

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-APP-026
Address: 320 and 362 North Tibbs Avenue and 3455 West Vermont Street
(approximate addresses)
Location: Wayne Township, Council District #15
Petitioner: Acadia Realty Holdings, LLC, by Kevin Buchheit
Zoning: HD-1
Request: Hospital District One approval to provide for building additions to accommodate a 95-bed expansion of the hospital facility.

RECOMMENDATIONS

Staff **recommends approval** of the request. subject to substantial compliance with the site plan and elevations, filed-dated August 18, 2023.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 3.75-acre site, zoned HD-1, is comprised of seven parcels and developed with a residential youth treatment facility. It is surrounded by single-family dwellings to the north, across West Vermont Street, zoned D-5; single-family dwellings to the south, across West New York Street, zoned D-P; governmental uses to the east, across North Tibbs Avenue, zoned D-P; and single-family dwellings and park to the west, zoned D-5 and D-P, respectively.
- ◇ Beginning in 1994 through 2018, variances have been granted for the current use, privacy fences, office additions and expansion of the use. See Zoning History.

HOSPITAL DISTRICT ONE

- ◇ The Ordinance classifies Hospital District One and Two as Development Plan Districts. “No use, building or structure shall hereafter be established, constructed or used on any land in a Development Plan district for any purpose, until a Site and Development Plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with this zoning ordinance.”
- ◇ “The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission.”

(Continued)

STAFF REPORT 2023-APP-026 (Continued)

- ◇ Land in the development plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings and structures must:
 - a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;
 - b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses;
 - c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
 - d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;
 - e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
 - f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
 - g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.
- ◇ The Site and Development Plan must include layout and elevation plans for all proposed buildings and structures, and must indicate:
 - a. Proposed uses, buildings and structures.
 - b. All existing uses, buildings and structures, in addition to any proposed to be demolished.
 - c. Proposed buildings and structures and the use of each.
 - d. Elevations of all sides of each building.
 - e. Zoning and existing land uses of adjacent properties.
 - f. Off-street vehicle and bicycle parking layouts with summary table of the number of required off-street parking, loading, and stacking spaces.

Planning Analysis

- ◇ As proposed, the request would provide for building additions to accommodate a 95-bed expansion of the hospital facility.
- ◇ The site was recently rezoned to the HD-1 district which is consistent with the Neighborhood Plan recommendation of special use as well as the historical use of the site.

(Continued)

STAFF REPORT 2023-APP-026 (Continued)

- ◇ The additions would include a building expansion of approximately 1,068 square feet to the existing southern “arm” of the building along West New York Street. The second addition would be approximately 13,740 square feet to the west of the existing building, along with a parking lot consisting of 24 parking spaces.
- ◇ Staff believes the buildings additions would be appropriate, consistent and compatible with the architecture of the existing buildings and provide expansion of services to certain population segments the community that need specialized care.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

HD-1

Residential treatment center

SURROUNDING ZONING AND LAND USE

North - D-5

Single-family dwellings

South - D-P

Single-family dwellings

East - D-P

Governmental uses

West - D-5 / D-P

Single-family dwellings / park

COMPREHENSIVE LAND USE PLAN

The Near West Neighborhood Land Use Plan (2018) recommends special use.

THOROUGHFARE PLAN

This portion of Tibbs Avenue is designated in the Marion County Thoroughfare Plan as a primary collector with an existing 50-foot right-of-way and a proposed 56-foot right-of-way.

This portion of West Vermont Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 30-foot right-of-way and a proposed 48-foot right-of-way.

This portion of West New York Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 50-foot right-of-way and a proposed 48-foot right-of-way.

CONTEXT AREA

This site is located within the compact context area.

OVERLAY

This site is not located within an overlay.

