

**REVISED**  
**ECONOMIC DEVELOPMENT PLAN**  
**For the**  
**TAPP ROAD**  
**ECONOMIC DEVELOPMENT AREA**

**CITY OF BLOOMINGTON, INDIANA**

**FEBRUARY, 2003**

## TABLE OF CONTENTS

	<b>PAGE NO.</b>
Summary.....	3
Geographic Description .....	3
Description of Expanded Area.....	4
Zoning and Land Use.....	5
Development Plan Objectives.....	6
Provisions for Amending the Plan .....	7
Base Assessed Property Values (Expanded EDA) .....	8
Base Assessed Property Values (Original EDA).....	9
Land Use Map.....	10
Zoning Map.....	11

## SUMMARY

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

The original EDA encompassed approximately 216 acres, all of which is within the corporate boundaries of the City of Bloomington, which is a redevelopment district. This area was annexed in the Southwest Annexation under Ordinance 91-65. The 2003 expansion contains approximately 25 acres.

Major subdivisions of the EDA include the Southern Indiana Medical Park at the southeast corner of Tapp Road and State Highway 37 By-Pass; Wapehani Mountain Bike Park; the Public Investment Corporation land north of Tapp Road, between Weimer Road and the SR 37 By-Pass; and, with the 2003 expansion, the Woolery Stone Mill property east of Weimer Road.

The Tapp Road EDA is an allocation area for the purposes of distribution and allocation of property taxes, as permitted under Indiana's tax increment financing (TIF) regulations (Indiana Code § 36-7-14-43(6) and 50 IAC 8). The base valuation assessment date for the allocation area is March 1, 1992. The base assessment date for the 2003 expansion is March 1, 2002.

Objectives of this plan include promotion of gainful employment and attraction of major new business enterprises.

This plan conforms with the City's Growth Policies Plan, which identifies the Tapp Road area as a critically important subarea and corridor. It also conforms with the Transportation Improvement Plan, the Southwest Annexation fiscal plan (Common Council Resolution 91-36), and the Fullerton Tapp Annexation fiscal plan (Common Council resolution 01-16), which recommended creation of this allocation area.

## GEOGRAPHIC DESCRIPTION

### **ORIGINAL EDA:**

A part of Sections 7 and 18 in Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a point in Perry Township Section 7, which point is the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way line of Tapp Road (50 foot half right-of-way);

Thence west along the south right-of-way line of Tapp Road to the east property line of Progress Park;

Thence south along said east property line to the southeast corner of the subdivision;

Thence west along the south property line of the subdivision to the east right-of-way line of State Highway 37 By-Pass;

Thence generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of said right-of-way line and the south right-of-way line of Tapp Road, said point also being the northwest corner of the Progress Park subdivision;

Thence north across Tapp Road to the north right-of-way line of Tapp Road, said point also being the intersection of the Public Investment Corporation property with the north right-of-way line of Tapp Road and the east right-of-way line of State Highway 37 By-Pass;

Thence continuing generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of the northwest corner of the Public Investment Corporation property and the southwest corner of the City's Wapehani Mountain Bike Park;

Thence continuing generally north along the eastern right-of-way line of State Highway 37 By-Pass to the north property line of Wapehani Mountain Bike Park, said point also being a point on the north line of the south half of Section 7;

Thence generally east along said north property line a distance of approximately 1065.37 feet;

Thence north a distance of approximately 53.43 feet to the north right-of-way line of Wapehani Road;

Thence generally east along the north right-of-way line of Wapehani Road to the intersection of the extension of said north right-of-way line with the east right-of-way of Weimer Road;

Thence following said east right-of-way line of Weimer Road generally south and east to the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way line of Tapp Road (50 foot half right-of-way), said point also being the Point of Beginning of this description, containing 216 acres more or less.

**2003 EXPANSION:** The area added by the 2003 expansion is depicted on page 10 as the property labeled "Woolery" and described as follows:

A part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at a 5/8" rebar stamped Smith Quillman & Associates found at the southwest corner of the Southeast Quarter of said section; thence SOUTH 88 degrees 44 minutes 52 seconds East 508.33 feet along the south line of said section and to the POINT OF BEGINNING; thence NORTH 00 degrees 44 minutes 13 seconds West along the east line of Annexation Ordinance 91-65 for 1666.55 feet ; thence SOUTH 88 degrees 02 minutes 02 seconds East along said line of Annexation Ordinance 91-65 for 845.61 feet; thence SOUTH 00 degrees 47 minutes 03 seconds West 808.13 feet to a point on the

north line of (Woolery Planned Community Phase I, Parcel 1, Plat Cabinet "C", Envelope 129); thence the following three (3) courses along the north and west line of said Woolery Planned Community: 1) SOUTH 75 degrees 15 minutes 08 seconds West 200.00 feet; thence 2) 432.75 feet along a 334.99 foot radius tangent curve to the left whose chord bears SOUTH 38 degrees 15 minutes 36 seconds West 403.28 feet; thence 3) SOUTH 01 degree 15 minutes 08 seconds West 515.05 feet to the south right-of-way line of Tapp Road; thence NORTH 88 degrees 44 minutes 54 seconds West along said south line 366.12 feet; thence NORTH 00 degrees 27 minutes 08 seconds West along the east line of Annexation Ordinance 91-65 for 50.28 feet to the POINT OF BEGINNING, containing 24.32 acres, more or less.

