

In the Common Council Chambers held on November 10, 1976, at 7:30 p.m. with Parliamentarian De St. Croix presiding over a Special Session in the Municipal Building.

SPECIAL SESSION  
COMMON COUNCIL

Present: Councilmembers Blune, Kinzer, Middleton, Morrison, Olcott, Richardson, De St. Croix, Towell and Young. Absent: none.

ROLL CALL

Agenda Summation: Resolution 76-42, To Authorize Filing Application with the Economic Development Administration Requesting Title I Funds for a Public Works Project.

AGENDA SUMMATION

Mayor McCloskey then gave his message, urging passage of Resolution 76-42. He noted that none of the \$400,000 from the proposed project would be out of city tax base funding, and would be of no cost to merchants, as was previously the case. He continued that the parking problem will have to be worked out to incorporate an overall downtown parking plan. He added that if the money is allocated, it does not mean they would have to begin construction of Kirkwood Mall, but that they would also have the option of modifying the project.

MESSAGES FROM THE  
MAYOR

Councilmember De St. Croix then laid out the rules for discussion of Kirkwood Mall, noting a three minute presentation would be allowed by members of the audience. He then asked for Messages from the Council.

Councilmember Young remarked that Councilmember Towell will be chairing the Committee on Downtown meeting following the special session, and urged merchants to work with the Council to make the committee a success in improving downtown.

MESSAGES FROM  
COUNCILMEMBERS

Stuart Reller, City Planner, then explained the design and function of Kirkwood Mall, (or Serpentine Mall as it was called later in the meeting). He said the Planning Department had reviewed the Mall's effect on traffic patterns, parking, land use, loading, design of a pedestrian oriented commercial area, and other considerations. He explained that the basic thrust of the project is to provide a link between I.U. and the downtown area, especially pedestrian traffic. The initial plan was presented to merchants and users of Kirkwood in 1974, and was then redesigned with their suggestions in mind, such as changing angle parking to parallel parking for safety, movement of parking days for loading, etc. He noted that the possible allocation of \$400,000 for the project is an extraordinary opportunity, as the plans are complete as far as engineering. He then addressed a question from Councilmember Morrison regarding the possible interference with the movement of traffic along Kirkwood with such a "Serpentine Mall", and noted that it would slow the traffic down, but would reduce the possibility of through movement on Kirkwood, and would facilitate greater use of Fourth and Sixth Streets for through traffic.

RESOLUTION 76-42  
To Authorize Filing  
Application with the  
EDA requesting Title  
I Funds re: Kirkwood  
Mall

Councilmember Middleton commented that he had taken a poll in the morning and found that out of 28 asked, only 26 people approved of the Mall.

Hershel McCutchen of Workingman's Federal Savings and Loan, then spoke for the committee of 40 persons who met at Monroe County Bank to try to halt construction of Kirkwood Mall. He noted that he didn't think the plan had changed for the Mall in the last two years from looking at the engineering drawings. He continued that he is puzzled that after all the opposition to the Kirkwood Mall by downtown merchants, why the City is still pursuing federal funds for its construction. He suggested that the merchants meet with Councilman Towell to set priorities before any applications are submitted. He said the Workingman's Board of Directors (as explained in his letter to the Council), are willing to go to the expense of removing the "flower pots" by the entrance of their parking lot, as they have complaints every day from customers having a difficult time maneuvering around the planters.

Mark Thoma, of the Central Business Association and the Planning and Zoning Taskforce Committee of the Chamber of Commerce, then spoke to the resolution. He said that a bottle-neck effect would take place if Kirkwood were to be cut down to two lanes, and noted that a thoroughfare would be needed if the Mall were to be built, as there would be no easy way to get to and from the Mall. He continued that the most urgent need is for parking, and without a thoroughfare they cannot support the Mall. In answer to a question from Councilmember Young, Mr. Thoma noted that the "flower pots" around the downtown seem to have been generally well received, and that they do add something to Bloomington. Finally, he commented that he thinks the decision of whether to have a Kirkwood Mall should lie with the Kirkwood merchants, but added that if there were sufficient parking, the merchants would be much more likely to support it.

