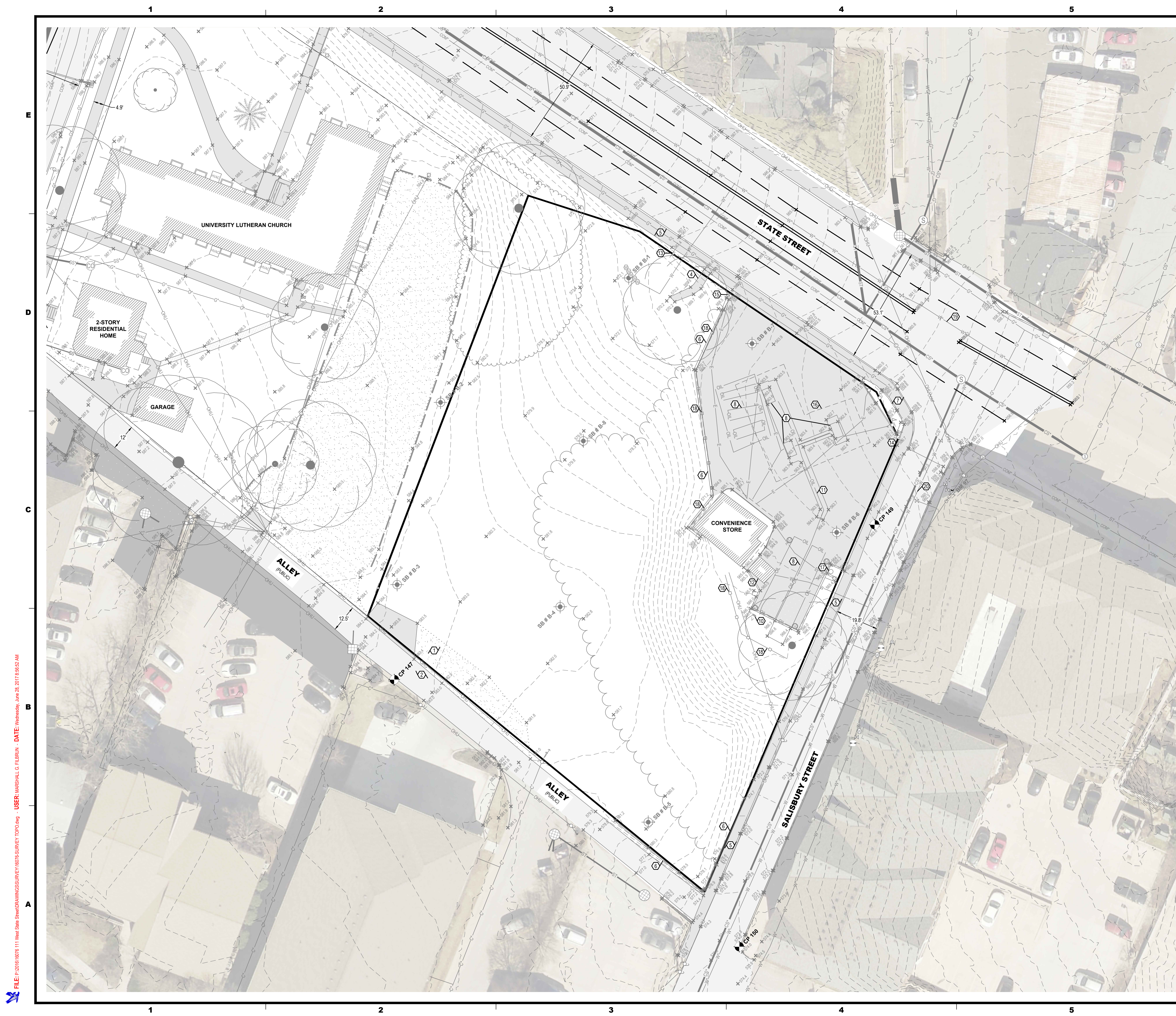
Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD 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. Final grading plan shall be in general conformance with the approved Preliminary Plans and be subject to the approval of the Administrative Officer with the submission of the Final Detailed Plans;
6. Plant schedule approved by the city's Greenspace Administrator that is in conformance with the approved Preliminary Plan. Final design of all landscape and hardscape elements subject to the approval of the Greenspace Administrator with the submission of the Final Detailed Plans;
7. The option for the 15-story project as described is removed from the petition and plans. With the submission of the Final Detailed Plans, the Preliminary Plans shall be revised to only include the 11-story option as described. The submission of the Final Detailed Plans shall subsequently be in general conformity with the 11-story option.

Z-2692
CORE WEST LAFAYETTE STATE STREET, LLC
The Hub Plus on State Street PD
(CBW to PDMX)

STAFF REPORT
July 13, 2017





EXISTING SEWER

| ID | RIM | PIPE DATA |
|--------|--------|---|
| 6107 | 588.43 | 8" PVC INV (W) = 583.93 |
| 6126 | 584.23 | 4" HDPE INV (N) = 582.38 4" HDPE INV (S) = 582.43 |
| 6261 | 586.14 | 6" PVC INV (S) = 583.14 6" PVC INV (SE) = 582.84 |
| 6340 | 588.01 | 4" PVC INV (W) = 586.64 |
| 6443 | 586.91 | 10" VCP INV (SE) = 584.29 |
| 6474 | 587.02 | 12" VCP INV (NW) = PLUGGED 12" VCP INV (SE) = 580.11 |
| 6475 | 587.66 | 12" VCP INV (NW) = 580.49 12" VCP INV (SE) = ** 18" RCP INV (N) = 579.34 24" RCP INV (S) = 579.10 |
| 6522 | 587.72 | 24" RCP INV (N) = 579.02 24" RCP INV (S) = 578.92 10" VCP INV (NW) = 580.82 |
| 6523 | 588.01 | 18" VCP INV (N) = ** 12" VCP INV (NW) = ** 12" RCP INV (E) = ** 18" RCP INV (S) = ** |
| 6618 | 583.90 | 10" RCP INV (NW) = 581.50 |
| 6757 | 558.52 | 12" VCP INV (NW) = 552.09 12" VCP INV (SE) = 551.82 8" VCP INV (SW) = 552.35 |
| 6758 | 590.70 | 24" RCP INV (N) = 577.09 36" VCP INV (SE) = ** |
| 6873 | 563.10 | 12" VCP INV (S) = ** |
| 7028 | 562.44 | 8" PVC INV (SW) = ** 8" PVC INV (N) = ** |
| 7029 | 562.17 | 12" PVC INV (SE) = ** 30" RCP INV (N) = ** |
| 7062 | 556.50 | 12" PVC INV (NW) = ** 12" PVC INV (SE) = ** |
| 7310 | 579.80 | 6" HDPE INV (S) = 576.80 6" HDPE INV (S) = 576.80 6" HDPE INV (SE) = 576.65 |
| 7311 | 576.20 | 6" HDPE INV (NW) = ** |
| 7339 | 572.43 | 36" VCP INV (NW) = 552.38 12" VCP INV (N) = 566.58 8" VCP INV (NE) = 566.03 12" VCP INV (SW) = 567.74 42" RCP INV (SE) = 559.37 12" VCP INV (S) = 566.15 |
| 200763 | 587.40 | 12" RCP INV (W) = ** |

