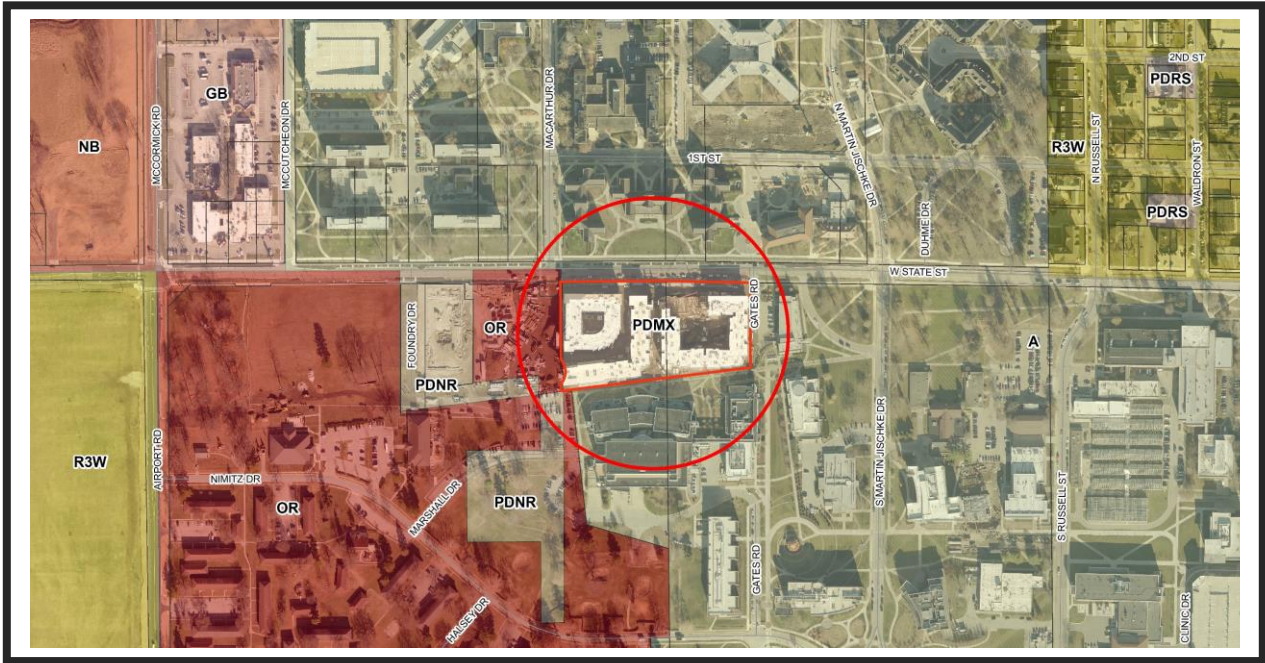

Z-2770
BALFOUR BEATTY CAMPUS SOLUTIONS – DAN SAVOIA
(ASPIRE PD)
(PDMX to PDMX)

