

RESOLUTION 77-4

To Support Proposed Property Acquisition
of the Northwest Corner of the Square

- WHEREAS, the Graham Hotel, on the corner of Sixth and College, has stood empty for some time; and
- WHEREAS, properties adjacent to the Graham Hotel, between Sixth and Seventh Streets, and between College Avenue and Morton Street, are available for purchase; and
- WHEREAS, need has been expressed for rehabilitation of the Downtown; and
- WHEREAS, the properties located between Sixth and Seventh Streets, and between College and Morton, offer a good location for improved downtown parking facilities, City/County building, or any other use that the Mayor, with the approval of the Common Council, may deem appropriate; and
- WHEREAS, an appraisal of the properties has been made to determine fair market value;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA THAT:

Francis X. McCloskey, Mayor of the City of Bloomington, carries with him the support of this Council in his efforts to negotiate for acquisition of the above described property, and the Council now appoints a committee of two (2) composed of James B. Wray and James R. Regester, Corporate Counsel, with Mr. Wray to act as Chairman, to begin negotiations for the purchase of all of the lands bounded by Sixth Street on the south, Seventh Street on the north, College Avenue on the east and Morton Street on the west, or, instead of outright purchases of any of these lands, to negotiate for the securing of options to purchase any of these lands or to negotiate for the leasing of any of these lands, all to be at the lease cost possible to the City.

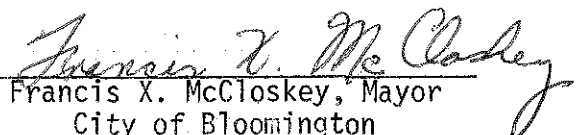
The Council supports the use of funds other than Parking Meter Revenue Bonds for acquisition of property on the NW corner of the Square. If Parking Meter Revenue Bonds are to be used for this purchase, it is understood that under IC 18-6-13-3, these bonds may be used only for purchase, rental, cost of installation, maintenance, operation, repairs and other incidental costs (including the cost of a bookkeeper), and expenses in operation of the mechanical parking devices. In the event that Parking Meter Revenue Bonds are used, the Council makes the condition of their use that the parking meter fund be repaid the amount of acquisition price attributable to uses other than public parking. (Public parking is parking beyond the need generated by persons who work or live on the property.) No purchase, option, or lease to be finalized until the same is submitted to and approved by the Common Council of the City of Bloomington.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 2 day of June, 1977.



Thomas O Middleton, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 3 of June, 1977.


Francis X. McCloskey, Mayor
City of Bloomington

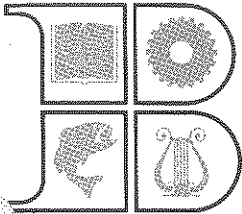
SYNOPSIS

Resolution 77-4

To Support Proposed Property Acquisition
of the Northwest Corner of the Square

This Resolution expresses the support of the Common Council if the Mayor's efforts to negotiate for acquisition of property on the NW corner fo the square. This Resolution appoints James R. Regester, Corporate Counsel, and James B. Wray, Transit Director/Developmental Liaison, to a committee to negotiate for purchase of the above land.

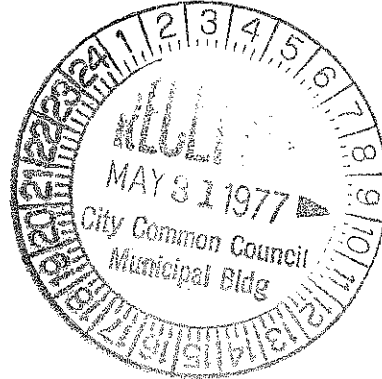
Res. 77-4



GREATER
BLOOMINGTON
CHAMBER OF
COMMERCE, INC.

P.O. BOX 1302 • BLOOMINGTON, INDIANA 47401 • PHONE: (812) 336-6381

May 31, 1977



Dr. Thomas O. Middleton
President
City of Bloomington
Common Council
City Hall
Bloomington, IN 47401

Dear Dr. Middleton:

The Board of Directors of the Greater Bloomington Chamber of Commerce has endorsed resolution 77-4 now before the Common Council authorizing the city to negotiate for the purchase of the Northwest Corner of N. College and sixth streets.

It is our understanding that this area will provide a significant addition to existing off street parking facilities, as well as a future site for development.

The Chamber feels that acquisition of this area is the number one priority for the Central Business District - we hope that the Council will act favorably on this resolution.

Sincerely,

Carl Stewart
President

COMMITTEE REPORT SHEET

LEGISLATIVE #: Appropriation Ordinance/Ordinance/Resolution 77-4

TITLE: To Support Proposed Property Acquisition of the Northwest Corner of the Sq.

COMMITTEE: Community Development XX Public Facilities _____

SUBMITTED BY: Mayor's Office

DATE OF MEETING: May 25, 1977

RECOMMENDATION: Do Pass X Tentative Do Pass _____ Table _____
Do Not Pass _____ Remand to _____

COMMITTEE DISCUSSION/REASON FOR RECOMMENDATION:

VOTE of AYES: 3, ABSTENTION 1 (TOWELL)
FOR DO PASS RECOMMENDATION AS AMENDED.