** PIPE SIZE DERIVED FROM WEST LAFAYETTE GIS DATA

CONTROL POINTS

| POINT # | NORTHING | EASTING | ELEV | DESCRIPTION |
|---------|------------|------------|--------|--|
| 97 | 1884635.72 | 3002237.45 | 561.98 | NORTH BOLT OF FIRE HYDRANT AT SE QUADRANT OF S SALISBURY ST AND STATE ST |
| 98 | 1884872.03 | 3002037.89 | 577.08 | RR SPIKE IN S SIDE OF LIGHT POLE ALONG W SIDE OF ALLEY AT STATE ST BETWEEN CHAUNCEY AVE AND SALISBURY ST |
| 117 | 1884704.66 | 3001817.45 | 587.88 | RWIG CAPPED REBAR |
| 132 | 1884853.25 | 3002069.71 | 574.36 | 1/2" REBAR W/ITBIRD TRAV PT CAP |
| 147 | 1884549.76 | 3001982.99 | 583.75 | MAG NAIL W/ITBIRD TRAV PT WASHER |
| 148 | 1884910.49 | 3001812.52 | 588.67 | 1/2" REBAR W/ITBIRD TRAV PT CAP |
| 149 | 1884620.44 | 3002202.04 | 563.12 | MAG NAIL W/ITBIRD TRAV PT WASHER |
| 150 | 1884427.93 | 3002140.32 | 574.03 | MAG NAIL W/ITBIRD TRAV PT WASHER |

KEYNOTE INDEX

| | |
|----|-------------------------|
| 1 | GRAVEL |
| 2 | ASPHALT PAVEMENT |
| 3 | CONCRETE PAVEMENT |
| 4 | CONCRETE STEPS |
| 5 | CONCRETE SIDEWALK |
| 6 | CONCRETE RETAINING WALL |
| 7 | CURB RAMP |
| 8 | SUB-SURFACE FUEL TANKS |
| 9 | FUEL PUMP |
| 10 | FUEL TANK VENT |
| 11 | F FUEL LINES |
| 12 | METAL SHED |
| 13 | SIGN: SPEED LIMIT 30 |
| 14 | SIGN: ONE WAY |
| 15 | SIGN: SMART SHOP |
| 16 | OVERHEAD CANOPY |
| 17 | CAR VACCUUM |
| 18 | PRIVACY FENCE |
| 19 | 6" WATER MAIN |
| 20 | 4" WATER MAIN |

IBIRD
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PHONE: (765) 742-1900 • FAX: (765) 742-1905
www.ibirdesign.com

CERTIFIED BY:

CAMPUS PROPERTIES
CORE SPACES

THE HUB PLUS
ON STATE STREET
FOR
PLANNED DEVELOPMENT
UP CAMPUS PROPERTIES, LLC
CORE SPACES, LLC

| MARK | DATE | DESCRIPTION |
|----------|------|------------------|
| 06/28/17 | | PRELIMINARY PLAN |

PROJECT NO: **16076**
FILE: 16076-SURVEY TOPO.DWG
DRAWN BY: MGF
CHECKED BY: CSK

LOCATION:
A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

TITLE:
TOPOGRAPHIC SURVEY

V104

FILE: P:\2016\16076\11 West Side Sheet\DRAWINGS\SURVEY\16076\SURVEY_TOPO.DWG USER: MARSHALL C. FURUBIN DATE: Wednesday, June 28, 2017 8:56:52 AM

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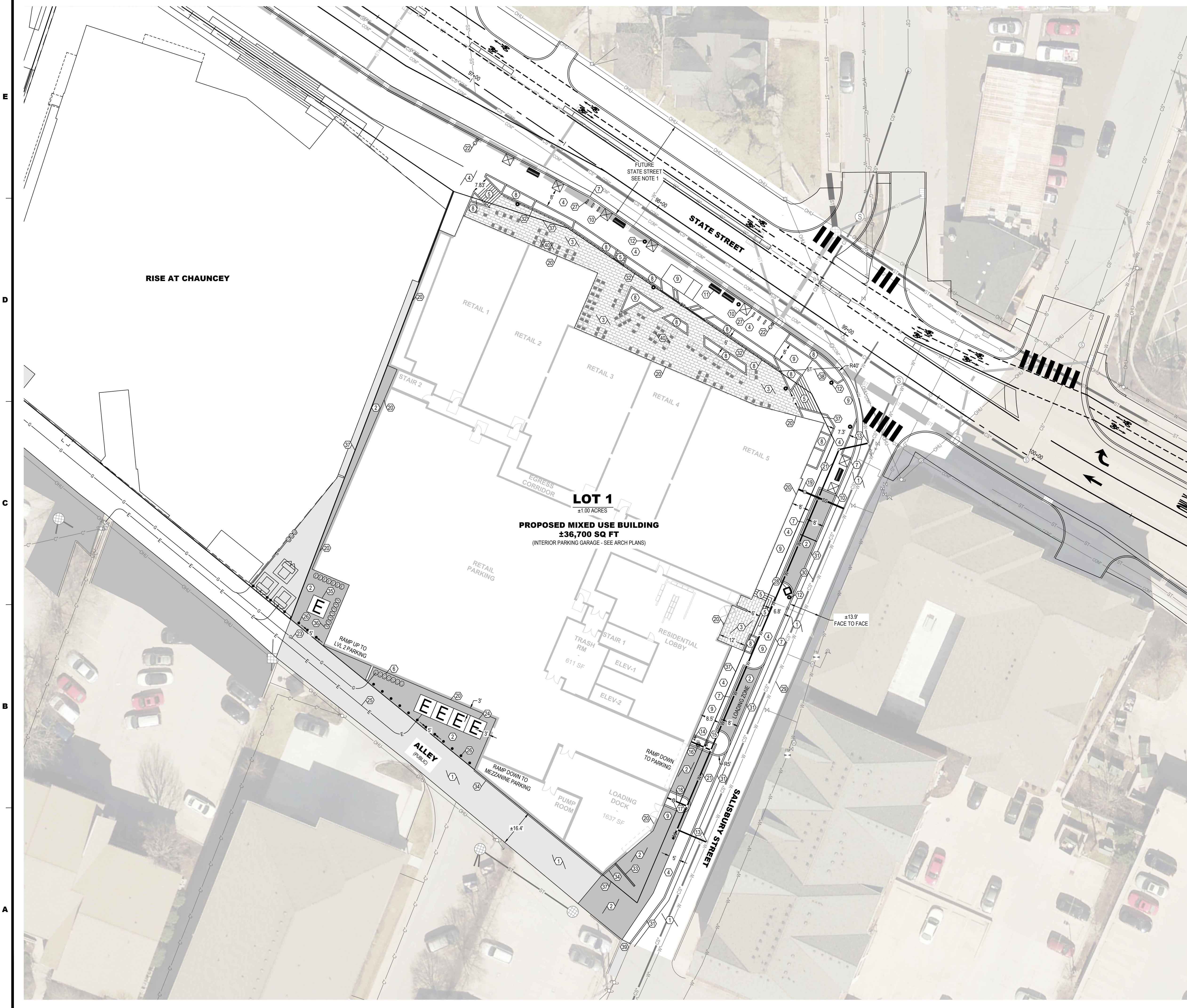
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3