STAFF REPORT
July 11, 2019





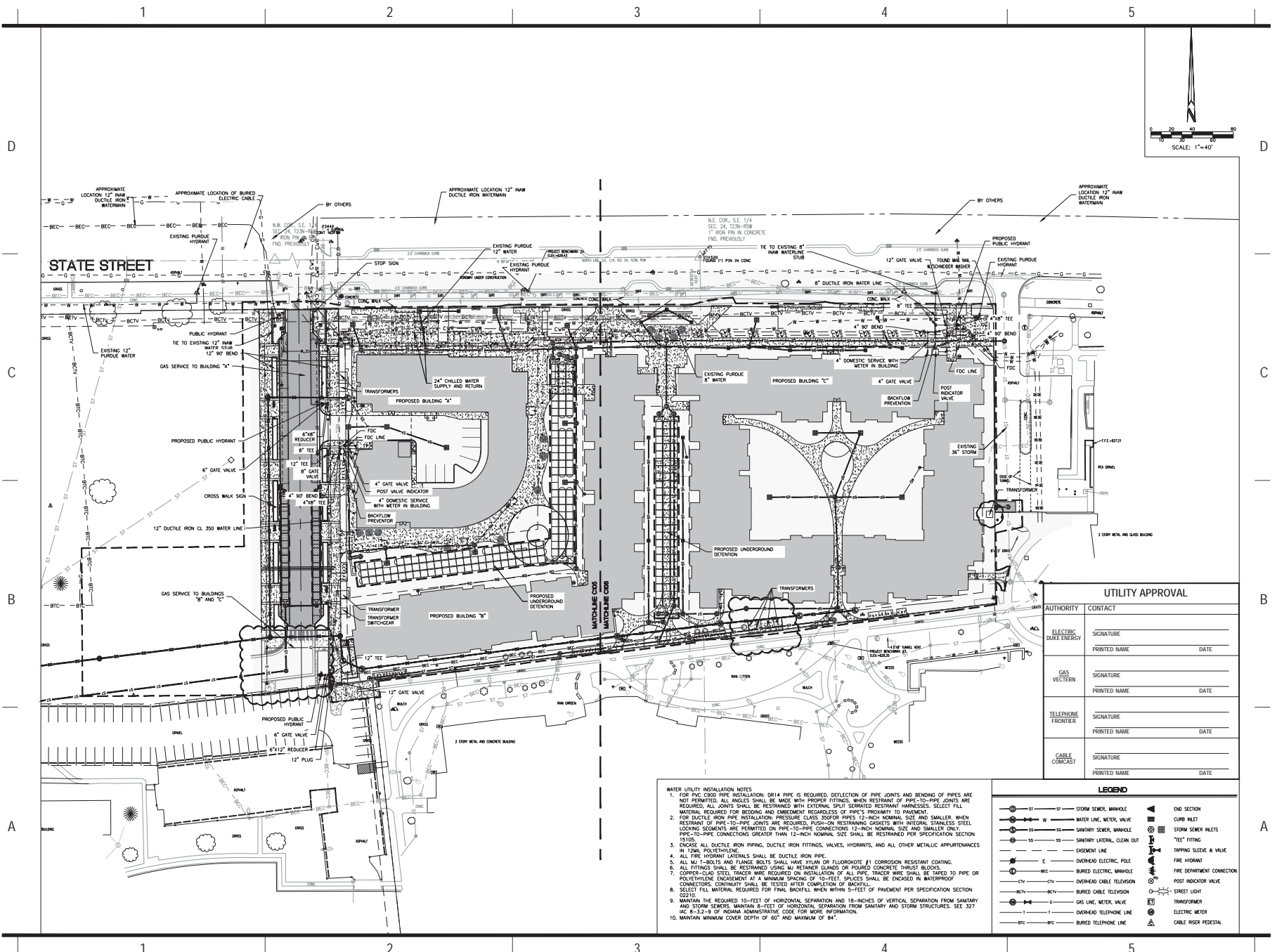
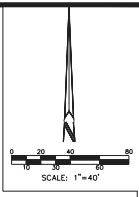
DATE	DESCRIPTION
11.26.2016	MINOR MODIFICATION
06.19.2016	BLOG A REVISION LOCATION
05.03.2016	MINOR MODIFICATION
11.29.2015	POSTING OF FIELD PLANS
10.03.2015	PD PRELIMINARY PLAN REVISIONS
09.27.2015	PD PRELIMINARY PLAN
05.13.2015	PD DRAFT PLAN (REVISED)
03.24.2015	PD DRAFT PLAN

MARK	DATE	DESCRIPTION
PROJECT NO:	16036.00	
DRAWN BY:	Jaclyn Altschalt, EI	
CHECKED BY:	David Kuehnen, PE	

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SHEET TITLE
SITE AND UTILITY PLAN

SHEET NUMBER
C104



- WATER UTILITY INSTALLATION NOTES**
- FOR PVC C900 PIPE INSTALLATION, 60# OR 14" PIPE IS REQUIRED. DEFLECTION OF PIPE JOINTS AND BENDING OF PIPES ARE NOT PERMITTED. ALL ANGLES SHALL BE MADE WITH PROPER FITTINGS. WHEN RESTRAINT OF PIPE-TO-PIPE JOINTS ARE REQUIRED, ALL JOINTS SHALL BE RESTRAINED WITH EXTERNAL SPLIT SEPARATED RESTRAINT WADERS. SELECT FILL MATERIAL REQUIRED FOR BEDDING AND EMBEUREMENT REGARDLESS OF PIPE'S PROXIMITY TO FAVEMENT.
 - FOR DUCTILE IRON PIPE INSTALLATION, PRESSURE CLASS 350 OR PIPES 12-INCH NOMINAL SIZE AND SMALLER, WHEN RESTRAINT OF PIPE-TO-PIPE JOINTS ARE REQUIRED, PUSH-ON RESTRAINING GASKETS WITH INTEGRAL STAINLESS STEEL LOCKING SEGMENTS ARE PERMITTED ON PIPE-TO-PIPE CONNECTIONS 12-INCH NOMINAL SIZE AND SMALLER ONLY. PIPE-TO-PIPE CONNECTIONS GREATER THAN 12-INCH NOMINAL SIZE SHALL BE RESTRAINED PER SPECIFICATION SECTION 1510B.
 - DUCTILE IRON PIPING, DUCTILE IRON FITTINGS, VALVES, HYDRANTS, AND ALL OTHER METALLIC APPURTENANCES IN TOTAL POLYETHYLENE.
 - ALL FIRE HYDRANT LATERALS SHALL BE DUCTILE IRON PIPE.
 - ALL M-1 BOLTS AND FLANGE BOLTS SHALL HAVE NYLON OR FLUOROCARBON #1 CORROSION RESISTANT COATING.
 - ALL FITTINGS SHALL BE RESTRAINED USING AN RETAINER GUARDS OR POURED CONCRETE THROST BLOCKS.
 - COPPER-CLAD STEEL TRACER WIRE REQUIRED ON INSTALLATION OF ALL PIPE. TRACER WIRE SHALL BE TAPED TO PIPE OR POLYETHYLENE ENCASEMENT AT A MINIMUM SPACING OF 10-FOOT. SPLICES SHALL BE ENCASED IN WATERPROOF CONNECTORS. CONTINUITY SHALL BE TESTED AFTER COMPLETION OF BACKFILL.
 - SELECT FILL MATERIAL REQUIRED FOR FILL, BACKFILL, WHEN WITHIN 6- FEET OF PAVEMENT PER SPECIFICATION SECTION 02210.
 - MAINTAIN THE REQUIRED 10- FEET OF HORIZONTAL SEPARATION AND 18- INCHES OF VERTICAL SEPARATION FROM SANITARY AND STORM SEWERS. MAINTAIN 8- FEET OF HORIZONTAL SEPARATION FROM SANITARY AND STORM STRUCTURES. SEE 327 AC 1- 2.1- 3 OF INDIANA ADMINISTRATIVE CODE FOR MORE INFORMATION.
 - MAINTAIN MINIMUM COVER DEPTH OF 60" AND MAXIMUM OF 84".