TOWELL TO WAIT ON VOTE UNTIL RES.
IS IN FINAL FORM TO VOTE. HE COMMENTED
THAT IF ANOTHER FUNDING SOURCE WERE
USED, HE WOULD VOTE FOR IT IMMEDIATELY.

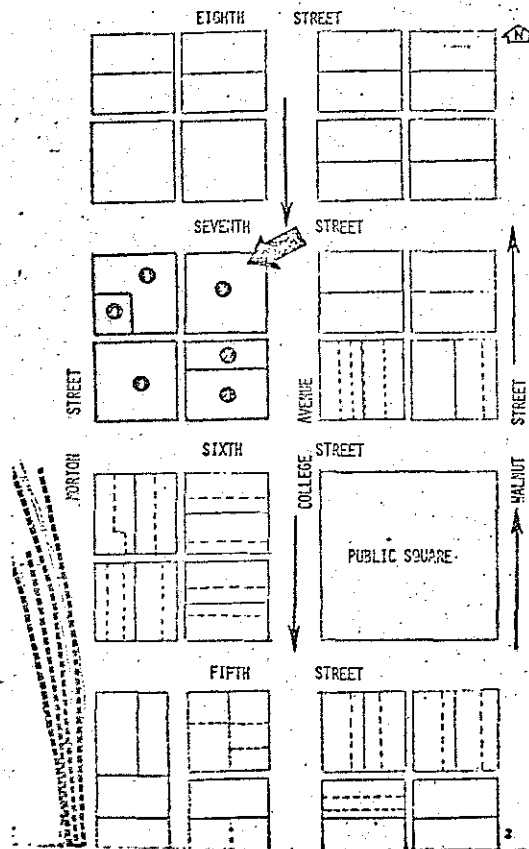
(See minutes of CD meeting for amendments)

SIGNATURES OF COMMITTEE MEMBERS:

[Signature]
[Signature] [Signature]
[Signature] [Signature]

THE NORTHWEST
CORNER OF THE SQUARE

1. Old Graham Hotel
2. Thrasher Building
3. Redevelopment Lot
4. Monroe Tobacco & Candy Co.
5. Park and Shop Lots



STATEMENT ON MAJOR ACQUISITIONS

FOR
DOWNTOWN

Bloomington is faced with the rare opportunity of acquiring an entire city block involving negotiations with only five separate owners and six tenants. Acquisition of any other block located on the Courthouse Square would be almost impossible due to the multitude of owners and tenants involved. The acquisition of any of these other blocks would seriously disrupt downtown commercial activity by forcing numerous existing businesses to move. On the other hand, the block under consideration, bounded by Sixth, Morton, Seventh and College, is ideally located on the northwest corner of the Courthouse Square and would result in minimal disruption to downtown activities. Authorization to begin negotiations however, must be granted by the Common Council, before the City Legal Staff can actually begin contacting the individual land owners involved.

As the "essential heart" of Bloomington, the Central City deserves close attention to its potentials. Many special studies and plans have been developed for the downtown, most notably the 1973 Central Business District Plan prepared as part of the Federal Neighborhood Development Program. Most of the goals framed in that document for the Central City, are still valid and should be implemented. The CBD plan proposed increasing local confidence in the vitality and stability of the downtown by establishing a new "anchor" on the Square which would serve as a catalyst for new capital investment and development. An additional anchor, such as a new office/commercial development or a new centralized government facility would create an image of revitalization and act as a substantial stimulus to downtown redevelopment.

If the entire block is acquired by the City, an ideal site could be offered for either governmental or private development. With 76,176 square feet (inclusive of alleys), the site is large enough to accommodate a substantial development incorporating required parking and landscaping with room for future expansion either vertically or horizontally. Unless the block is assembled by public efforts, there is a danger that fragmented development of the block could preclude the possibility of an overall development plan for the entire block.

The five parcels making up the block are coded to the attached location map

and include:

I. The Graham Hotel Site:

Lot size: 11,484 sq. ft.

Improvements: vacant, deteriorating hotel

Gross floor area: 43,420 sq. ft. excluding the basement

Assessed value

Land	\$ 27,900
Improvements	<u>31,340</u>
Total	59,240
<u>Annual Taxes</u>	\$ 4,904
Appraised value	\$155,000

II. Thrasher Building Site:

Lot size: 5,940 sq. ft.

Improvements: 2 story building with basement and housing 3 tenants

Gross floor area: 11,880 sq. ft. excluding the basement

Assessed value

Land	\$ 11,030
Improvements	<u>4,810</u>
Total	15,840
<u>Annual Taxes</u>	1,312
Appraised value	\$125,000

III. Redevelopment Department Parcel

Lot size: 17,424 sq. ft.