4

5

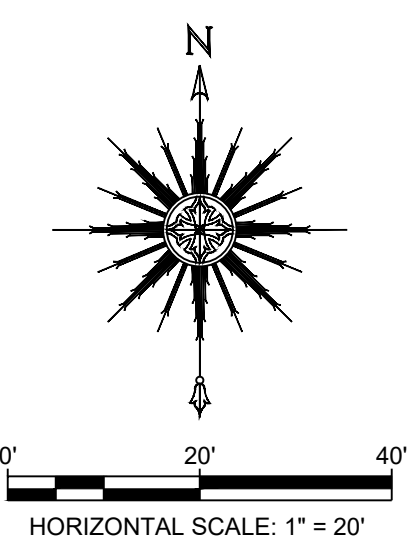
6



RISE AT CHAUNCEY

LOT 1
±1.00 ACRES

PROPOSED MIXED USE BUILDING
±36,700 SQ FT
(INTERIOR PARKING GARAGE - SEE ARCH PLANS)



SITE DATA

| | |
|---------------------|------|
| BUILDING COVERAGE | ±94% |
| IMPERVIOUS COVERAGE | ±99% |
| VEGETATIVE COVERAGE | ±1% |

NOTES

- ALL STREETSCAPE ELEMENTS BEHIND THE BACK OF CURB IS EXPECTED TO BE CONSTRUCTED WITH THE SUBJECT PROJECT. THE DEPICTION OF THE FUTURE STATE STREET AS WELL AS THE FUTURE STATE STREET AND SALISBURY AVENUE INTERSECTION IS PER JANSSENS & SPANS DRAWINGS DATED MARCH 14, 2017. ELEMENTS OF THIS PROJECT IS SUBJECT TO CHANGE TO REFLECT THE FUTURE STATE STREET DESIGN CHANGES.
- REFER TO SITE LIGHTING PLAN FOR SITE LIGHTING DETAILS
- REFER TO LANDSCAPE PLAN FOR PROPOSED TREE AND VEGETATION DETAILS
- DETAILS, SCHEMATICS AND ILLUSTRATIONS FOR VARIOUS STREET FURNITURE HAVE BEEN REFERENCED AND INCLUDED ON SHEET A1.02. TENANT RESERVES THE RIGHT TO DEVIATE FROM STATE STREET FURNITURE AT RETAIL PLAZA (OUTSIDE OF RIGHT OF WAY), DETAILS, SCHEMATICS AND ILLUSTRATIONS FOR RETAIL PLAZA FURNITURE INCLUDED ON SHEET A1.04

KEYNOTE INDEX

| | |
|----|--|
| 1 | ASPHALT PAVEMENT |
| 2 | CONCRETE PAVEMENT |
| 3 | BELDEN OR PINE HALL CLAY PAVER, PATTERN AND COLOR TBD |
| 4 | CONCRETE SIDEWALK |
| 5 | CONCRETE STEPS |
| 6 | GAS METER (TYP) |
| 7 | BARRIER CURB & GUTTER |
| 8 | RAISED LANDSCAPE PLANTER |
| 9 | ACCESSIBLE RAMP |
| 10 | TREE GRATE (TYP) |
| 11 | BENCH (TYP) |
| 12 | TRASH / RECYCLE RECEPTACLE (TYP) |
| 13 | CONNECT TO WATER MAIN WITH TAPPING SLEEVE AND VALVE |
| 14 | 6" WALL MOUNT FIRE DEPARTMENT CONNECTION |
| 15 | FIRE HYDRANT ASSEMBLY WITH 6" LINE |
| 16 | POST INDICATOR VALVE WITH 6" FIRE PROTECTION LINE |
| 17 | WATER METER |
| 18 | 6" DOMESTIC WATER LINE |
| 19 | 8" SANITARY SEWER LATERAL |
| 20 | BUILDING LINE |
| 21 | 6" WATER MAIN |
| 22 | EVOLVE LED STREETLIGHTS PER FUTURE STATE STREET PROJECT. LIGHTS TO BE INSTALLED AT THE TIME OF THE ONSITE STREETSCAPE CONSTRUCTION |
| 23 | GAS SERVICE LINE |
| 24 | ELECTRICAL TRANSFORMER ON CONCRETE PAD (TYP) |
| 25 | ELECTRICAL SERVICE LINE |
| 26 | CONCRETE BOLLARD (TYP) |
| 27 | BIKE RACK SHARED (TYP) |
| 28 | PLANTER CONCRETE (TYP) |
| 29 | EXISTING 4" WATER MAIN |
| 30 | EXISTING 8" COMBINED SEWER MAIN |
| 31 | DEPRESSED CURB & GUTTER |
| 32 | 6" WIDE TRENCH DRAIN |
| 33 | 8" RETAINING WALL |
| 34 | BARRIER CURB |
| 35 | GENERATOR |
| 36 | ELECTRICAL METER (TYP) |
| 37 | APPARENT PROPERTY LINE. NO SURVEY WAS PERFORMED |
| 38 | 12" STORM PIPE FROM TRENCH DRAIN |
| 39 | EXISTING CURB RAMP |
| 40 | POTENTIAL RETAIL PLAZA FURNITURE. SEE NOTE 5 |

