

**NARRATIVE  
For  
GRANT STREET STATION PLANNED DEVELOPMENT**

A Mixed Use Development (R3W to PDRS)

City of West Lafayette, IN  
Near the Purdue University Campus

By

Petitioner:

West Lafayette Grant Street, LLC

Contact(s): Shane O'Malley  
822 Main Street  
Lafayette, IN 47901  
(765) 479-3185

February 29, 2012

Consultant/Design Team:

Legal: Daniel Teder – Law firm of Reiling Teder & Schrier, LLC  
Architect: Kelly J. Good, AIA – KJG Architecture, Inc.  
Engineer: Tim Balensiefer – TBIRD Design Services  
Surveyor: Justin Frazier, PE, PLS – TBIRD Design Services

Planned Development (PD) Narrative  
Grant Street Station PD

## Project Overview & Timeline

The “**Grant Street Station PD**” is a proposal to redevelop the south-east corner of Grant Street and Harrison Street in West Lafayette.

The project is a six (6) story residential development with (2) levels of garage parking (basement and first story) and additional surface parking spaces. The project will provide:

1. Apartments with up to **281 student housing beds** above on the 2<sup>nd</sup> through 6<sup>th</sup> floors.
2. Residents’ amenities (as outlined below in *Amenities*).

The unit mix for the all-apartment option shall be as followed:

- (5) One-bedroom units
  - (90) Two-bedroom units
  - (24) Three-bedroom units
  - (6) Four-bedroom units
- Total = 125 units

All units shall be limited to one occupant per bedroom.

The project is scheduled to begin construction in the second half of 2012 with a scheduled completion date of August 1, 2013.

## Existing Conditions and Zoning History

The property for the “**Grant Street Station PD**” will redevelop a portion of Lots 26 and 27 and Lots 28, 29, 30, and 31 of the Ellsworth’s Subdivision to the Town of Chauncey, now 300, 306, 322, 328, and 334 South Grant Street in West Lafayette, Indiana. Seven (7) single or 2-story single-family houses currently reside on the property with approximately 40 student beds. All buildings are occupied currently with for-rent multi-family tenants. The property is currently zoned R3W.

## Building and Architectural Information

The proposed building façade will incorporate a combination of limestone, brick masonry, stone veneer or “cultured stone” and exterior insulated finish system (EIFS) to create a new and contemporary residential center for off-campus living near Purdue’s campus. The building’s roof will use a low-slope (commonly referred to as flat) roof to achieve an “urban” look and minimize the overall height of the structure. The building elevations are depicted on the Elevations prepared by KJG Architecture, Inc (“KJG”). All signage will be proportional to the building façade and building height at which it is

mounted as shown in the Elevations. Elevators have been incorporated in the building and garage. Air conditioner compressors shall be located on the roof and will not be visible from the street. The center stairway shall extend to the roof deck for maintenance access.

## **Traffic**

Pedestrian access to the building will be along Grant Street with entrances on the north end, center, and south end of the proposed project. A ramp complying with the American with Disabilities Act shall be provided to the main entrance and to the pool deck.

Vehicular access to the upper parking area will be along Harrison Street and the alley to the east, and access to the lower parking level will be on the south end of the alley. A passenger loading/unloading drive is proposed in the Grant Street right-of-way. This passenger loading/unloading may be removed if in the event that Grant Street is widened at a future date. All deliveries and trash pickup will be located on the 1st story parking deck behind the Grant Street façade. The Owner shall provide a bus shelter near the intersection of Grant Street and Harrison Street for public transportation access to the project. The final location and size shall be coordinated and approved with CityBus of Greater Lafayette.

## **Landscaping**

Extensive landscaping will be featured throughout the Grant Street Station PD. The landscaping will include at-grade pervious area, which includes grass areas, landscaped mulch areas with various shrubs and decorative trees, new shade trees in the Grant Street and Harrison Street right-of-way, and a second level pool deck with landscape planters. The specific species and location of all shrubs, plants and trees are shown on the final plans.

## **Parking**

Parking for the Grant Street Station PD will be accommodated in a proposed (2) level parking garage with **264 private parking spaces** and an additional **18 private parking spaces** at grade off the alley. The total proposed parking is **282 parking spaces**. With the approval of the Administrative Officer, the on-site parking requirement shall be reduced upon the occurrence of a reduction of pertinent parking requirements as established by the City of West Lafayette ("City"). As part of the project, the parking spaces shall be 8'-6" wide by 18'-0" deep (except for the ADA spaces and spaces off the alley, which are being provided 9'-0" in width). The proposed parking allocation for the PD is summarized and qualified as follows:

- **Residential Parking:** Parking for the on-site residential tenants of Grant Street Station shall be available at a rate of one parking space per bedroom. Parking

shall be included in the lease and will not be an additional charge for the use of the parking space.