Improvements: currently used for surface parking

Assessed value

Land	\$ 20,590
Improvements	<u>6,070</u>
Total	26,660
<u>Annual Taxes</u>	\$ 2,207
Appraised value	\$ 94,100

IV. Monroe Tobacco and Candy Company

Lot size: 4,356 sq. ft.

Improvements: One-story structure housing the tobacco and candy business

Assessed value

Land	\$ 6,510
Improvements	<u>3,530</u>
Total	10,040
<u>Annual Taxes</u>	831
Appraised value	\$40,500

V. Bloomington Park and Shop Lot

Lot size: 30,492 sq. ft.

Improvements: Used for parking by 3 tenants

Assessed value

Land	\$42,680
Improvements	<u>660</u>
Total	43,340
<u>Annual Taxes</u>	\$ 3,589
Appraised value	\$185,800

Summary for Entire Block

<u>Parcel Number</u>	<u>Land</u>	<u>Assessed Value Improvements</u>	<u>Total</u>	<u>Taxes</u>	<u>Appraised Value</u>
I	27,900	31,340	59,240	4,905	155,000
II	11,030	4,810	15,840	1,312	125,000
III	20,590	6,070	26,660	2,207	94,100
IV	6,510	3,530	10,040	831	40,500
V	42,680	660	43,340	3,589	185,800
Total	108,710	46,410	155,120	12,844	600,400

If the City could acquire the block at a price comparable to the appraisals supplied by Brown-Wolfe, Inc., the City could for a reasonable investment reserve the entire block, already supplied with essential City services, for governmental or private development. Some initial site development, i.e., razing the existing

structures at a total demolition cost of approximately \$65,000 would provide additional incentive to future redevelopment.

An additional advantage to immediate clearance of the site would be the opportunity to create at least 200 parking spaces as an interim use of the site. The addition of 200 spaces in close proximity to the Court House would help relieve the curb-side parking shortage on the Square by absorbing some of the long-term employee parking needs. A surface parking lot with asphalt paving could be developed at a cost of about \$163,000. The cost could be reduced by about one-third to \$107,000 if done in-house by City crews. The 200 spaces could be expected to generate an annual income of \$54,288 assuming a fee of 10¢/hour and 90% occupancy.

Both the appraisal report and the SUA study question the feasibility of converting the Graham Hotel to office use because of inappropriate space arrangements and the severity of mechanical and cosmetic deterioration.

If the entire block is cleared and all the parcels assembled into a single tract, the potential for developing a new downtown "anchor" as envisioned in the 1973 CBD plan would be great. Three alternative projects could result which would implement major goals adopted in the CBD Plan:

1. A new governmental complex to permit centralization of some governmental uses, either for the City alone or for the City and County together. Centralization of some government services would create potential savings in space requirements and personnel through appropriate location of functionally related agencies. In addition, the relocation of some of the widely dispersed agencies into a single building would free some office space for conversion to private, commercial use. While the SUA report recommended the construction of an \$11.7 million administrative building on a block adjacent to the Courthouse, the SUA recommendations must be modified to meet our financial capabilities and the political realities involved. Should the County decide to join efforts with the City on an administrative building, the northwest corner of the square provides a site which would be capable of accommodating such a development. Furthermore, the site provides the potential of future expansion as need and finances allow. Should the City develop the site alone, possible uses include

office space for City administrative agencies, a civic or cultural center and elderly apartments.

The 1973 CBD Plan stressed that any new centralized government complex should include commercial facilities at ground level to increase pedestrian traffic on the west side of the square. The shops would help create an area of intense activity similar to the Kirkwood commercial strip and help "anchor" the CBD. The City Legal Department is researching the best legal arrangements according to State statutes which would permit both governmental and commercial uses in the same structure. This arrangement would have the added advantage of generating additional rental incomes to help underwrite the costs of construction.

Design concepts have been prepared by City staff which show a complex with 53,000 square feet of leasable retail space on the ground level. At a current rate of \$6/ square foot, for downtown commercial space, annual revenues of \$381,600 are possible. The design concepts include two levels of underground parking providing spaces for 206 cars per level and between 200,000 and 240,000 square feet of office and apartment space in four to five story tower(s).

2. A parking structure, with or without commercial shops at ground level, to help meet the goal of providing off-street parking in locations with easy access from major thoroughfares and central area destinations. A two-level structure could be designed to take advantage of the eight to ten foot slope on the site allowing entrances from College and Morton and eliminating the need for ramps. Approximately 206 spaces could be provided on each level.
3. A new office/commercial complex developed by private sources to act as a catalyst to new development in the area and reestablish faith in the downtown as a shopping area. One possibility would be a major department store with on-site parking incorporated into the design.