### ZONING AND LAND USE

The EDA includes multiple tracts zoned PUD, as well as the Wapehani Mountain Bike Park, which is zoned institutional. Permitted land uses within properties zoned PUD include retail, residential, business/professional/medical offices, and light manufacturing land uses. Implementation of this plan does not require rezoning or acquisition of land by the City.

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

#### 1. Employment/Business

The employment areas include the Southern Indiana Medical Park on the southeast corner of Tapp Road and SR 37 By-Pass; the Public Investment Corporation land that lies north of Tapp Road, south of Wapehani Road, and between Weimer Road and SR 37 By-Pass; and the non-residential areas of the Woolery PUD. Zoning is for light manufacturing/planned unit development (PUD), with a range of uses established by the Bloomington Plan Commission. The majority of this land is currently undeveloped.

The development and enhancement of these employment/business areas is of primary importance under this plan. Public improvements will be provided as required by new construction in the EDA, and will include both public services and transportation services.

#### 2. Expansion of EDA – Woolery PUD

This area contains approximately 24 acres and consists of the property added to the EDA in 2003. The project currently proposed for this area is a mixed-use development that:

- Reuses 2/3 of the existing former stone mill as residential condominiums and 1/3 as a convention center, hotel and other uses.
- Constructs up to five additional buildings containing commercial, office and residential uses.
- Reuses an existing building for the offices of Cassady Electric.

## DEVELOPMENT PLAN OBJECTIVES

1. This plan provides funding necessary for infrastructure improvements, which will provide incentive for new enterprises to locate in the EDA. New construction activities will promote significant opportunities for gainful employment in both the public and private sectors.

Potential infrastructure improvements include installation of new and upgrade of existing water, sewer, drainage, fire protection and transportation services. Utility services are currently available only in limited areas of the EDA, and future development will require enhancing both the availability and capacity of all these systems.

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 a 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 and the Transportation Improvement Plan. Tapp Road is designated as a primary arterial road, and Weimer Road is a primary collector. Neither has the capacity to carry the loads that will result from the development of these subareas; increasing their carrying capacities should be paced to be concurrent with development. Specific plan provisions that could be supported include:

a. State Road 37/Tapp Road Subarea

A portion of the TIF is located within the State Road 37/Tapp Road Subarea of the Growth Policies Plan. Vacant land within this subarea is designated for employment. More specifically, the intent of this subarea should be to foster development of medical and corporate office land uses while ensuring the preservation of environmentally valuable and sensitive lands. Light manufacturing and site serving retail uses should also be permitted.

In terms of public services, improvements that should be considered include the continued widening of Tapp Road, the possible realignment and signalization of the Weimer Road/Tapp Road intersection, and improvements to Weimer Road. This would include a future "Super Two" configuration north of Tapp Road and new construction south of Tapp Road. In addition, the closure of the Tapp Road/State Road 37 intersection should be considered. Additionally, a new fire station is needed to improve fire protection coverage for this sector of the community.

### 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 acquisitions for right-of-way improvements or other public purposes, or from 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 requirements of applicable State codes for plan amendment.

