EXECUTIVE SUMMARY

CERTIFIED TECHNOLOGY PARK
MASTER PLAN AND REDEVELOPMENT STRATEGY

BLOOMINGTON, INDIANA

JULY 2013

THE CTP

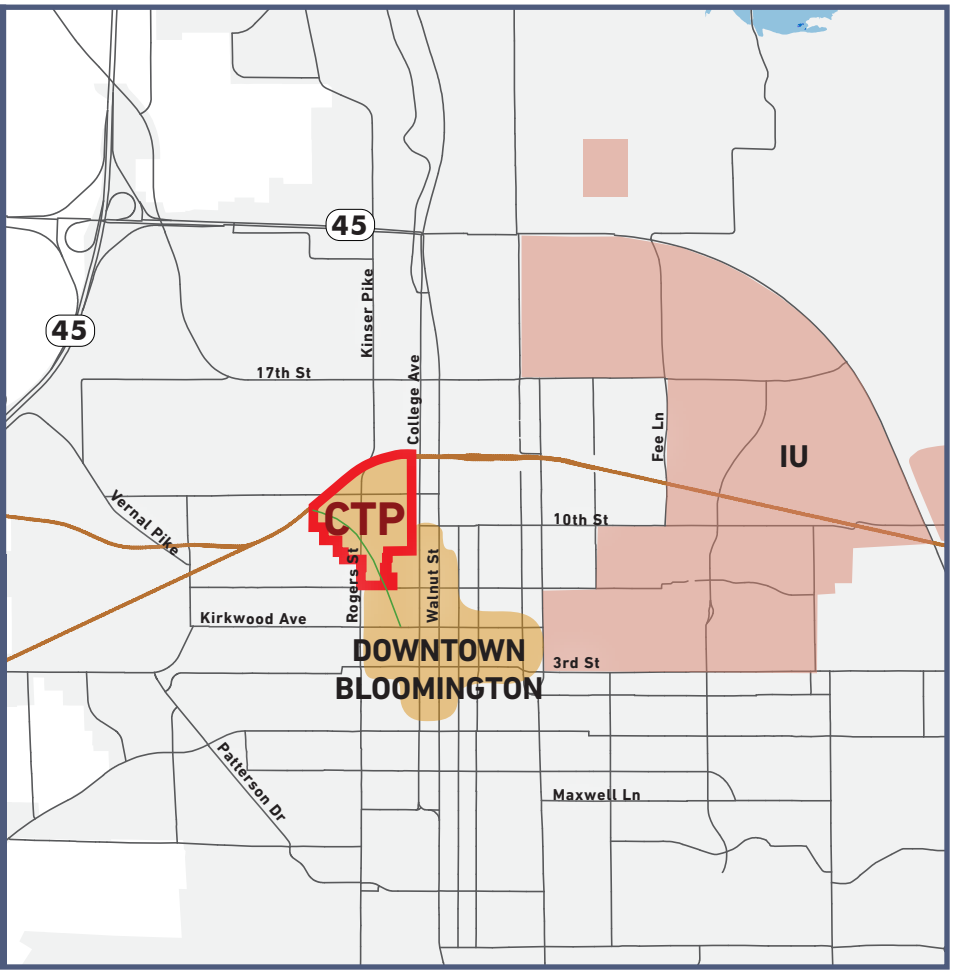
Certified Technology Park

State certification allows capture of new income and sales/ use taxes in the district

High-tech activity focus

Certified Technology Parks (CTP) are created as a tool to support the attraction and growth of high-technology business and to promote technology transfer opportunities. The State of Indiana awards the designation to communities that are partnering with a research institution to work with technology businesses to create jobs in the park and the development of business startup environments.

Designation as a Certified Technology Park allows for the local recapture of up to $5 million of state and local tax revenue, which can be invested in the development of the park. In addition to the recapture of tax revenue, communities may seek up to $4 million in grant funding from the State for use within the Bloomington CTP.