In short, the City has an opportunity to pursue a major step in revitalizing the downtown by acquiring an entire City block with minimal disruption to existing downtown activities. Once the block is acquired, a multitude of possible

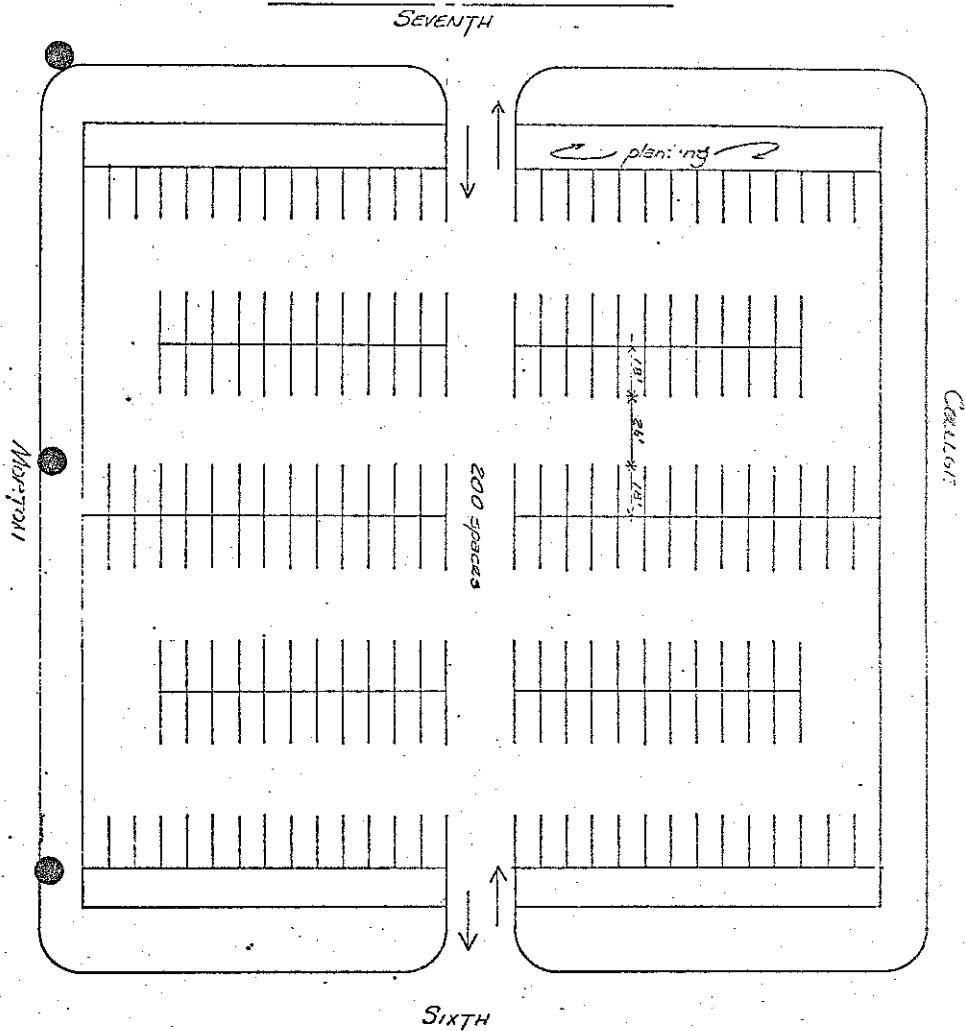
redvelopment projects exist which could serve as the new "anchor" vital to a more dynamic downtown.

Sources:

- 1973 CBD Plan
- SUA Report
- Brown-Wolfe, Inc., Appraisal Report

Attachments:

- 1. Site location map
- 2. Parking lot layout
- 3. Design concepts

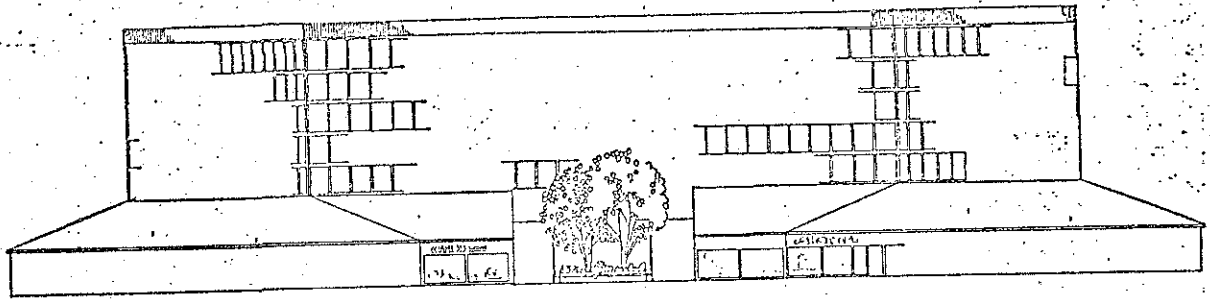


SIXTH
POSSIBLE PARKING LAYOUT FOR A SURFACE LOT WITH ACCESS FROM BOTH 6th AND 7th

THE DESIGN POTENTIAL FOR THIS SITE IS LIMITLESS. TWO CONCEPT SKETCHES ARE PROVIDED HERE FOR CONSIDERATION. BOTH CONCEPTS PROVIDE FOR TWO LEVELS OF PARKING BENEATH A STREET LEVEL COMMERCIAL PLAZA. BY PROVIDING LEASABLE COMMERCIAL SPACE AT THE COLLEGE AVENUE LEVEL, THE RETAIL NATURE OF THE CBD IS MAINTAINED AND THE BUILDING AUTHORITY ESTABLISHES ANOTHER SOURCE OF INCOME FOR FINANCING THE STRUCTURE.