SITE / LANDSCAPE PLANS

File-dated August 18, 2023

ELEVATIONS / RENDERINGS

File-dated August 18, 2023

FINDING OF FACT

File-dated August 18, 2023

(Continued)

STAFF REPORT 2023-APP-026 (Continued)

ZONING HISTORY

2023-ZON-028; 320 and 362 North Tibbs Avenue and 3455 West Vermont, requested rezoning of 3.75 acres from the C-3, D-A, D-5, D-P, and D-7 districts to the HD-1 district, **approved**.

2018-DV3-019; 320 & 362 North Tibbs Avenue, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 10-foot-tall fence in the front yard of Vermont Street and New York Street, **granted**.

2013-UV1-026; 320 North Tibbs Avenue, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a 1,344-square foot modular office and conference room, with handicapped ramps related to an existing business, **approved**.

99-UV1-98; 320 North Tibbs Avenue, requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a 3,780-square foot office addition to an existing youth residential treatment center, with outdoor recreation facilities, **approved**.

96-UV3-20; 320 North Tibbs Avenue, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for the expansion of an existing 30-bed residential treatment facility for sexually abused children to a 68-bed facility, **approved**.

94-V3-106; 320 North Tibbs Avenue, requested a variance of development standards of the Commercial Zoning Ordinance to provide for the placement of an eight-foot solid wood-paneled fence along Vermont Street, **withdrawn**.

94-UV3-65; 320 North Tibbs Avenue, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for a 30-bed facility for sexually abused children and perpetrators in a 11,830 square-foot building, with outdoor recreation areas, a ground sign with a front yard setback of three-feet from Tibbs Avenue and located within the clear sight triangle and deficient setbacks, **approved**.

VICINITY

2013-ZON-065; 3000 West Washington Street (east of site), requested rezoning from the D-P district to the D-P classification to provide for additional permitted uses including such as, breweries, student housing and urban farming, and event centers, **approved**.

2007-ZON-014; 230 South Munsie Street (east of site), requested rezoning from the D-A district to the I-4-S classification, **approved**.

96-Z-207; 3450 West Cossell Road (south of site), requested rezoning from D-7 to the D-P classification, **approved**.



Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
~~PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL~~
~~PETITION FOR PARK DISTRICT ONE/TWO APPROVAL~~
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

FINDINGS OF FACT

The Metropolitan Development Commission finds that the site and development plan file-dated _____, 2023

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

the Comprehensive Plan classifies this location as "Special Use", the current facility has long operated from this location, the renovations and expansion have been designed to update the appearance in harmony with surrounding land uses, the site design demonstrates very efficient use of the site with ample space for the built improvements, and utilities and other infrastructure required to serve the site already exist without negative impact on the surrounding neighborhood.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses because:

the proposed expansion capitalizes on the existing site for land use efficiency, the updated architecture provides a seamless visual effect between the existing building and the proposed expansion, and the long tenure of operations at this location demonstrate compatibility of the use with and within a diverse, developed and redeveloping neighborhood.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

the site and use take full advantage of proximity to current bus routes on Washington and Michigan Streets, and the B & O Trail is located just several blocks to the north and is connected by neighborhood sidewalks with pedestrian crossing infrastructure at the busiest intersections.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

there is easy and convenient nearby access to existing multi-modal infrastructure and routes. [There are no planned new or interior public streets with this project.]

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

sanitation and public facilities already serve the existing facility and have enough capacity to continue to serve the proposed expansion, and drainage is being designed in concert with the City to ensure best design and practice and compliance with regulations.

F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

the site is developed and relatively flat and most suitable to accommodate a proposed expansion that is supported by Comprehensive Plan policy.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

the sidewalk along North Tibbs Avenue will be completed along the project site frontage south to New York Street and a new sidewalk will be constructed along the project's Vermont Street frontage.

