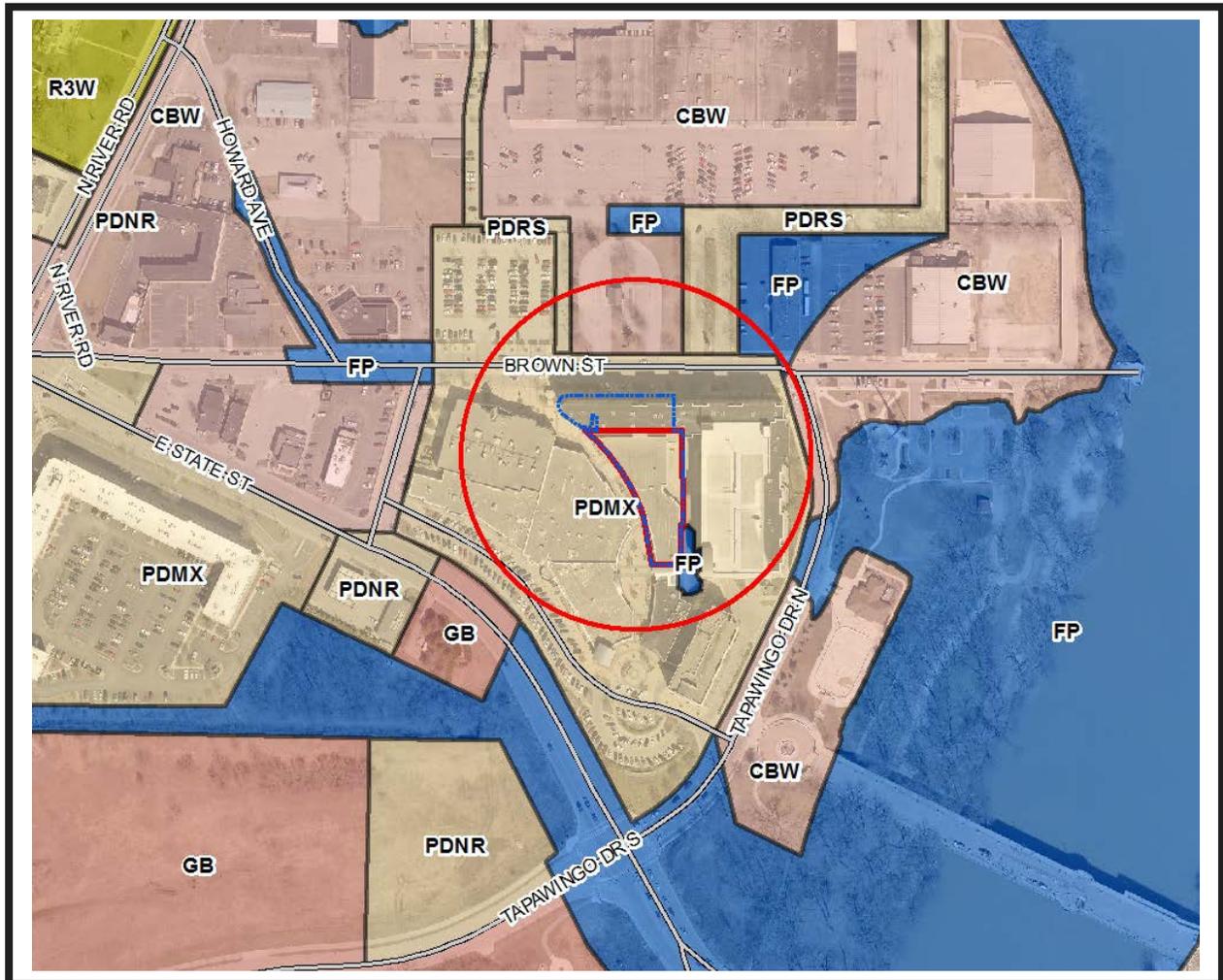