"OUR FULL VISION FOR THE TECH PARK INCLUDES STRONG AND PRODUCTIVE PARTNERSHIPS **WITH ALL** OF THE COMMUNITY'S ENTREPRENEURIAL SUPPORT NETWORKS"

- MAYOR MARK KRUZAN

THE VISION

The Bloomington Certified Technology Park stands alone in comparison to other CTPs throughout Indiana. **This place is a vibrant downtown district, full of things to do and places to go; a place where collaboration thrives and where relationships are forged.**

This CTP throws open its arms to welcome current and future residents, as well as the current and future technology-focused businesses. Through an intentional mixing and clustering of uses, the Bloomington CTP fosters collaboration and relationships. It links Bloomington's compact cultural, civic, commercial, and residential districts. It builds upon existing amenities and provides new attractions that encourage residents of the City to explore and mingle. It celebrates both the heritage and history of what was here and embraces new and emerging technologies that allow us to live in a more sustainable manner. It promotes community, healthier lifestyles, and the desire to work and play close to home through a walkable and bikeable environment.

THE VISION

AN URBAN DISTRICT THAT IS DOWNTOWN

located in the middle of cultural, commercial, civic, and residential areas

connecting districts and destinations

comfortable density and a mix of uses

walkable, bikeable, and reflective of the community fabric

foster a collaborative community spirit of innovative thinking

A NETWORK OF NEW, DYNAMIC OPEN SPACES

new pedestrian networks and open spaces encouraging outdoor play and active recreation

open spaces connecting City Hall to existing attractions

a tech campus linked by a central collaborative open space

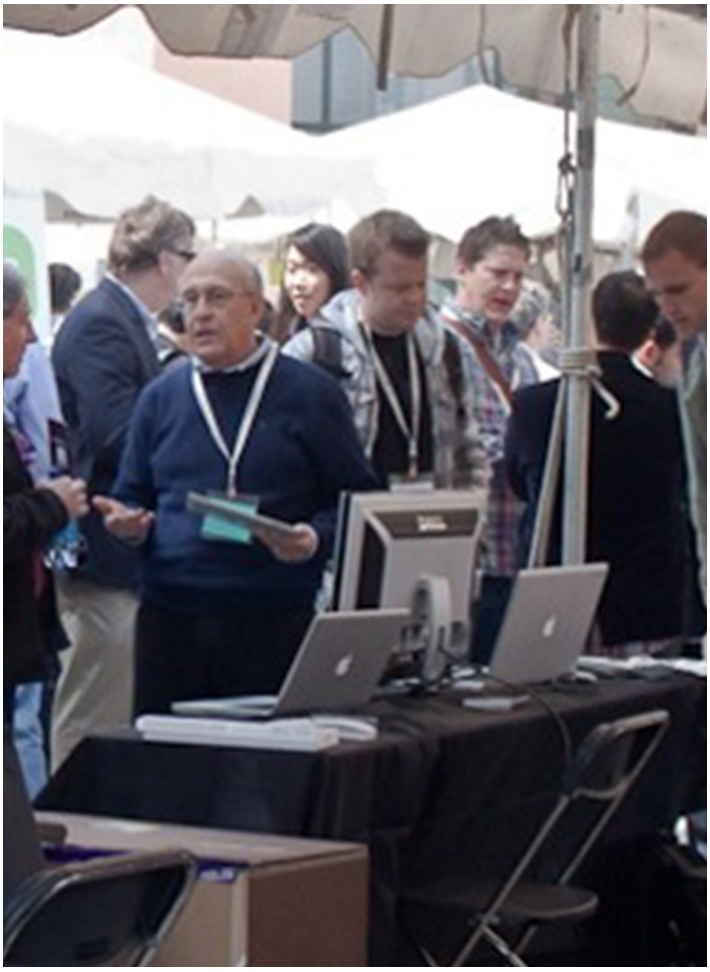
a new “emerald necklace” of unique open spaces along the B-Line Trail connecting the Farmers’ Market to Butler Park

