DOWNTOWN LAND USE STUDY

City of Bloomington, Indiana
Planning Department

Presented to the Plan Commission
November 10, 2008

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EXECUTIVE SUMMARY

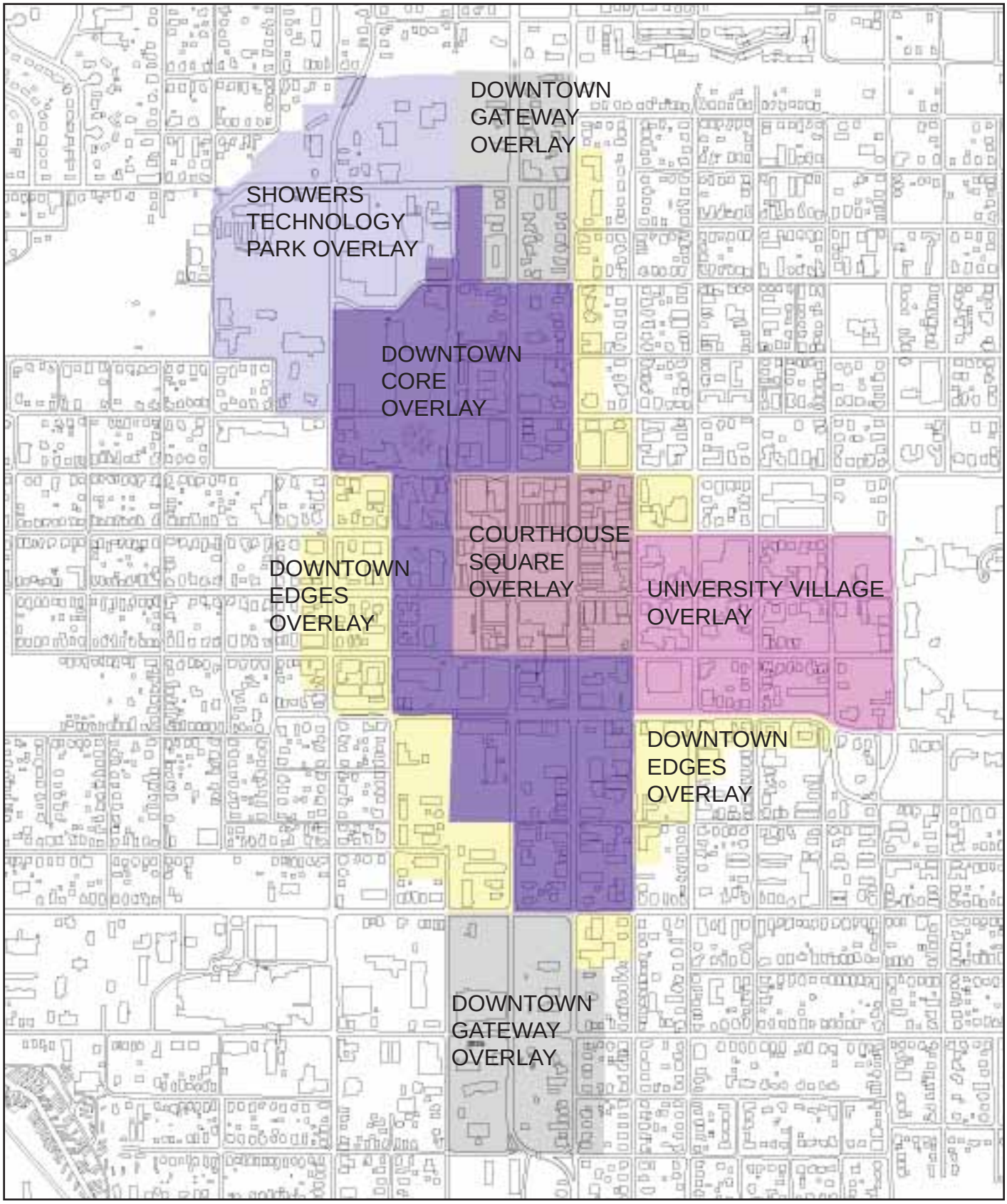
The Downtown Land Use Study was conducted in response to guidance contained in the 2005 Downtown Vision & Infill Strategy Plan and the 2002 Growth Policies Plan. City Planning staff conducted an analysis of a variety of downtown land use features. For the purposes of this study, the "Downtown" was defined as being the boundaries of the Commercial Downtown (CD) zoning district, as outlined in the Unified Development Ordinance (UDO). Data was then further refined to allow analysis for each of the six UDO Downtown Overlay Districts (*see map on the following page outlining study area*). Staff used a variety of sources to record parcel data and land use information. These included Monroe County Assessor's Office reports, City of Bloomington Geographic Information System maps, City of Bloomington Housing and Neighborhood Development Department database, and field checks performed by staff of every downtown parcel.

The following data categories were analyzed for each parcel:

- Land use
- Ownership
- Parcel area
- Registered rental status
- Building height
- Building area
- Residential density
- Floor-Area-Ratio (FAR)
- Assessment data
- Property improvements since 2000
- Impervious and pervious surface areas
- Parking availability on-site
- Parking ownership
- Parking type and area
- Parking-Area-Ratio (PAR)
- National, State & Local Historic designation status
- 2001 Indiana Historic Sites & Survey Inventory status
- Historic property improvements since 2000
- Historic property assessment data

The Downtown Land Use Study provides parcel information research for the entire downtown and each of the six Overlay Districts. Doing so offers the opportunity to see a snapshot of a wide range of overall current downtown land use conditions, as well as allowing for greater scrutiny of only specific areas of downtown. The data can provide a reference for both public and private land use policy decisions. In the future, this Analysis will be conducted again, which will then allow for the data to be benchmarked over time. This will provide an opportunity for the Downtown Land Use Study to not only report on current downtown land use conditions, but also show trends and changes through the years. It is anticipated that this Study will provide both City policy leaders and citizens with a tool to use towards measuring compliance with the policy guidance and goals set forth within the Growth Policies Plan, Downtown Vision & Infill Strategy Plan and Unified Development Ordinance. Future updates to the Study will offer continued opportunities to view long-term downtown land use trends and measure them against the policy guidance of these planning documents.

DOWNTOWN STUDY AREA MAP



The Downtown Study Area Map (page 6) shows the entire downtown study area, as well as the six individual Overlay Districts that were analyzed as part of this study. Below is a summary of all downtown land uses and key parcel characteristics. The following tables provide a summary for each of the land use categories that were analyzed as part of this study. These are overall figures for the entire downtown study area and will give the reader an overview of the results of the land use study. This data will be helpful in understanding and establishing general baselines for the downtown area, as a whole. It will provide good performance measurements for fulfilling the goal of long-term vitality for the downtown, as well as for investmest decisions for both public and private parties.

Table 1: Downtown Land Use Summary

Land Use Type	Total Parcels	Total Assessed Value	Total Assessed Parcel Acres	Impervious Surface Coverage (acres)	Total 2001 Historic Sites & Structures Parcels	Floor Area Ratio (FAR)
Single Family	29 (5%)	$5,127,900 (2%)	5.10 (3%)	2.23 (1%)	12 (5%)	0.34
Multi Family	57 (10%)	$41,102,700 (13%)	14.60 (8%)	10.80 (7%)	37 (15%)	1.13
Mixed Use	102 (17%)	$101,111,900 (33%)	33.76 (19%)	33.14 (20%)	60 (24%)	1.49
Commercial Retail	52 (9%)	$18,507,800 (6%)	14.03 (8%)	13.43 (8%)	28 (11%)	0.65
Commercial Services	132 (22%)	$74,203,220 (24%)	41.14 (24%)	34.87 (21%)	66 (27%)	0.55
Public Uses	33 (6%)	$11,302,700 (4%)	14.73 (8%)	20.48 (12%)	15 (6%)	1.01
Non-Profit Service/Office	29 (5%)	$22,338,900 (7%)	11.23 (6%)	9.49 (6%)	18 (7%)	0.96
Private Parking	67 (11%)	$13,815,400 (5%)	14.38 (8%)	19.41 (12%)	0 (0%)	0.46
Public Parking	20 (3%)	$585,000 (0%)	0.71 (0%)	8.03 (5%)	0 (0%)	0.66
Vacant Developed	29 (5%)	$14,302,600 (5%)	13.83 (8%)	8.01 (5%)	6 (2%)	0.22
Vacant Unimproved	41 (7%)	$1,410,200 (0%)	5.16 (3%)	1.03 (1%)	0 (0%)	0.24
Other	8 (1%)	$2,845,700 (1%)	5.54 (3%)	2.96 (2%)	3 (1%)	0.21
Totals	599 (100%)	$306,654,020* (100%)	174.22 (100%)	163.87 (100%)	245 (100%)	0.94**

* This amount represents the total for only the parcels that were assigned an assessed value by the County Assessor's Office. It excludes all parcels that had no assigned value, which generally includes most (but not all) parcels that are owned by municipal, county, state or federal governments, Indiana University, non-profit organizations, etc.
** This total represents the average Floor Area Ratio (FAR) of all the downtown land use types.