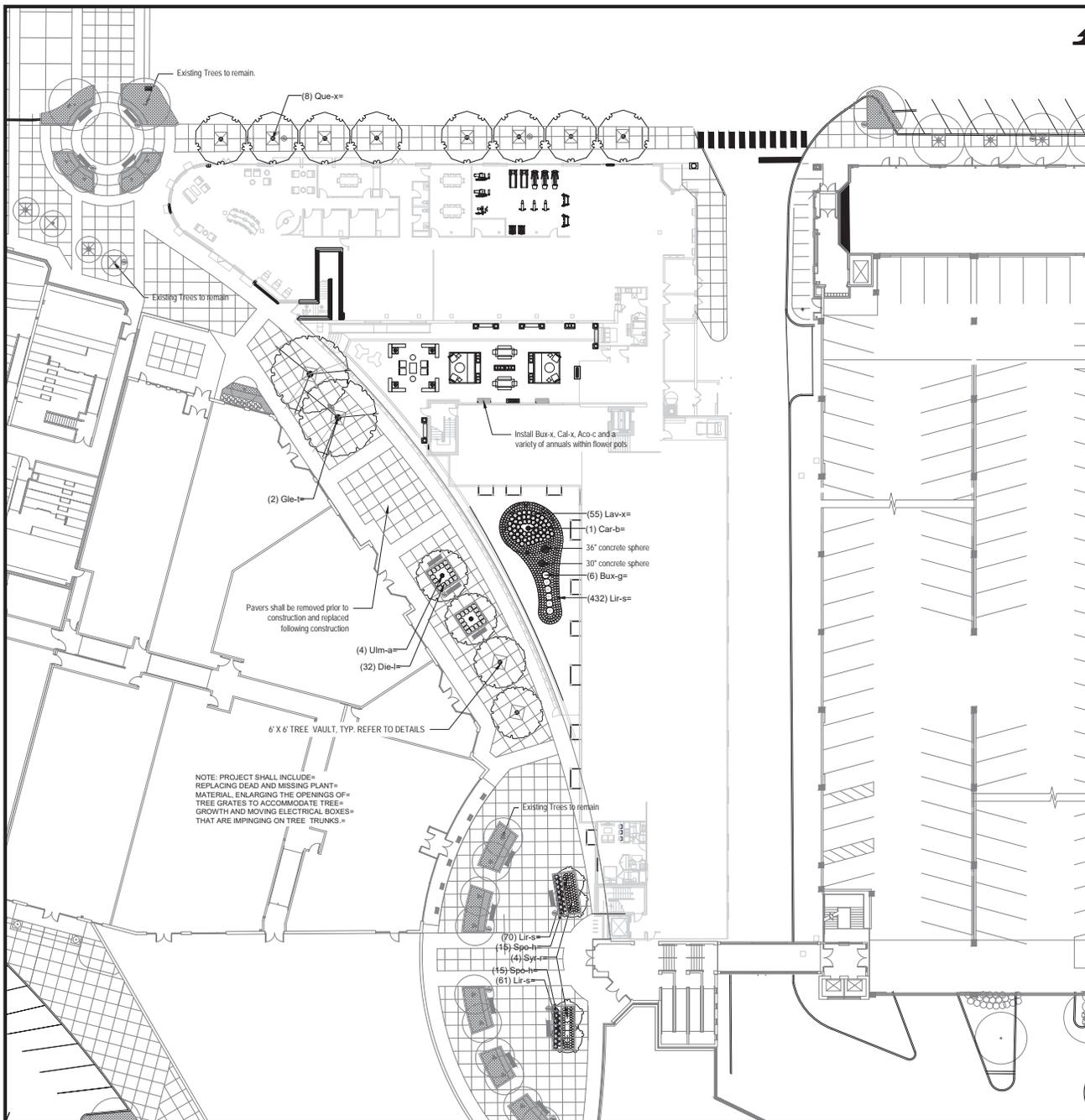