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CERTIFIED BY:

CAMPUS PROPERTIES
CORE SPACES

THE HUB PLUS
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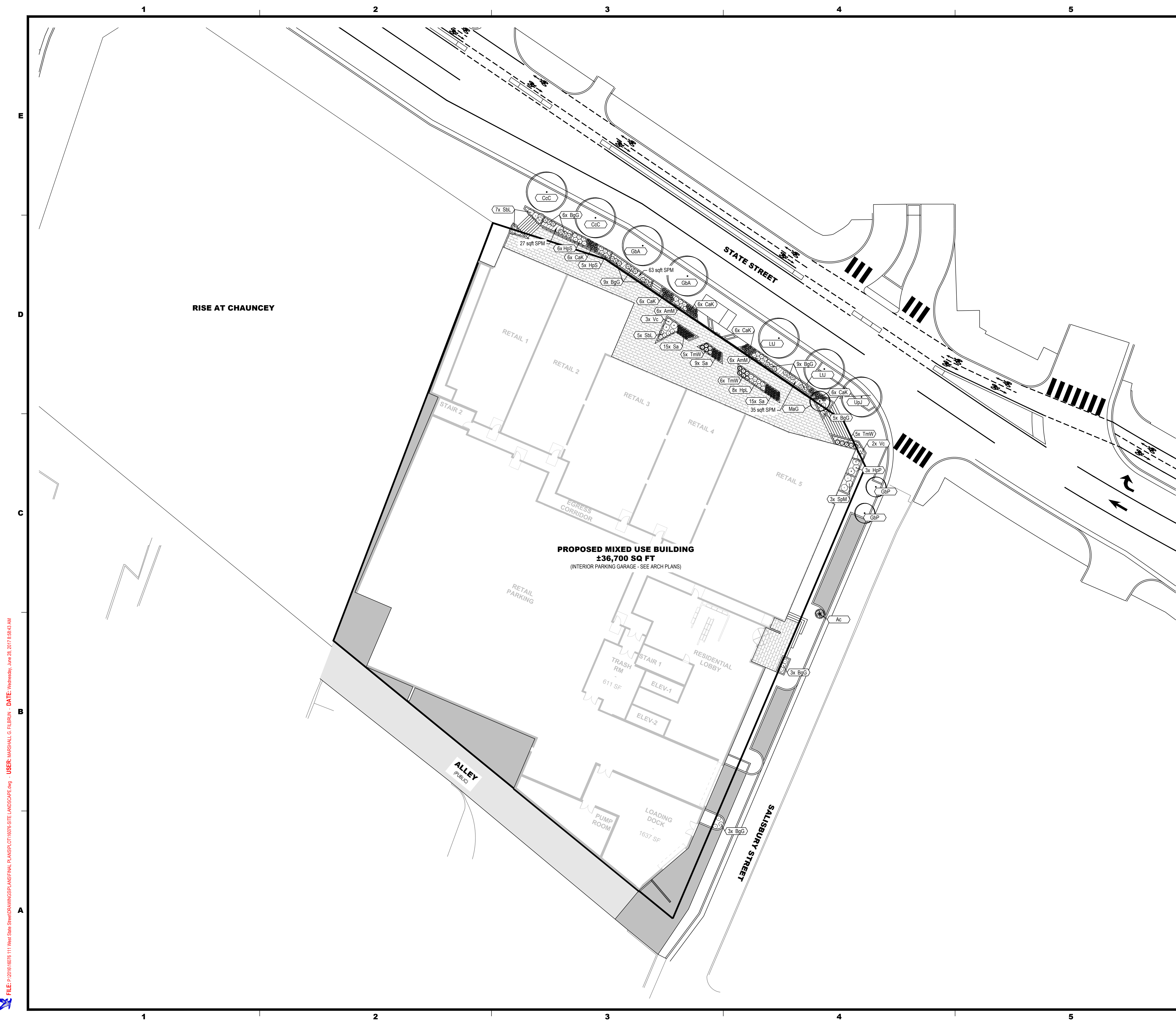
| MARK | DATE | DESCRIPTION |
|----------|------|------------------|
| 06/28/17 | | PRELIMINARY PLAN |

| | |
|-------------|----------------|
| PROJECT NO: | 16076 |
| FILE: | 16076-SITE.DWG |
| DRAWN BY: | MGF |
| CHECKED BY: | CSK |

LOCATION:
A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

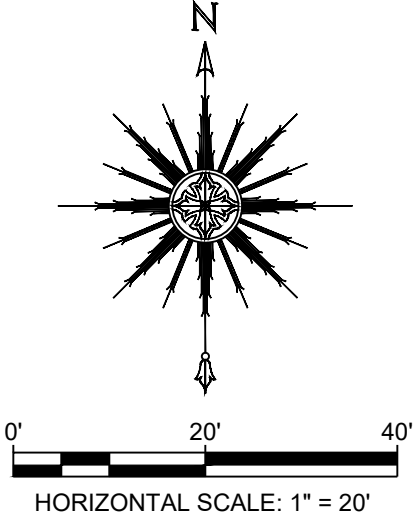
TITLE:
SITE PLAN
C102

FILE: P:2016\16076 111 West Side Sheet\DRAWINGS\PLANS\FINAL_PLANS\LOT16076 SITE.dwg USER: MARSHALL G. FLEBRUN DATE: Wednesday, June 28, 2017 8:57:38 AM



RISE AT CHAUNCEY

PROPOSED MIXED USE BUILDING
±36,700 SQ FT
 (INTERIOR PARKING GARAGE - SEE ARCH PLANS)