IN THIS FIRST ILLUSTRATION, THE GROUND FLOOR COMMERCIAL SPACE IS DIVIDED ON A DIAGONAL AXIS WITH A PEDESTRIAN LANDSCAPED MALL VISABLE FROM THE COURTHOUSE SQUARE. THE RETAIL SPACES ARE LOCATED ON BOTH SIDES ALONG THIS MALL. A CENTRAL UTILITY CORE PROVIDES ACCESS FROM THE MALL TO THE UPPER LEVEL APARTMENTS AND OFFICES. THE SECOND THRU FOURTH FLOORS ARE PROPOSED FOR MUNICIPAL OFFICES, WHILE THE FIFTH THRU EIGHTH FLOORS ARE PROPOSED APARTMENTS FOR THE ELDERLY. THE ELEVATORS COULD EASILY BE ZONED TO RESTRICT ADMITTANCE TO THE UPPER APARTMENT LEVELS WHILE PROVIDING UNRESTRICTED ACCESS TO THE OFFICE LEVELS.

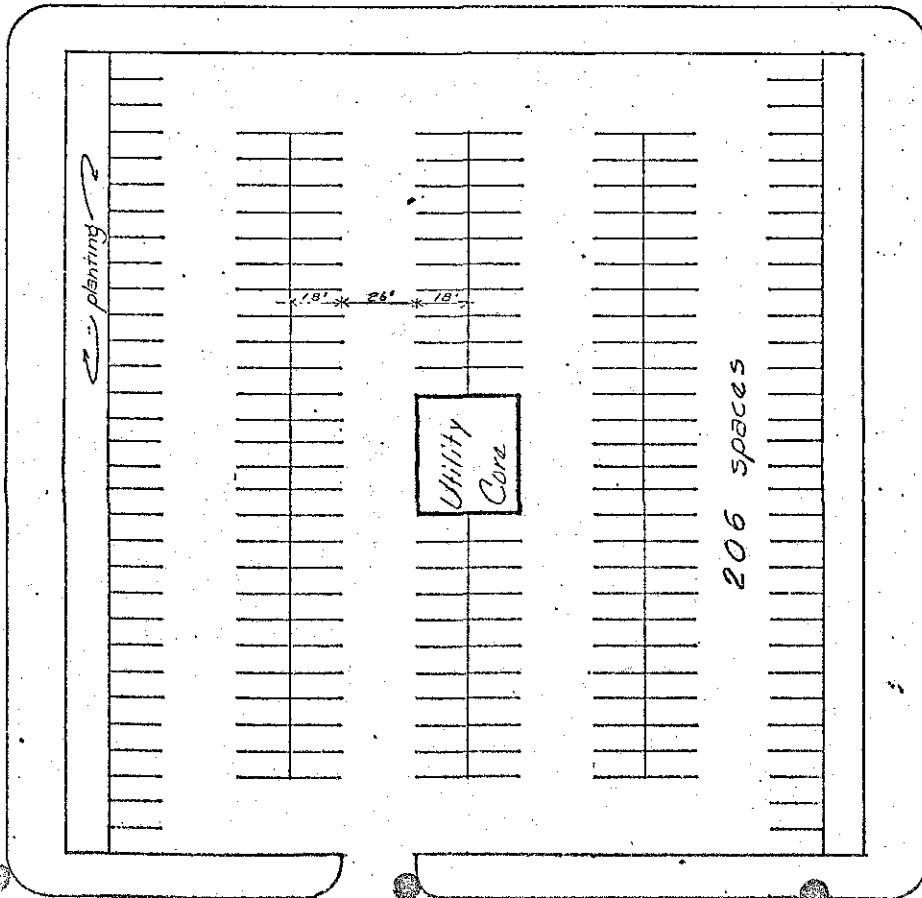
THE FACADE TREATMENT SHOWS THE OFFICE/APARTMENT TOWER SET BACK FROM THE STREET AND THE COMMERCIAL SPACE PROJECTED OUT TO THE PROPERTY LINE. A SLOPED ROOF CONNECTS THE TWO.