Chart 1: Parcel Area by Land Use

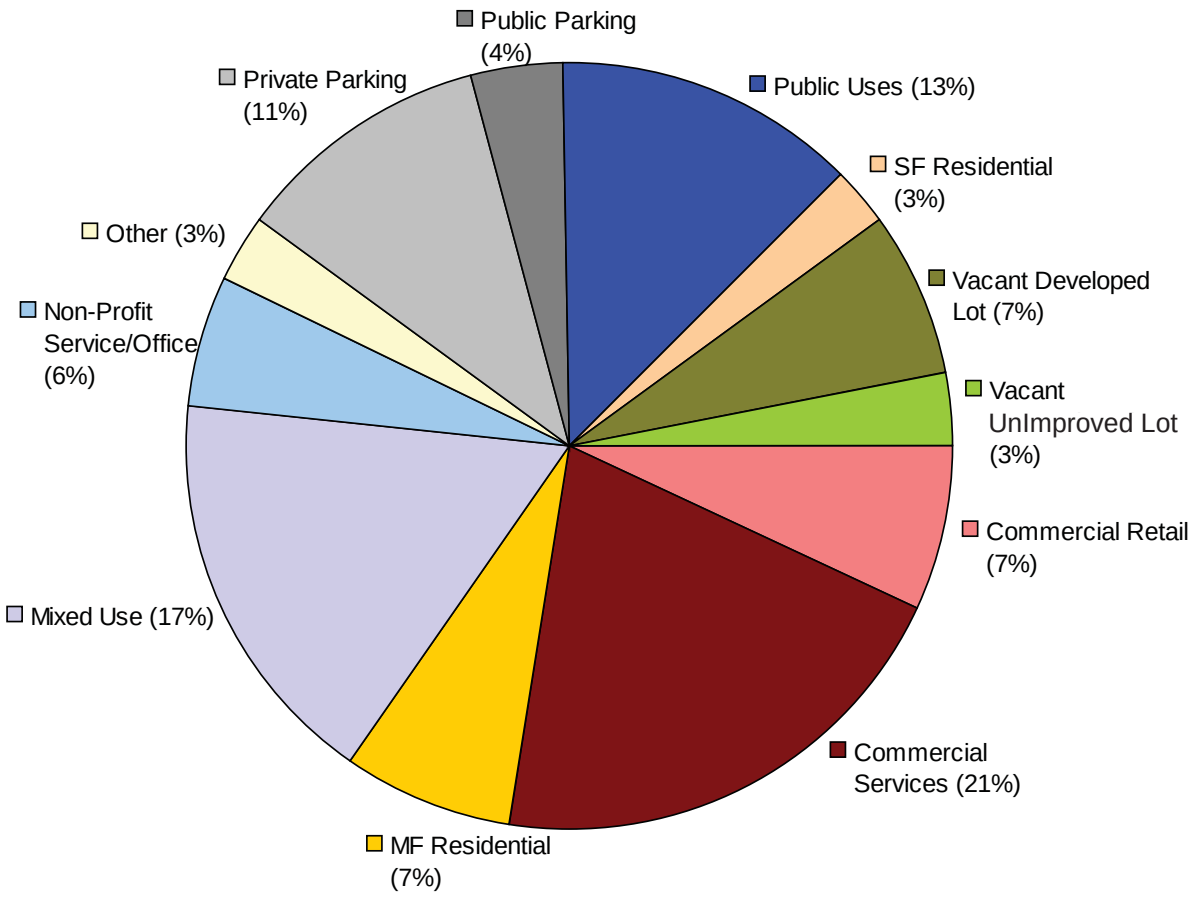


Chart 2: Assessed Value by Downtown Overlay District and Land Use

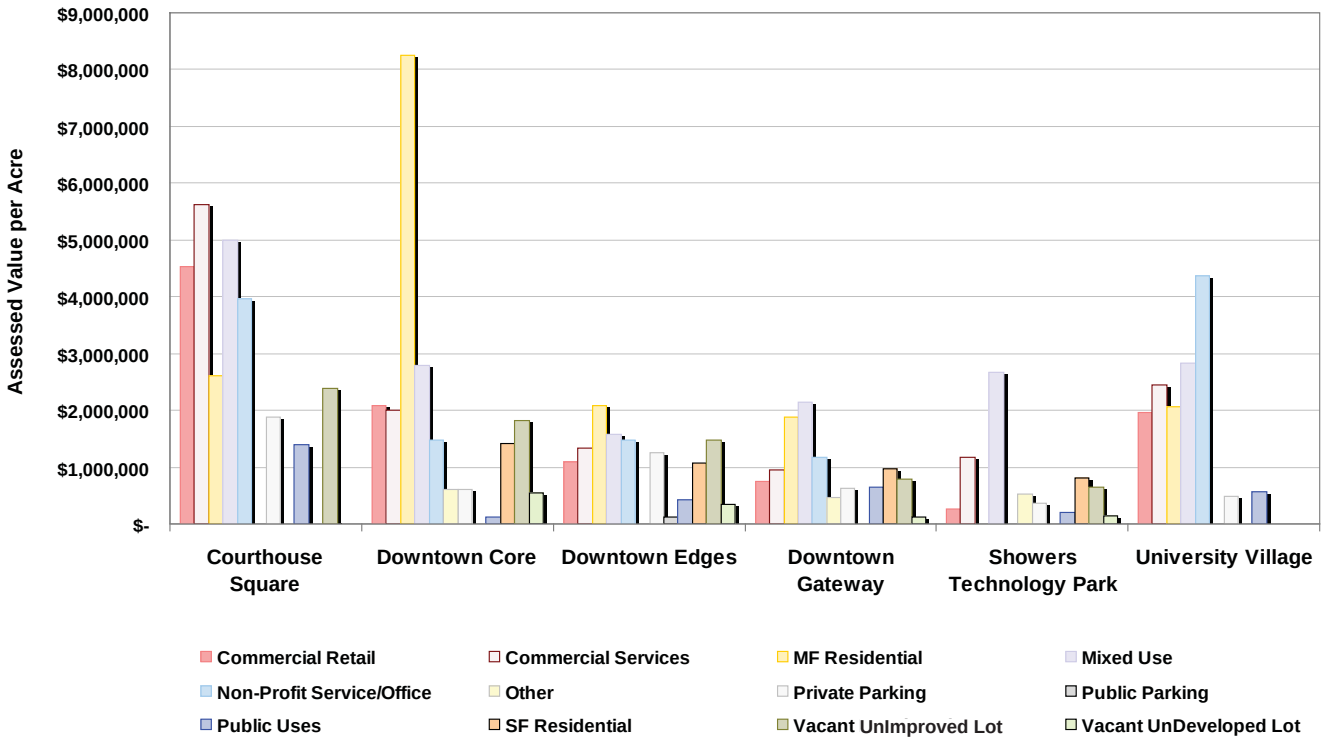


Chart 3: Floor-Area-Ratio by Downtown Overlay District and Land Use

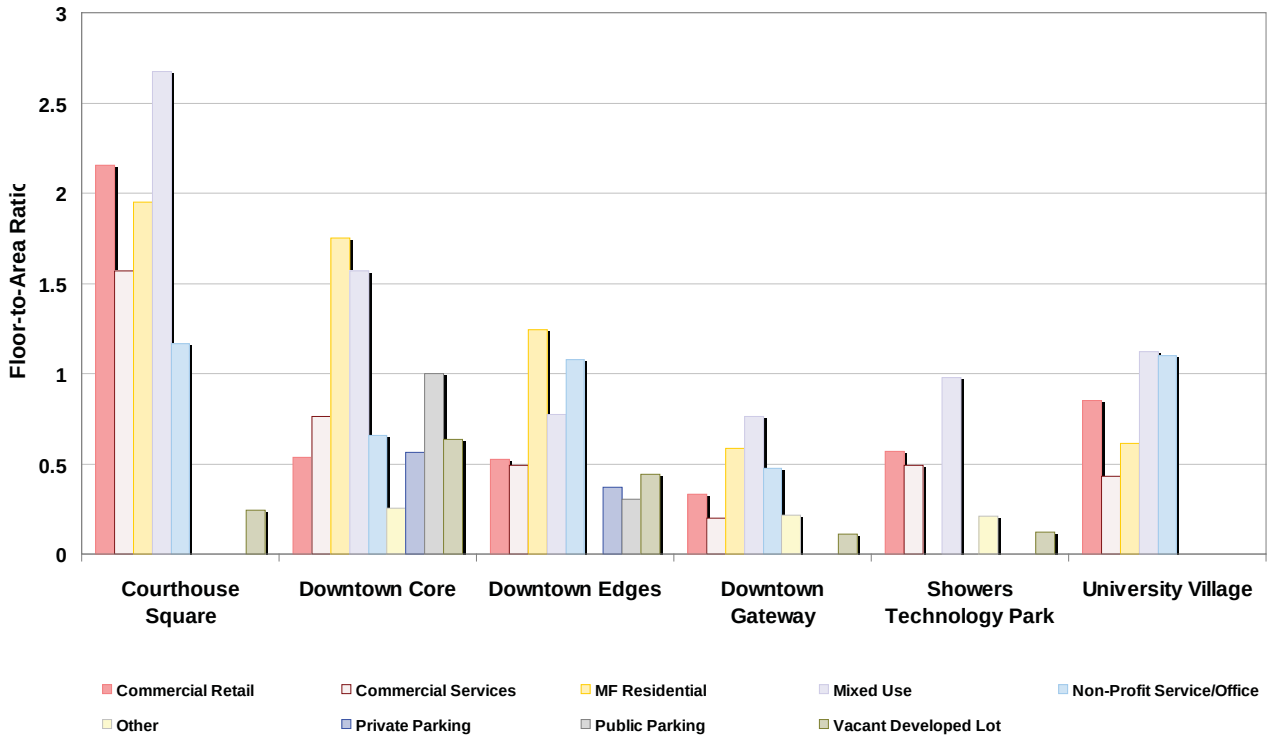


Table 2: Downtown Characteristics Summary

Measurement Type	Attribute	Downtown Totals
Ownership (Parcels)	Private	493 (82%)
	Public	77 (13%)
	Non-Profit	28 (5%)
	Other	1 (0%)
	Grand Total	599 (100%)
Total Parcel Area	Total Parcel Area (Square Feet)	8,732,909
	Total Parcel Area (Acres)	200.48
Surface Coverage (Acres)	Total Pervious	36.61 (18%)
	Total Impervious	163.87 (82%)
	Total Parcel Area	200.48 (100%)
Total Building Area (Square Feet)	Total Residential Building Area	1,385,421 (23%)
	Total Non-Residential Building Area	4,319,997 (71%)
	Total Other Building Area	356,803 (6%)
	Total Building Area	6,062,220 (100%)
Floor Area Ratio (FAR)	Average Parcel FAR (Average per Individual Lot)	0.94
	District FAR (Sum of All Parcels Combined)	0.83
Residential Unit Overview	Total Residential Units	1,121
	Total Bedrooms	2,509
	Average Units per Acre	26.04
	Average Bedrooms per Acre	48.57

Table 2: Downtown Characteristics Summary Continued

Measurement Type	Attribute	Downtown Totals
Registered Rentals	Parcels with Registered Rentals	137
	Total Parcels	599
Assessment Overview	Total Assessed Value	$306,654,020
	Number of Assessed Parcels	539*
	Average Assessed Value (per parcel)	$568,931
	Total Assessed Area (acres)	174.22*
	Average Assessed Value (per acre)	$1,760,154
Parcel Improvements Since 2000	Remodel	24 (4%)
	New Construction	23 (4%)
	Addition	5 (1%)
	Other	4 (1%)
	No improvement	543 (91%)
	Total Improved Parcels	56 (9%)
Number of Parcels with Parking	Parcels with on-site parking available	401 (67%)
	Parcels without on-site parking available	198 (33%)
	Total Parcels	599 (100%)
Total Parking Area (Acres)	Surface Lots	73.41 (81%)
	Structured lots	17.00 (19%)
	Total Parking Area	90.41 (100%)

*These totals exclude all parcels that were assigned a value of $0 by the Monroe County Assessor's Office. As a result, there is a total of 539 assessed parcels versus the 599 total parcel tally. Parcels assigned with a $0 value generally include those that are owned by municipal and county governments, Indiana University, non-profit groups, etc. However, in some cases, parcels that were owned by public and non-profit entities were assigned an assessment value by the Monroe County Assessor's Office. In these cases, the totals were calculated.

Table 2: Downtown Characteristics Summary Continued

Measurement Type	Attribute	Downtown Totals
Parking Area Ratio (PAR)	Average Parcel PAR (Avg. per Individual Lots)	0.56
	District PAR (Avg. of all Parcels Combined)	0.45
	District Surface PAR (Avg. of all Parcels with Surface Parking Combined)	0.37
Historic Overview	National and State Register**	158 (26%)
	Locally Designated^	15 (2%)
	Total^^	162 (27%)
2001 Indiana Historic Sites and Structures Inventory Designations	Non-Contributing	49 (8%)
	Contributing	110 (18%)
	Notable	56 (9%)
	Outstanding	30 (5%)
	Total	245 (41%)

**Properties that achieve a National Register status are automatically added to the State Register as well. Although it is possible to acquire State Register status only and not be added to the National Register, no downtown parcels did so. Therefore, the tally of National Register and State Register parcels in this table are combined because they are not mutually exclusive. Because of this, staff did not want to show National and State Register parcels seperately in order to avoid double-counting any of the data.

^ There were a total of fifteen Locally Designated parcels. Almost all of them were also listed on the National and State Registers. A total of four parcels, however, were exclusively Locally Designated. Two of these were located in the Downtown Core and the other two in the Downtown Edges.

^^ To avoid double-counting National and State Register parcels, only the four parcels that exclusively had a Local Historic designation were included in the final Historic Overview tally.

INTRODUCTION

PURPOSE OF THE STUDY

The origins of the Downtown Land Use Study can be traced to the City of Bloomington's comprehensive plan, the Growth Policies Plan (GPP), adopted in December of 2002. The GPP contains an Implementation Strategy that calls for the City to "identify and maintain a 20-year supply of appropriately zoned land necessary to accommodate long-term employment needs and report annually on the consumption of such land." Additionally, the GPP recommended that a subarea plan be developed that addresses the long-term viability of the downtown area. This subarea plan was to be overseen by a professional planning firm and done in close cooperation with key citizen stakeholder groups.

Based on these GPP recommendations, the City of Bloomington hired the firm of Winter & Company in 2005 to complete a downtown strategic plan. After several months of development, the Downtown Vision & Infill Strategy Plan was formally adopted by the City Council in November of 2005. During the Plan's development process, the need to conduct an inventory of downtown land uses to chart current land use trends and characteristics, plus provide an outlook on available downtown land for future development, quickly became apparent. Such an inventory could also be benchmarked over time in order to follow changes through multiple years. Information from this inventory would be highly beneficial for local governments, Indiana University, business leaders, economic development groups, potential investors, downtown stakeholders and the public.

In order to address these needs, the Downtown Vision & Infill Strategy Plan formally recommended that the City pursue the following actions:

1. Conduct annual inventories of housing, retail, office, and industrial uses.
2. Develop a vacant land and derelict building inventory.

The Downtown Land Use Study was a response to the Downtown Vision and Infill Strategy Plan's guidance to create an inventory of current land uses (housing, retail, office, vacant, unimproved, etc.), as well as a wide range of other parcel data fields and calculations relating to these land uses. Planning Department staff spent a year collecting land use information for use in the Study. The findings have been compiled to provide information for use in public and private land use decisions, both currently and in the future. It also will give a strong overview of many downtown land use conditions to City of Bloomington and Indiana University officials, the Monroe County Community School Corporation and other local government units, businesses, non-profit groups, students, citizens, and all other parties that have an interest in downtown Bloomington. The Downtown Land Use Study should also provide a tool to use towards measuring compliance with the guidance set forth within the Growth Policies Plan, Downtown Vision & Infill Strategy Plan and Unified Development Ordinance. Future updates to the Study will offer continued opportunities to view long-term downtown land use trends and measure them against the policy guidance of these important planning documents.

METHODOLOGY

For the purposes of this analysis, the study area was defined as being all land parcels located within the boundaries of the Commercial Downtown zoning district, as defined in the Unified Development Ordinance (UDO). Please refer to the map on page six for an overview of the Study Area's complete boundaries. Property information for the land parcels within the study area was obtained from the Monroe County Assessor's Office, the City of Bloomington Geographic Information System (GIS), Housing and Neighborhood Development (HAND) database, the 2001 City of Bloomington Interim Report – Indiana Historic Sites and Structures Inventory, and field survey work conducted by staff.

Several property data reports from the Assessor's Office contained land uses that spanned multiple parcels. Examples of this occurring in the downtown include Smallwood Plaza, the Showers Building, the Monroe County Justice Center, Fountain Square Mall, and the Wonderlab Museum of Health, Science & Technology. Although each parcel may have unique land use characteristics, the Assessor's Office data group multiple parcels together if they are part of the same development. During the data gathering stage, staff designated the parcel that contained all the data for a development area as the "Primary" parcel and the other parcels within the development that had no Assessor's Office data were referred to as "Secondary" parcels. To address this situation and provide consistency throughout the Study, staff combined Primary and Secondary parcels of all multiple parcel developments together into a single, consolidated, "Land Use" parcel. There are 811 total parcels located in the downtown; after consolidating primary and secondary parcels together into the "Land Use" parcels for the final analysis, this number was reduced to 599 total parcels.

Initially, Planning Department staff focused only on a small downtown area that had a diverse collection of land uses to conduct a pilot study. This would allow for a "dry run" to test not only the feasibility of the land use definitions, but also would expose any unexpected issues or problems. This pilot study area was defined to be the area that is shown on the map below.

The area of the initial Pilot Study used Kirkwood Avenue, Madison Street, Washington Street and W. 3rd Street as its boundaries.