- **Employee Parking:** One (1) parking spaces shall be provided for the full-time manager/maintenance employee for this building.
- **Licensed Parking:** *Future License Agreements:*
  - o License Agreements subject to Minor Modification of PD by City: The Owner shall be allowed to license up to twenty (20) parking spaces (“**Restricted Licensed Spaces**”) subject to Administrative Officer’s approval of a Minor Modification of this PD and City Attorney’s approval of a License Agreement. Owner shall demonstrate, via parking reports submitted to the Administrative Officer over a time period acceptable to the Administrative Officer, that the Restricted License Spaces are not needed for the residents of the project.
- **Shared Vehicle:** Subject to Administrative Officer approval as part of a Minor Modification to the PD, up to two shared vehicles may be provided as part of a shared vehicle program, similar to Zipcar or Hertz on Demand . The total allowable spaces available to residents shall be reduced (8) space per shared vehicle.

## Signage

**PD Building Signage:** The owner or developer shall be allowed to install the following signage mounted on the building as shown on the Exterior Elevations.

- One (1) sign with the building’s name on metal, porcelain, or painted wood sign, located at the center of the west elevation over the main entrance as shown on the exterior elevations and signage details. Sign shall be illuminated from decorative light fixtures shown on the building and site lighting sheet.
- One (1) sign with the building’s name on metal, porcelain, or painted wood sign to be installed on the corner of the building at the Harrison Street and Grant Street intersection.
  - o **Prohibited Sign Types:**
    - Back-lit box signs with transparent or translucent faces.
    - Signs with moving or flashing lights (strobes, chasers, LED, etc.).
    - Customizable message “reader” board signs, Portable signs (temporary portable signs shall be permitted pursuant shown on the to NUZO requirements).

**Way-finding Signage:** The owner or developer shall be allowed to install the following signage mounted on the building as shown on the Exterior Elevations.

- One (1) 24"x24" engraved cast stone sign at each parking garage entrance (a total of three (3) signs) to be set into the stone veneer. Engravings shall indicate resident only parking and entrances for deliveries.
- One (1) 24"x12" engraved cast stone at the north and south pedestrian entrances (a total of two (2) signs) to be set into the stone veneer. Engravings shall label the north and south entrance for way-finding purposes.
- One (1) 8" tall by length needed (no longer than 6'-0") metal, porcelain, or wood sign to at the lower parking garage entrance to indicate maximum clearance of 7'-0" in the lower garage.

## **Lighting**

The proposed building will incorporate classic façade mounted lighting fixtures around the public street-sidewalk frontages along Harrison and Grant Street. The parking decks shall be lit with ceiling surface mounted high-intensity discharge fixtures as shown on the Lighting Plan. The north building façade will be lit with ground-mounted flood lights. All lighting will be subject to final review and approval by the Administrative Officer with the Final Detailed Plans. The lighting fixtures proposed are located in Appendix A.

## **Bicycle Parking**

The residents will be encouraged to utilize the covered bicycle racks located in the parking garage. The building will contain 53 bicycle storage spaces on the first level of the parking garage (covered) and 53 bicycle storage spaces on the basement level of the parking garage for a total of **103 bicycle storage spaces**.

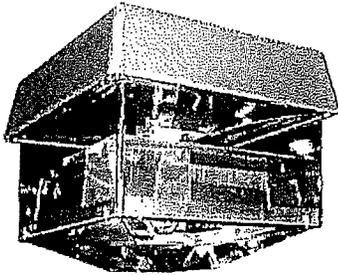
## **Amenities**

The building owner shall provide and maintain the following amenities for the building residents' use:

- Swimming Pool and pool deck. (The pool and deck will be open from 9 AM to 9 PM and shall be accessed via the corridors on the second floor.)
- Fitness Room. (The fitness room shall be located on the 6<sup>th</sup> floor per the building floor plan and shall be available 24 hours a day.)
- Mail Room. (The mail room is integrated into the main building entrance.)
- Trash chutes/room. (The trash chute shall be used by residents to place their trash into dumpsters in the trash room. No residents will have access to the 1<sup>st</sup> floor trash room.)

No ATM shall be located on the exterior façade of the building.