Z-2645
WABASH LANDING APARTMENTS II, LLC
(PDMX to PDMX)

STAFF REPORT
July 14, 2016





GENERAL LANDSCAPE & PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscaper installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in "American Standards for Nursery Stock". MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.

PLANTING PLAN=

Scale: 1" = 20'-0"

PLANT SCHEDULE=

TREES=	QTY=	BOTANICAL NAME=	COMMON NAME=	CONT=	CAL=	REMARKS=
Car-b=	1=	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	B & B=	2.5'Cal=	full, strong central leader, matched=
Gle-t=	2=	Gleditsia triacanthos inermis 'Skycycle'	Skyline Thornless Honeylocust=	B & B=	2.5'Cal=	full, strong central leader, matched=
Que-x=	8	Quercus robur 'Long'	Regal Prince English Oak=	B & B=	2.5'Cal=	spring dug, full, strong central leader, matched=
Syr-r=	4=	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac=	B & B=	2.5'Cal=	full, strong central leader, matched=
Ulm-a=	4=	Ulmus x americana 'Princeton Elm'	Princeton Elm=	B & B=	2.5'Cal=	full, strong central leader, matched=
SHRUBS=	QTY=	BOTANICAL NAME=	COMMON NAME=	SIZE=	HEIGHT=	REMARKS=
Aco-c=	22=	Acorus calamus 'Variegatus'	Striped Sweet Flag=	pot	#1=	space @ 18" o.c.=
Bux-g=	6=	Buxus x 'Green Mountain'	Green Mountain Boxwood=	container=	18"	space @ 3'-0" o.c., allow to mass=
Bux-x=	15=	Buxus x 'Green Velvet'	Green Velvet Boxwood=	container=	18"	space @ 3'-0" o.c., allow to mass=
Cal-x=	14=	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass=	pot=	#2=	space @ 3'-0" o.c.=
Cha=	24=	Chasmanthium latifolium=	Wood Oats=	pot=	#1=	space @ 18" o.c.=
Die-t=	32=	Diervilla lonicera 'Michigan Sunset'	Michigan Sunset Northern Bush Honeysuckle=	container=	18"	space @ 2'-0" o.c.=
Lav-x=	55=	Lavandula x intermedia 'Violet Intrigue'	Violet Intrigue Lavender=	pot=	#1=	space @ 2'-0" o.c.=
Lir-s=	563=	Liriope spicata=	Creeping Lily Turf=	pot=	#1=	space @ 12" o.c.=
Spo-h=	30=	Sporobolus heterolepis=	Prairie Dropseed=	pot	#1=	space @ 2'-0" o.c.=

**WABASH LANDING APARTMENTS II, LLC AND TAPAWINGO HOTEL, LLC
WABASH LANDING APARTMENTS EXPANSION 2016 PD
PDMX TO PDRS**

**Staff Report
JULY 14, 2016**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners/Owners, represented by BF & S Engineering, CSO Architects, Inc. and attorney Joseph Bumbleburg, are requesting PDRS zoning on approximately 0.78 acres for a 5-story apartment building containing 115 residential units and 115 parking spaces provided in the existing Wabash Landing parking garage. (The City of West Lafayette also owns part of the promenade and has given its consent.) The property is bounded by Brown Street, State Street, and Tapawingo Drive in the City of West Lafayette; Wabash 20 (SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is currently zoned PDMX from the original Wabash Landing Planned Development (Z-1838) approved in 1999. General Business zoning (GB) and various planned development zones surround the subject property including River Market Planned Development, zoned PDMX and also approved in 1999; the Speedway Planned Development, zoned PDNR and approved in 2005; and the most recent rezone petition in the vicinity, the Hampton Inn Planned Development (Z-2530) approved in 2013, now under construction.

AREA LAND USE PATTERNS:

The Levee has long been a commercial center for the city. With the original Wabash Landing Planned Development, this portion of downtown has begun to take on an urban mixed-use character. To the north is the Levee Plaza shopping center; to the east is Tapawingo Park. To the south across State Street is the Hampton Inn currently under construction and to the west are several restaurants and service uses.

TRAFFIC AND TRANSPORTATION:

Brown Street and Tapawingo Drive are classified as urban local roads while State Street is classified as a primary arterial according to the adopted *Thoroughfare Plan*. Wabash Landing presently has 940 parking spaces and they are divided over the following areas:

- 684 spaces in the garage,
- 116 spaces in the Brown Street surface lot,
- 24 spaces along Brown Street itself,
- 115 spaces in "Brees Way" along State Street, and
- 1 space behind Scotty's restaurant.

Given the removal of 8,120 square feet of existing retail space and the addition of 115 residential units per the proposed planned development, the parking assignment would be reconfigured according to the following schedule:

- 92 spaces for the existing apartments (1 space per unit),
- 311 spaces for the movie theatre (1 per 4 seats plus 3 per 100 square feet of GFA),
- 258 spaces for the remaining 64,534 square feet of retail (4 per 1,000 square feet of GFA),
- 104 spaces for the existing hotel (1 space per room), and
- 115 spaces for the new apartment units (1 space per unit).