DECISION

IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary

GENERAL NOTES

1. EXISTING AND NEW CONSTRUCTION SHALL BE SHOWN IN ACCORDANCE WITH THE FOLLOWING: EXISTING CONSTRUCTION SHALL BE SHOWN IN LIGHT GRAY, NEW CONSTRUCTION SHALL BE SHOWN IN DARK GRAY, AND PROPOSED CONSTRUCTION SHALL BE SHOWN IN WHITE.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION, UNLESS OTHERWISE NOTED.



STENGEL-HILL
ARCHITECTURE

ARCHITECT
1000 WEST STREET
SUITE 200
NEWARK, NJ 07102
TEL: 973.261.1111
WWW.SHARCHITECT.COM

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

CLIENT: ACADIA HEALTHCARE

DESIGNER: STENGEL-HILL ARCHITECTURE

DATE: 08/20/2020

PROJECT: NEW HOSPITAL

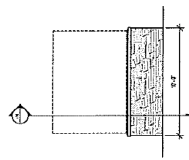
DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



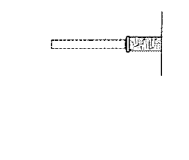
COMPOSITE SITE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
INDIANAPOLIS, INDIANA
ACADIA HEALTHCARE COMPANY, INC.

8/20/2020
SH ARCHITECT

A1.1

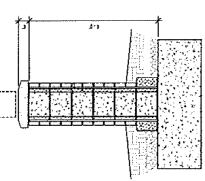
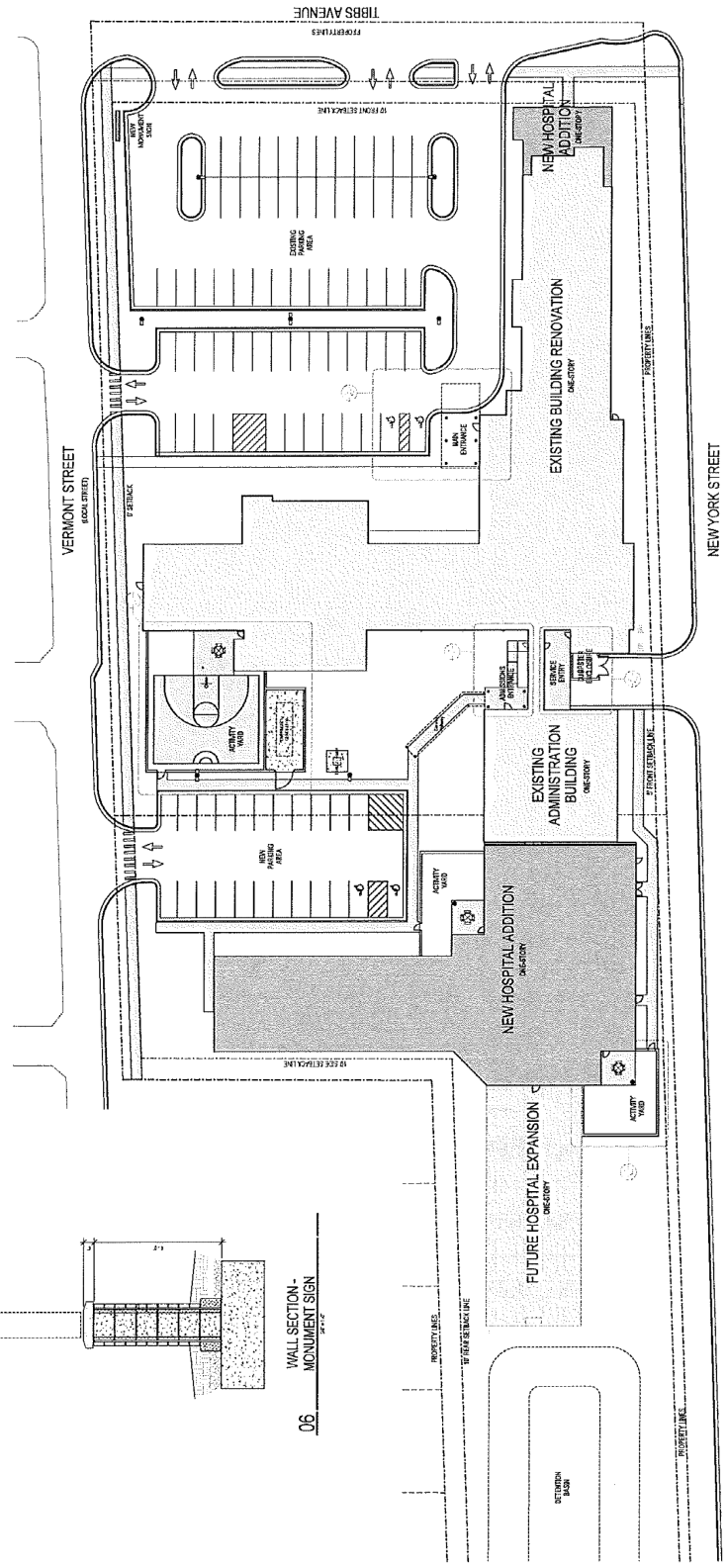