**APPENDIX A – LIGHT FIXTURES**  
**Grant Street Station PD**  
**Proposed Light Fixtures as Specified on Lighting Plan:**



# SP series

## Parking & under canopy

- Square Spectra-Lyte parking & under canopy luminaire series
- 70-175 W standard HID sources
- Easy Hanger Plate mounting, Pendant, direct (thru-wire) or yoke mount available
- Durable die-cast aluminum alloy housing
- Corrosion-resistant external hardware and finish

### Specifications

**Housing:** Die-cast aluminum alloy with corrosion resistant hardware and finish to ensure durability within parking structures. Constructed to IP54.

**Optical system:** Injection-molded, UV stabilized, high impact acrylic lens. Enclosed and gasketed Optical assembly with vertically lamped optics has an internal reflector system with upper and lower apertures for controlled downlight with upright component. Reflector shields the arc tube to restrict disabling glare. Downlight component has a Type V square distribution. Upper aperture provides symmetrical, upward light component to provide fill light on ceiling. Specular, high purity anodized aluminum reflectors. Primary reflector is fixed within lens interior for proper photometric alignment. Secondary upper reflector redirects high angle light back into the useful beam.

**Lamp / Socket:** BT/ED17 lamp. Porcelain socket with spring-pressure center contact, 4 kV pulse rated, mounted directly to the upper reflector.

**Ballast:** HPF ballast with reliable starting temperatures as low as -34°C (-30°F) for PSMH, and -40°C (-40°F) for HPS. Class H, 180°C (356°F) rated insulation system.

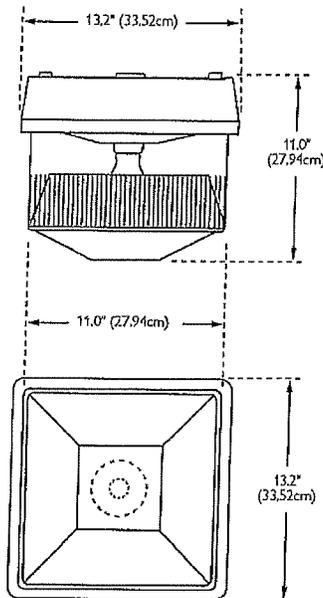
**Mounting:** Standard galvanized steel Easy Hanger Plate. External set screw allows the fixture to be locked or removed without fixture disassembly. Pendant mounting to 3/4" rigid conduit, surface mounting with feed-through wiring and yoke mount bracket available.

**Finish:** TSA = textured satin aluminum, TDB = textured dark bronze, TBK = textured black, TWHT = textured white, TGR = textured gray, TGN = textured green, and RAL(\*) = custom color (\* = specify RAL #).

**Listings:** ETL/cETL Listed luminaire, to the UL 1598 standard, suitable for Wet Locations.

**Warranty:** Standard 5 Year Limited Warranty.

### SP Dimensions



Weight: 21 lbs 9.53 kgs

### Ordering guide

Series/source-wattage	Distribution	Voltage	Options		Finish	Accessories
PSMH	HPS	120	F1	BP	TSA	F1-KIT
SPP-70	SPS-70	208	F2	TS	TBK	F2-KIT
SPP-100	SPS-100	240	F3	VL	TDB	F3-KIT
SPP-150	SPS-150	277	CSR	NUL	TWHT	PND-OJB
SPP-175		347	LQ	TW2	TGR	
		480	LQ1	Y	TGN	
			QV	LQ2	RAL(*)	
			BL	CWA		
			ITS	50HZ		
			PND-RC	HS90		
			PND-RC-24LDS			

For complete specifications and available options and accessories, see current Philips Wide-Lite spec sheet WLSP0135.

*Quality Lighting*

1611 Clovis R. Barker Road  
San Marcos, Texas 78666  
Toll Free Phone: (800) 545-1326  
Fax: (866) 713-6002  
www.qualitylighting.com  
e-mail: Quality.Info@Philips.com