Under this proposed schedule, 880 of the 940 spaces would be reserved for specific uses inside Wabash Landing, leaving 60 extra spaces open. Other changes to the streetscape include:

- Updates to the hardscape and landscaping of the pedestrian promenade and the project's Brown Street frontage;
- The addition of two residential courtyards located off the pedestrian promenade;
- Extra lighting in the existing alley for security purposes; and
- Additional bike parking facilities located around the site.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site.

STAFF COMMENTS:

Wabash Landing Planned Development was a pioneering project for the City of West Lafayette when it was approved and constructed nearly seventeen years ago. Being the first large-scale, urban mixed-use redevelopment in West Lafayette steeped in the New Urbanism tradition, it established a new standard for development in the city; and, ever since, it has informed the negotiation process for nearly every planned development project that has come after it. This new proposal respects and elevates that standard in numerous ways.

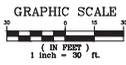
First, the design is architecturally sensitive to the existing buildings that are to remain. The five-story proposed apartment building is in keeping with the height and bulk of the existing four and five-story apartment buildings and the six-story hotel. Second, a greater efficiency in site utilization is achieved by adjusting the residential/commercial mix and their parking ratios to amounts commensurate with market demand; seventeen years of experience has informed this new development proposal well. Third, significant updates and additions to the amenity spaces (both public and private) will ensure that the vibrancy of Wabash Landing will continue.

In all, staff is pleased with the result of our negotiations. This new apartment building addition fits into the existing urban context while laying a new foundation for future redevelopment of not only Wabash Landing but the entire Levee in the years ahead.

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. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
6. Final design of the Sky Lounge and the courtyard spaces off the pedestrian promenade shall be approved by the Administrative Officer with the submission of the Final Detailed Plans;
7. A minor modification to the existing Wabash Landing PD shall be executed and approved prior to the submission of the Final Detailed Plans modifying the parking schedule so that it conforms with the new PD and the landscaping of the original planned development area including but not limited to: updating the landscaping amounts, locations and the plant schedule and replacing all deceased foliage, as directed and approved by the West Lafayette Greenspace Administrator.



LEGEND=

- Existing Sanitary Sewer=
- Existing Storm Sewer=
- Buried Water=
- Buried Gas=
- Buried Telephone=
- Buried Electric=
- Soil Boundary=
- New Storm Pipes=
- Fire Hydrant=
- Utility Valves=
- Gas Structure=
- Inlet/Catch Basin=
- Manholes=
- Light Pole / Ground Light=
- Electric Box=
- Telephone Splice Box=
- Telephone Splice Tub=
- Telephone Manhole=
- Steel Post=
- Sanitary Clean Out=
- Sprinkler Head=
- Drain Inlet=
- Sign=
- Electric Handhole=
- Electric Transformer=
- Telephone Handhole=
- Brick Pavers=
- Tree Grate W/Tree=
- Tree=

All Lots Lots are shown per the Amended Final Plat of Wabash Landing, Phase One, Part One, an Addition to the City of West Lafayette, Tippecanoe County, Indiana, recorded as Document Number 0306632 in the Office of the Recorder of Tippecanoe County, Indiana.