METHODOLOGY CONTINUED

All of the issues that were discovered regarding the formatting and recording of data during the pilot study were able to be addressed by staff before data collection of the entire downtown commenced. Staff recorded the following land use information for downtown parcels:

- **Identification Number:** each parcel was assigned both a GIS and Tax Identification number
- **Primary Parcel**: on multi-parcel developments, this is the parcel that contains the master land use data
- **Primary Identification:** the identification number for the Land Use parcel on developments that span multiple parcels (if applicable)
- **Reference Identification:** the identification number for the Secondary, or non-Land Use parcels, on developments that span multiple parcels (if applicable)
- **Property address:** legal address of the parcel
- **Owner:** legal owner of the parcel
- **Owner Status:** each property owner was recorded as one of the following:
  Private: A non-publicly owned property which may be under the control of a single individual or a group of individuals.
  Public: A non-privately owned property that is under the control of a federal, state, local government, or by Indiana University. Most of these properties are open and accesible to the general public.
  Non-Profit: A non-private or publicly owned property that is owned by a non-profit organization or group.
- **Land Use Type:** the type of land use that is occurring on a parcel (see more detailed definitions further in this section)
- **Downtown Overlay District:** as shown in the Unified Development Ordinance
- **Building Stories:** The number of building stories present on a parcel, measured from the primary entrance. If multiple buildings were present on a parcel, then the highest story present was used
- **Residential Building Area:** the square footage, as recorded in the Assessor's Office, on the parcel for use as residential purposes
- **Non-Residential Building Area:** the square footage, as recorded in the Assessor's Office, on the parcel for use for non-residential purposes
- **Other Building Area:** the square footage, as recorded in the Assessor's Office, on the parcel for miscellaneous uses (i.e. patios, heating and cooling equipment, balconies, bank vaults, courtyards, storage, etc.)
- **Total Building Area:** all building areas, totaled in square feet
- **Total Parcel Area:** the legal area of the parcel, in square feet and acres
- **Impervious Surface Area:** the total parcel area that is impervious (constructed of artificial surfaces and not porous to water), in square feet
- **Pervious Surface Area:** the total parcel area that is pervious (non-artificial areas, or "green spaces", that are porous to water), in square feet
- **Parking:** indicating whether parking is, or is not, provided with individual land uses
- **Surface Lot Area:** the total area used for ground level parking, in square feet
- **Structure Lot Area:** the total area used for structured parking facilities, in square feet (included both below ground and above ground parking structures)
- **Number of Residential Units:** the total number of residential units on a parcel, per the HAND database.

METHODOLOGY CONTINUED

- **Number of Bedrooms:** the total number of bedrooms on a parcel, per the HAND database
- **Registered Rentals:** indicating whether HAND registered rentals are or are not located on a parcel
- **Number of Registered Rentals:** the total number of registered rentals present
- **Registered Rental Identification Number:** the HAND assigned rental identification number
- **Total Assessment Value:** the total assessed value of a parcel, in dollars, per the Assessor's Office data
- **Assessment Year:** the year the property was assessed by the Assessor's Office
- **Property Improvement:** indicating whether a parcel was or was not physically improved since 2000
- **Property Improvement Type:** if a property had been improved since 2000, indicating what type of physical improvement had occurred (i.e. new development, remodel, or an addition)
- **Historic Status:** indicating the status of structures located on parcels if listed on the National Historic Register, the State Historic Register, or Locally Designated. If multiple historic properties were present, the highest status was recorded
- **2001 City of Bloomington Interim Report Status:** indicating the *Indiana Historic Sites and Structures Inventory* rating, if any, of structures located on parcels (i.e. Notable, Outstanding, Contributing or Non-Contributing). If multiple ratings were present, the highest rating was recorded.

DATA CONSIDERATIONS

It's important to note the Downtown Land Use Study is accurate based on the most current and best data available. However, there were some ranges of information that were not available. The calculations provided in this analysis represent tallies and averages of the data sets that were available at the time that information was gathered. During the course of the data collection, staff was forced to make some land use assumptions. This was due to either incomplete assessment information, situations in the field that required an on-the-spot judgment, or other unforeseen circumstances. Therefore, a few small deviations in the land use information that was collected may exist. All of these deviations were minor, but were unfortunately impossible to avoid. Keeping this in mind, overall, the land use data contained in this Study is the most accurate, current and concise as could be provided.

Staff intends to utilize the Downtown Land Use Study as a baseline level for future analysis. It is anticipated that additional downtown land use studies will be conducted that will allow for more robust benchmarking and data comparisons. Therefore, the findings from this Study can be compared with future report results, allowing for greater observations of downtown land use and development trends and patterns. It is anticipated that is will provide an even stronger tool for observing downtown land uses over multiple years.

LAND USE & OWNERSHIP

LAND USE ANALYSIS

In this section, data was analyzed to look at information concerning land use and ownership characteristics for the entire downtown area and the six downtown Overlay Districts. This section will be especially helpful in understanding general baseline data for the downtown area and Overlay Districts.

The table on the following page illustrates the number of parcels in each land use category downtown. Commercial uses are highly prevalent in the downtown. Since most Mixed-Uses contain either a Commercial Service or Commercial Retail component, adding Mixed Uses to the total makes the overall commercial uses account for almost half of the entire downtown. This is in line with the historic character of the downtown being a commercial and retail hub for the region. Mixed Uses also are most prevalent in both the Courthouse Square and the University Village Overlay Districts. This trend is likely due to the fact that the Courthouse Square acts as a major commercial center for Bloomington, and the University Village is located directly adjacent to the Indiana University campus. Because of these factors, both districts are close to many downtown destinations and experience a great deal of pedestrian traffic. Therefore, Mixed Uses containing either various commercial spaces or commercial spaces combined with residential units appear to be extremely well suited for both these two districts.

The large amount of Vacant Unimproved land within the Showers Overlay District is the result of the currently vacant Stephen-Olds Honda site. This parcel is one of the largest undeveloped tracts located in the downtown. This parcel offers a major redevelopment opportunity and in future years, the amount of Vacant Unimproved land within the Showers Overlay District could be drastically reduced.

Table 3: Total Number of Parcels per Overlay District and Land Use Type

Land Use Type	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Single Family	29 (5%)	0 (0%)	5 (3%)	6 (5%)	12 (13%)	6 (12%)	0 (0%)
Multi Family	57 (10%)	4 (5%)	6 (3%)	18 (16%)	17 (19%)	0 (0%)	12 (14%)
Mixed Use	102 (17%)	35 (46%)	19 (10%)	12 (11%)	5 (6%)	1 (2%)	30 (34%)
Commercial Retail	52 (9%)	14 (18%)	13 (7%)	10 (9%)	7 (8%)	4 (8%)	4 (5%)
Commercial Services	132 (22%)	11 (14%)	42 (23%)	26 (23%)	30 (34%)	2 (4%)	21 (24%)
Public Uses	33 (6%)	5 (7%)	11 (6%)	4 (4%)	1 (1%)	5 (10%)	7 (8%)
Non-Profit Service/Office	29 (5%)	3 (4%)	10 (5%)	11 (10%)	2 (2%)	0 (0%)	3 (3%)
Private Parking	67 (11%)	1 (1%)	45 (25%)	9 (8%)	2 (2%)	3 (6%)	17 (8%)
Public Parking	20 (3%)	0 (0%)	6 (3%)	11 (10%)	0 (0%)	0 (0%)	3 (3%)
Vacant Developed	29 (5%)	3 (4%)	15 (8%)	2 (2%)	7 (8%)	2 (4%)	0 (0%)
Vacant Unimproved	41 (7%)	0 (0%)	10 (5%)	2 (2%)	5 (6%)	24 (46%)	0 (0%)
Other	8 (1%)	0 (0%)	1 (1%)	1 (1%)	1 (1%)	5 (10%)	0 (0%)
Totals	599 (100%)	76 (100%)	183 (100%)	112 (100%)	89 (100%)	52 (100%)	87 (100%)

LAND USE CATEGORIES

The following definitions outline each of the land use categories that were used in this Study. Photographs are included to provide visual examples of each land use category. In addition, a map is provided (on pg. 20) that shows the distribution of land uses throughout the downtown.

A downtown Single Family Residential use

Single Family Residential: A single building containing a single residential dwelling unit. Single-Family Residential units that have been converted to multiple occupancy units are considered to be Multi-Family Residential.

Lockerbie Court, a Multi-Family Residential use

Multi-Family Residential: Any building, or group of buildings, or portions thereof, containing two or more individual dwelling units. Single-Family structures converted to multiple dwelling units are considered to be Multi-Family Residential.

Bloomingfoods, a Commercial Retail use

Commercial Retail: A retail establishment offering clothes, supplies, groceries, durable goods, musical instruments, vehicle sales, auto supplies, bicycles, pharmaceuticals, medical supplies, art and artist supplies, books, hobby supplies, etc.

The Crazy Horse, a Commercial Service use

Commercial Services: A service use that includes restaurants, food establishments, bars, taverns, clubs, banks, law offices, title companies, real estate offices, professional offices, doctors, medical offices, veterinary offices, repair businesses, tattoo parlors, hair care, etc.

LAND USE CATEGORIES CONTINUED

A Mixed Use development, with Commercial Service downstairs and Multi-Family Residential built above

Mixed Use: A combination of any two (or more) land uses at a single location. The most typical example that was encountered includes a commercial use on first floor and residential uses on the floors above. However, many different land use combinations exist throughout the downtown.

The Monroe County Public Library is an example of a Public Use

Public Uses: Federal, state or local government civic uses. This includes parcels containing a police or fire station, government office or facility, courthouse, jail, library, post office, military recruiting station, or park. This category also includes all parcels owned or utilized by Indiana University and the Bloomington/Monroe County Convention Center.

Private Parking located on W. 4th Street

Private Parking: Privately owned parking lots that outright restrict public use, or is available to business patrons only on a short-term basis. Also includes publicly owned parking lots that generally restrict availability to pass-holders or designated vehicles most of the time (e.g. such as the City Hall Employee and Fleet parking lots, the Bloomington Police emergency vehicle parking area, or Indiana University parking lots).

The Wonderlab Museum of Science, Technology and Health is an example of Non-Profit Service/Office

Non-Profit Service/Office: All non-government, tax exempt organizations. This includes churches, places of worship, homeless shelters, museums, non-profit service agencies and providers (e.g. Habitat for Humanity, Middle Way House, Big Brothers and Big Sisters of America, etc.), community foundations, etc.

LAND USE CATEGORIES CONTINUED

Public parking lot on E. 6th Street that is owned and operated by the City of Bloomington

Public Parking: Parking that is owned by a public entity and generally available for public use at all times. This can include fee parking and parking facilities that restrict certain areas to permit holders only, during defined periods of time (e.g. the first floor of a parking garage that restricts use to permit parking only between 8 AM to 5 PM, all other times available to the public).

An example of a Vacant Developed parcel

Vacant Developed: Parcels that were previously developed, but are now available for reutilization. This can include empty portions of buildings (if the majority of the site is vacant), completely abandoned buildings, gravel lots, paved lots that are not generally used for active parking lots, etc.

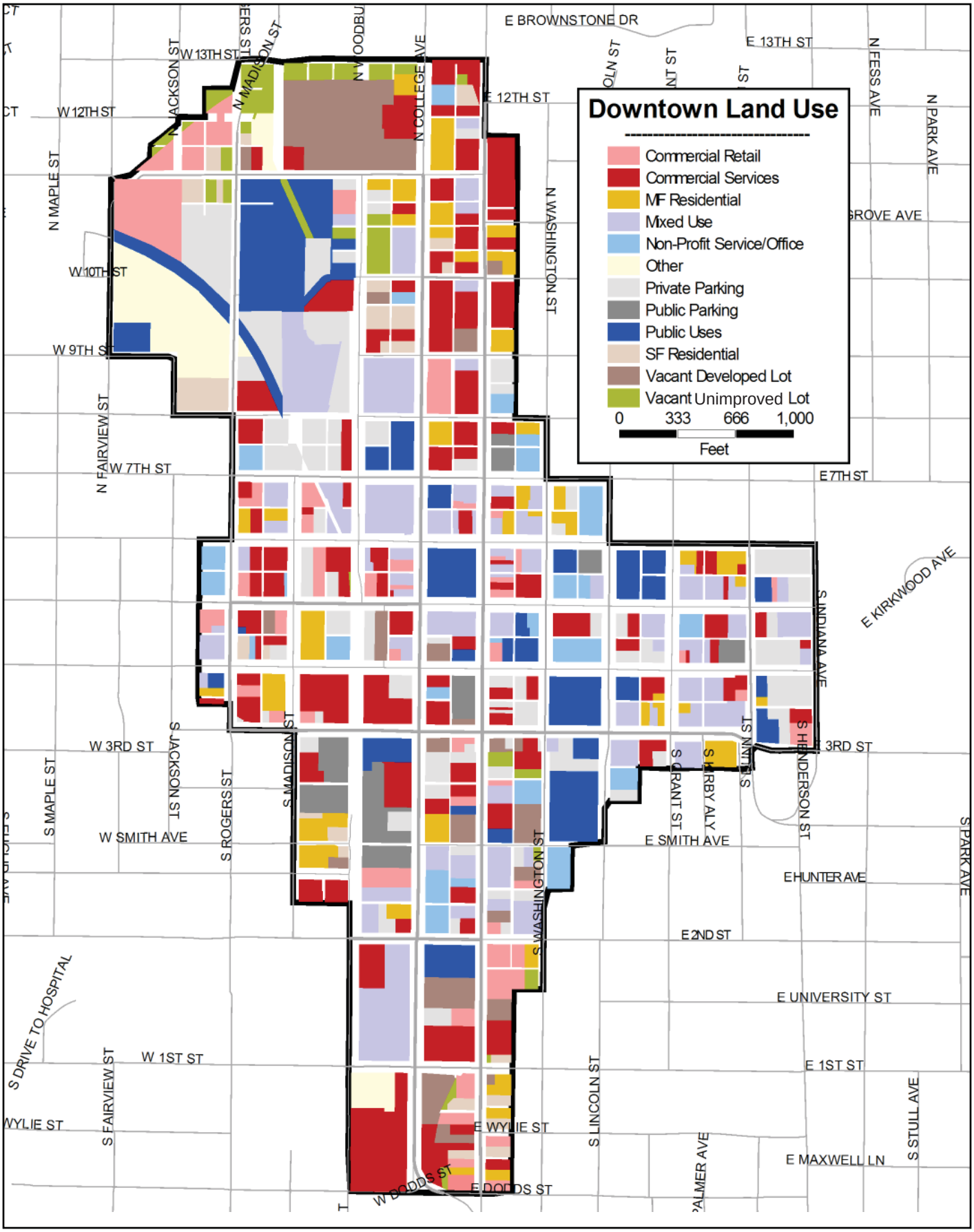
A Vacant Unimproved lot in the downtown

Vacant Unimproved: Parcels that generally have no prior development. This includes undisturbed greenspace, open land and other undeveloped areas.