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300

Security

Accent

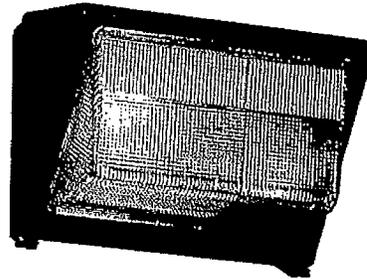
Perimeter

Entrance Ways

Garage Doors

Overpasses

Alleys



## Specifications



- CONSTRUCTION** Precision die-cast aluminum housing and back plate.
- OPTICS** Heat and shock resistant, borosilicate glass refractor.  
One-piece "wrap-around" shape for maximum light utilization.  
Anodized aluminum reflector.
- ELECTRICAL** Porcelain spring-loaded 4 kV pulse rated socket- mogul/medium base.  
Mogul or medium base lamp supplied as noted.  
Starting temperature: LX(HPS)-40°F/-40°C, PMA(PS)-20°F/-30°C.
- MOUNTING** One tapped hole on each side and top (1/2" NPS standard) for conduit or optional photocontrol.
- FINISH** Standard finish is Flat Bronze polyester powder coat, electrostatically applied, which is preceded by a five step pre-treatment process including an iron phosphate priming stage for superior coating adhesion. This process meets or exceeds all ASTM testing requirements, including those for 1,000 hour salt spray endurance testing. Designer colors may be specified.
- LISTINGS** UL/cUL 1598 listed, suitable for wet locations.
- WARRANTY** Mechanical, finish and electrical shall be covered by a limited 1-year warranty. See terms and conditions for details.



Some luminaires use fluorescent or high intensity discharge (HID) lamps that contain small amounts of mercury. Such lamps are labeled "Contain Mercury" and/or with the symbol "Hg". Lamps that contain mercury must be disposed of in accordance with local requirements. Information regarding lamp recycle and disposal can be found at [www.lamprecycle.org](http://www.lamprecycle.org).

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Shown in Oriental Bronze finish

ZOOM

## Carriage House Ee Outdoor Wall Light

by Maxim

Description: Oriental Bronze 1-Light Outdoor Wall Light - [Read More](#)

**\$76.50**

Manufacturer Finish: Oriental Bronze

Dimensions: 12.5" h x 6" w

[See Product Specifications](#)

Delivery: USUALLY SHIPS IN 7-10 BUSINESS

DAYS

▶ **ACCUTRACKER®**

Shipping: **FREE SHIPPING**

QTY: 1

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### Product Description

Approved for damp location use as defined by the National Electric Code. Please consult your local electrical code for details.

This product, or component of this product, contains mercury. Do not place in trash. Please recycle or dispose of in a certified hazardous waste facility.

### More From This Collection

Carriage House Ee Outdoor Wall Light  
Price: \$84.60 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$100.80 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$129.60 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$136.80 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$87.30 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$165.60 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$125.10 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$210.60 ea.

Carriage House Ee Outdoor Wall Light  
Price: \$160.30 ea.

Carriage House Ee Outdoor Hanging Light  
Price: \$138.60 ea.

**Product Number:** P640333  
**Manufacturer:** Maxim  
**Model Number:** 86595MOOB  
**Collection:** Carriage House EE  
**Manufacturer Finish:** Oriental Bronze  
**Height:** 12.5 in.  
**Width:** 6 in.  
**Bulb Type:** Compact Fluorescent  
**Total Wattage:** 13 w.  
**Voltage Type:** Line Voltage  
**Base Type:** GU24  
**EnergyStar Compliant:** No

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### Product Specifications

[Print Full Specification](#)

The following are detailed specifications about the Carriage House Ee Outdoor Wall Light by Maxim. Our customer service team is available M-F between 7am and 5pm (Pacific Time) at (800) 653-6556 to provide any information that is not listed on our website.

<b>Product Number:</b> P640333	<b>Voltage Type:</b> Line Voltage
<b>Manufacturer:</b> Maxim	<b>Base Type:</b> GU24
<b>Model Number:</b> 86595MOOB	<b>EnergyStar Compliant:</b> No
<b>Collection:</b> Carriage House EE	<b>Shade Color:</b> Beige / Cream Tones
<b>Manufacturer Finish:</b> Oriental Bronze	<b>Shade Material:</b> Glass
<b>Height:</b> 12.5 in.	<b>Material:</b> Cast Aluminum
<b>Width:</b> 6 in.	<b>Number of Arms:</b> 1
<b>Bulb Type:</b> Compact Fluorescent	<b>Damp Location:</b> Yes
<b>Total Wattage:</b> 13 w.	<b>Weight:</b> 3.53 lbs

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MAXIM LIGHTING 86525MOOB CARRIAGE HOUSE ES 1-LIGHT OUTDOOR WALL LANTERN

Retail Price: \$325.49

Sale Price: \$195.30

Qty: 1

Availability: 32 items In-Stock & ready to ship!

\* This Item Ships for Free on orders over \$100

Manufacturer: Maxim Lighting

SKU #: 86525MOOB

CARRIAGE HOUSE ES-OUTDOOR WALL MOUNT

Description: Carriage House ES is a traditional, early American style, energy saving collection from Maxim Lighting finished in Oriental Bronze with Mocha glass and includes models without a photocell, and Energy Star versions with a photocell.