LANDSCAPE NOTES

- 1 PLANT SELECTIONS AND ANY PROPOSED SUBSTITUTIONS ARE TO BE APPROVED BY THE CITY OF WEST LAFAYETTE GREENSPACE COORDINATOR
- 2 ALL PLANTINGS TO FOLLOW THE ACCOMPANYING WEST LAFAYETTE LANDSCAPE STANDARDS
- 3 ALL PLANTING BEDS TO BE MULCHED WITH A 3" LAYER OF SHREDDED WOODSBARK MULCH. NO STONE MULCH WILL BE ACCEPTED
- 4 ALL PLANTING AREAS TO BE PERC TESTED PRIOR TO BACKFILLING WITH TOPSOIL. TEST HOLES WILL BE DUG 12" INTO SUB-GRADE, FILLED WITH WATER AND MUST DRAIN WITHIN 12 HOURS
- 5 IF WATER REMAINS IN THE PERC TEST HOLES FOR MORE THAN 12 HOURS, LANDSCAPE CONTRACTOR TO WORK WITH GENERAL CONTRACTOR TO REMEDIATE DRAINAGE PROBLEMS
- 6 TOPSOIL TO BE 18" DEEP IN ALL TREE PLANTING AREAS AND RAISED PLANTERS. SOIL VOLUMES SHOWN IN EACH PLANTER
- 7 PLANT MATERIAL TO BE MAINTAINED FOR THE BALANCE OF THE CALENDAR YEAR OF INSTALLATION AS PART OF THE INSTALLATION CONTRACT
- 8 PLANT MATERIAL SHALL CARRY A ONE YEAR REPLACEMENT POLICY, LABOR INCLUSIVE

LANDSCAPE PLANTING SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE / CONDITION |
|-------------------------------|-----------|--|----------------------------------|-------------------|
| TREES | | | | |
| CcC | 4 | Carpinus caroliniana 'CCSQU' | Palisade American Hombear | 3" |
| GbA | 2 | Ginkgo biloba 'Autumn Gold' | Autumn Gold Maidenhair Tree | 3" |
| LLJ | 2 | Liriodendron Tulipifera 'JFS-Or' | Emerald City Tulip Tree | 3" |
| Mag | 1 | Magnolia x Jane | Jane Magnolia | 6" |
| UpJ | 1 | Ulmus propinqua 'JFS-Bieberich' | Emerald Sunshine Elm | 3" |
| CONIFERS | | | | |
| TmW | 16 | Taxus x media 'Ward' | Ward's Japanese Yew | 24" |
| SHRUBS | | | | |
| AmM | 12 | Aronia melanocarpa 'Morton' | Iroquois Beauty Chokeberry | 3G |
| BgG | 32 | Buxus x 'Green Gem' | Green Gem Boxwood | 24" |
| Hpl | 8 | Hydrangea paniculata 'Little Lime' | Little Lime Hydrangea | 18" |
| HpP | 3 | Hydrangea paniculata 'Pinky Winky' | Pinky Winky Hydrangea | 5G |
| HpS | 5 | Hydrangea paniculata 'SMHPLQF' | Little Quickfire Hydrangea | 5G |
| Sbl | 12 | Spiraea bumalda 'Little Princess' | Little Princess Spirea | 3G |
| SpM | 3 | Syringa palabin x meyeri | Dwarf Korean Lilace | 5G |
| Vc | 5 | Viburnum carlesi | Korean Spice Viburnum | 5G |
| ORNAMENTAL GRASS | | | | |
| CaK | 30 | Calamagrostis acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1G |
| SPM | 125 sq ft | Short Perennial Matix | Short Perennial Matix | 1G |
| Sa | 39 | Sesleria autumnalis | Autumn Moor Grass | 1G |
| PERENNIALS AND ANNUALS | | | | |
| Ac | 1 | Annual color | Annual color | 4 season rotation |

* PLANTS LABELED AS "HG" INDICATE THE RESPECTIVE POT SIZE AND BEING OF AT LEAST REGULAR GRADE.

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CERTIFIED BY:

CAMPUS PROPERTIES
CORE
 S P A C E S

THE HUB PLUS
ON STATE STREET
 PLANNED DEVELOPMENT
 FOR
UP CAMPUS PROPERTIES, LLC
CORE SPACES, LLC

| MARK | DATE | DESCRIPTION |
|----------|------|------------------|
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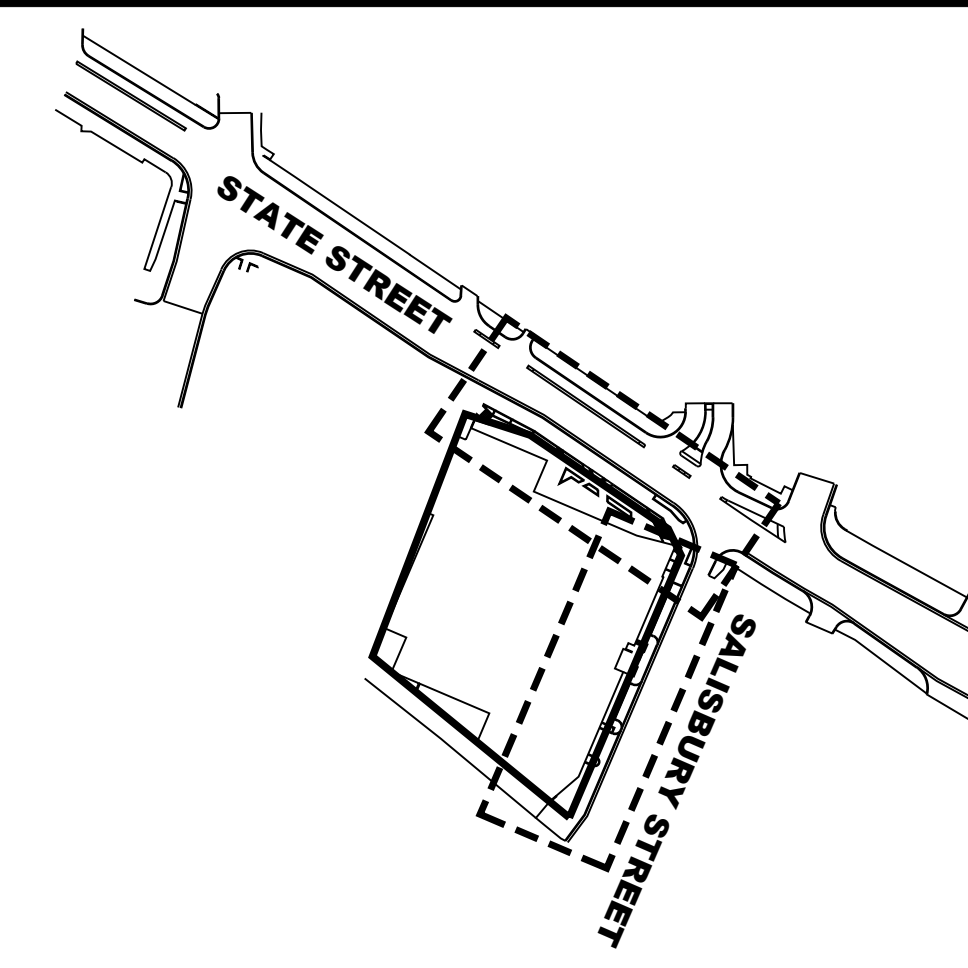
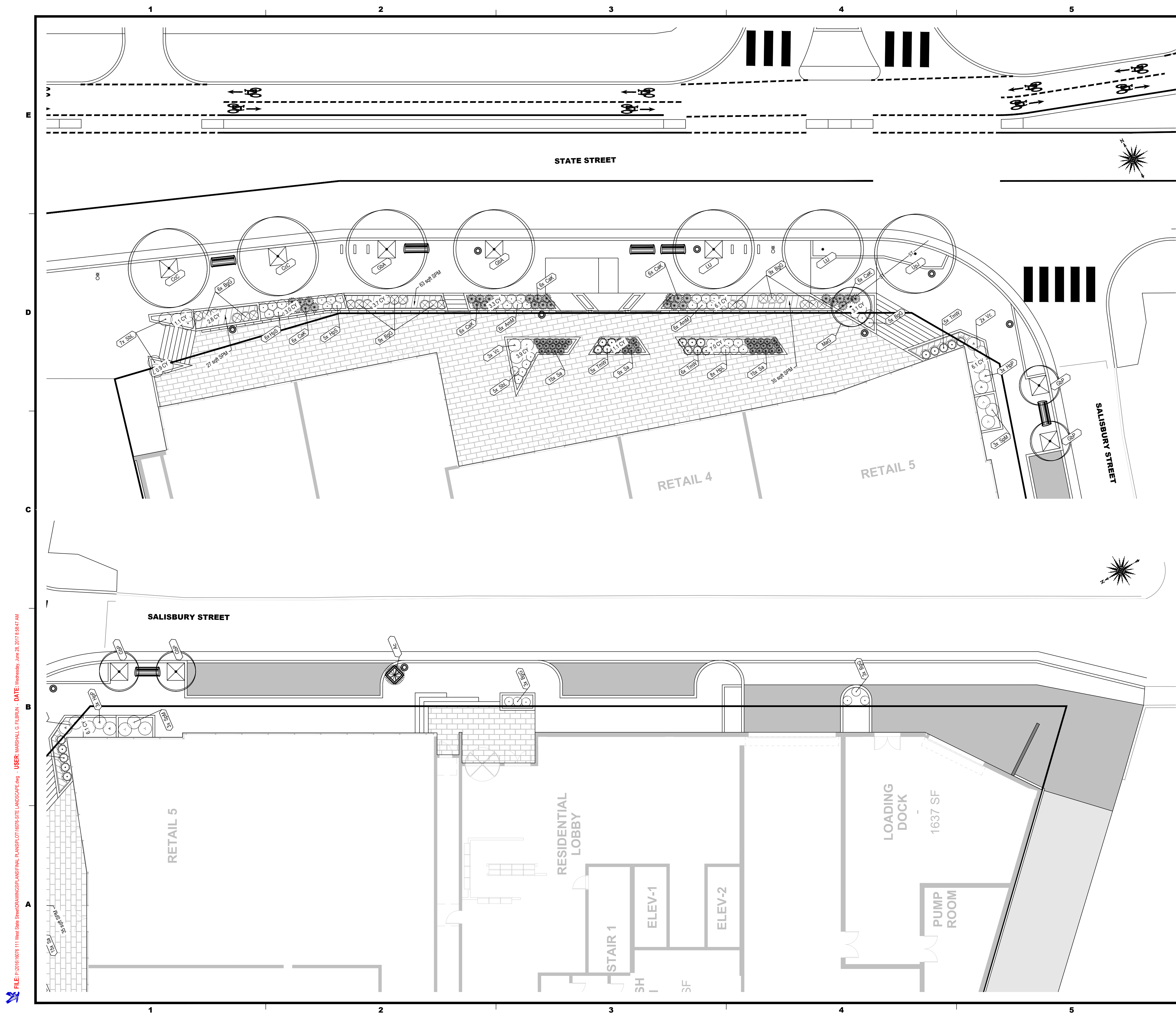
PROJECT NO: **16076**
 FILE: 16076-SITE LANDSCAPE.DWG
 DRAWN BY: MGF
 CHECKED BY: CSK

LOCATION:
 A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LANDSCAPE PLAN

L100

FILE: P:2016\16076 11 West Side Shop Drawings\SPANS\FINAL PLANS\LOT16076 SITE LANDSCAPE.dwg USER: MARSHALL G. FURBURN - DATE: Wednesday, June 28, 2017 5:58:43 AM



VICINITY MAP
1" = 150'



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| StL | 12 | Spiraea bumalda 'Little Princess' | Little Princess Spirea | 3G |
| SpM | 3 | Syringa palabin x meyeri | Dwarf Korean Lilace | 5G |
| Vc | 5 | Viburnum carlesi | Korean Spice Viburnum | 5G |
| ORNAMENTAL GRASS | | | | |
| CaK | 30 | Calamagrostis acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1G |
| SPM | 125 sq ft | Short Perennial Matx | Short Perennial Matx | 1G |
| Sa | 39 | Sesleria autumnalis | Autumn Moor Grass | 1G |
| PERENNIALS AND ANNUALS | | | | |
| Ac | 1 | Annual color | Annual color | 4 season rotation |

* PLANTS LABELED AS "HG" INDICATE THE RESPECTIVE POT SIZE AND BEING OF AT LEAST REGULAR GRADE.

IBIRD
Design Services Corporation
Engineering & Surveying
Environmental • Construction Management
105 NORTH 10th STREET • LAFAYETTE, INDIANA
PHONE: (765) 742-1900 • FAX: (765) 742-1905
www.ibirdpage.com

CERTIFIED BY:

CAMPUS PROPERTIES
CORE
S P A C E S

THE HUB PLUS
ON STATE STREET
FOR
PLANNED DEVELOPMENT
UP CAMPUS PROPERTIES, LLC
CORE SPACES, LLC

| MARK | DATE | DESCRIPTION |
|----------|------|------------------|
| 02/28/17 | | PRELIMINARY PLAN |

PROJECT NO: **16076**
FILE: 16076-SITE LANDSCAPE.DWG
DRAWN BY: MGF
CHECKED BY: CSK
LOCATION:
A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LANDSCAPE PLAN

L101

FILE: P:2016\16076 111 West Side Street\DRAWINGS\LANDSCAPE\LANDSCAPE\LOT16076 SITE LANDSCAPE.dwg USER: MARSHALL G. FURBURN - DATE: Wednesday, June 28, 2017 5:58:47 AM



