Amended Economic Development Plan

For the

Downtown
Economic Development Area

City of Bloomington
Bloomington, Indiana
August 2010

Table of Contents

INTRODUCTION 3
DESCRIPTION OF ECONOMIC DEVELOPMENT AREA 4
ZONING AND LAND USE 7
STATEMENT OF DEVELOPMENT OBJECTIVES 8
PROVISIONS FOR AMENDING THE PLAN 9
MAPS 10

INTRODUCTION

This economic development plan provides guidance for land use planning, new development, redevelopment and the provision of infrastructure within the Downtown Economic Development Area (EDA). This EDA was originally established in 1985 and encompassed approximately 50 blocks (133 Acres) The 133-acre area is bounded by Third Street on the south, Washington and Indiana Streets on the east, Tenth Street on the north, and Rogers Street on the west. (See Map 1).

The 1990 Downtown Redevelopment Plan expanded the 1985 Downtown Redevelopment Area to include five (5) additional blocks (21 acres) in the area between Second & Third Streets and Walnut & Madison Streets. (See Map 2).

This 2010 amended Economic Development Plan expands the EDA by 48 acres (See Map 3). The purpose of this expansion is to provide adequate growth space for office, research and technology business use in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area. Currently, the expanded 2010 EDA has excellent new development and redevelopment opportunities. Unlike other areas within the existing EDA, there are fewer land owners together with large lot sizes that make land assembly less challenging. Further, existing buildings are well suited to support redevelopment opportunities.

The majority of the City's Certified Technology Park (CTP) is included in the 2010 EDA. The City achieved State of Indiana designation of the CTP area in 2005 and set its overarching goals for the creation of new businesses engaged in information technology, instructional technology and life sciences. The strategies identified in the City's CTP Action Plan toward meeting these goals closely mirror goals in the EDA, among them the following: invest in key infrastructure, including parking garages, streetscape improvements and technology infrastructure; maintain partnerships with Indiana University and Ivy Tech Community College to commercialize research and develop a knowledge-sector workforce; and, facilitate the sale or lease of commercial sites to firms in the targeted industries. The CTP Action Plan also calls for the expansion of the downtown tax increment financing district (this EDA) to include the CTP.

In addition to the primary land use goal of creating and retaining employment uses focused in the technology, life sciences and other creative sectors, supplementary activities within the expanded 2010 EDA include fostering small-scale retail/service uses as well as residential uses catering to live-work, young professional, empty nester and senior housing markets. These housing markets will be attracted to reside within the expanded 2010 EDA due to the employment, recreational, cultural and entertainment choices available throughout the downtown.

At the heart of the expanded 2010 EDA is approximately 12 acres of property owned by Indiana University. Through purchase and subsequent land transfer activities, the City's goal is to ensure that future development and redevelopment activities are consistent with the land use goals contained in the expanded EDA. Land transfers must target the following objectives: 1) renovation and long-term reuse of historically surveyed structures, 2) creating and retaining technology-based employment uses, 3) creating new publicly held plaza space and greenspace, 4) upgrading utility, streetscape and street infrastructure, particularly along the 10th Street corridor, 5) ensuring the development of diverse housing options, particularly along the section of the B-Line Trail west of Rogers Street, and 6) facilitating the creation of structured parking in association with employment-related land uses.

DESCRIPTION OF ECONOMIC DEVELOPMENT AREA

Legal Description of Original Area (1985)

A part of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Third Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 14 minutes 49 seconds East 1000.10 feet; Thence North 00 degrees 16 minutes 56 seconds East 82.50 feet; Thence North 00 degrees 33 minutes 50 seconds East 636.69 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way line North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way line of Morton Street; Thence on said west right-of-way line North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 350.68 feet; Thence North 88 degrees 21 minutes 23 seconds East 82.55 feet; Thence North 89 degrees 41 minutes 59 seconds East 276.50 feet; Thence South 84 degrees 26 minutes 36 seconds East 82.84 feet; Thence North 89 degrees 59 minutes 35 seconds East 287.00 feet to the west right-of-way line of Washington Street; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 21 minutes 05 seconds West 744.94 feet; Thence South 11 degrees 13 minutes 30 seconds West 50.47 feet; Thence South 00 degrees 11 minutes 02 seconds East 720.58 feet to the south right-of-way line of Sixth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 37 minutes 21 seconds East 1535.92 feet to the west right-of-way line of Indiana Avenue; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 52 minutes 04 seconds East 1101.62 feet to the north right-of-way line of Third Street; Thence leaving said west right-of-way line and on said north right-of-way line North 86 degrees 15 minutes 06 seconds West 281.22 feet; Thence North 65 degrees 06 minutes 13 seconds West 38.69 feet to the east right-of-way line of

Dunn Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 41 minutes 19 seconds West 73.00 feet to a point where a prolongation from the west of the north right-of-way line of Third Street intersects said east right-of-way line; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 21 seconds West 2961.31 feet to the Point of Beginning. Containing **133 ACRES**, more or less.