EMBRACING THE SITE HERITAGE

recalling historic patterns

protecting and adapting historic icons as interesting places to work and live

re-imagining forgotten relics as prominent expressions of environmental responsibility and identity-lending outdoor art



LOOKING TOWARDS THE FUTURE

emerging technology-focused businesses

sustainably managing stormwater and celebrating it as a central organizational element

re-thinking water supply and water use

new green energy

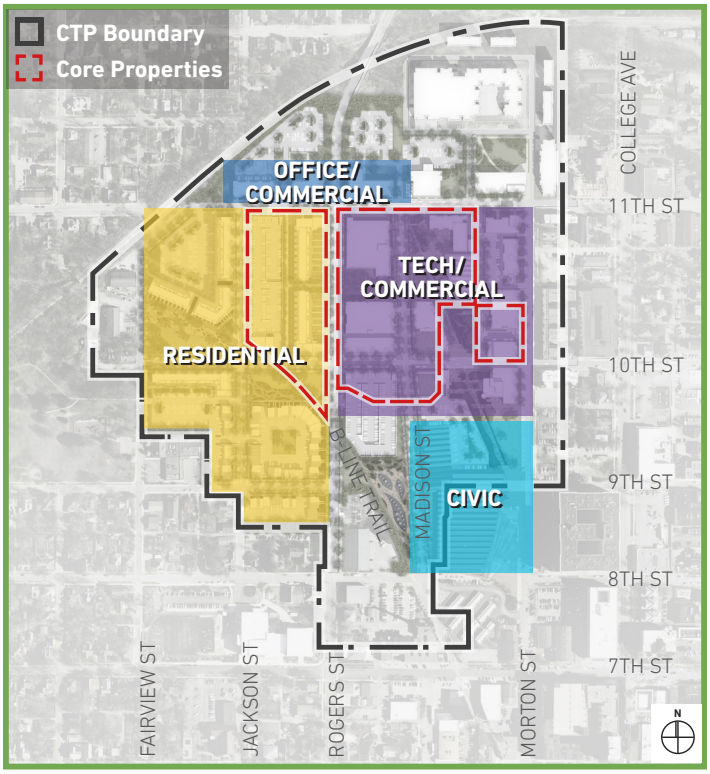
incentivizing private-sector economic development through quality of life investments