ELEVATION -
MONUMENT SIGN
1/4" = 1'-0"



ELEVATION -
MONUMENT SIGN
1/4" = 1'-0"

SITE PLAN KEYNOTES



WALL SECTION -
MONUMENT SIGN
1/4" = 1'-0"

01 COMPOSITE SITE PLAN
1/4" = 1'-0"





STENGEL-HILL
ARCHITECTURE

1700 WEST WASHINGTON
SUITE 200
CHICAGO, IL 60601
TEL: 312.555.1234
WWW.SHARCHITECT.COM

Client: Engineering

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

Project: Kinley & Horn

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

ACADIA
HEALTHCARE



NEW BEHAVIORAL HEALTH HOSPITAL
INDIANAPOLIS, INDIANA

15 AUGUST 2020

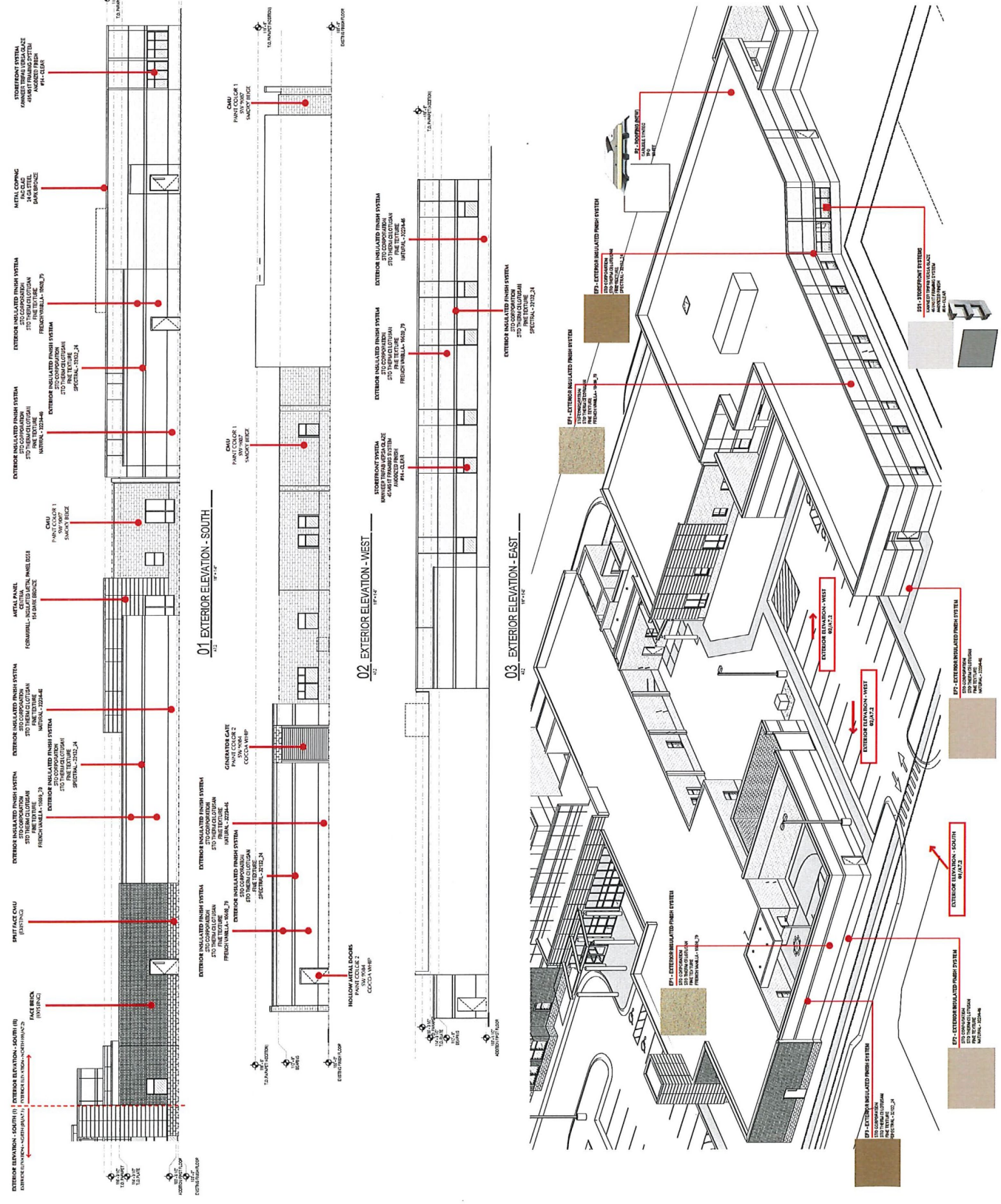
SH-A10210

A7.2

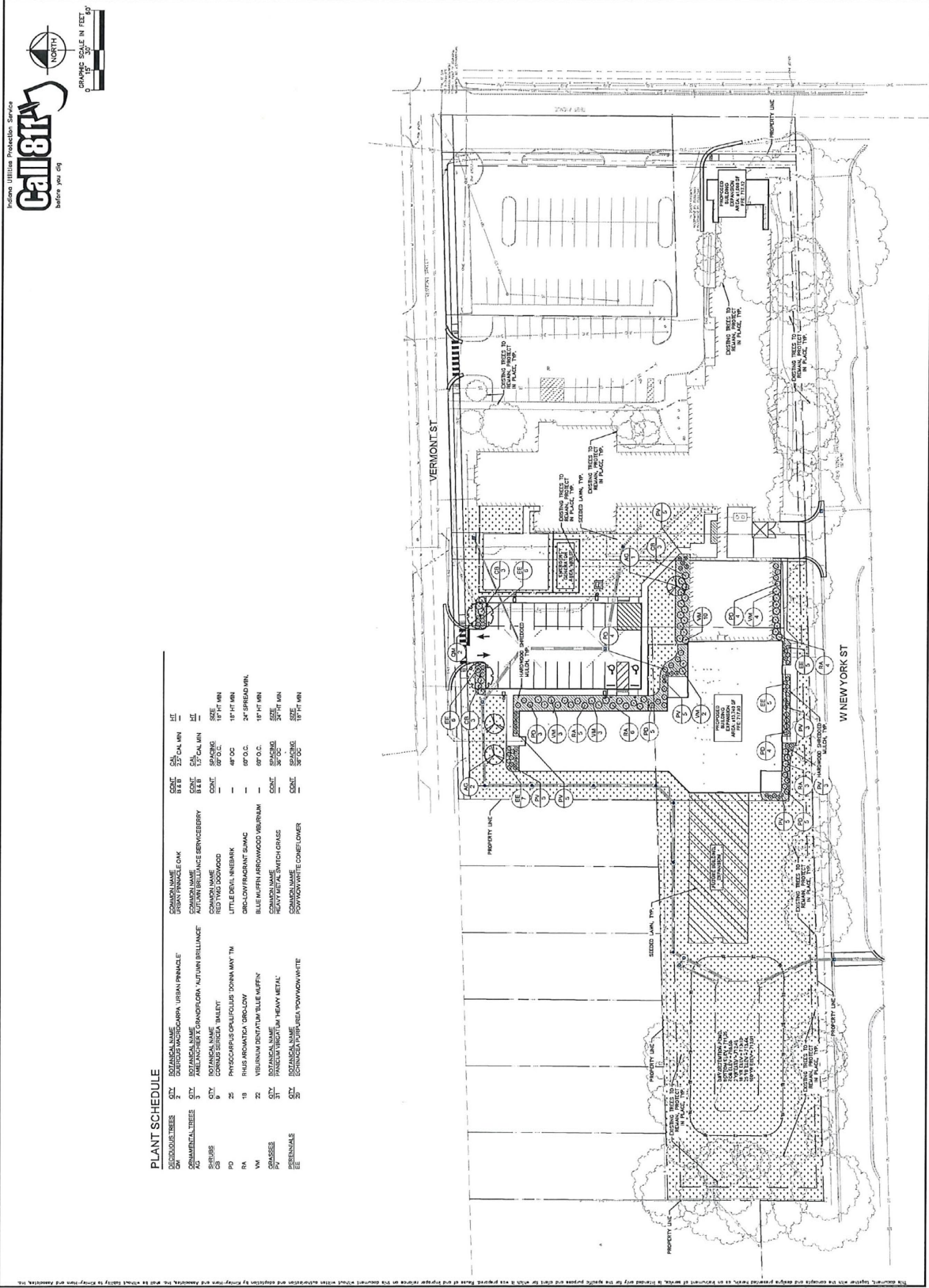
01 EXTERIOR ELEVATION - SOUTH

02 EXTERIOR ELEVATION - WEST

03 EXTERIOR ELEVATION - EAST





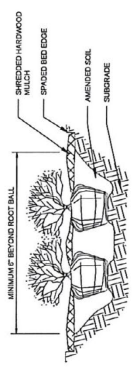


LANDSCAPE NOTES

-
- FIGURE 1. SHRUB BED PLANTING
- NOTES
1. APPROX. 10% SLOPE REQUIRED.
 2. SET ROOT BALL DEEPER THAN CENTER ON UNPAVED OR TOP OF TAMPED SOIL.
 3. SET ROOT BALL DEEPER THAN CENTER ON PAVED OR UNDERGROUND GRADE. FOR LANDSCAPE SPRINGS WITH SHRUBS, SET ROOT BALL DEEPER THAN CENTER ON PAVED OR UNDERGROUND GRADE.
 4. REMOVE BULK OF TOP HALF THE LENGTH OF ROOT BALL. TRIM AND IF USED, ENTIRE TRUNK OF SHRUB SHOULD BE REMOVED. TRUNK SHOULD CONTAIN SUFFICIENT STRENGTH TO REMAIN UPRIGHT AND STABLE.