LEGEND

ST	STORM SEWER, MANHOLE	END SECTION
W	WATER LINE, METER, VALVE	CURB ALLET
SS	SANITARY SEWER, MANHOLE	STORM SEWER INLETS
SS	SANITARY LATERAL, CLEAN OUT	"TEE" FITTING
ES	EASEMENT LINE	TAPPING SLUICE & VALVE
E	OVERHEAD ELECTRIC POLE	FIRE HYDRANT
BEC	BURIED ELECTRIC, WHOLE	FIRE DEPARTMENT CONNECTION
OCV	OVERHEAD CABLE TELEVISION	"TEE" INDICATOR VALVE
BCV	BURIED CABLE TELEVISION	STREET LIGHT
G	GAS LINE, METER, VALVE	TRANSFORMER
T	OVERHEAD TELEPHONE LINE	ELECTRIC METER
BT	BURIED TELEPHONE LINE	CABLE RISER PEDESTAL

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner with consent of the owner, Purdue Research Foundation, and represented by attorney Joseph Bumbleburg, is requesting PDMX zoning on approximately 4.80 acres to amend a previously approved planned development (Z-2702 Innovation Place Apartments PD) to include transient guest rental uses. The project, as originally approved, permitted the construction of three 4-story mixed-use buildings containing, in all, a maximum of 375 units and 835 beds, approximately 7,852 square feet of ground floor retail. The property is located on the south side of State Street between the intersections of State Street & Gates Road and State Street & MacArthur Drive in the City of West Lafayette; Wabash 24(NW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

Acquired in 2016 by the Purdue Research Foundation from the Purdue University Trustees, the subject property was rezoned from A to PDMX on January 3, 2017 for the original “Innovation Place” project. This concept was abandoned by the petitioner and the site was rezoned again in late 2017 (Z-2702) for a modified version of the original concept. Final Detailed Plans for this petition were approved and recorded and the project is scheduled to open in August of this year. Properties to the north, south, and east are presently zoned Agricultural and are owned either by the trustees of Purdue University or the Purdue Research Foundation. The Convergence Planned Development (under construction) and the recently approved Continuum Planned Development lie west of the subject property.

AREA LAND USE PATTERNS:

The subject property is located just west of the campus core on State Street. Academic, research, office, and dormitory uses surround the site: To the south is Discovery Park, to the north across State Street is First Street Towers, to the east is the Morgan Center for Entrepreneurship, and to the west is recently cleared land that once was part of Purdue Village with Convergence and Continuum farther to the west.

TRAFFIC AND TRANSPORTATION:

State Street is classified as a primary arterial according to the adopted *Thoroughfare Plan*. Public on-street parking is planned for State Street and bus stop improvements will be constructed to serve the project. MacArthur Drive extended is already under construction and will serve this project with access and public on-street parking on both sides of the street. Parking for the project has been amended to include up to 50-spaces for transient guest rental use. The location of the off-street parking initially will be in a temporary surface lot located behind the Convergence Planned Development and in Purdue’s McCutcheon parking garage until a planned future structured parking garage is completed nearby. No streetscape changes are being planned with this rezone petition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site. No changes to the original PD’s landscape plan are being proposed with this petition.

STAFF COMMENTS:

With the temporary closure of the Purdue University Union Club Hotel for renovations, the university sought out Purdue Research Foundation to find an alternative to accommodate a portion of the guests that would have normally stayed at the Union. The inclusion of the transient guest rental use to this PD's use table will allow guests to stay in Aspire for a short period of time (under 30-days maximum) alongside the typical residents of Aspire living under standard lease agreements. This use was first introduced in the recently approved Continuum PD. With no changes to the originally approved design of the site, architecture, or landscaping, this modest addition to the Aspire project's use table will provide for more flexibility and create an even more diverse mix of uses close to the heart of campus.

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. Planned Development construction plans per UZO Appendix B-2 as approved under Z-2702 as applicable, including road construction plans;
3. A final plat per UZO Appendix B-3 as approved under Z-2702 as applicable;
4. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan under Z-2702;