THE FRAMEWORK

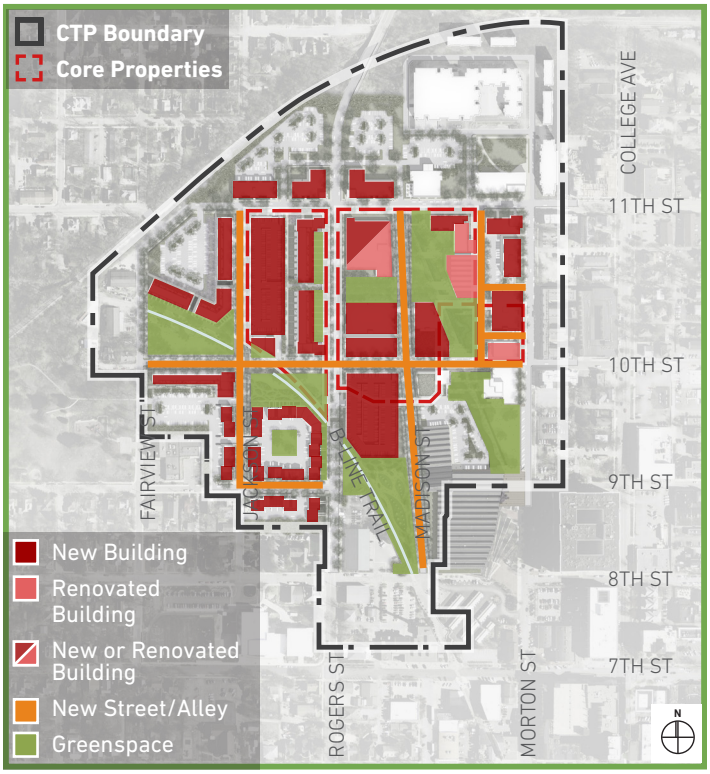
PLAN

1. TECH / COMMERCIAL
   - A. Warehouse A
   - B. Showers Administration
   - C. Showers Dimension Mill
   - D. Showers Kiln
   - E. Addition to Kiln
   - F. Tech and Commercial
   - G. Tech, Commercial and Hub Space
2. PROFESSIONAL OFFICE
3. MIXED-USE
4. PARKING GARAGE
   - A. Garage A
   - B. Garage B
5. RESIDENTIAL
   - A. Townhomes
   - B. Flats
6. GREENSPACE / OPEN SPACE
7. B-LINE TRAIL
8. COMMUNITY AMENITY