 5. PLANTS AND LOGS NOT TO BE PLANTED DEEPER THAN 18" TO 24" TO 36" TO 48" TO 60" TO 72" TO 84" TO 96" TO 108" TO 120" TO 132" TO 144" TO 156" TO 168" TO 180" TO 192" TO 204" TO 216" TO 228" TO 240" TO 252" TO 264" TO 276" TO 288" TO 300" TO 312" TO 324" TO 336" TO 348" TO 360" TO 372" TO 384" TO 396" TO 408" TO 420" TO 432" TO 444" TO 456" TO 468" TO 480" TO 492" TO 504" TO 516" TO 528" TO 540" TO 552" TO 564" TO 576" TO 588" TO 600" TO 612" TO 624" TO 636" TO 648" TO 660" TO 672" TO 684" TO 696" TO 708" TO 720" TO 732" TO 744" TO 756" TO 768" TO 780" TO 792" TO 804" TO 816" TO 828" TO 840" TO 852" TO 864" TO 876" TO 888" TO 900" TO 912" TO 924" TO 936" TO 948" TO 960" TO 972" TO 984" TO 996" TO 1008" TO 1020" TO 1032" TO 1044" TO 1056" TO 1068" TO 1080" TO 1092" TO 1104" TO 1116" TO 1128" TO 1140" TO 1152" TO 1164" TO 1176" TO 1188" TO 1200" TO 1212" TO 1224" TO 1236" TO 1248" TO 1260" TO 1272" TO 1284" TO 1296" TO 1308" TO 1320" TO 1332" TO 1344" TO 1356" TO 1368" TO 1380" TO 1392" TO 1404" TO 1416" TO 1428" TO 1440" TO 1452" TO 1464" TO 1476" TO 1488" TO 1500" TO 1512" TO 1524" TO 1536" TO 1548" TO 1560" TO 1572" TO 1584" TO 1596" TO 1608" TO 1620" TO 1632" TO 1644" TO 1656" TO 1668" TO 1680" TO 1692" TO 1704" TO 1716" TO 1728" TO 1740" TO 1752" TO 1764" TO 1776" TO 1788" TO 1800" TO 1812" TO 1824" TO 1836" TO 1848" TO 1860" TO 1872" TO 1884" TO 1896" TO 1908" TO 1920" TO 1932" TO 1944" TO 1956" TO 1968" TO 1980" TO 1992" TO 2004" TO 2016" TO 2028" TO 2040" TO 