1 WEST END OF STATE
SCALE: NTS



2 STATE STREET
SCALE: NTS



4 STREET VIEW CORNER OF STATE AND SALISBURY
SCALE: NTS



3 CORNER OF STATE AND SALISBURY
SCALE: NTS

D.O.B. APPROVAL STAMPS:

| No. | Date | Description |
|----------|------|--|
| 06.28.17 | | Issued for PD Preliminary Plan |
| 04.28.17 | | Issued for PD Draft Plan |
| | | Submissions <input type="checkbox"/> Revisions |

Owner
CORE **CAMPUS PROPERTIES**

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 773.227.5350

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 Chicago, Illinois 60610
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Structural Engineer

M.E.P. F.P. Engineers

Civil Engineer

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 Lafayette, Indiana
 765.742.1900
 765.742.1905

Landscape Designer

General Contractor

Project Location
The HUB Plus

101 W State Street
 West Lafayette, Indiana

Drawing Title
**BUILDING
 RENDERINGS**

| | |
|------|---------------------------|
| Seal | Date: 05.23.16 |
| | Drawn By: |
| | Checked By: |
| | Project No: 2016-18.00 |

Drawing No.

A0.02

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Copyright 2015



1 WEST END OF STATE
SCALE: NTS

2 STATE STREET
SCALE: NTS



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SCALE: NTS

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Drawing Title
BUILDING RENDERINGS

| | |
|------|-------------|
| Seal | Date: |
| | 05.23.16 |
| | Drawn By: |
| | Checked By: |
| | Project No: |
| | 2016-18.00 |

Drawing No.
A0.02A

Copyright 2016



1 LOBBY ENTRY ON SALISBURY
SCALE: NTS



2 PUBLIC RETAIL TERRACE ON STATE STREET
SCALE: NTS



4 WEST END OF PUBLIC RETAIL TERRACE ON STATE STREET
SCALE: NTS



4 EAST END OF PUBLIC RETAIL TERRACE ON STATE STREET
SCALE: NTS

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D.O.B. APPROVAL STAMPS:

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Landscape Designer

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Project Location
The HUB Plus
 101 W State Street
 West Lafayette, Indiana

Drawing Title
BUILDING RENDERINGS

| | | |
|------|-------------|------------|
| Seal | Date: | 05.23.16 |
| | Drawn By: | |
| | Checked By: | |
| | Project No: | 2016-18.00 |

Drawing No.

A0.03

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**CORE WEST LAFAYETTE STATE STREET, LLC
THE HUB PLUS ON STATE STREET PLANNED DEVELOPMENT
CBW TO PDMX**

**Staff Report
July 13, 2017**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner with consent of the owners and represented by attorney Daniel Teder, Antunovich Associates (architect), and TBIRD Design (civil engineer / land surveyor) is requesting PDMX zoning on approximately 1 acre in order to construct a mixed-use building with two development options relative to height and density: The first option is a building that steps down from 15-stories to 13-stories and contains between 240-340 residential units with a maximum of 860 bedrooms, approximately 13,299 square feet of ground floor retail, and a 248 space internal parking garage. The second option is a building that steps down from 11-stories to 10-stories and contains between 200-260 units with a maximum of 630 bedrooms, approximately 13,240 square feet of ground floor retail and a 200 space internal parking garage. The property is located at 101 and 111-117 State Street in the City of West Lafayette; Wabash 19(SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is presently zoned CBW Central Business West Lafayette as are most of the properties along State Street in Chauncey Village. Most rezone actions in the vicinity have been PDs and include: Rise at Chauncey PDMX (Z-2676), The Hub at West Lafayette (Z-2654), 302 Vine Street PDMX (Z-2641), Alpha Omicron Pi PDRS (Z-2618), Grant Street Station PDMX (Z-2589), South Street Station PDRS (Z-2574), 225 Northwestern Avenue PDMX (Z-2562), State Street Corner PDMX (Z-2482), Chauncey Square PDMX (Z-2454), University Terrace PDMX (Z-2450), Chipotle PDNR (Z-2255), Chauncey Townhouses PDRS (Z-2216), Villa on Pierce Street PDMX (Z-2122), West Lafayette Public Library PDNR (Z-2109) and State Street Commons PDMX (Z-1966).

AREA LAND USE PATTERNS:

The subject property is located at the core of Chauncey Village's historic central business district and is surrounded by an increasingly dense mix of commercial and residential uses. The subject property is presently the site of a gas station and convenience store and an undeveloped lot. West of the subject property is the University Lutheran Church (site of the future Rise at Chauncey Planned Development). South of the subject property, across the public alley, are a collection of low and mid-rise apartment buildings. East of the subject property, across Salisbury Street, is the University Terrace Apartments Planned Development while north of the site, across State Street, is the Triple XXX restaurant, McDonald's, and some multi-family converted homes.

TRAFFIC AND TRANSPORTATION:

Salisbury Street is classified as an urban local road while State Street is classified as a primary arterial according to the adopted *Thoroughfare Plan*. The existing 15' public alley running along the south side of the site is to be expanded to 17.5' via dedication. Vehicular access to the project's ground floor, 38 space retail parking level and loading/trash dock will be off of Salisbury Street while access to the project's upper three residential parking levels will be off of the public alley. The sidewalk along the project's Salisbury Street frontage shall be expanded to 8' and contain some landscape areas, public on-street parking, and a loading zone adjacent to the main residential entrance. The State Street frontage shall contain a 12' sidewalk with street trees, street furniture, raised planters, and additionally a large public retail plaza space for outdoor dining/seating.

The project contains four internal garage levels containing 248 spaces in the 15-story option and 200 in the 11-story option. The parking ratio for the 15-story option is 0.29 spaces per bedroom while the ratio for the 11-story option is 0.33 per bedroom, both well within the range approved for both The Hub (0.28 per bedroom) and Rise at Chauncey (0.29 per bedroom). Additionally, in the 15-story option there are 40 motorcycle and 140 bike parking spaces while in the 11-story option there are 35 motorcycle and 230 bike parking spaces. Finally, the option to bring a car-sharing service like Zipcar will further expand the transportation options for residents and the public.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site. Numerous green and open space elements, proper for an urban setting, have been added to the project. Irrigated landscaped terraces are found on the upper-story stepback areas while a variety of raised planters and street trees are planned at the street level and on the retail level's public plaza.

