



August 5, 2019

City of Bloomington Planning Commission
401 N. Morton Street
Bloomington, IN 47403

RE: City of Bloomington
Showers – City/County Building Parking Garage
489 West 10th street
Waivers from Showers Technology Park Overlay Requirements

Dear Planning Commission Members:

On behalf of the City of Bloomington, we respectfully request your consideration of our request for waivers from Section 20.03.400 DCO Development Standards of the City of Bloomington, Unified Development Ordinance as follows below:

20.03.400.b.(2) Maximum Structure Height: The facility program call for the development of between 300 - 400 parking spaces. To achieve that requirement ^{three}four and one half parking decks are being provided with the stair tower maximum height reaching 60 feet above the lowest grade at the building.

20.03.410.1.(c).(A) & (B) Façade Modulation: The modulation of the façade will greatly impact the efficiency and cost of the garage. The required modulation does not lend itself to efficient garage layout or function.

20.03.410. (c).2 Building Height Step Down: In order to accommodate the City's facility program of providing at least 300-400 spaces on the property available, in compliance other aspects of the UDO development standards, ³4-1/2 parking decks are required and thus the maximum height of ⁴⁵60 feet is necessary.

20.03.410.(c).(3).(A) Building Height Step Back:: The functionality of the parking garage facility cannot accommodate this step back requirement above the 35 foot level.

~~20.05.070.(d) Minimum Parking Space Dimensions: In order to maintain the lowest structure possible while meeting the building parking space requirement we respectfully request a waiver to permit 8'-6" wide spaces in lieu of the 9'-0" wide spaces. It is our understanding will be the new standard parking space width under the new UDO.~~

We greatly appreciate your affirmative consideration of our request for the above waivers.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joseph E. Raper".

Joseph E. Raper. AIA
Project Manager