2052" TO 2064" TO 2076" TO 2088" TO 2100" TO 2112" TO 2124" TO 2136" TO 2148" TO 2160" TO 2172" TO 2184" TO 2196" TO 2208" TO 2220" TO 2232" TO 2244" TO 2256" TO 2268" TO 2280" TO 2292" TO 2304" TO 2316" TO 2328" TO 2340" TO 2352" TO 2364" TO 2376" TO 2388" TO 2400" TO 2412" TO 2424" TO 2436" TO 2448" TO 2460" TO 2472" TO 2484" TO 2496" TO 2508" TO 2520" TO 2532" TO 2544" TO 2556" TO 2568" TO 2580" TO 2592" TO 2604" TO 2616" TO 2628" TO 2640" TO 2652" TO 2664" TO 2676" TO 2688" TO 2700" TO 2712" TO 2724" TO 2736" TO 2748" TO 2760" TO 2772" TO 2784" TO 2796" TO 2808" TO 2820" TO 2832" TO 2844" TO 2856" TO 2868" TO 2880" TO 2892" TO 2904" TO 2916" TO 2928" TO 2940" TO 2952" TO 2964" TO 2976" TO 2988" TO 3000" TO 3012" TO 3024" TO 3036" TO 3048" TO 3060" TO 3072" TO 3084" TO 3096" TO 3108" TO 3120" TO 3132" TO 3144" TO 3156" TO 3168" TO 3180" TO 3192" TO 3204" TO 3216" TO 3228" TO 3240" TO 3252" TO 3264" TO 3276" TO 3288" TO 3300" TO 3312" TO 3324" TO 3336" TO 3348" TO 3360" TO 3372" TO 3384" TO 3396" TO 3408" TO 3420" TO 3432" TO 3444" TO 3456" TO 3468" TO 3480" TO 3492" TO 3504" TO 3516" TO 3528" TO 3540" TO 3552" TO 3564" TO 3576" TO 3588" TO 3600" TO 3612" TO 3624" TO 3636" TO 3648" TO 3660" TO 3672" TO 3684" TO 3696" TO 3708" TO 3720" TO 3732" TO 3744" TO 3756" TO 3768" TO 3780" TO 3792" TO 3804" TO 3816" TO 3828" TO 3840" TO 3852" TO 3864" TO 3876" TO 3888" TO 