BASE FLOOD ELEVATION (BFE)=

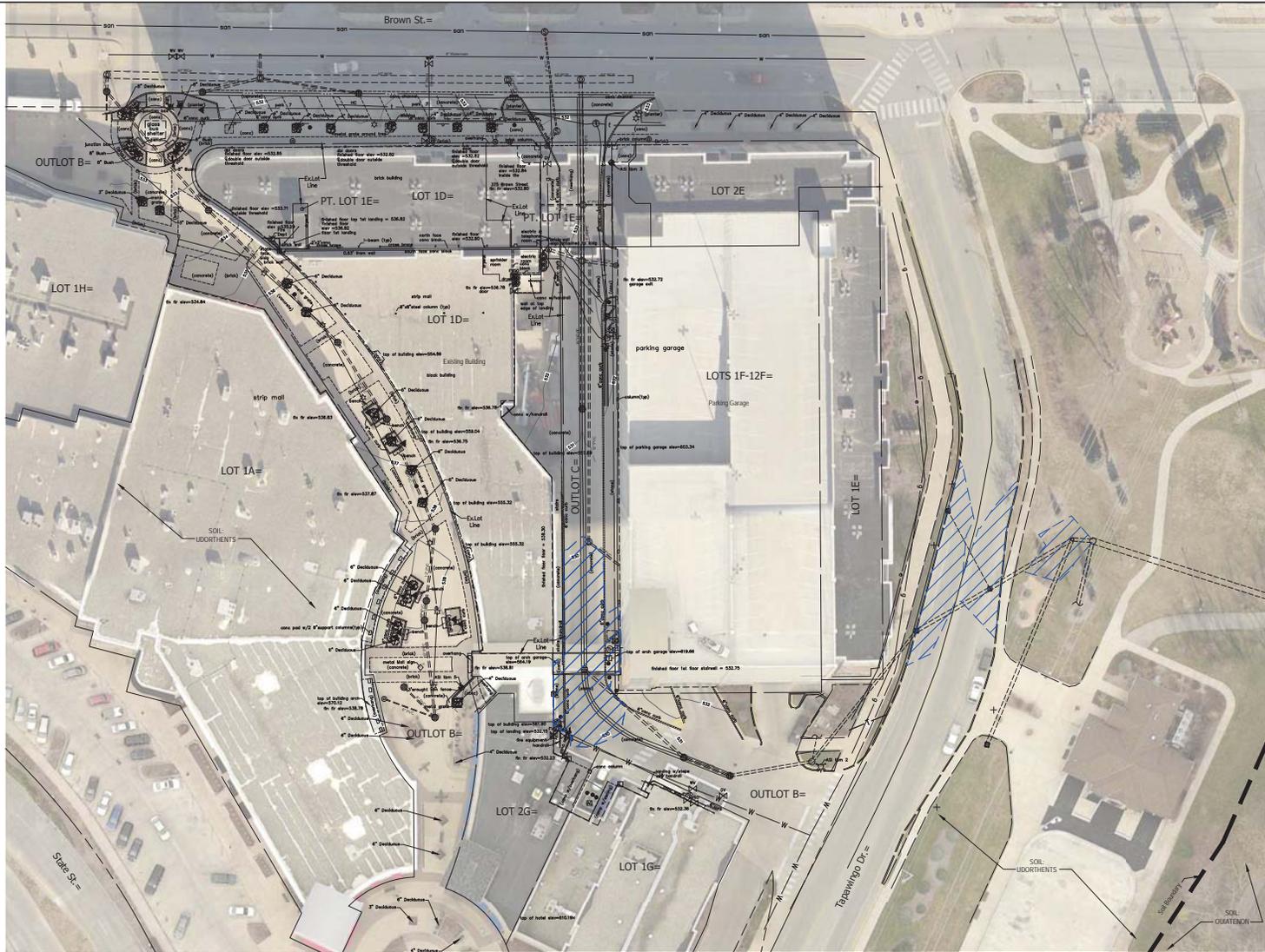
The 530.1' Base Flood Elevation shown hereon was determined by the Indiana Department of Natural Resources / Division of Water, per Floodplain Analysis and Regulatory Assessment File Number GW-32589-0, dated 02/05/2016.

530.1' Contour=

Area Below 530.1'



NOTE:
• NO EXISTING VEGETATION ON REDEVELOPED SITE, LOT 1D



RECOMMENDED FOR APPROVAL=	DESIGN ENGINEER=	DATE=
DESIGNED= JHM	DRAWN= CVS	
CHECKED= RAN	CHECKED= RAN	

**WABASH LANDING APARTMENTS EXPANSION 2016
SITE ANALYSIS
EXISTING UTILITIES, TOPOGRAPHY & AERIAL=**

Headquarters
800 WESTFIELD BLVD., SUITE 300
INDIANAPOLIS, IN 46241-4002
TEL 317-713-8615
FAX 317-713-8618
www.brsinc.com



Branch Locations
FORT WAYNE 260-469-1532
JEFFERSONVILLE 812-288-0500
LAFAYETTE 765-421-2600
MERRILLVILLE 765-769-2333
PLAINFIELD 317-839-3242

HORIZONTAL SCALE=	BRIDGE FILE=
1" = 30'	5869
VERTICAL SCALE=	DESIGNATION=
SURVEY BOOK=	SHEET=
	4 OF 28
CONTRACT=	PROJECT=

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