An Other land use includes examples such as these industrial storage buildings

Other: An industrial use, storage lot, railroad use, lumber yard, and any other miscellaneous land use that does not generally fit within the established land use categories.

LAND USE MAP


Downtown Land Use
Commercial Retail
Commercial Services
MF Residential
Mixed Use
Non-Profit Service/Office
Other
Private Parking
Public Parking
Public Uses
SF Residential
Vacant Developed Lot
Vacant Unimproved Lot
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N MAPLE ST
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W 9TH ST
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W 7TH ST
E 7TH ST
N COLLEGE AVE
N WASHINGTON ST
N PARK AVE
E KIRKWOOD AVE
S INDIANA AVE
W 3RD ST
E 3RD ST
S MAPLE ST
S JACKSON ST
S ROGERS ST
S MADISON ST
W SMITH AVE
E SMITH AVE
S GRANT ST
S KIRBY ALY
S HENDERSON ST
S PARK AVE
E HUNTER AVE
E 2ND ST
S WASHINGTON ST
E UNIVERSITY ST
S DRIVE TO HOSPITAL
W 1ST ST
E 1ST ST
S FAIRVIEW ST
WYLIE ST
E WYLIE ST
S LINCOLN ST
S STULL AVE
E MAXWELL LN
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LAND USE PARCEL AREA

The table below summarizes the total parcel area, in acres, for each land use based on the County Assessor's data. Based on the data, Commercial Services have a significant total parcel acreage downtown, especially within the Downtown Core and Downtown Gateway Overlay Districts. Mixed Use parcel acreage is also heavily represented in the downtown, with noticeable concentrations in the Courthouse Square and University Village Overlay Districts. Overall, Public Uses have a substantial downtown parcel acreage as well. This represents the numerous city and county government offices, public safety stations and buildings, the Monroe County Public Library, the Monroe County Courthouse, the U.S Post Office, Indiana Army National Guard recruiting station, and Indiana University owned properties located downtown. The amount of Vacant Developed acres represents an opportunity for new economic development to occur in currently vacant properties within the downtown. This is especially true for the Courthouse Square Overlay District, which contains slightly over one acre of Vacant Developed acres (the former Ken Nunn Law Office and adjacent lot). Future development at this site could add yet another economic draw to the already bustling Courthouse Square District.

Table 4: Total Parcel Acreage

Land Use Type	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Single Family	5.10	0	0.88	0.65	1.71	1.86	0
Multi Family	14.60	0.48	1.79	7.84	3.30	0	1.20
Mixed Use	33.76	6.47	12.51	3.29	5.57	0.19	5.73
Commercial Retail	14.11	1.02	3.11	3.35	1.74	4.21	0.66
Commercial Services	41.14	2.19	14.88	6.77	12.42	0.59	4.30
Public Uses	25.29	3.15	6.69	2.83	1.22	6.67	4.73
Non-Profit Service/Office	11.23	0.23	2.84	5.96	0.35	0	1.85
Private Parking	21.50	0.09	12.40	2.64	0.51	2.44	3.42
Public Parking	8.03	0	2.30	4.94	0	0	0.78
Vacant Developed	13.83	1.02	2.64	0.40	3.00	6.77	0
Vacant Unimproved	6.33	0	1.28	0.18	3.24	3.24	0
Other	5.54	0	0.13	0	1.10	4.31	0
Totals	200.48	14.65	61.47	38.86	34.16	30.28	22.66

LAND USE PARCEL AREA CONTINUED

The table below provides a summary of the total downtown parcel area in both square feet and acres. The total acreage of the downtown district is 200.48 acres. The largest Overlay District is the Downtown Core, which makes up 31% of the downtown district with 61.47 acres. The Courthouse Square is the smallest Overlay District, at 14.65 acres (7%).

Table 5: Total Parcel Area

Area	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Total Parcel Area (Square Feet)	8,732,909 (100%)	638,154 (7%)	2,677,633 (31%)	1,692,742 (19%)	1,417,878 (16%)	1,318,997 (15%)	987,070 (11%)
Total Parcel Area (Acres)*	200.48* (100%)	14.65 (7%)	61.47 (31%)	38.86 (19%)	32.55 (16%)	30.28 (15%)	22.66 (11%)

*****This figure represents the total parcel area of downtown. This differs slightly from the total assessed area figure of 174.22. The two amounts are different because not all properties are assessed (typically these are properties owned by governmental entities or non-profit institutions). Because of this, the Total Parcel Area and Total Assessed Parcel Area are different amounts.

PARCEL OWNERSHIP ANALYSIS

The vast majority of not only the downtown, but for each Overlay District, is privately owned. Both the Courthouse Square and Downtown Gateway Overlay Districts have a particularly high number of privately owned parcels. So although the Courthouse Square Overlay District is typically associated with Monroe County government uses at the historic courthouse building, in reality, the overwhelming amount of parcels in the district are owned by private interests. The majority of publicly owned parcels are found in the Showers and University Village Overlay Districts. For the Showers Overlay District, this is due to the presence of numerous Indiana University properties. For the University Village Overlay District, the U.S. Post Office, Indiana Army National Guard recruiting office, Monroe County Public Library and City of Bloomington Fire Department Headquarters and Station #1 all represent significant public uses.

The majority of parcels owned by non-profit organizations are found in the Downtown Core Overlay District. Non-profit organizations are often located downtown in order to serve a greater number of people in a centralized location. Some examples of non-profit organizations that have significant parcels in the Downtown Core include the Wonderlab Museum of Health, Science & Technology, Middle Way House, Harmony School Corporation and Bethel AME Church. The single Other record of ownership shown in the table below represents the Showers Building. It is a unique situation in that three separate public and private entities (CFC, Inc., the City of Bloomington and Indiana University) all own a respective segment of a single building. Since this is an extremely unique situation, it warranted an Other ownership rating.

Table 6: Ownership of Parcels

Status	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Private	493 (82%)	70 (92%)	147 (81%)	87 (78%)	86 (96%)	36 (69%)	67 (77%)
Public	77 (13%)	6 (8%)	21 (12%)	15 (13%)	2 (2%)	16 (31%)	17 (20%)
Non-Profit	28 (5%)	0 (0%)	13 (7%)	10 (9%)	2 (2%)	0 (0%)	3 (3%)
Other	1 (0%)	0 (0%)	1 (1%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Totals	599 (100%)	76 (100%)	182 (100%)	112 (100%)	90 (100%)	52 (100%)	87 (100%)

PARCEL OWNERSHIP BY LAND USE TYPE

The table below summarizes the total number of parcels, by land use, that are owned by either Private, Public, Non-Profit or Other entities. The one "other" entry is the Showers building, which is owned by an agreement between three separate entities (CFC Inc., City of Bloomington and Indiana University). It is listed as a Mixed Use due to Commercial Services, Commercial Retail, Public Uses and Non-Profit Service/Office uses all occurring at the same site.

Table 7: Parcel Ownership by Land Use Type

Land Use Type	Downtown Totals	Private	Public	Non-Profit	Other
Single Family	29 (5%)	28 (6%)	1 (1%)	0 (0%)	0 (0%)
Multi Family	57 (10%)	57 (12%)	0 (0%)	0 (0%)	0 (0%)
Mixed Use	102 (17%)	98 (20%)	2 (3%)	1 (4%)	1 (100%)
Commercial Retail	52 (9%)	52 (11%)	0 (0%)	0 (0%)	0 (0%)
Commercial Services	132 (22%)	130 (26%)	1 (1%)	1 (4%)	0 (0%)
Public Uses	33 (6%)	2 (0%)	29 (37%)	2 (7%)	0 (0%)
Non-Profit Service/Office	29 (5%)	10 (2%)	0 (0%)	19 (68%)	0 (0%)
Private Parking	67 (11%)	48 (10%)	18 (23%)	0 (0%)	0 (0%)
Public Parking	20 (3%)	0 (0%)	16 (21%)	4 (14%)	0 (0%)
Vacant Developed	29 (5%)	28 (6%)	0 (0%)	1 (4%)	0 (0%)
Vacant Unimproved	41 (7%)	30 (6%)	11 (14%)	0 (0%)	0 (0%)
Other	8 (1%)	8 (2%)	0 (0%)	0 (0%)	0 (0%)
Totals	599 (100%)	491 (82%)	78 (13%)	28 (5%)	1 (0%)

AVERAGE RESIDENTIAL DENSITY

For purposes of this study, residential units are defined as one or more rooms containing cooking, living, sanitary, and sleeping facilities (per the UDO). "Beds" are the number of sleeping rooms within a residential unit. The maximum average Beds per Acre allowed by the UDO is included for reference.

Average Units per Acre was calculated by totaling the number of units in the downtown, then dividing this number by the total acreage of parcels with dwelling units. This calculation was repeated for each downtown district. The number of bedrooms per acre was similarly calculated by totaling the number of bedrooms registered in the HAND data, and dividing this total amount by the total acreage of parcels with dwelling units.

Table 8: Number of Parcels with Residential Units

Type	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Total Residential Units	1,121	132	374	300	199	11	105
Total Bedrooms	2,509	246	1,149	614	294	18	188
Average Units per Acre	26.04	48.92	27.20	24.26	21.78	8.36	25.73
Average Bedrooms per Acre	48.57	93.30	51.42	51.33	32.48	14.17	48.71
UDO Maximum Beds per Acre		100	180	60	100	45	100

The following table is based on the number of parcels that contain a Registered Rental unit currently on file with the City of Bloomington Housing and Neighborhood Development Department electronic database. Researching the specific number of actual rental units and rental bedrooms would be an extremely difficult task due to rental information being spread out among multiple City data sources. Because of this, this table is a tally of parcels with Registered Rentals only and does not reflect the total number of rental units or rental bedrooms. The three Overlay Districts with the highest number of parcels with a Registered Rental include the Downtown Edges, Downtown Gateway and the University Village.

The number of single family homes found in the Downtown Gateways, some of which are Registered Rentals (and single family homes converted to multi-family occupancy), as well as multi-family sites such as the 10th and College and Lofts developments, most likely account for many of these parcels. There are also several single and multi family homes in the Downtown Edges that are Registered Rentals, in addition to larger multi-family developments such as the Bicycle Apartments, Madison Park Condominiums and Lockerbie Court that contain Registered Rentals. The close proximity of the Indiana University campus almost certainly explains the high number of parcels with Registered Rentals in the University Village. Converted single family homes into multi-family occupancy (especially near campus) and numerous parcels that have Registered Rental units on them located all along Kirkwood Avenue, 4th Street and Indiana Avenue most certainly account for many of these.

Table 9: Total Registered Rentals

Type of Parcel	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Parcels with Registered Rentals	137 (23%)	19 (25%)	17 (9%)	34 (30%)	32 (36%)	3 (6%)	32 (37%)
Parcels without Registered Rentals	462 (77%)	57 (75%)	165 (91%)	78 (70%)	58 (64%)	49 (94%)	55 (63%)
Total Parcels	599 (100%)	76 (100%)	182 (100%)	112 (100%)	90 (100%)	52 (100%)	87 (100%)

BUILDING AREA & HEIGHT

BUILDING AREA ANALYSIS

Both building height and building area are important aspects of the character of downtown. These measurements help to define the density, bulk and scale of downtown development. In the following tables is information concerning building area, building height, Floor-Area-Ratio (FAR) and the average residential density of the downtown.

All of the information for building areas was determined from the County Assessor's Office parcel data. The Assessor's Office had square footage summaries for the residential, non-residential and 'other' building areas for each parcel. The Assessor's Office defined 'other' building areas as those being utilized for various miscellaneous purposes (e.g. patios, heating and cooling equipment, balconies, bank vaults, courtyards, storage, etc.).

Table 10: Building Square Footage

Area in Square Feet	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Total Residential Building Area	1,385,421 (23%)	151,952 (13%)	535,804 (23%)	442,073 (40%)	161,012 (35%)	16,065 (4%)	78,515 (12%)
Total Non-Residential Building Area	4,319,997 (71%)	969,638 (84%)	1,616,393 (70%)	606,649 (55%)	230,992 (51%)	345,461 (86%)	550,864 (87%)
Total Other Building Area	356,803 (6%)	34,495 (3%)	148,481 (6%)	64,677 (6%)	64,061 (14%)	40,686 (10%)	4,763 (1%)
Total Building Area	6,062,220 (100%)	1,156,085 (19%)	2,300,678 (38%)	1,113,399 (18%)	455,705 (8%)	402,212 (7%)	634,142 (10%)

BUILDING HEIGHT ANALYSIS

Building height was determined by utilizing County Assessor's Office data, which lists the building stories that are present for each parcel. To ensure accuracy and take into account newer developments, field checks were also performed in order to record the height of each building in the downtown. The table below shows a breakdown of the building heights by Overlay District. The average height and most frequently occurring heights are also calculated. Some parcels have no building on them, so they are listed as having none. The maximum and minimum building heights allowed by the UDO are also listed in the table for a reference. The vast majority of downtown contains buildings that have either no building on them, or are one to two stories tall. The parcels that do not have a building mostly comprise of surface parking lots. The Downtown Core has the highest concentration of these. Most one story buildings are located in the Downtown Core, Downtown Edges and Downtown Gateways. Two-story buildings are mostly found in the Downtown Core, Downtown Edges and Courthouse Square. The single six-story building located in the Downtown Edges is a residential facility associated with the Middle Way House domestic violence shelter. The seven and eight-story buildings in the Courthouse Square are the Hilton Garden Inn and the historic Graham Plaza Hotel building. The two eight-story buildings in the Downtown Core represent both Smallwood Plaza and the Monroe County Justice Building.