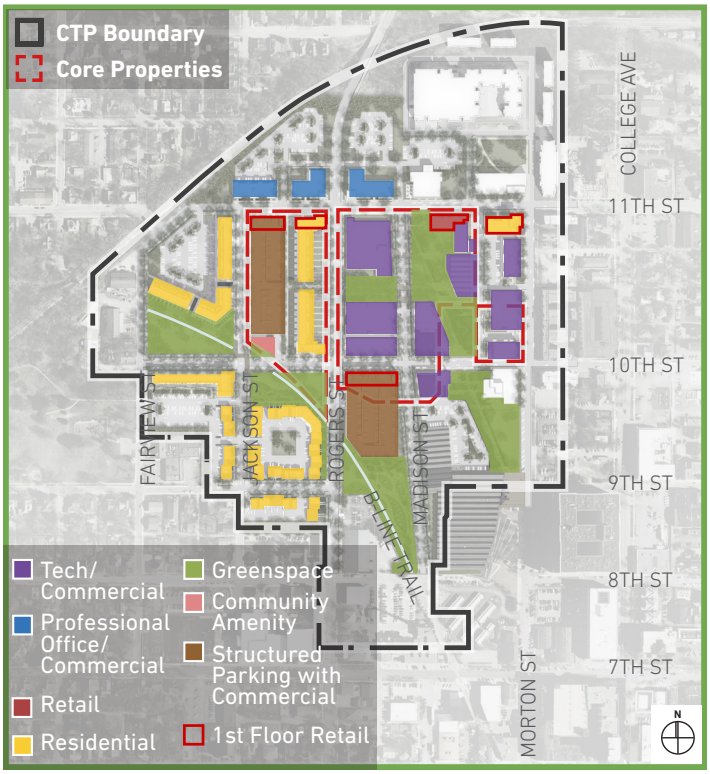
CHARACTER AREAS



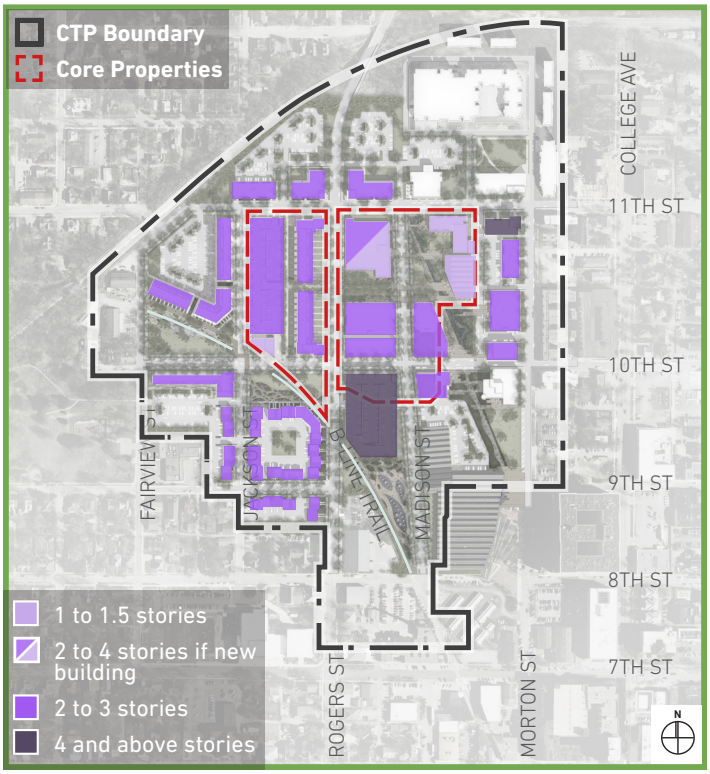
BUILT-FORM



BUILDING USES



BUILDING MASSING



VIEW OF OVERALL DEVELOPMENT

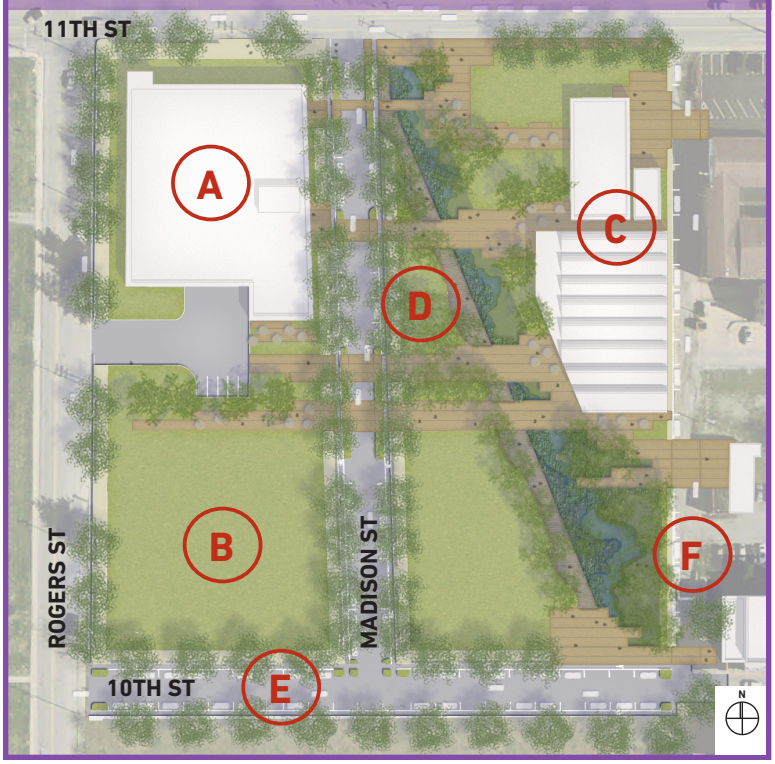
VIEW THROUGH CENTRAL GREEN NORTH

VIEW ALONG MADISON STREET

VIEW ALONG ROGERS STREET

THE IMPLEMENTATION

PHASE I: Option A



OPTION A ELEMENTS:

BUILDING IMPROVEMENTS:

A. Renovation of Warehouse A
B. Demolition of Warehouse B
C. Stabilize Showers Kiln & Dimension Mill Buildings

COMMON SPACE IMPROVEMENTS:

D. Creation of Central Green North (greenspace and water management corridor)
E. Re-alignment of 10th Street, extension of Madison Street
F. Construction of parking and alley improvements

Renovation, Removal, Construction : $6.79 Million (approx)

Warehouse A & Showers Administration buildings, 10th, Madison, Alley, Central Green North, Parking

Financed by

CTP Funds, TIF and other Public Funds/Grants/Credits, Revenue from Sale

Revenue: $150K annual (approx)

Occupancy : 180+/-

Warehouse A, Showers Administration

PHASE I: Option B

OPTION B ELEMENTS:

BUILDING IMPROVEMENTS:

A1: New Building Replacing Warehouse A

Other Elements Remain the Same as Shown in Option A

Renovation, Removal, Construction : $5.97 Million (approx)

Showers Administration building, New Building replacing Warehouse A, 10th, Madison, Alley, Central Green North, Parking