**Tapp Road Economic Development Area  
Expansion  
Base Assessed Values as of March 1, 2002**

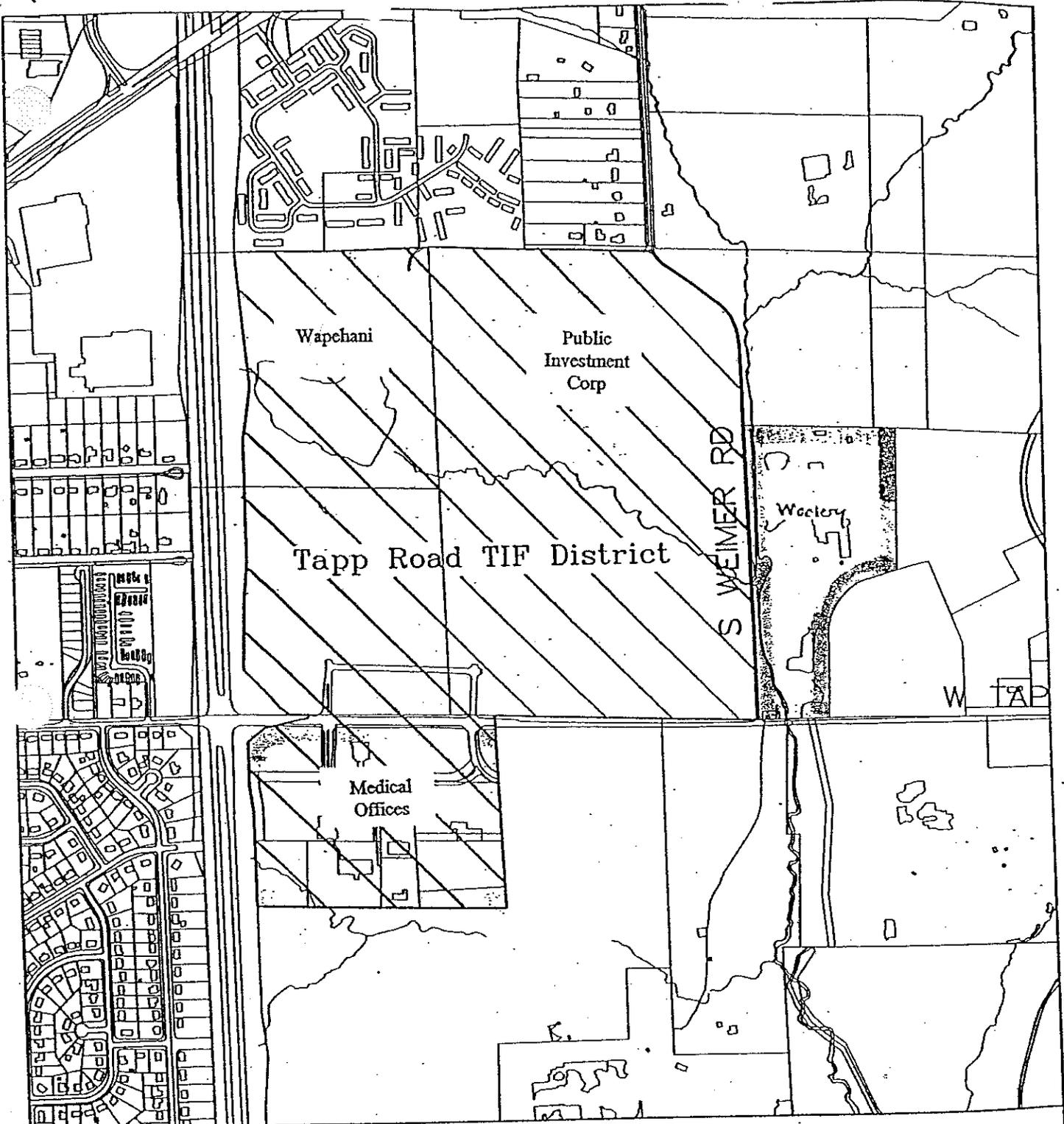
Owner	Parcel ID	Legal Description	Acres	Net Assessed Value Land	Net Assessed Value Improvements	Total Net Assessed Value
Woolery Stone Co., Inc.	014-37070-00*	Pt W1/2 SE 7-8-1W	24.20	257,600	475,500	733,100
City of Bloomington	014-47710-00	Pt SW SE 7-8-1W	0.12	0	0	0
<b>Total for Expanded Area</b>			<b>24.32</b>	<b>257,600</b>	<b>475,500</b>	<b>733,100</b>

\* Woolery PUD - Parcel A

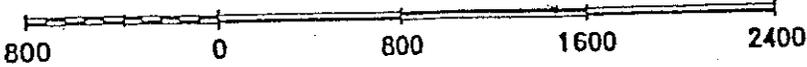
ASSESSED PROPERTY VALUES

TAPP ROAD ECONOMIC DEVELOPMENT AREA  
 BASE VALUATION DATE: MARCH 1, 1992

Tapp Road TIF					
Assessed Values, March 1, 1992					
Name	Lot #	Tax Parcel #	Acres	A.V. Land	A.V. Imp.
Perry Township - 7.01					
Public Investment Corp.	38	014-17370-00	111.56	7,170	0
City of Bloomington	39	014-45590-00	32.57	zz 1030	zz 2230
Public Investment Corp.	40	014-38070-00	34.80	1,000	0
Perry City - 18.02					
Southern Ind. Surgery Ctr. Partnership	1	015-25540-04	5.00	1,670	0
Children's Organ Transplant Assoc.	2	015-25540-03	3.52	zz 19170	zz 150300
RDG, Inc.	3	015-25540-01	28.48	730	0
Total			215.93	10,570	0