Table 11: Building Stories

Number of Stories	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
None	134	3	60	21	8	29	13
1	202	12	56	44	45	18	27
2	213	42	51	41	35	5	39
3	35	16	6	3	2	0	8
4	9	1	6	2	0	0	0
5	1	0	1	0	0	0	0
6	1	0	0	1	0	0	0
7	1	1	0	0	0	0	0
8 and over	3	1	2	0	0	0	0
Mode Building Height^ (Stories)	2 stories	2 stories	1 story	1 story	1 story	1 story	2 stories
Average Building Height* (Stories)	1.74	2.23	1.81	1.64	1.48	1.22	1.74
Minimum UDO Building Height (ft)**		25	35	25	25	25	25
Maximum UDO Building Height (ft)**		40	50	35	40	45	40

*Average Building Height excludes the parcels which have no buildings. The averages were calculated as follows:
Total amount of building stories / total number of buildings = average building height
**The UDO regulates building height measurements in feet. For comparison, the UDO considers a "story" to be the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no space above it, then the space between the floor and the ceiling next above it, to be 14 feet.
^ Mode refers to the value that occurs most frequently in a data set.

FLOOR AREA RATIO

Floor Area Ratio (FAR) is a formula often used in municipal zoning to control the size of buildings. FAR is the ratio of total building floor area to the area of its zoning lot. It is calculated as building area divided by parcel area. The average parcel FAR was determined by first calculating the FARs of each downtown parcel, and then averaging these results. The District FAR was calculated by first adding up the total building square footage in the respective Overlay District and then dividing this number by the total area in the District. Although the results are similar, the average parcel FAR calculation allows for the individual parcels to be weighted equally.

Whether or not a parcel has a building on it directly impacted the FAR calculations. If the parcels with no buildings present were factored into the average, the average FARs were dramatically reduced. As a result, two separate FAR caluclations were determined for the downtown. One was for only parcels that had buildings on them (Figure 12), which will give the reader a clearer understanding of the actual building density found throughout the downtown. Another calculation (Figure 13) was done for all downtown parcels, regardless of if they had a building on them or not. The FARs that were calculated this way are lower because they take into account greenspace and vacant parcels. Although Figure 13 is not an extremely accurate reflection of current downtown building conditions, it does provide a bigger picture of overall downtown density. In Bloomington, the UDO sets standards for maximum residential densities and impervious surface coverage to measure density and intensity. However, Planning Department staff routinely use FARs to help measure compliance with the UDO standards.

Table 12: Average Floor Area Ratio (FAR) by Character Areas

Type	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Average Parcel FAR	0.94	2.06	1.00	0.78	0.39	0.40	0.92
District FAR	0.83	1.91	1.14	0.77	0.36	0.39	0.83

Table 13: Floor Area Ratio (FAR) for Parcels Regardless of Building Presence

Type	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Average Parcel FAR	0.68	2.05	0.90	0.76	0.39	0.38	0.90
District FAR	0.90	1.81	0.86	0.66	0.32	0.30	0.64

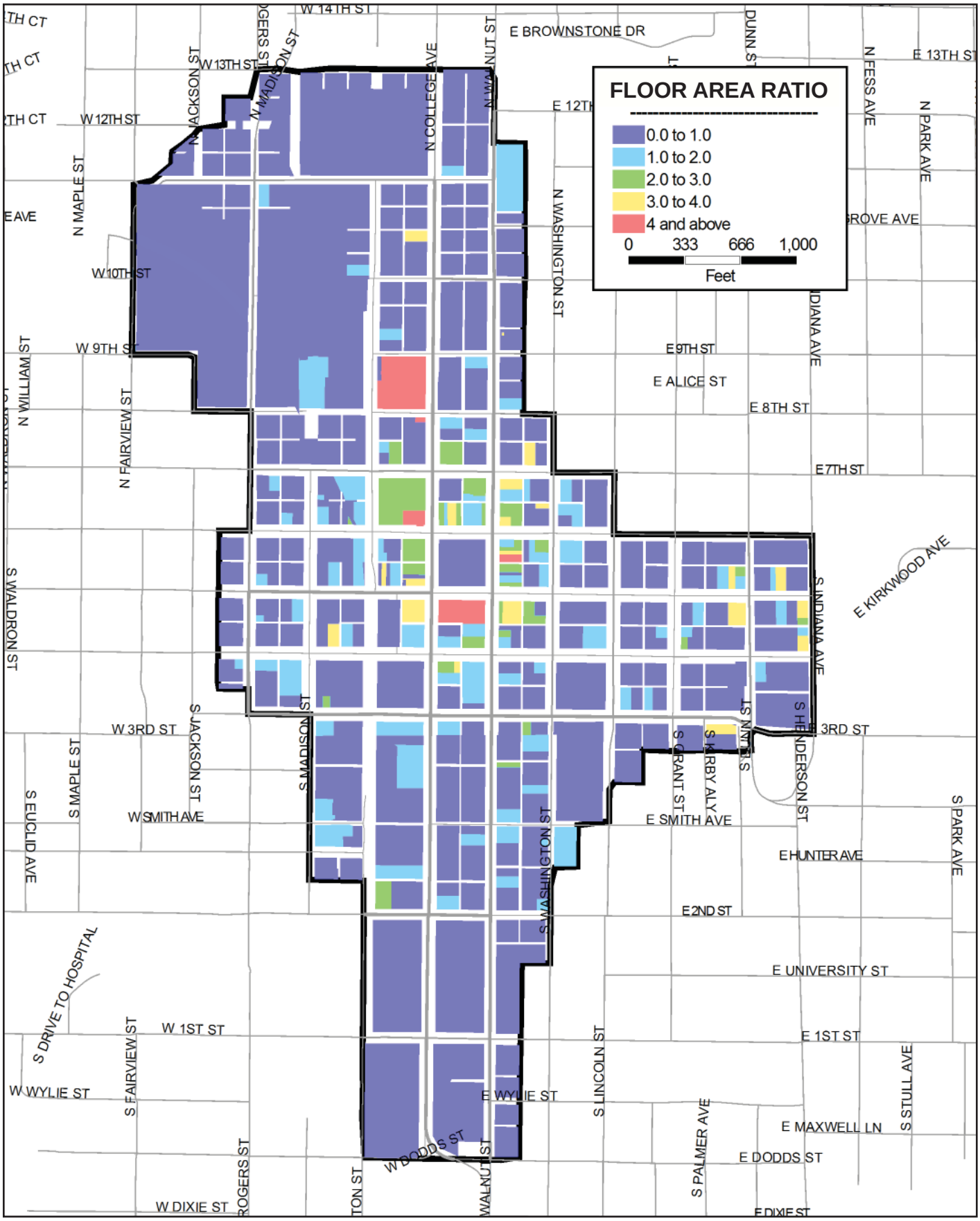
FLOOR AREA RATIO (FAR) CONTINUED

This table further analyzes FAR by focusing on land uses. The average parcel FAR was calculated by first calculating the FAR of each parcel within a particular land use, and then averaging these results. The Land Use Area FAR was calculated by first adding up the total building square footage in a particular land use and then dividing this number by the total area in that land use. The small FAR that is listed for Vacant Unimproved land is indicative of the former Stephens-Olds Honda site. Although the parcels containing the undeveloped portions were essentially 95% or more vacant, there were some small outbuildings associated with the former car dealership located on them. While fitting into the spirit of the Vacant Unimproved land use description of a greenspace site with no prior development, buildings were present on small portions of the parcels. This is the reason an FAR calculation is depicted for Vacant Unimproved land uses.

Table 14: Total Parcel Floor Area Ratio (FAR) by Land Use

Land Use Type	Average Parcel FAR	Land Use Area FAR
Single Family	0.47	0.34
Multi Family	0.89	1.13
Mixed Use	1.58	1.49
Commercial Retail	1.09	0.65
Commercial Services	0.69	0.55
Public Uses	1.46	1.01
Non-Profit Service/Office	0.91	0.96
Private Parking	0.44	0.46
Public Parking	0.85	0.66
Vacant Developed	0.50	0.22
Vacant Unimproved	0.24	0.24
Other	0.17	0.21

FLOOR AREA RATIO (FAR) MAP



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PROPERTY ASSESSMENT & PROPERTY IMPROVEMENTS

ASSESSED VALUE ANALYSIS

Assessment information, as obtained from the Monroe County Assessor's Office, is summarized below. Assessment values did vary slightly between the years of 2006 and 2007. Towards the end of the collection process, some 2007 values became available from the Assessor's Office. Staff was then able to incorporate the newer 2007 assessment values into the records of several parcels. Although it causes a slight consistency issue, the 2007 assessment values generally do not vary significantly from the 2006 numbers and provide readers of this report with more current land use data.

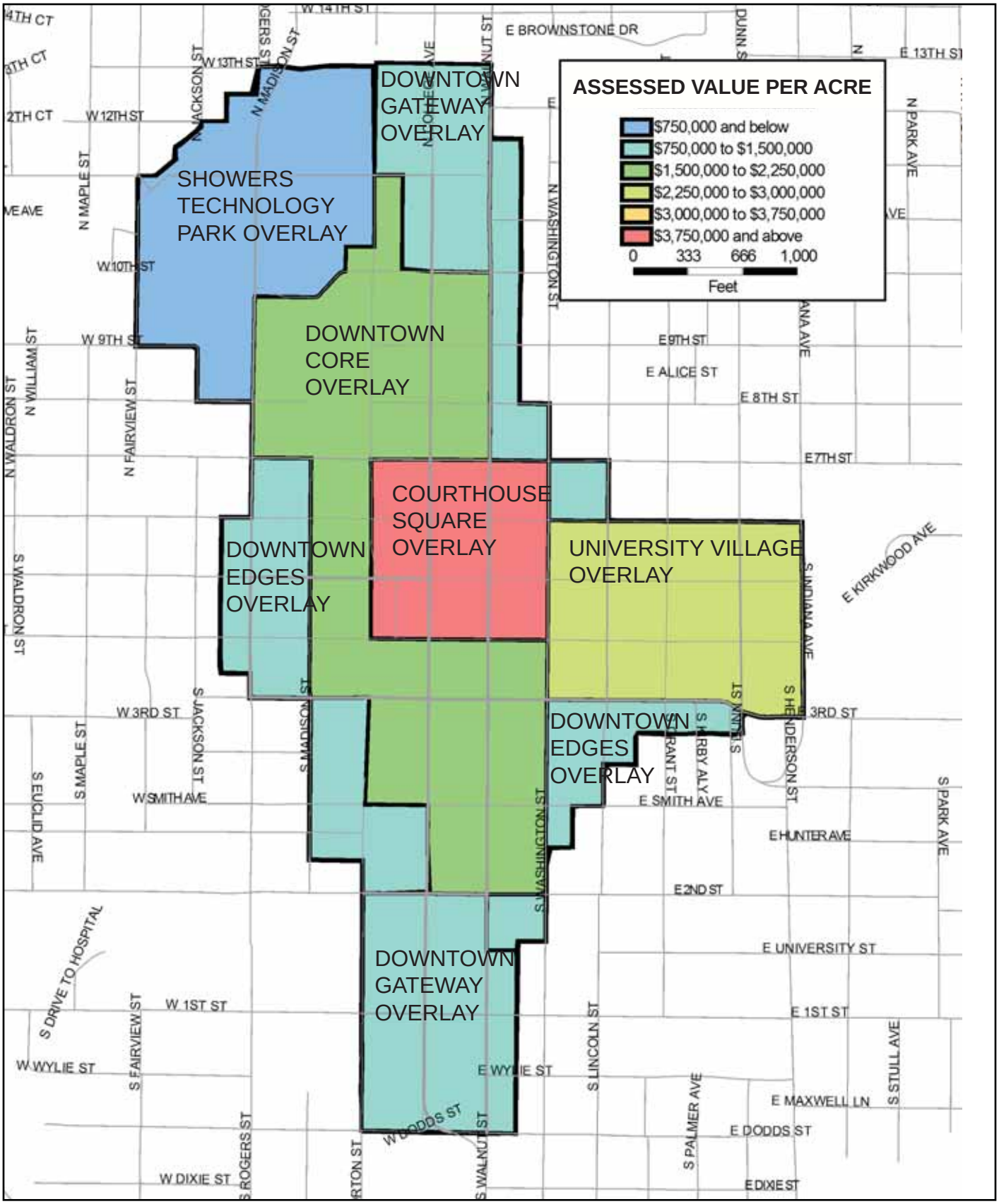
Based on the data, downtown enjoys strong assessed property values. The Courthouse Square, Downtown Core and Downtown Edges all show particularly strong assessment numbers. Overall, it can be inferred that the financial health of the downtown looks very bright. Further public and private sector financial investments into downtown developments should be pursued because the assessment values show that there are rewards for doing so. Downtown is already a vital aspect of the commercial, residential and public sectors within the Bloomington community. Expanding on this base will further ensure that downtown Bloomington continues to grow and prosper, while remaining the foundation for the greater community.