Lamp Included: Bulb Included

Box Size: 16.14 H x 29.13 L x 16.14 W

Shipped via: Ground Oversized

Energy Star: No

Bulb Included: Yes

Bulb: 1

Bulb Base: GU24 Fluorescent

Dimensions: W:14" x H:31"

Family: Carriage House ES

Finish: Dark Bronze

Max Wattage: 26W

Weight: 22.49 lbs

Glass: Mocha

Style: Traditional

Category:

Outdoor Lighting -> Wall Mount Lighting

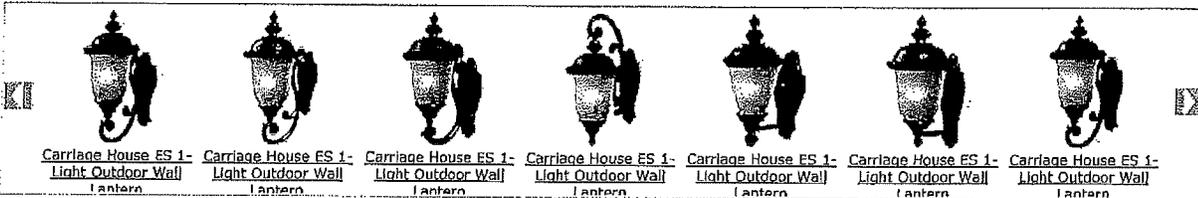
MAXIM



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Carriage House ES 1-Light Outdoor Wall Lantern

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# AD09 Specification Sheet

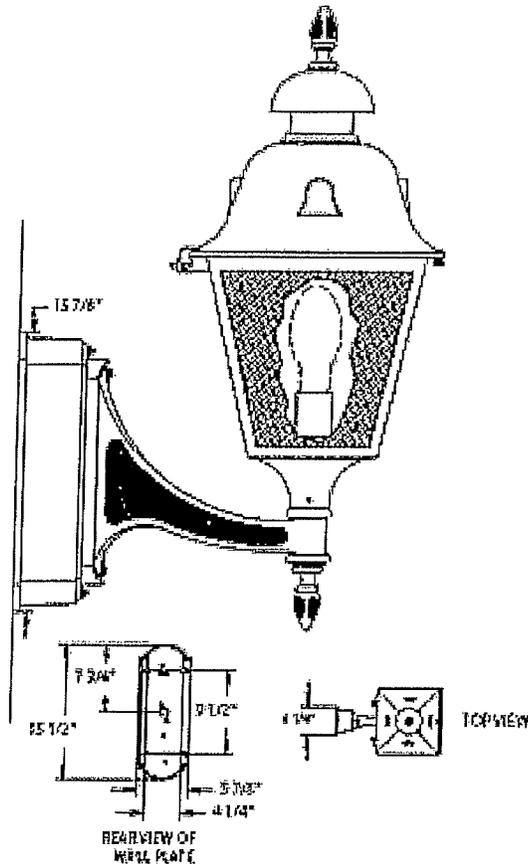
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Project Name:	Location:	MFG: Project
Fixture Type:	Catalog No.:	Qty:

## Ordering Guide

Example: AD09 BK B3 B D 35S E



Product Code	AD09		
Finish	BK	Black	
	BZ	Bronze	
	VG	Verde	
	WH	White	
Optics	B3	Type III Bowl	
	B5	Type V Bowl	
	P	Panels	
Photo Control	B	Button Eye	
	N	Photo Control None	
Socket	D	Medium	
	G	Mogul	
Wattage	35S	35W HPS	*1
	50S	50W HPS	*1
	70S	70W HPS	
	100S	100W HPS	
	150S	150W HPS	
	50H	50W MH	
	70H	70W MH	*2
	100H	100W MH	*2
Voltage	E	120V	
	F	208V	
	G	240V	
	H	277V	

- \*1 Available in 120V (E) only.
- \*2 Available in Medium base (D) socket only.

## Specifications

### HOUSING:

356 HM high-strength, low-copper, proprietary cast aluminum alloy. Single thumb screw hinged roof and non-ferrous fasteners

### FINISH:

Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

### OPTICAL ASSEMBLY:

Type III Refractor Bowl. Type V Refractor Bowl. heat-resistant borosilicate glass Clear acrylic panels Panels Prismatic polycarbonate.

### ELECTRICAL ASSEMBLY:

Ballast assemblies are mounted to an aluminum plate or spinning, which is mounted inside the ballast housing.

### BALLAST:

All HID ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation. Ballasts are factory pre-wired and tested. Metal halide ballasts are capable of starting at -20° F or -30° C and HPS at -40°F or -40°C. NOTE: All ballasts are EISA / Title 20 / Title 24 compliant where applicable.

### CERTIFICATIONS:

ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.