By: greulice  
15 Jan 03

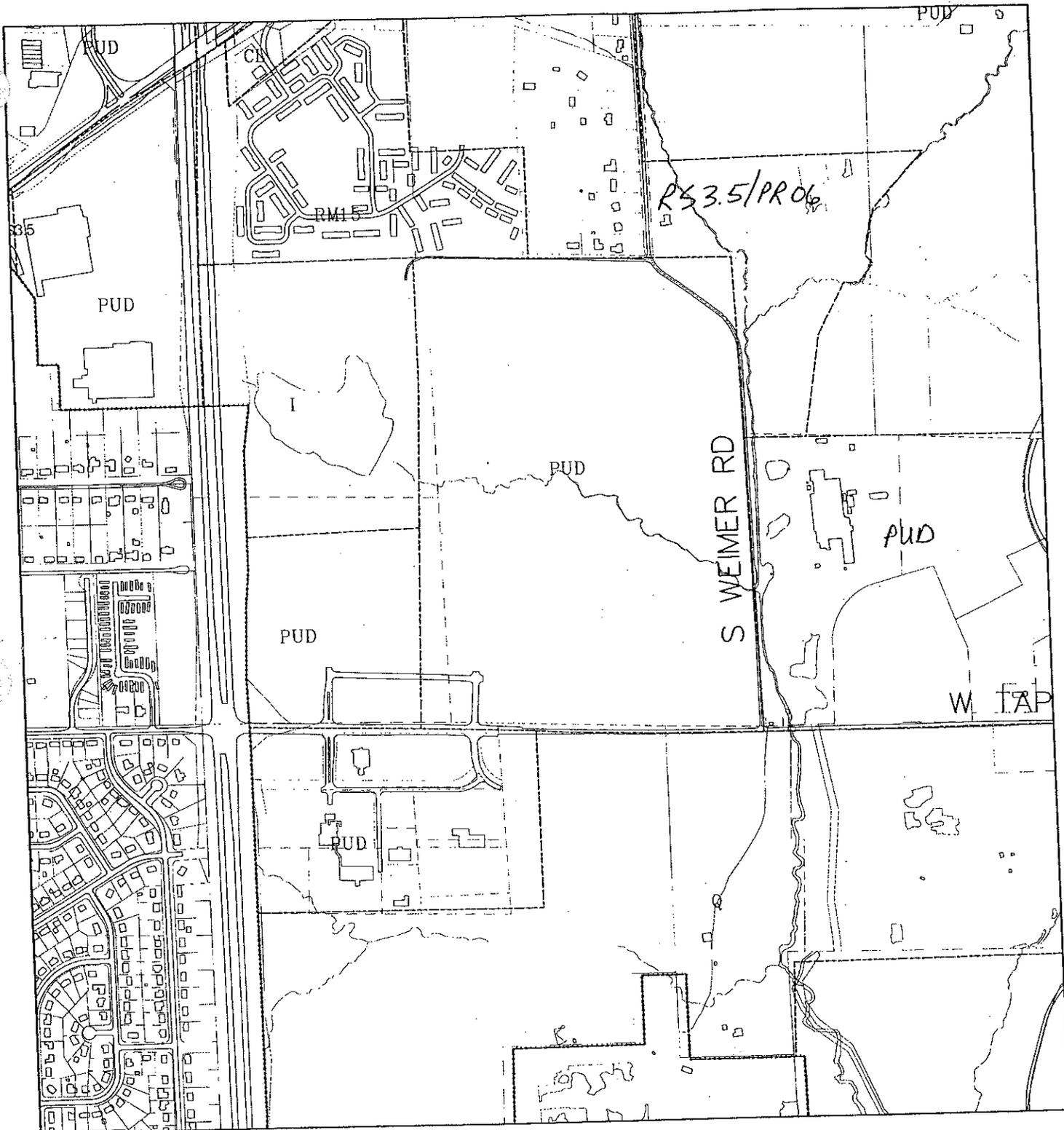


City of Bloomington  
Planning



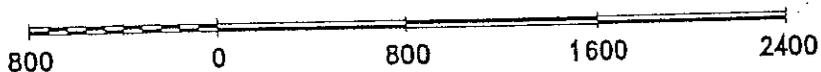
Scale: 1" = 800'

For reference only; map information NOT warranted.



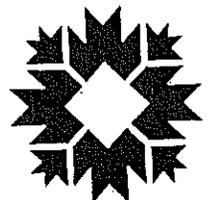
Zoning and Parcels

By: greulice  
16 Jan 03



N

City of Bloomington  
Planning



Scale: 1" = 800'

For reference only; map information NOT warranted.