Table 15: Assessed Value

Value*	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Total Assessed Value	$306,654,020 (100%)	$58,444,000 (19%)	$104,930,600 (34%)	$49,465,720 (16%)	$37,646,700 (12%)	$13,242,100 (4%)	$42,924,900 (14%)
Number of Assessed Parcels	539* (100%)	74 (14%)	160 (30%)	99 (18%)	88 (16%)	41 (8%)	77 (14%)
Average Assessed Value (per parcel)	$568,931	$789,784	$655,816	$499,654	$427,803	$322,978	$557,466
Total Assessed Area (acres)	174.22 (100%)	13.98 (8%)	48.75 (33%)	34.44 (20%)	32.43 (19%)	27.06 (16%)	17.55 (10%)
Assessed Value (per Acre)	$1,760,154	$4,812,513	$1,679,299	$1,584,435	$1,264,094	$440,679	$2,607,098

* This total excludes all parcels that were assigned a value of $0 by the Monroe County Assessor's Office. As a result, there is a total of 539 assessed parcels versus the 599 total parcel tally. Parcels assigned with a $0 value generally include those that are owned by municipal and county governments, Indiana University, non-profit groups, etc. However, in some cases, parcels that were owned by public and non-profit entities were assigned an assessment value by the Monroe County Assessor's Office. In these cases, the totals were calculated.

ASSESSED VALUE MAP



ASSESSMENT VALUES BY LAND USE TYPE

The table below summarizes assessment data by land use type. Mixed Uses and Commercial Services all had particularly strong assessment figures. This could be a reflection of the strong trend of recent mixed use developments in the downtown since 2000. Mixed Use developments such as Smallwood Plaza, The Mercury, The Kirkwood, Burnham Place and 10th & College have all been major investments in the downtown. Additionally, Commercial Services uses reflect downtown's historic role as a commerce center. With the presence of Indiana University adjacent to the downtown, plus the needs of other surrounding residents, there appears to be strong opportunities for continued development of Commercial Services land uses.

The assessment amount for Vacant Developed properties indicates that currently underused properties are a valuable resource that could offer significant redevelopment opportunities. The former Stephens-Olds Honda site along 11th and Morton Streets represents a very large portion of Vacant Developed land within the current inventory. Future redevelopment of this site will undoubtedly cause the amount of Vacant Developed Land to drop in future years.

Table 16: Land Use Type & Assessment Analysis

Land Use Type	Total Assessed Value	Number of Assessed Parcels	Average Assessed Parcel Value (per Parcel)	Total Assessed Area (Acres)	Average Assessed Value (per Acre)
SF Residential	$5,127,900 (2%)	29 (5%)	$176,824	5.10 (3%)	$1,005,403
MF Residential	$41,102,700 (13%)	57 (10%)	$721,100	14.60 (8%)	$2,814,798
Mixed Use	$101,111,900 (33%)	102 (19%)	$991,293	33.76 (19%)	$2,994,643
Commercial Retail	$18,507,800 (6%)	51 (9%)	$362,898	14.03 (8%)	$1,319,411
Commercial Services	$74,203,220 (23%)	132 (24%)	$562,146	41.14 (24%)	$1,803,570
Public Uses	$11,302,700 (4%)	14 (3%)	$807,336	14.73 (8%)	$767,276
Non-Profit Service/Office	$22,338,900 (9%)	29 (5%)	$770,307	11.23 (6%)	$1,988,557
Private Parking	$13,815,400 (3%)	55 (10%)	$251,189	14.38 (8%)	$961,009
Public Parking	$585,000 (1%)	3 (0%)	$195,000	0.71 (0%)	$819,331
Vacant Developed Lot	$14,302,600 (5%)	29 (5%)	$493,193	13.83 (8%)	$1,034,175
Vacant Unimproved Lot	$14,302,600 (1%)	31 (6%)	$45,490	5.16 (3%)	$273,402
Other	$2,845,700 (1%)	7 (1%)	$406,529	5.54 (3%)	$513,389
Grand Totals*	$306,654,020 (100%)	539 (100%)	$568,931	174.22 (100%)	$1,760,154

*Totals include the assessed values of public properties that were assigned an assessment value by the Monroe County Assessor's Office. Totals under average assessed value columns represent the average assessed value of all the combined land uses.

ASSESSED VALUES BY LAND USE TYPE CONTINUED

The following table is a breakdown of the assessed values of individual land use types, by Overlay District. Mixed Use has a noteworthy level of assessment value for not only the overall downtown, but also consistently high values throughout most of the Overlay Districts as well. In many regards, downtown is an ideal location for Mixed Use development. The commercial component benefits from the large volume of pedestrian, bicycle and vehicle traffic. Additionally, residential components are conveniently located close to the Indiana University campus, government offices, downtown business and entertainment and public transit. This trend seems to indicate that Mixed Use development continues to be a strong downtown investment that results in higher property values.

Vacant Unimproved assessment values are particularly high in the Showers Overlay District. This is indicative of the former Stephens-Olds Honda site, which contains large areas of unimproved (as well as as prior developed) land. In future studies, there is a strong chance that this assessment level will likely shift to another land use category as development occurs at this site.

Table 17: Assessment and Land Use Analysis

Land Use Type	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Single Family	$5,127,900 (2%)	$0 (0%)	$1,247,100 (1%)	$694,800 (1%)	$1,671,300 (4%)	$1,514,700 (11%)	$0 (0%)
Multi Family	$41,102,700 (13%)	$1,242,200 (2%)	$14,753,400 (14%)	$16,391,200 (33%)	$6,235,400 (17%)	$0 (0%)	$2,480,500 (6%)
Mixed Use	$101,111,900 (33%)	$32,363,000 (55%)	$34,887,400 (33%)	$5,205,300 (11%)	$11,932,300 (32%)	$509,300 (4%)	$16,214,600 (38%)
Commercial Retail	$18,507,800 (6%)	$4,632,300 (8%)	$6,455,600 (6%)	$3,670,000 (7%)	$1,301,400 (3%)	$1,143,100 (9%)	$1,305,400 (3%)
Commercial Services	$74,203,220 (24%)	$12,330,100 (21%)	$29,781,800 (28%)	$9,013,720 (18%)	$11,902,500 (32%)	$688,100 (5%)	$10,487,000 (24%)
Public Uses	$11,302,700 (4%)	$4,383,600 (8%)	$862,100 (1%)	$1,184,000 (2%)	$799,200 (2%)	$1,368,600 (10%)	$2,705,200 (6%)
Non-Profit Service/Office	$22,338,900 (7%)	$896,300 (2%)	$4,206,000 (4%)	$8,761,000 (18%)	$412,500 (1%)	$0 (0%)	$8,063,100 (19%)
Private Parking	$13,815,400 (5%)	$170,500 (0%)	$7,470,600 (7%)	$3,310,500 (7%)	$318,200 (1%)	$876,500 (7%)	$1,669,100 (4%)
Public Parking	$585,000 (0%)	$0 (0%)	$0 (0%)	$585,000 (1%)	$0 (0%)	$0 (0%)	$0 (0%)
Vacant Developed	$14,302,600 (5%)	$2,426,000 (4%)	$4,490,900 (4%)	$588,200 (1%)	$2,350,500 (6%)	$4,447,000 (34%)	$0 (0%)
Vacant Unimproved	$1,410,200 (0%)	$0 (0%)	$697,400 (1%)	$62,000 (0%)	$201,100 (1%)	$449,700 (3%)	$0 (0%)
Other	$2,845,700 (1%)	$0 (0%)	$78,300 (0%)	$0 (0%)	$522,300 (1%)	$2,245,100 (17%)	$0 (0%)
Totals	$306,654,020 (100%)	$58,444,000 (100%)	$104,930,600 (100%)	$49,465,720 (100%)	$37,646,700 (100%)	$13,242,100 (100%)	$42,924,900 (100%)

PROPERTY IMPROVEMENT ANALYSIS

The year 2000 was selected by staff as a good indicator for tracking improvements because it is almost a complete ten year timeframe window, provided a clean break for the analysis and was the date of the last decennial census conducted by the United States Census Bureau. Additionally, a good number of major downtown improvements have occurred since that time as well. Therefore, staff felt that the year 2000 offered a good starting point to measure this particular data field. All of the parcel improvement data, and specific improvement categories, that were used in this analysis are from the records of the Monroe County Assessor's Office. It is noteworthy that the majority of improved parcels were located within the University Village Overlay District. Such recent improvements in the University Village Overlay District such as the Von Lee Theater, 4th and Dunn development, Chipotle restaurant, and Tartan Realty building help to illustrate this trend. Extremely close proximity to the Indiana University campus, transit access, commercial, recreational and entertainment opportunities all make the University Village Overlay District an extremely attractive area of downtown. Because of these advantages, future investments and improvements within this Overlay District are very likely to continue in the years to come.

Table 18: Property Improvements by Overlay District

Improvement since 2000	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Remodel	24	3	1	5	5	0	10
New Construction	23	3	8	4	3	0	5
Addition	5	0	0	0	2	0	3
Other	4	0	1	1	1	1	0
Total Improved Parcels	56	6	10	10	11	1	18
No Improvement	543	70	172	102	79	51	69
Total Assessment Values							
Improved Parcels	$87,506,200	$14,335,700	$43,701,800	$8,868,800	$12,992,100	$304,900	$7,302,900
Average Assessed Value for Improved Parcels	$1,562,611	$2,389,283	$4,370,180	$886,880	$1,181,100	$304,900	$405,717
Non-Improved Parcels	$219,147,820	$44,108,300	$60,887,100	$40,596,920	$24,996,300	$12,937,200	$35,622,000
Average Assessed Value for Non-Improved Parcels	$403,587	$630,119	$353,995	$398,009	$316,409	$253,671	$516,261

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IMPERVIOUS SURFACE & PARKING

IMPERVIOUS SURFACE AREA ANALYSIS

Impervious surface is any ground surface that is artificially covered or hardened so as to prevent or impede the percolation or absorption of water into the ground. While conducting the Downtown Land Use Study, items that were classified as being an impervious surface were asphalt, concrete, gravel, building areas and mechanical spaces. Conversely, pervious surface is defined as any ground surface that allows natural water flow into the ground and reduces soil erosion. For the Downtown Land Use Study, items that were classified as being pervious surfaces included lawns, tree and grass plots and landscaped areas. It should be noted, however, that the pervious suface calculations did not include any tree plots or landscaped areas located in public right-of-ways. This was due to the considerable difficulty that would have been involved in measuring them because generally, they consisted of extremely small coverage areas. For both impervious and pervious surfaces, information on specific coverage area information came from both Assessor's Office data and field surveys performed by staff. The UDO regulates the amount of impervious surface coverage on a developing parcel in order to promote green space, and minimize water runoff.

Table 19: Impervious Surface Area by Overlay District

Surface Totals (in acres)	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Total Pervious	36.61 (18%)	0.83 (6%)	4.35 (7%)	6.04 (16%)	11.54 (35%)	12.49 (41%)	1.36 (6%)
Total Impervious	163.87 (82%)	13.81 (94%)	57.12 (93%)	32.82 (84%)	21.01 (65%)	17.80 (59%)	21.31 (94%)
Total Parcel Area	200.48 (100%)	14.65 (100%)	61.47 (100%)	38.86 (100%)	32.55 (100%)	30.28 (100%)	22.66 (100%)
Maximum UDO Impervious Surface Coverage		100%	100%	70%	75%	75%	85%*

* Per the UDO, the maximum impervious surface coverage is 100% on the Kirkwood Corridor

The table above shows the total amount of impervious and pervious cover within the downtown and each overlay district. For comparison, the maximum impervious surface coverage permitted in the UDO is also listed. The amount of impervious coverage for both the Downtown Edges and University Village Overlay Districts exceed the Maximum Impervious Surface Coverage allowed by the UDO. The Downtown Edges has an 84% impervious surface coverage compared to the 70% that is allowed under the UDO. Several factors could help explain this phenomenon. The Downtown Edges contain a number of small residential lots, which reduce the overall amount of pervious surface. Additionally, there are a large amount of densely scaled residential and commercial buildings (i.e. Madison Park Condominiums or Fox's Cycle) that may not contain much pervious surface area. Large surface parking lot area, like that of the Convention Center, also lowers the amount of pervious surface coverage. Encouraging high-density development in the urban core is encouraged by the

IMPERVIOUS SURFACE AREA ANALYSIS CONTINUED

Growth Policies Plan and Downtown Vision and Infill Strategy Plan. Doing so may increase the amount of impervious surface coverage, but does so without disturbing undeveloped greenspace on the periphery of the City center, which in turns reduces urban sprawl. The University Village has a 94% impervious coverage compared to the 85% that is allowed by the UDO. However, the UDO does allow for 100% coverage along the Kirkwood Corridor. Taking into account the large number of commercial uses along Kirkwood Avenue, as well as the pervious surface areas within parcels such as People's Park and the Indiana University parking lots, this coverage amount may not be a cause for alarm. In fact, the highest concentration of impervious surface is probably located along the Kirkwood Corridor, which has an allowable 100% coverage amount.

The following table further analyzes impervious and pervious surface areas by land use type. As can be seen from the data, Mixed Use, Commercial Retail, Public Parking and Private Parking are the land uses with the highest percentages of impervious surface coverage. Single Family, Vacant Developed and Vacant Unimproved land uses have the highest amount of pervious surface coverage.

Both Mixed Use and Commercial Retail are located in denser developments, either already existing or built since 2000. Although the impervious surface area amounts are high, this may indicate that denser development is occurring in the downtown. This would be fulfilling one of the main goals of the GPP, which is to strive for compact urban form and dense downtown development (up to 100 units per acre) in order to preserve greenspace from development on the fringes of the community. Additionally, Parking land use includes a number of surface parking lots which do not have much, if any, pervious surface areas. Parking garages and structures also typically utilize the entire parcel and do not have much, if any, room for pervious surfaces.

The amount of pervious surface coverage found within the Single Family land use is probably reflective of the amount of greenspace that is located within the associated yard spaces. Both front and back yards, even if not sizeable, help to provide green, pervious, areas within the downtown. Also, Vacant Unimproved land uses are, by definition, entirely green spaces that have not been previously developed. Therefore, the high amount of pervious surface area in that land use category is understandable. The amount of impervious surfaces in these areas is likely due to the former Stephens-Olds Honda site. The majority of the site is an undeveloped greenspace and was recorded as such. However, small portions of the parcels associated with this site contained outbuildings and parking lot surfaces that formerly served the auto dealership. As a result, some impervious surfaces were present and included in the table. Vacant Developed spaces, although containing previous developments, still may have sizeable pervious surface areas.