view from courthouse square

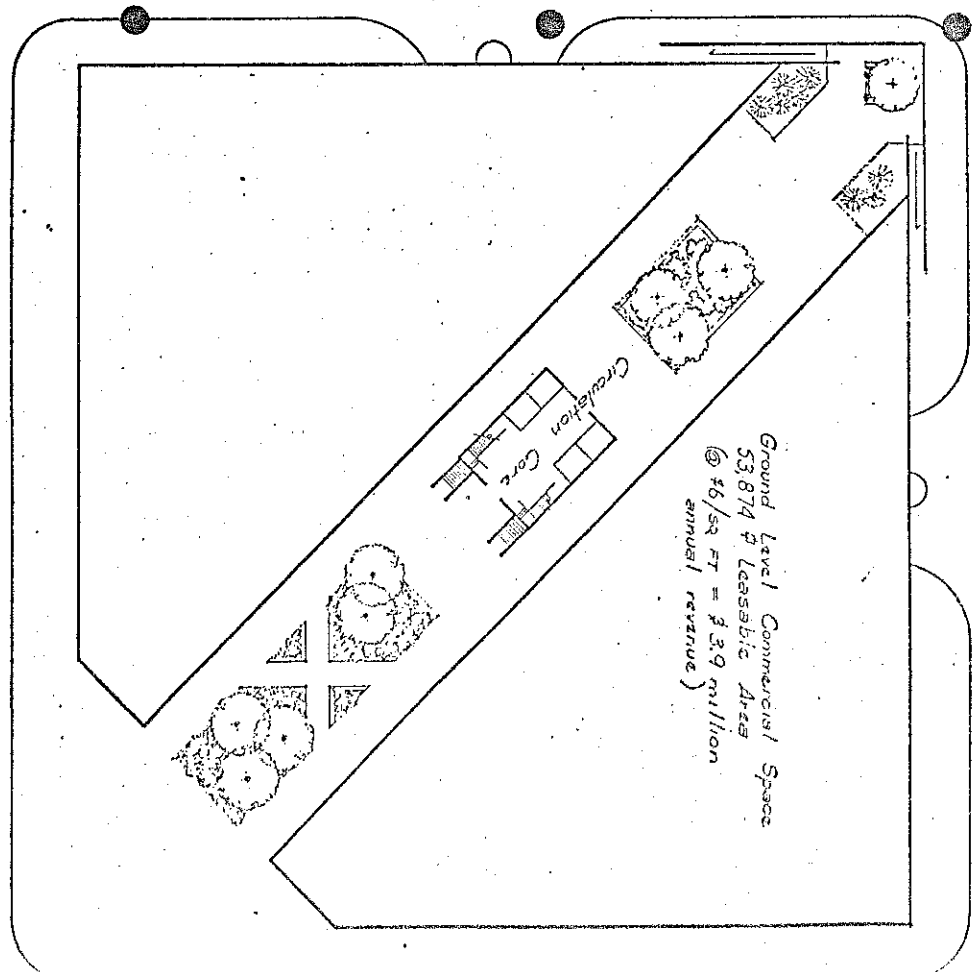
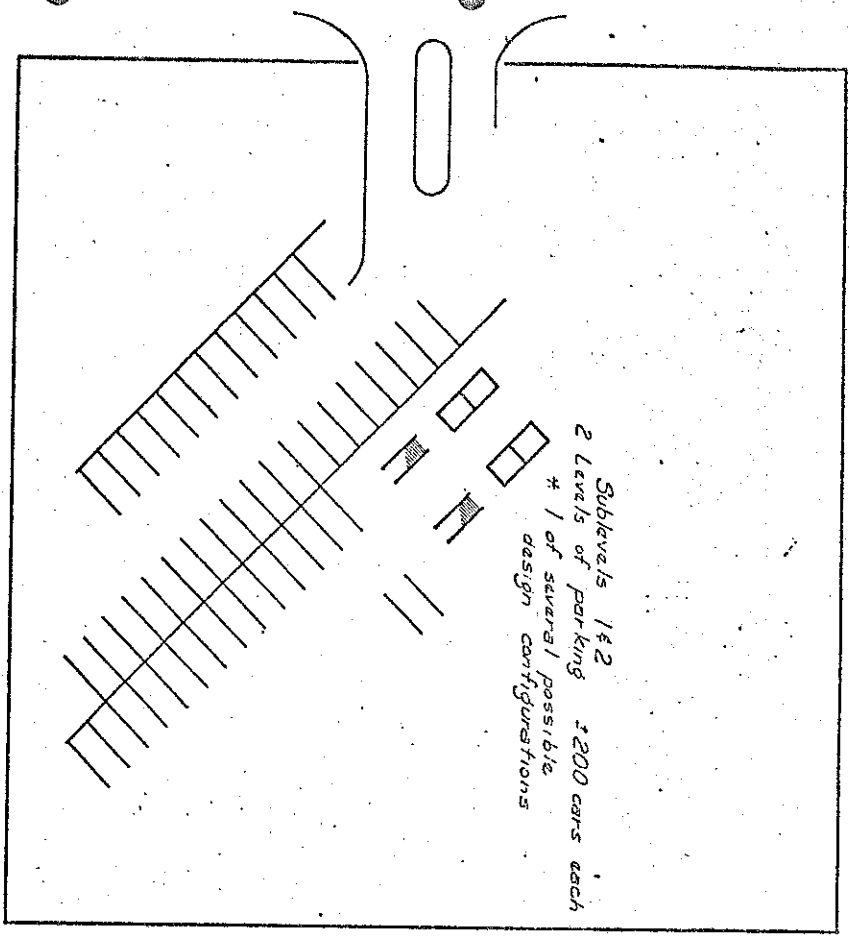
COLLEGE