3900" TO 3912" TO 3924" TO 3936" TO 3948" TO 3960" TO 3972" TO 3984" TO 3996" TO 4008" TO 4020" TO 4032" TO 4044" TO 4056" TO 4068" TO 4080" TO 4092" TO 4104" TO 4116" TO 4128" TO 4140" TO 4152" TO 4164" TO 4176" TO 4188" TO 4200" TO 4212" TO 4224" TO 4236" TO 4248" TO 4260" TO 4272" TO 4284" TO 4296" TO 4308" TO 4320" TO 4332" TO 4344" TO 4356" TO 4368" TO 4380" TO 4392" TO 4404" TO 4416" TO 4428" TO 4440" TO 4452" TO 4464" TO 4476" TO 4488" TO 4500" TO 4512" TO 4524" TO 4536" TO 4548" TO 4560" TO 4572" TO 4584" TO 4596" TO 4608" TO 4620" TO 4632" TO 4644" TO 4656" TO 4668" TO 4680" TO 4692" TO 4704" TO 4716" TO 4728" TO 4740" TO 4752" TO 4764" TO 4776" TO 4788" TO 4800" TO 4812" TO 4824" TO 4836" TO 4848" TO 4860" TO 4872" TO 4884" TO 4896" TO 4908" TO 4920" TO 4932" TO 4944" TO 4956" TO 4968" TO 4980" TO 4992" TO 5004" TO 5016" TO 5028" TO 5040" TO 5052" TO 5064" TO 5076" TO 5088" TO 5100" TO 5112" TO 5124" TO 5136" TO 5148" TO 5160" TO 5172" TO 5184" TO 5196" TO 5208" TO 5220" TO 5232" TO 5244" TO 5256" TO 5268" TO 5280" TO 5292" TO 5304" TO 5316" TO 5328" TO 5340" TO 5352" TO 5364" TO 5376" TO 5388" TO 5400" TO 5412" TO 5424" TO 5436" TO 5448" TO 5460" TO 5472" TO 5484" TO 5496" TO 5508" TO 5520" TO 5532" TO 5544" TO 5556" TO 5568" TO 5580" TO 5592" TO 5604" TO 5616" TO 5628" TO 5640" TO 5652" TO 5664" TO 5676" TO 5688" TO 5700" TO 5712" TO 5724" TO 5736" TO 5748" TO 5760" TO 5772" TO 5784" TO 5796" TO 5808" TO 5820" TO 5832" TO 5844" TO 5856" TO 5868" TO 5880" TO 5892" TO 5904" TO 5916" TO 5928" TO 5940" TO 5952" TO 5964" TO 5976" TO 5988" TO 6000" TO 6012" TO 6024" TO 6036" TO 6048" TO 6060" TO 6072" TO 6084" TO 6096" TO 6108" TO

SHRUB PLANTING

 TREE PLANTING

[illegible]

SEEDING LEGEND

MILL CHING | LEGEND

MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR



View looking north along North Tibbs Avenue



View looking south along North Tibbs Avenue



View looking east along West Vermont Street



View looking east along West New York Street



View looking west along West New York Street



View of site looking southeast across West Vermont Street



View of site looking south across West Vermont Street



View of site looking southwest



View of site looking west



View of site looking northeast across West New York Street



View of site looking north across West New York Street



View of site looking north across West New York Street



View of site looking north across West New York Street



View of site looking north at intersection of West New York Street and North Tibbs Avenue



View from site looking east across North Tibbs Avenue



View from site looking east across North Tibbs Avenue



View from site looking south across West New York Street



View of neighborhood playground looking west from site