IMPERVIOUS SURFACE AREA ANALYSIS CONTINUED

Table 20: Land Use and Impervious Surface (in acres)

Land Use Type	Downtown Totals	Total Pervious Surface Area	Total Impervious Surface Area
Single Family	5.10 (100%)	2.87 (56%)	2.23 (44%)
Multi Family	14.60 (100%)	3.81 (26%)	10.80 (74%)
Mixed Use	33.76 (100%)	0.63 (2%)	33.14 (98%)
Commercial Retail	14.11 (100%)	0.68 (5%)	13.43 (95%)
Commercial Services	41.14 (100%)	6.28 (15%)	34.87 (85%)
Public Uses	25.29 (100%)	4.81 (19%)	20.48 (81%)
Non-Profit Service/Office	11.23 (100%)	1.74 (15%)	9.49 (85%)
Private Parking	21.50 (100%)	2.09 (10%)	19.41 (90%)
Public Parking	8.03 (100%)	0.00 (0%)	8.03 (100%)
Vacant Developed	13.83 (100%)	5.82 (42%)	8.01 (58%)
Vacant Unimproved	6.33 (100%)	5.30 (84%)	1.03 (16%)
Other	5.54 (100%)	2.59 (47%)	2.96 (53%)
Totals	200.48 (100%)	36.61 (18%)	163.87 (82%)

PARKING AREA ANALYSIS

Parking is provided throughout the downtown in different forms and is owned by a variety of separate entities. This figure provides a detailed analysis of parking area, by type, and the respective ownership status. In this table, a surface lot refers to a surface parking lot that is not located in a structure. A structured parking lot refers to either stand-alone parking garages or parking garages that are incorporated into a building (i.e. below-grade parking at a site, such as the Smallwood Plaza, or as a section of a building, such as the CFC-Chase Bank building). The bulk of both surface and structured parking lot area is provided by private owners.

The majority of parking provided by public entities is surface lots. This reflects the several large publicly owned parking lots in the downtown such as Showers-City Hall, the U.S. Post Office, Bloomington Convention Center, Monroe County Public Library, and the various City of Bloomington (e.g. 4th & Washington Streets and 6th & Lincoln Streets) or Indiana University (e.g. along E. Kirkwood Avenue) surface parking lots located throughout the downtown. All of the privately owned structured parking lot area is incorporated as part of a building's structure, as there are no stand-alone privately owned parking structures in the downtown. Non-Profit owners provide only surface parking lots and no structured parking structures in the downtown.

Table 21: Parking Area by Ownership Type (in acres)

Parking Type	Downtown Totals	Private	Public	Non-Profit
Surface Lot Area	73.4	52.7	15.3	5.4
Structured Lot Area	17.0	12.0	5.0	0
Total Parking Area	90.4	69.7	18.3	5.4

PARKING AREA ANALYSIS CONTINUED

The following table provides an analysis of the parking that is available on a parcel basis. Some parcels have parking available right on site. This can be either a surface parking lot adjacent to the building, or a parking structure located within the building or adjacent to it. Additionally, an entire parcel that contains only surface parking or a parking garage was considered a parcel with on-site parking available. All Single-Family homes were considered to have on-site parking because driveways and parking pads were present on all of them. Parcels that did not have on-site parking available either relied on street parking and nearby garages, or had dedicated parking available at a different location (one example of this occuring is the Big Red Liquors parking lot along College Avenue and 9th Street. Nearly half of the parking lot is reserved for various multi-family developments located in the vicinity).

For the total parcels row, each overlay district is shown as a percentage of the overall downtown parcel count of 599. The percentages for parcels with on-site parking or without on-site parking are shown as percentages of the district total only.

Table 22: Parking Area by Overlay District

Sites	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Parcels with on-site parking available	401 (67%)	20 (26%)	137 (75%)	87 (78%)	80 (89%)	22 (42%)	55 (63%)
Parcels without on-site parking available	198 (33%)	56 (74%)	45 (25%)	25 (22%)	10 (11%)	30 (58%)	32 (37%)
Total Parcels	599 (100%)	76 (13%)	182 (30%)	112 (19%)	90 (15%)	52 (9%)	87 (14%)

PARKING AREA ANALYSIS CONTINUED

A breakdown of parking by overlay district illustrates the distribution of parking within the downtown. The majority of surface lot area and structured lot area are both within the Downtown Core Overlay District. There are many private and public owned structured and surface parking lots located in the Downtown Core. On the private side, this includes parking garages such as Showers Plaza and The Kirkwood. Some major surface parking lots that are privately owned include the Vectron Gas Company, College Square and CFC Inc. There are a number of publicly owned surface parking lots. These include the Bloomington Convention Center, City Hall - Showers Building and the Monroe County Sherriff's Department. Additionally, the City of Bloomington 4th & Walnut Street parking garage is also located in the Downtown Core. It is interesting to note that acres dedicated to Total Parking Area are almost half that of the entire downtown acreage. As such, space that is dedicated to parking purposes, regardless of ownership, represents a substantial portion of the current downtown landscape.

Table 23: Parking Area Square Footage by Overlay District

Type and Total (Square Feet)	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Surface Lots	3,197,823 (81%)	83,982 (3%)	1,210,183 (38%)	632,981 (20%)	606,428 (19%)	324,187 (10%)	340,227 (11%)
Structured Lots	740,437 (19%)	188,034 (25%)	467,313 (63%)	51,186 (7%)	33,904 (5%)	0 (0%)	0 (0%)
Total Parking Area	3,938,260 (100%)	272,016 (7%)	1,677,496 (43%)	684,167 (17%)	640,332 (16%)	324,187 (8%)	340,227 (9%)
Type and Total (Acres)							
Surface Lots	73.41 (81%)	1.93 (3%)	27.78 (38%)	14.53 (20%)	13.92 (19%)	7.44 (10%)	7.81 (11%)
Structured Lots*	17.00 (19%)	4.32 (25%)	10.73 (63%)	1.18 (7%)	0.78 (5%)	0 (0%)	0 (0%)
Total Parking Area	90.41 (100%)	6.25 (7%)	38.51 (43%)	15.71 (17%)	14.70 (16%)	7.44 (8%)	7.81 (9%)

*For Structured Lots, the footprint of the parking garage or structure was utilized in order to give a snapshot of the amount of parcel coverage that was dedicated to parking.

PARKING AREA RATIO (PAR)

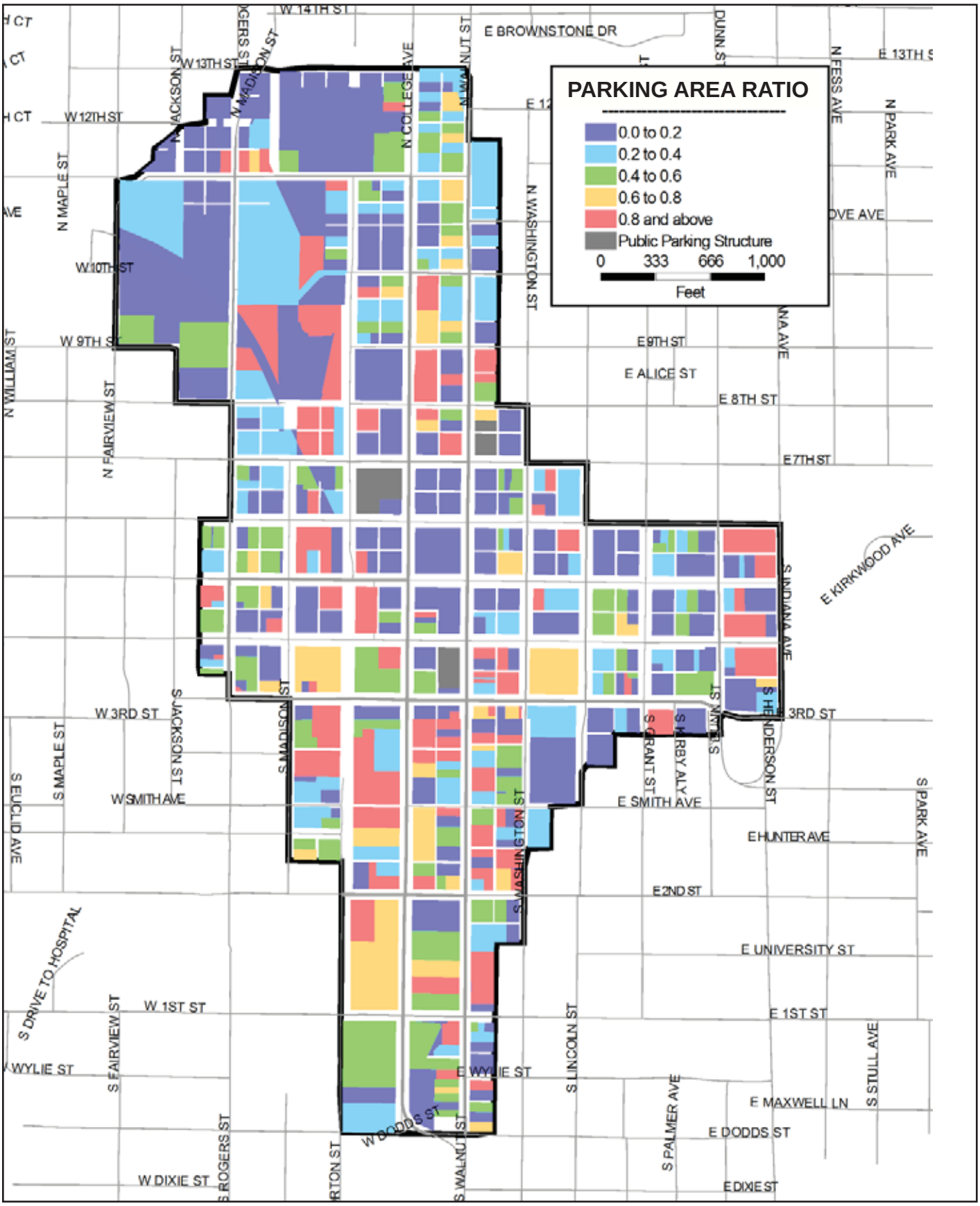
Parking Area Ratio (PAR) is an analysis that is similar to the Floor Area Ratio measurement. PAR calculates the amount of parking on a parcel, relative to the size of the overall parcel. The Average Parcel PAR calculation takes into account both surface and structured parking facilities. The Overlay District surface PAR is a calculation of only surface parking areas and does not take into account the area contained within parking structures. The high Average Parcel PAR for the Courthouse Square Overlay District is likely due to the presence of numerous public and private surface parking lots, as well as the scattered private structured parking facilities (such as the CFC/Chase Bank building) that are located there.

Table 24: Parking Area Ratios (PAR) by Overlay District

Type	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Average Parcel PAR*	0.56	0.60	0.74	0.49	0.43	0.50	0.41
Overlay District PAR**	0.45	0.43	0.63	0.40	0.45	0.25	0.34
Overlay District Surface Lot PAR^	0.37	0.13	0.45	0.37	0.43	0.25	0.34

*Average Parcel PAR = Sum (Parking Area/Parcel Area)/Total Number of Parcels
**Overlay District PAR = total district Parking Area Sum/ total Parcel Area Sum
^Overlay District Surface PAR = Surface Lot Area/Parcel Area Sum

PARKING AREA RATIO (PAR) MAP



HISTORIC ASSETS

HISTORIC BUILDINGS ANALYSIS

The National Historic Preservation Act of 1966 established the National Register of Historic Places, to be administered by the United States Department of the Interior. That Act declared it the policy of the federal government to foster the preservation of American cultural resources through partnerships with states, local governments and the private sector. The National Register of Historic Places became a listing of buildings, sites, structures, and objects that are considered significant in American history, architecture, archaeology, engineering and culture. They can be of national, state or local historic importance. A listing on the National Register of Historic Places allows for recognition of its historic significance, as well as provides opportunities for tax credits and incentives. It also allows for certain protections during the planning of federal, or federally funded, projects.

Additionally, the Act also established a partnership between the federal government and the states, whereby each state develops a state historic preservation program, which includes an individual state's Register of Historic Places. In 1971, the Indiana State Legislature authorized the creation of a state preservation program within the Department of Natural Resources. Like the National Register, the State Register of Historic Places allows for tax credits and incentives, as well as protections during state, or state funded, projects.

The City of Bloomington City Council officially established a Historic Preservation Commission in 1976. The HPC is a volunteer commission, appointed by the Mayor, that has the ability to nominate properties to receive a Local Historic Designation. This designation provides for more advanced development protection for historic properties than a listing on either the federal of state registers does. Additionally, Local Designation also provides an opportunity to receive local tax credits or incentives.

HISTORIC PRESERVATION PARCELS

For the purposes of this table, the Downtown Totals column represents the number of historic properties in relation to the entire downtown parcel count. The Historic Totals column is strictly a count of historic properties only. The percentages contained in this table for the Overlay Districts are all directly linked to the Historic Totals column in order to provide a snapshot of current historic conditions.

