

AMENDED ECONOMIC DEVELOPMENT PLAN

For the

ADAMS CROSSING
ECONOMIC DEVELOPMENT AREA

City of Bloomington
Bloomington, Indiana

April 2009

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SUMMARY

This economic development plan provides guidance for planning, development and redevelopment objectives within the Adams Crossing Economic Development Area (EDA).

The EDA originally encompassed approximately 105 acres but is being expanded to approximately 204 acres; all of which is located within the corporate boundaries of the City of Bloomington.

Nonresidential land uses within the EDA include utility providers, building material suppliers, general contracting operators, medical providers, medical suppliers, social service providers, and general retail and office users. Residential uses are mostly multifamily units with a few single family units.

The expanded area is comprised mostly of the Medical Zoning District. Bloomington Hospital and the surrounding medical offices within the District serve as the region's support network for essential medical services. The District is being included into the Adams Crossing EDA to further provide TIF resources necessary to sustain the long term goal of having a regional medical campus within the central Bloomington community. Because of the limited ability to expand into the adjacent neighborhoods to meet demands and the need to constantly meet progressive medical industry standards, the current status of the medical district is uncertain. However, the benefits to keeping a centrally located viable medical campus are paramount to Bloomington and therefore necessitate the need to expand the EDA to include this Medical District.

The Adams Crossing EDA is an allocation area for the purposes of distribution and allocation of property taxes, and permitted under Indiana's tax increment financing (TIF) regulations (Indian Code 36-7-14-43(6) and 50 IAC 8). The base valuation assessment date for the allocation area is March 1, 1994 for the original area and March 1, 2010 (?) for the expanded area.

Objectives of this plan include promotion of gainful employment and attraction and retention of major new and existing business enterprises that have a focus on life sciences, medical services, or provide essential community services and supplies to the greater Bloomington community. Additionally, the redevelopment of this area should result in mixed use developments that integrate higher density multifamily residential units. Together, existing uses and future redevelopment will support these objectives and provide workforce housing opportunities that will serve the needs of the EDA.

This plan is consistent with the City's Growth Policies Plan, which contains the Adams Street/Patterson Drive Critical Subarea. This Subarea is envisioned as a key redevelopment area for the community. The subarea is mostly seen as a "Community Activity Center" which is designed to provide medium scaled community-serving commercial retail and service opportunities in the context of high density, mixed use

development. Additionally, the Medical District contains land use regulations that provide an effective tool to sustain the region's essential medical services.

The Bloomington/Monroe County Metropolitan Planning Organization (BMCMPPO), and the City of Bloomington have several adopted documents that contain information on the future needs for mobility and transportation for the area. These include the Long Range Transportation Plan, the Complete Streets Policy, the Bloomington Master Thoroughfare Plan, the Bicycle and Pedestrian Transportation and Greenways Systems Plan, and the South Rogers Street Identity Study. All of these plans identify improvements needed for transportation network within this EDA. These improvements include, but are not limited to, additional travel lanes, sidewalks, multiuse trails, sidepaths, bike lanes, transit access, and general accessibility improvements. Corridors where improvements are targeted include, but are not limited to, 2nd Street/Bloomfield Road, 3rd Street, Rogers Street, 1st Street, Madison Street, Morton Street, and Cory Lane.,

GEOGRAPHIC DESCRIPTION

Original Area:

A part of Section 5 and Section 6, Township 8 North, Range 1 West, Perry Township

108 ACRES

A part of the North one-half of Section 5, and a part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street north 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; The continuing on said north line and West 3rd Street South 89 degrees 27 minutes 03 seconds West 891.17 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana; Thence leaving West 3rd Street and on the east line of Cory Plaza and on and along South Cory Lane South 02 degrees 06 minutes 23 seconds East 127.18 feet; Thence leaving the east line of Cory Plaza and South Cory Lane North 87 degrees 53 minutes 37 seconds East 170.68 feet; Thence South 02 degrees 06 minutes 23 seconds East 261.39 feet; Thence South 89 degrees 47 minutes 19 seconds East 335.00 feet; Thence South 02 degrees 21 minutes 49 seconds East 260.26 feet; Thence South 89 degrees 47 minutes 19 seconds East 390.00 feet to the west line of Landmark Business Center Phase I recorded as Instrument No. 608902 in Plat Cabinet C, Envelope 176, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase I South 02 degrees 21 minutes 49 seconds East 425.00 feet to the southwest corner of Landmark Business Center I; Thence on the south line of Landmark Business Center Phase I South 89 degrees 42 minutes 56 seconds East