B



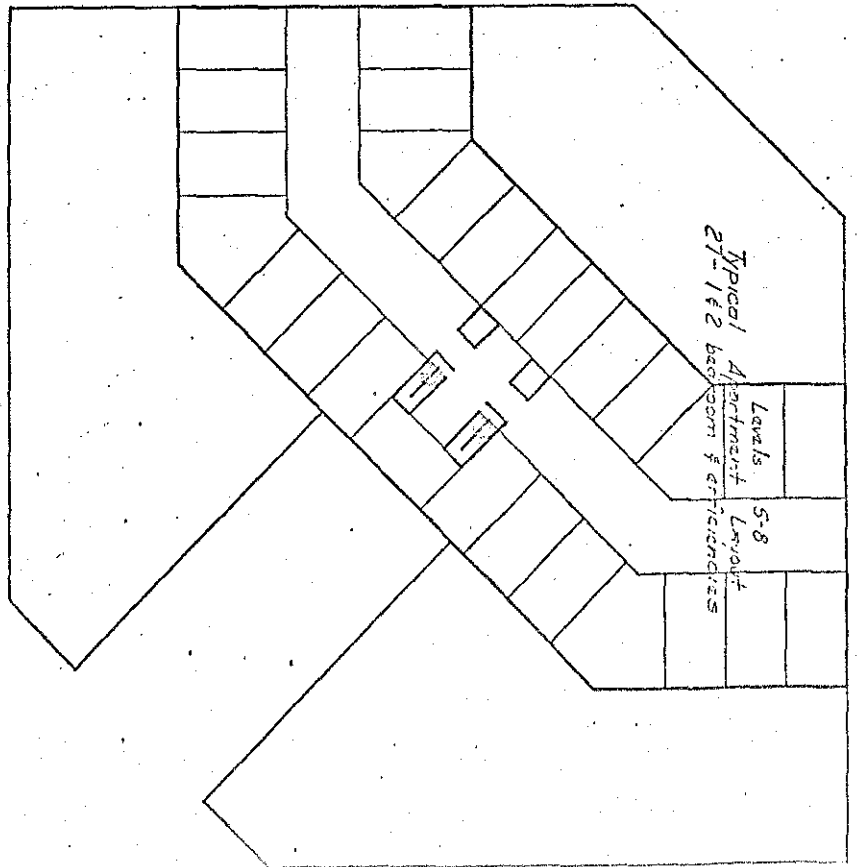
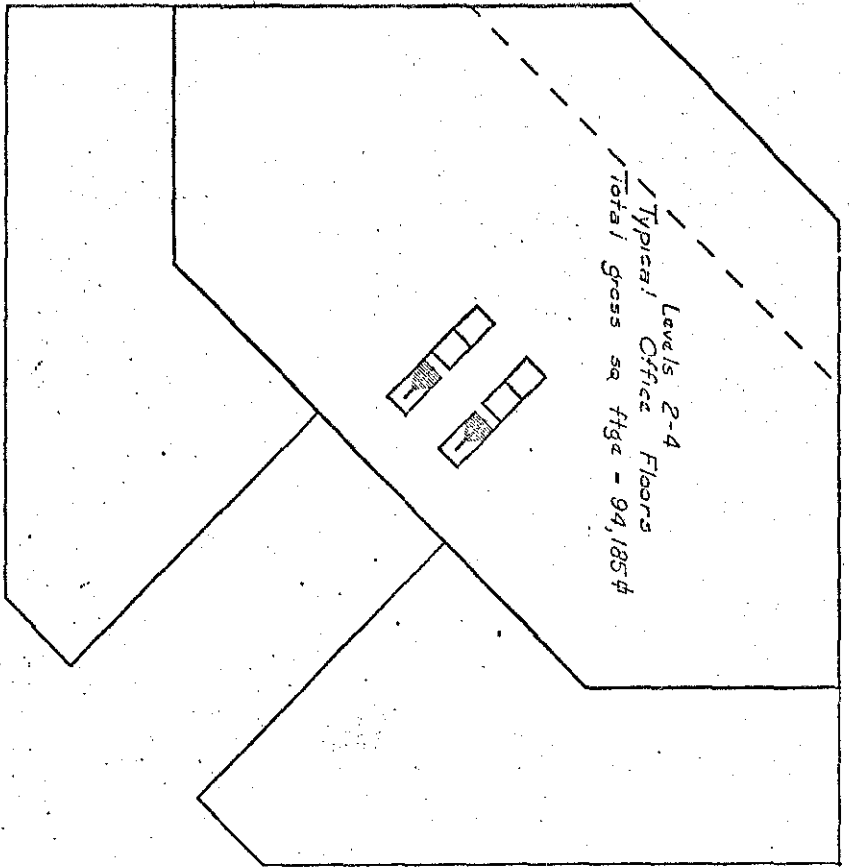
SIXTH } TYPICAL LOWER LEVEL OF 2 DECK GARAGE