Legal Description of Expansion (1990)

A part of Sections 4 and 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the south right-of-way of Third Street and the west right-of-way of Walnut Street; Thence on the west right-of-way of said Walnut Street South 00 degrees 10 minutes 47 seconds West 1099.57 feet to the north right-of-way line of Second Street; Thence leaving said west right-of-way line and on said north right-of-way line North 89 degrees 49 minutes 49 seconds West 636.96 to the east right-of-way line of Morton Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 15 minutes 02 seconds East 514.27 feet to a point where a prolongation from the west of the north right-of-way line of Smith Street intersects said east right-of-way line; Thence leaving said east right-of-way and on said north right-of-way line of Smith Street North 89 degrees 19 minutes 48 seconds West 254.40 feet; Thence South 78 degrees 51 minutes 24 seconds West 20.42 feet; Thence North 89 degrees 50 minutes 39 seconds West 86.83 feet to the east right-of-way line of Madison Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 25 minutes 50 seconds East 589.27 feet to the south right-of-way line of Third Street; Thence leaving said east right-of-way line and on said south right-of-way line South 89 degrees 42 minutes 21 seconds East 994.99 feet to the Point of Beginning. Containing **21 ACRES**, more or less.

Legal Description of Proposed Expanded Area (2010)

A part of Section 32 and Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet;

Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West 529.24 feet to the north right-of-way line of Ninth Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West 167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

ZONING AND LAND USE

The 1985 and 1990 EDA includes properties within the Residential Multifamily (RM), Commercial Limited (CL), and the Commercial Downtown (CD) zoning districts. Approximately three (3) acres of the EDA are within the RM and CL districts and contain well established professional offices and medium density multifamily housing units. No significant redevelopment activities are expected in the short-term for this small portion of the EDA.

The remaining portion of the EDA, approximately 151 acres, is within the CD district. This area is expected to see continued redevelopment activity because the zoning supports a more intense built environment and higher density residential usage. Specifically, the redevelopment of vacant and underutilized properties with mixed uses containing storefront retail, professional offices, and employment activities on the first level as well as upper story residential uses is strongly encouraged.

Because the CD district covers a large geographic area, it is further broken down into six character overlay zoning districts. The purpose of these additional overlays is to ensure that redevelopment and new development activities meet the respective overlay objectives that focus on building scale, architecture, orientation, density, and to some degree, land use.

The expanded portion of the 2010 EDA is located almost entirely within the CD zoning district, with the exception of property west of Fairview Street, which is zoned Commercial General (CG). Further, the Showers Technology Park Overlay District (STPO) contains almost all of the expanded EDA. The goal of this zoning overlay district is to promote mixed use development focused primarily on light industrial/manufacturing and technology-sector office uses combined with small-scale retail services and a live-work, young professional, empty nester and senior housing component.

The following is a brief overview of the land uses within the EDA:

DOWNTOWN BUSINESS/COMMERCIAL

The Downtown Business/Commercial component of the EDA is comprised mainly of mixed uses that focus on retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the Bloomington community and visitors alike. Downtown Business/Commercial uses are supported throughout the EDA.

DOWNTOWN RESIDENTIAL

The Downtown Residential component is encouraged throughout the EDA and Downtown area and generally is expected to occur in upper stories of buildings as

part of mixed use redevelopment activities. It is generally comprised of multifamily units which should promote a diversity of housing types for all income groups and ages with a focus towards workforce, live-work, and retiree housing. The intent of the plan is to increase new and renovated residential units within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.

DOWNTOWN INSTITUTIONAL/RESEARCH

The Downtown Institutional/Research component of the 2010 EDA is comprised mostly of government services, technology and life science-based offices and research laboratories, and educational and professional training facilities (e.g. Indiana University, Ivy Tech Community College, ProCure Training & Development Center). The Downtown Institutional/Research uses are supported mostly within the expanded 2010 EDA.

STATEMENT OF DEVELOPMENT OBJECTIVES

1. Strengthen and intensify existing land uses within the area, with particular focus on ensuring a diverse retail mix, increased upper-story residential uses, fostering employment, and greater usage of vacant and underutilized buildings.

2. Construct new and renovated housing units within the area that supports a diverse mix of housing types.

3. Renovate historic structures in the Central Business District, especially around the Square.

4. Improve public and private infrastructure in the downtown. In particular, invest in designing and implementing improved streetscapes as well as replacing older water, sewer and stormwater infrastructure.

5. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.

6. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district.

7. Construct additional hotel and meeting space within the downtown and support an expanded Convention Center complex.

8. Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.

9. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing for a mix of complementary uses, including retail, service and workforce and other housing.

10. Provide adequate growth space for office, research and technology business use in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.

PROVISIONS FOR AMENDING THE PLAN

This plan may be amended as outlined under Indiana Code 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other pubic purposes, or the enlargement of the EDA.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. Any modification which substantially changes the approved Economic Development Plan will be subject to the requirement of applicable State codes for plan amendment.