423.12 feet to the northwest corner of Landmark Business Center Phase III as recorded in Plat Cabinet C, Envelope 259, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase III South 02 degrees 15 Minutes 13 seconds East 751.63 feet to the southwest corner of Landmark Business Center Phase III; Thence leaving Landmark Business Center Phase III and crossing West 2nd Street South 05 degrees 42 minutes 28 seconds East 70.34 feet; Thence South 02 degrees 39 minutes 11 seconds East 23.16 feet to the south right-of-way line of West 2nd Street; Thence on said south right-of-way line North 54 degrees 36 minutes 54 seconds East 164.84 feet; Thence North 59 degrees 53 minutes 03 seconds East 227.12 feet; Thence North 65 degrees 21 minutes 42 seconds East 115.70 feet; Thence North 69 degrees 31 minutes 08 seconds East 154.88 feet; Thence North 72 degrees 30 minutes 58 seconds East 35.45 feet; Thence North 75 degrees 38 minutes 20 seconds East 218.87 feet; Thence North 06 degrees 10 minutes 39 seconds West 18.40 feet to the beginning of a curve concave to the south and having a radius of 1818.40 feet; Thence on said curve Easterly 395.75 feet through a central angle of 12 degrees 28 minutes 11 seconds; Thence South 88 degrees 18 minutes 50 seconds East 119.88 feet to the beginning of a curve concave to the northwest and having a radius of 1026.63 feet; Thence on said curve Northeasterly 339.93 feet through a central angle of 18 degrees 58 minutes 18 seconds; Thence on a radial line South 17 degrees 17 minutes 08 seconds East 5.00 feet to the beginning of a non-tangent curve concave to the northwest and having a radius of 1031.63 feet; Thence on said curve Northeasterly 103.51 feet through a central angle of 05 degrees 44 minutes 56 seconds; Thence North 63 degrees 34 minutes 22 seconds East 211.40; Thence North 62 degrees 51 minutes 10 seconds East 301.07 feet; Thence North 27 degrees 08 minutes 50 seconds West 5.00 feet; Thence North 62 degrees 51 minutes 10 seconds East 20.00 feet to the beginning of a curve concave to the southeast and having a radius of 686.38 feet; Thence on said curve Easterly 314.77 feet through a central angle of 26 degrees 16 minutes 31 seconds; Thence South 89 degrees 55 minutes 08 seconds East 55.33 feet to the east right-of-way line of South Walker Street; Thence leaving said south right-of-way line of West 2nd Street and on the east right-of-way line of South Walker Street North 02 degrees 48 minutes 48 seconds West 1073.96 feet to the north line of the Northwest quarter of Section 5, Township 8 North, Range 1 West; Thence on said north line of the Northwest quarter and on and along West 3rd Street North 89 degrees 44 minutes 02 seconds West 1009.13 feet; Thence continuing on said north line and on and along West 3rd Street North 89 degrees 10 minutes 35 seconds West 1674.72 feet; Thence continuing on said north line and on and along West 3rd Street North 89 degrees 30 minutes 28 seconds West 160.73 feet to the Point of Beginning. Containing 108 ACRES, more or less.