AIRPORT OVERLAY AND FEDERAL AVIATION ADMINISTRATION COMPLIANCE:

With a site elevation 11-feet lower than the 16-story Rise at Chauncey the 15-story Hub Plus was never in any danger of approaching the Airport Overlay height limitation of 756-feet above mean sea level. Still, staff required the developer to submit their proposal to the FAA for approval. Approval for the 15-story option (and by extension, the 11-story option since it's even shorter) was granted in April 2017.

STAFF COMMENTS:

Staff is guided by and continues to promote the policies of the *Comprehensive Plan* with respect to West Lafayette's downtown. Apart from the *Housing Element* which discourages sprawl through promoting redevelopment in established urban environments, the *New Chauncey Neighborhood Plan* speaks clearest with respect to discouraging "...purely student-oriented business development in the neighborhood by directing such development to more appropriate areas of the city." and redirecting "...redevelopment pressure in the neighborhood to more exclusively student-oriented neighborhoods.":

1. *Direct urban density residential projects to primarily rental neighborhoods like Chauncey Village and the neighborhood south of State Street through land use planning, reduced parking ratios, on-street permit parking for residents, and the construction of public parking facilities. (Goal 2, Objective 3, Strategy 2)*
2. *Focus the majority of business development in Chauncey Village and along the Northwestern corridor. (Goal 3, Objective 3, Strategy 1)*

Following these policies and informed by our own findings in our latest *2016 Update Tippecanoe County Student Rental Report & Survey* (which continues to find the lowest vacancies centered on Chauncey Village), staff found the timing to be right to enter into negotiations on this important and prominent redevelopment site immediately adjacent to the recently approved Rise at Chauncey.

The Hub Plus on State Street Planned Development, in its various design elements, is an important contribution to the urban fabric of West Lafayette's downtown. Designed with two development options in order to possibly program residential density on other potential development sites along the State Street corridor, The Hub Plus utilizes various "stepping" design techniques to better integrate the project into the existing urban context and with the improvements coming with the State Street reconstruction. In both versions of the project the building's projections along its State Street frontage steps down the hill from 6 to 4 stories while nearly 40-feet back from these projections the building steps down from 15-stories to 13-stories in one option and 11-stories to 10-stories in the other.

The upper-story setbacks from State Street lessen the impact of the building's overall mass from the street while stepping the height up from east to west serves to architecturally promote a sense of arrival as one travels up the hill to the historic core of West Lafayette's downtown; a similar design strategy employed with the Rise at Chauncey project. And while staff is accepting of the developer's choice for either option, our preference is for the 15-story option as we believe it employs the stepping design technique even more effectively than the 11-story option. Regardless, one main benefit of the upper-story setbacks is that the developer is afforded numerous places to program public and private open space amenities. At the ground level, the retail plaza is the main public gathering space providing nearly 3,500 square feet for outdoor seating and dining. On the upper stories there are balconies and landscaped patio terraces that are either private for a unit's residents or common to all residents of the building. Finally on the roof there is a large, landscaped patio and pool deck for the enjoyment of the residents.

With Hub Plus and Rise at Chauncey abutting on their shared property line, staff ensured that the streetscapes of both projects connect seamlessly. Along State Street the public sidewalk spaces and retail plaza spaces are connected with stairs on either end of the frontage while a wide, centrally located ADA-accessible path has been included connecting to the most prominent part of the retail plaza from the public sidewalk. Numerous raised planters and other landscape areas punctuate the retail plaza along with other street furniture, street and plaza lighting and public bike parking areas. Finally, the residential density and parking ratios for both building options are in keeping with past approvals in this vicinity and signage for the project is also in keeping with similar past approvals: A prominent upper story building fascia sign combined with low-level, pedestrian oriented storefront signage.

West Lafayette's downtown has always been divided between the historic core of the Chauncey Village on top of the hill and the more recently developed Levee at the bottom. For decades the gas station and the vacant lot adjacent to it that lie halfway up the hill (which constitutes this project's site) has served as visual reminders of that urban separation. For pedestrians moving from one part of West Lafayette's downtown to the other along State Street, the combination of the hill and the undeveloped/auto-centric sites have served as a true barrier to experiencing downtown's full potential. With The Hub Plus on State Street Planned Development in conjunction with the State Street reconstruction project, the two halves of West Lafayette's downtown are joined, a visual barrier removed, and an urban potential finally realized.

STAFF RECOMMENDATION:

Approval, 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. PD 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. Final grading plan shall be in general conformance with the approved Preliminary Plans and be subject to the approval of the Administrative Officer with the submission of the Final Detailed Plans;
6. Plant schedule approved by the city's Greenspace Administrator that is in conformance with the approved Preliminary Plan. Final design of all landscape and hardscape elements subject to the approval of the Greenspace Administrator with the submission of the Final Detailed Plans;

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

July 20, 2017
Ref. No: 17-239

West Lafayette Common Council
c/o Clerk
222 North Chauncey, Room 101
West Lafayette, IN 47906

CERTIFICATION

RE: Z-2692--CORE WEST LAFAYETTE STATE STREET, LLC (The Hub Plus on State Street PD) (CBW to PDMX)

Petitioner is requesting rezoning on approximately 1 acre in order to construct a mixed-use building that steps down from 11-stories to 10-stories and contains between 200-260 units with a maximum of 630 bedrooms, approximately 13,240 square feet of ground floor retail and a 200 space internal parking garage. The property is located at 101 and 111-117 State Street, West Lafayette, Wabash 19 (SE) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 19, 2017, the Area Plan Commission of Tippecanoe County voted 14 yes – 0 no to APPROVE the motion to rezone the subject real estate from CBW to PDMX. 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. PD 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. Final grading plan shall be in general conformance with the approved Preliminary Plans and be subject to the approval of the Administrative Officer with the submission of the Final Detailed Plans;
6. Plant schedule approved by the city's Greenspace Administrator that is in conformance with the approved Preliminary Plan. Final design of all landscape and hardscape elements subject to the approval of the Greenspace Administrator with the submission of the Final Detailed Plans;
7. The option for the 15-story project as described is removed from the petition and plans. With the submission of the Final Detailed Plans, the Preliminary Plans shall be revised to only include the 11-story option as described. The submission of the Final Detailed Plans shall subsequently be in general conformity with the 11-story option.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its August 7, 2017 regular meeting.

Sincerely,

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

Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Planned Development drawings and Ordinances

cc: Marc Lifshin, Core West
Chicagoland Oil
Ed Garrison, West Lafayette City Engineer
Core West
TBird