Table 25: Historic Parcels by Overlay District

Historic Rating	Historic Totals	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
National & State Register*	158 (98%)	158 (26%)	59 (37%)	38 (24%)	48 (30%)	3 (2%)	9 (6%)	1 (1%)
Locally Designated**	4 (2%)	4 (1%)	0 (0%)	2 (50%)	2 (50%)	0 (0%)	0 (0%)	0 (0%)
Totals	162 (100%)	599 (27%)	59 (36%)	40 (25%)	50 (31%)	3 (2%)	9 (5%)	1 (1%)

* Properties that achieve a National Register status are automatically added to the State Register as well. Although it is possible to acquire State Register status only and not be added to the National Register, no downtown parcels did so. Therefore, the tally of National Register and State Register parcels in this table are combined because they are not mutually exclusive.
**There were a total of fifteen Locally Designated parcels. Almost all of them were also listed on the National and State Registers. A total of four parcels, however, were exclusively Locally Designated. Two of these were located in the Downtown Core and the other two in the Downtown Edges. To avoid double-counts, only these four parcels were included in the Totals tally.

HISTORIC PRESERVATION PARCEL IMPROVEMENTS

This table provides an analysis of the parcels that are listed on either the National or State Register of Historic Places, or are Locally Designated by the City of Bloomington and have had improvements since 2000. The types of improvements include New Construction, Remodel and Other. New Construction does not mean that new development occurred to a historic property. Instead, it refers to a situation in which a new development has happened on an empty parcel that is located within a historic district (e.g. the Courthouse Square or West Side National Register Historic Districts, or the Prospect Hill Local Historic District). Remodeling indicates that a historic property was renovated or rehabilitated. Other is a miscellaneous category that captures actions such as additions, facade improvements and other general improvements. The single Locally Designated Remodel that occurred was to the former Bureau of Motor Vehicles building on W. 4th Street. Although not a historic building itself, it is located within the West Side National Register Historic District.

Table 26: Historic Parcel Improvements

Historic Rating	Downtown Totals	New Construction	Remodel	Other
National and State Register	12	2	8	2
Locally Designated	1	0	1	0
Totals	13	2	9	2

2001 INDIANA HISTORIC SITES & STRUCTURES INVENTORY

The Indiana Historic Sites & Structures Inventory is a publication of the Indiana Division of Historic Preservation & Archaeology and implements the policies contained within the National Historic Preservation Act of 1966. In Table 26, the Downtown Totals column represents the number of historic properties in relation to the entire downtown parcel count. The Historic Totals column is strictly a count of historic properties only. The percentages contained in this table for the Overlay Districts are all directly linked to the Historic Totals column in order to provide a snapshot of current historic conditions. The Indiana Historic Sites & Structure Inventory specifically developed several distinct ratings in order to catalog the significance of surveyed historic properties. The criteria for each of the historic property ratings include the following descriptions:

Non-Contributing: Properties that are either less than fifty years old, or are older structures that have been badly altered and have lost their historic character or are otherwise incompatible with their historic surroundings. These properties are ineligible for placement on the National Register of Historic Places.

Contributing: Any property that is older than fifty years, but is not important enough to stand on its own at a higher historic rating. Contributing structures are, however, important to the density or continuity of the area's historic fabric. Contributing structures can be listed on the National Register of Historic Places if they are part of a historic district, but would not usually qualify individually.

Notable: A property that does not quite deserve the highest historic rating, but is still above average in historic importance. Further research or investigation may reveal that the property could be eligible for listing on the National Register of Historic Places.

Outstanding: A property has enough historic or architectural significance that it is already, or should be considered for, individual listing on the National Register of Historic Places.

Table 27: Parcels on 2001 Indiana Sites and Structures Inventory

Historic Rating	Historic Totals	Downtown Totals	Courthouse Square	Downtown Core	Downtown Edges	Downtown Gateways	Showers	University Village
Non-Contributing	49 (20%)	49 (8%)	5 (9%)	8 (18%)	19 (34%)	12 (27%)	1 (16.6%)	4 (10%)
Contributing	110 (45%)	110 (18%)	26 (46%)	16 (36%)	21 (38%)	22 (50%)	3 (50%)	22 (56%)
Notable	56 (23%)	56 (9%)	20 (36%)	6 (14%)	12 (21%)	9 (21%)	1 (16.7%)	8 (21%)
Outstanding	30 (12%)	30 (5%)	5 (9%)	14 (32%)	4 (7%)	1 (2%)	1 (16.7%)	5 (13%)
Totals	245 (100%)	599 (41%)	56 (23%)	44 (18%)	56 (23%)	44 (18%)	6 (2%)	39 (16%)

On January 17, 2005, the Bloomington City Council officially adopted a Demolition Delay Ordinance. The Ordinance delays the issuing of a demolition permit in order to allow for public notice and discussion of proposed demolitions to documented historic structures. This provides an opportunity for the Historic Preservation Commission (HPC) and the City Council to consider implementing formal historic preservation actions before these structures are demolished. Under the Ordinance, “demolition” is defined as either being the complete removal of a structure or any actions that result in a partial demolition of any exterior portion of a building or structure (interior demolitions are not covered).

All structures that are rated as being Outstanding, Notable, or Contributing in the 2001 Indiana Historic Sites & Structures Inventory are subject to the City’s demolition delay process. This list includes both residential and commercial properties.

Two actions trigger the demolition delay process: an application for a demolition permit involving a listed historic structure, or a pre-application meeting with a Planning Department staff member that includes a proposal to potentially demolish a listed historic structure. If one of the demolition delay triggers are met, the case is then forwarded to the HPC. At that time, all demolition permits are held for up to 90 days. For cases requiring greater attention, the HPC may request an additional 30 day delay period, for a total of 120 days. The HPC is then tasked with determining whether or not Local Historic designation is warranted for the property in question. This designation provides greater protection to structures and requires that a Certificate of Appropriateness be obtained from the HPC before beginning any exterior work.

For Demolition Delay cases, the HPC may award Interim Protection to a structure, indicated that Local Historic designation is warranted. This then forwards the decision on to the City Council, which has the final decision on the matter. The Planning Department will then issue, or not issue, a demolition permit accordingly. The HPC can also decide not to award Interim Protection status. This means that Local Historic designation is not warranted at the time and the case is not forwarded to the City Council. This can happen at any time during the 90 (or 120) day delay period. As soon as the HPC approves this option, a demolition permit may be authorized by the Planning Department. Structures that already have obtained a Local Historic designation, or are rated as Non-Contributing, are exempted from the provisions of the Demolition Delay Ordinance.

2001 INDIANA HISTORIC SITES & STRUCTURES INVENTORY LAND USES

This table shows land uses relative to the various ratings found within the 2001 Indiana Historic Sites & Structures Inventory. As shown, both Mixed Use and Commercial Services uses had the highest number of historically rated parcels. This indicates that historic adaptive reuse for these types of uses are strong in the downtown and represent further opportunities for continued reuse of historically rated properties.

The two Other Non-Contributing parcels reflect the CFC industrial warehouses that are located along Rogers Street. Because there is not a specific category for industrial properties, they were classified as being Other. The single Notable Other parcel reflects the Showers Building. Again, due to the unique government, university and private ownership and land use situation present at the Showers Building, it was classifed as being Other.

Table 28: Historically Rated Parcels by Land Use Designation

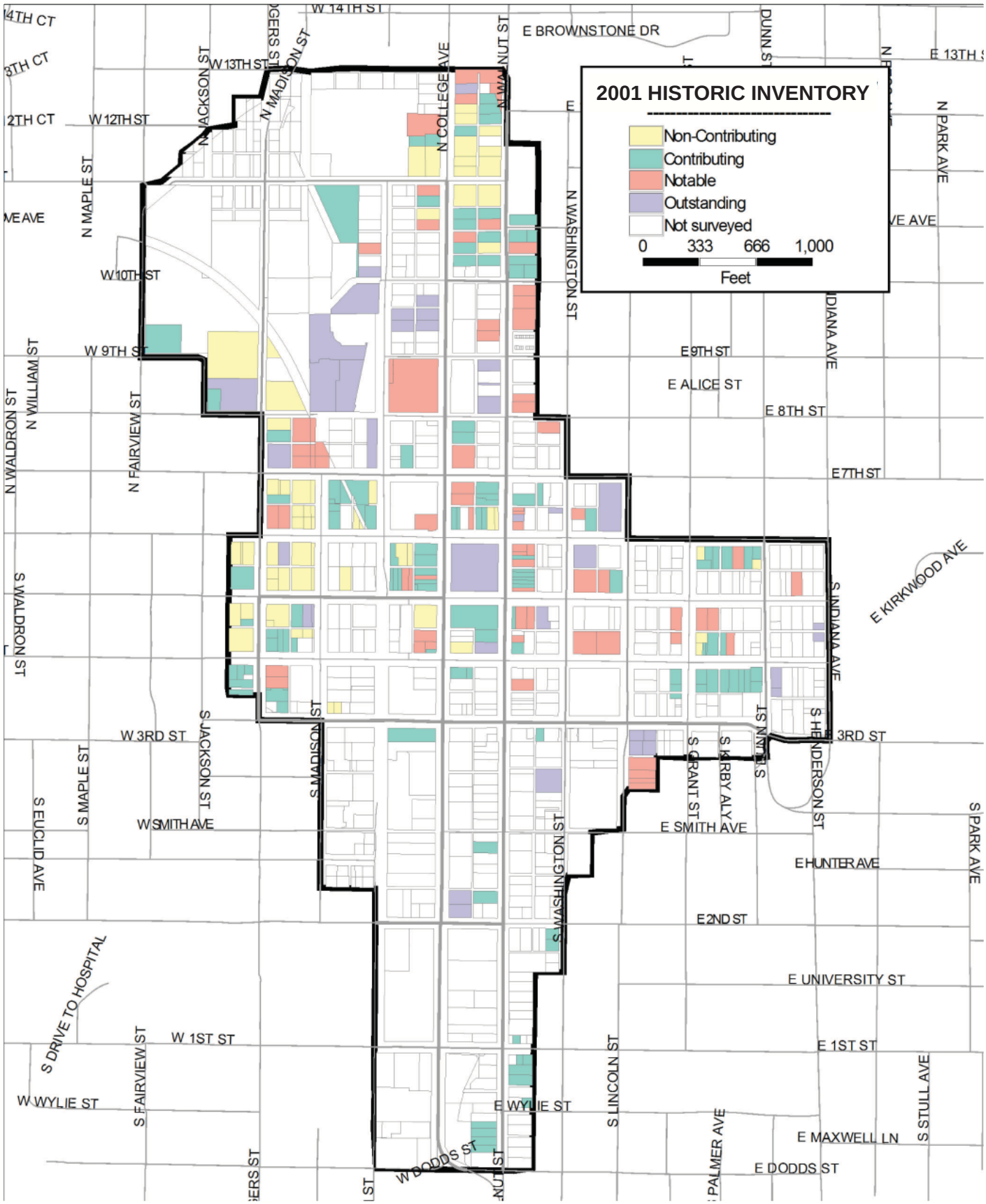
Land Use Type	Downtown Totals	Non-Contributing	Contributing	Notable	Outstanding
Single Family	12 (5%)	0 (0%)	10 (9%)	0 (0%)	2 (7%)
Multi Family	37 (15%)	4 (8%)	24 (22%)	7 (13%)	2 (7%)
Mixed Use	60 (24%)	10 (20%)	29 (26%)	15 (27%)	6 (20%)
Commercial Retail	28 (11%)	7 (14%)	13 (12%)	7 (13%)	1 (3%)
Commercial Services	66 (27%)	19 (39%)	25 (23%)	16 (29%)	6 (20%)
Public Uses	15 (6%)	1 (2%)	5 (5%)	2 (4%)	7 (23%)
Non-Profit Service/Office	18 (7%)	4 (8%)	2 (2%)	6 (11%)	6 (20%)
Private Parking	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Public Parking	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Vacant Developed	6 (2%)	2 (4%)	2 (2%)	2 (4%)	0 (0%)
Vacant Unimproved	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Other	3 (1%)	2 (4%)	0 (0%)	1 (2%)	0 (0%)
Totals	245 (100%)	49 (20%)	110 (45%)	56 (23%)	30 (12%)

2001 INDIANA HISTORIC SITES & STRUCTURES INVENTORY ASSESSMENT VALUES

The table below displays the assessment values for each rating that is contained in the 2001 Indiana Historic Sites & Structures Inventory. Parcels that have a Notable rating, which is a very strong historical classification, have the highest assessment values, both in terms of the entire downtown and per average parcel. The $2,608,403 average assessed parcel value of downtown historic properties is higher than the $1,760,154 average assessed parcel value for the entire downtown. This significant difference in values helps to showcase the benefits that historic properties add to the downtown. Preserving historic properties not only helps to add to the unique character and fabric of downtown Bloomington, it also can bring about significant finanacial rewards to investors in the form of higher property values. Based on these figures, historic preservation can be seen as a major contributor to the economic development of downtown Bloomington. Additionally, properties that have a high historic rating not only have a significant historic value, but also maintain strong property values. Continued investments into historic properties can result in financial rewards for both the private and public sectors.

Figure 29: Historic Property Assessment Values

Historic Rating	*Downtown Totals*	Number of Parcels	Total Parcel Area (Acres)	Average Parcel Value (per Acre)
Non-Contributing	$24,973,200 (18%)	48 (21%)	12.83 (21%)	$2,197,936
Contributing	$32,886,300 (24%)	105 (45%)	16.85 (28%)	$2,394,492
Notable	$61,724,300 (45%)	55 (24%)	15.04 (25%)	$3,666,385
Outstanding	$18,624,000 (13%)	26 (11%)	16.16 (27%)	$2,174,800
Totals	**$138,207,820 (100%)**	**234* (100%)**	**60.88 (100%)**	**$2,608,403**

*This total excludes all parcels that were assigned a value of $0 by the Monroe County Assessor's Office. As a result, there are fewer parcels listed here than the total overall number of historic parcels. Parcels that are assigned with a $0 value generally include those that are owned by governmental entities, Indiana University, non-profit organizations, etc. However, in some cases, parcels that were owned by public and non-profit entities were assigned an assessment value by the Monroe County Assessor's Office. In these cases, the totals were calculated.

HISTORIC INVENTORY MAP