MORTON



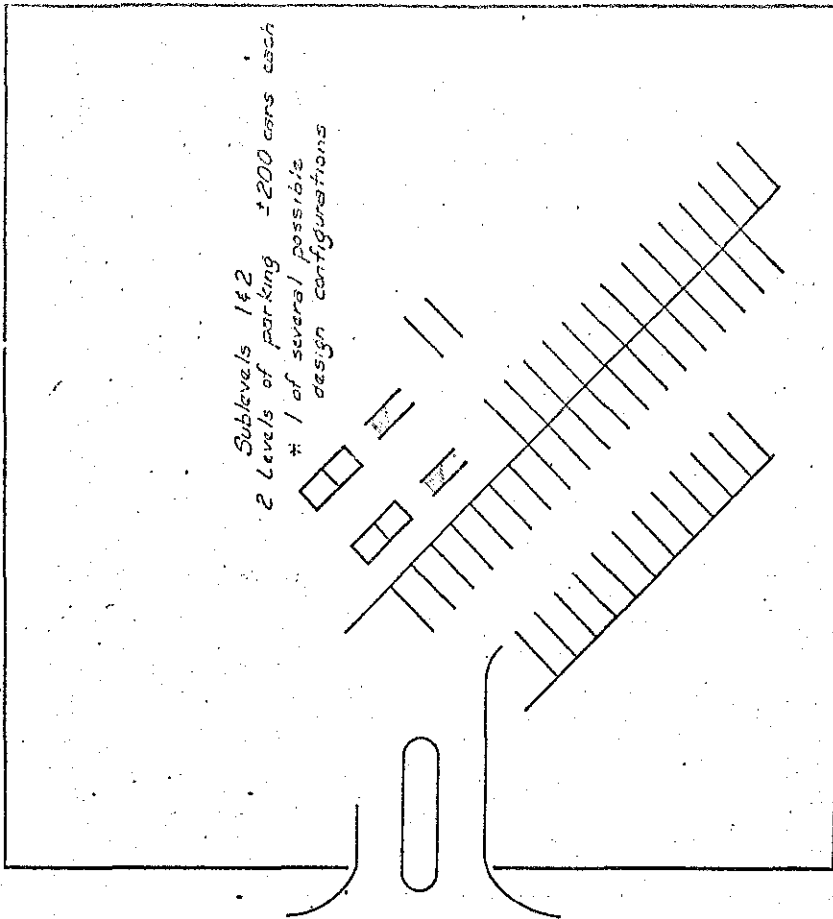
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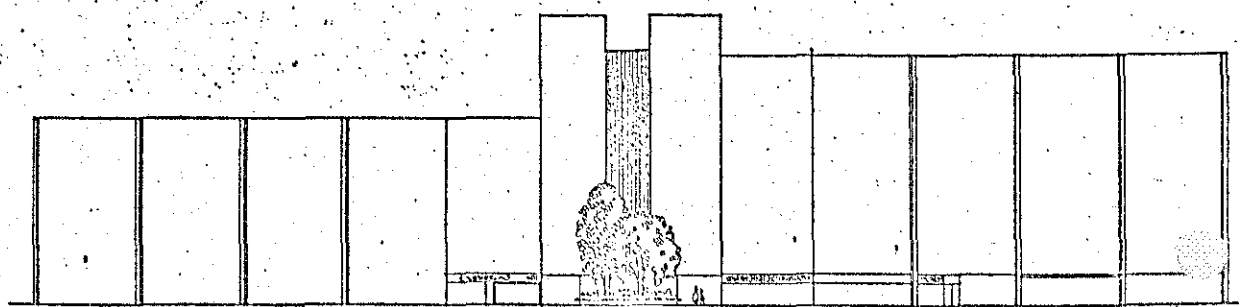
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G



THE SECOND SKETCH SHOWS TWO TRIANGULAR TOWERS, ONE FIVE STORIES, THE OTHER SIX. THE TALLER TOWER WOULD CONTAIN THE PROPOSED OFFICE SPACE AND THE SHORTER, APARTMENTS. ACCESS TO THE TWO TOWERS WOULD BE PROVIDED AGAIN FROM A CENTRAL CORE. SEPARATE ELEVATORS AND STAIRS WOULD SEGREGATE THE OFFICE TRAFFIC FROM THE APARTMENT RESIDENTS AND THEIR GUESTS AT THE MALL LEVEL.

THE FACADE TREATMENT HERE IS A SIMPLE STEEL AND GLASS CURTAIN WALL.



VIEW FROM