Financed by

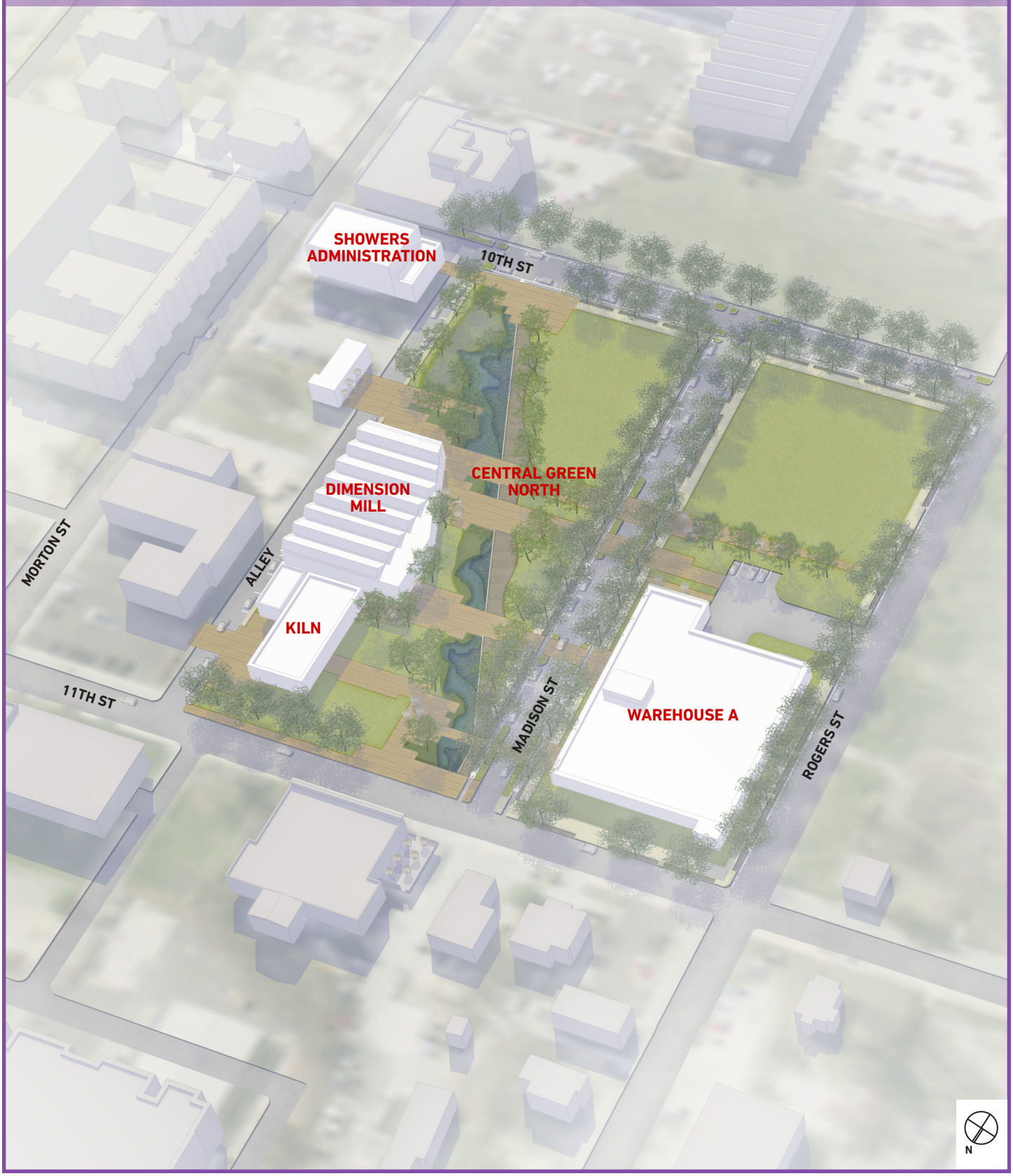
CTP Funds, TIF and other Public Funds/Grants/Credits, Revenue from Sale

Revenue: $180K annual (approx)

Occupancy : 450+/-

New Building replacing Warehouse A, Showers Administration

VIEW OF PHASE I



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