PL201900159
PL2019-159

Kimley»Horn

DRIVE SHACK BLOOMINGTON

Site Plan Flip – Informal DRC Submittal

September 4, 2019

A. Reason for Site Plan Flip

Site Conditions:

Per the Geotechnical Investigation Report by Braun Intertec, dated August 8, 2019, the soils vary significantly across the site. The western portion of the site, where the current Drive Shack building is situated, contains variable and significant depths of existing fill, organic swamp deposits, and localized soft alluvial soils prior to encountering suitable glacial till soils. The most significant depths of unsuitable soils, up to 32 feet below existing grades, occur in the southwest quarter of the site. The eastern portion of the site, where the existing Life Touch building sits, has limited amounts of existing fill and does not appear to have swamp deposits and soft alluvial soils.

The existing fill, swamp deposits and soft alluvial soils on the western portion of the site are considered to be highly compressible and cannot adequately support buildings, retaining walls, and utilities. The depth of unsuitable soils in the northwester portion of the site ranged from 8 to 18 feet, while the depth of unsuitable materials in the southwestern portion of the site range from about 20 to 35 feet. Removing these soils would require a large and costly excavation that would not be the most feasible approach. The use of a deep foundation system (driven piles, auger cast piles, or drilled shafts) would be required to support buildings, large retaining walls, and utilities in the western portion of the site.

In contrast, the soil conditions in the eastern portion of the site would allow for the building to use conventional shallow spread footings and utilities be supported without the need for deep foundation elements.

Drive Shack has just recently engaged a general contractor and have begun working on pricing of the project. Based on the contractor's estimates, placing the building on the western portion of the site, as currently proposed, would carry with it a premium of approximately $3,000,000. The vast majority of the cost comes from needing the deep foundation system beneath all proposed improvements on the site. Placing the building on the eastern portion of the site, as we are now proposing, will remove the need for the deep foundation system, and therefore reduce the premium related to the site costs.

B. Planned Development Flexibility Requests with New Site Plan

Setbacks:

1. Flexibility on the required 20-ft front yard landscape setback along West 78th Street is requested to construct a retaining wall in the north / northwest portion of the site. After the retaining wall is constructed, approximately 19 feet will be available for landscaping.
2. Flexibility on the required 20-ft front yard landscape setback along Picture Drive is requested to construct a drive aisle in front of the proposed building. After the driveway is constructed, approximately 15 feet will be available for landscaping.
3. Flexibility on the required 60-ft building setback along West 78th Street is requested for the construction of 10 driving range net poles (Pole #14 – Pole #23 as shown on the Civil Site Plan included in this submittal), a portion of the proposed building, and net pole guy wires.
    a. The proposed net poles will be approximately 31-ft setback from the West 78th Street Right-of-Way.
    b. The proposed building will be approximately 49.8-ft setback from the West 78th Street Right-of-Way.
    c. The guy wires are necessary to stabilize the net poles and provide the necessary tension in the netting. Guy wires are used where enough length is available to guy directly into the ground (usually around 25-ft – 50-ft).
        i. An example of the guy wire design is included in the submittal.
4. Flexibility on the required 60-ft building setback along Picture Drive is requested for the construction of a portion of the proposed building.
    a. The proposed building will be approximately 48.8-ft setback from the Picture Drive Right-of-Way.
5. Flexibility on the required 30-ft building setback along the western property boundary line is requested for the construction of one (1) net pole and also net pole guy wires.
    a. The proposed net pole will be approximately 25.4-ft setback from the western property boundary line.
    b. The guy wires are necessary to stabilize the net poles and provide the necessary tension in the netting. Guy wires are used where enough length is available to guy directly into the ground (usually around 25-ft – 50-ft).
        i. An example of the guy wire design is included in the submittal.