Expanded TIF West:

A part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township

10 ACRES

A part of the northeast quarter of Section 6, Township 8 North, range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street North 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; Thence continuing on said north line and West 3rd Street South 89 degrees 27 minutes seconds West 891.77 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana, said corner being the true Point of Beginning;

Thence on the north line of Cory Plaza North 89 degrees 47 minutes 19 seconds West 631.05 feet; Thence leaving West 3rd Street and on the west line of Cory Plaza South 02 degrees 17 minutes 07 seconds East 693.01 feet to the southwest corner of Cory Plaza; Thence on the south line of Cory Plaza South 89 degrees 47 minutes 19 seconds East 315.50 feet; Thence North 02 degrees 17 minutes 07 seconds West 51.05 feet; Thence South 89 degrees 47 minutes 19 seconds East 333.03 feet to the southeast corner of Cory Plaza; Thence on the east line of Cory Plaza and on and along South Cory Lane North 02 degrees 06 minutes 23 seconds West 641.87 feet to the Point of Beginning. Containing 10 ACRES, more or less.

Expanded TIF East:

A part of Section 5, Township 8 North, Range 1 West, Perry Township

86 ACRES

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

Commencing at PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of the Northeast quarter of Section 6, Township 8 North, Range 1 West and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and the north line of said Section 5, Township 8 North, Range 1 West and on and along West Third Street South 89 degrees 30 minutes 28 seconds East (assumed basis of bearings) 160.73 feet; Thence continuing on said north line and West 3rd Street South 89 degrees 10 minutes 35 seconds East 1674.72 feet; Thence continuing on said north line and West 3rd Street South 89 degrees 44 minutes 02 seconds East 1009.13 feet to the east right-of-way line of South Walker Street; Thence leaving said north line and West 3rd Street and on said east right-of-way line of South Walker Street South 02 degrees 48 minutes 48 seconds East 842.61 feet to the true Point of Beginning;

Thence continuing on said east right-of-way line South 02 degrees 48 minutes 48 seconds East 1290.02 feet to east right-of-way line of Patterson Drive; Thence leaving said east right-of-way line of South Walker Street and on the east right-of-way line of Patterson Drive South 39 degrees 50 minutes 39 seconds East 1132.11 feet to the west line of Lot A in Dixie Highway Addition as recorded in Plat Cabinet B, Envelope 39,

The multifamily component of this EDA is comprised mainly of existing multifamily residential uses and the opportunity for new mixed use developments; which may contain a multifamily component. In order to maintain existing employers as well as attract new businesses and employers to this EDA, there needs to be quality housing available which can offer affordable options to an emergent workforce needed for the EDA. The EDA is currently surrounded by established single family housing and historic core neighborhoods that also provide another housing option, but may not fully serve the potential for all workforce housing needs of the EDA.

DEVELOPMENT PLAN OBJECTIVES

1. This plan may provide funding necessary for infrastructure and alternative transportation improvements, employment training, or adaptive reuse of existing structures which will provide incentive for new enterprises to locate in the EDA and existing enterprises to upgrade or expand.
2. This plan cannot be accomplished by normal regulatory processes or through the ordinary operation of private enterprise. Implementation of this plan will result in a more timely generation of funds that can be directly allocated to specific public service and transportation infrastructure improvements.
3. Public health and welfare will benefit by accomplishment of this plan. The anticipated infrastructure improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided.
4. The accomplishment of this plan will be public utility and benefit as measured by the attraction and retention of permanent jobs, increases in the property tax base, and improved diversity of economic opportunities within the EDA.
5. This plan conforms with the City's Growth Policies Plan, the City's Master Thoroughfare Plan, the City's Bicycle and Pedestrian and Greenways System Plan, the BMCMPPO's Long Range Transportation Plan, and the BMCMPPO's Complete Street Policy. Guidance provided by these plans would support the following actions:
 - a. Roadway improvement activities;
 - b. Sidewalk improvement activities;
 - c. Land reclamation activities of any perceived or contaminated soil or ground water;
 - d. Improvement activities that support the Bloomington Hospital campus;
 - e. Streamside restoration activities associated with the West Branch of Clear Creek;
 - f. Demolition activities;

G. Land acquisition activities; and
f. Sanitary Sewer, Storm Sewer, and Domestic Water improvement
activities.

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 public 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.