Stuart Reller noted that in the CBD report, the Plan Commission recommended that Fourth and Sixth Street be converted to one-way pairs, with Fourth east bound and Sixth west bound. He said the traffic count in May, 1973, was about 8,800 vehicles, and the capacity of the street is 1,200 vehicles per hour, and a great part of the street's capacity is not utilized. He added that there are not four moving lanes, but two as it is now on Kirkwood.

Bruce Storm said the community should try to make the downtown as utopian as possible to attract business to the area. He proposed that the Monroe County Courthouse should be used to house the Historical Society and arts groups. Secondly, he noted the Old Library is in disastorous condition and aesthetically unappealing and suggested that it be torn down and the city parking lot expanded. He urged the construction of Kirkwood Mall, noting that Bloomington should have such an area that doesn't look like every other midwestern community. He also suggested that the city and county agencies be combined into a city/county building, which should be built on Sixth Street between Washington and Lincoln, as the land is already under government control except for one parcel that could be negotiated for. He said it the surrounding land should be landscaped into a beautiful plaza with a large structure with shop space below and multiple highrise parking on top, with city/county government offices above that.

Councilmember Kinzer moved and Councilmember Morrison seconded a motion to introduce and read Resolution 76-42 in entirety.

Clerk Dolnick then read Resolution 76-42 in entirety and Council-president Blume then read the legislative synopsis.

Councilmember De St. Croix then read the legislative synopsis for Resolution 76-42.

Councilmember Kinzer moved and Councilmember Towell seconded a motion to adopt Resolution 76-42.

Councilmember Kinzer moved and Councilmember Towell seconded a motion to table a decision on Kirkwood Mall until the Meeting on the Future Development of the Downtown is concluded.

The motion to recess was defeated by a ROLL CALL VOTE of Ayes: 4, Nays: 5. Nays: Councilmembers Morrison, Young, Middleton, Olcott and Blume.

Tim Mullis, City resident, said he opposed the Kirkwood Mall. He noted that young people drive faster on curvier roads. He continued that it is important to have input from residents on the Mall, not just merchants.

Bob Sloan of Primo Times and Bloomington Examiner, voiced his support of the Mall, noting that many downtown merchants depend on pedestrian and student traffic, and the Mall would encourage this.

Tom O'Brien noted that the Mall would be good for the economy, stating that Bloomington has a high unemployment rate. He added that there are two shopping centers going in west of town, and if the center of town is not upgraded, people will not continue to shop there. He said it is a good opportunity that should not be turned down.

Susan Wagner, who said she lives outside the county, commented that even though she is not a city resident, her federal tax dollars will go towards paying for the Mall. She noted that downtown has a completely different atmosphere than malls, and said she would not like to see the downtown modernized. She said parking would definitely have to be taken into consideration.

Harry Niecus, an optometrist on Kirkwood, said the mall would take away parking spaces, and would increase loitering in the area.

John Temple of the Downtown Merchants Association said they felt the Mall was not necessarily a bad thing, as it could increase business in the area and the integration of the university with the downtown; however, there are no provisions for getting people into the area. Without these plans, they could not be in favor of it.

Joe Crouch, said the Mall would restrict traffic, and mentioned the serpentine mall that was put in St. Petersburg, Florida. It was removed later because of the hassles it created.

Marvin Wiley noted that since a building has been constructed in the alleyway, the alley between Kirkwood and Sixth Street cannot be widened to handle delivery trucks. He said truck drivers face considerable hazards in maneuvering through the alleys and Kirkwood. If Kirkwood were made two lanes, their ice cream trucks for Baskin-Robbins would have to park in the middle of the street.

Mr. Schaeffer of Indiana Office Supplies said the money was wasted on creating the "flower pots" downtown, since it has made the area an "obstacle course", and it would be made worse if the Mall was created. He said he had spoken to 250 customers, and none of them wanted Kirkwood Mall to be constructed. He said the presence of the Mall in Louisville has caused the deterioration of the buildings, and decreased their values. He urged the Council not to apply for the \$400,000 in funds for the Mall.

Richard Huddleson, representing the Monroe County State Bank, then spoke to the proposal. He read a petition from the Bank which said that if the Mall were constructed it would impede traffic to such an extent that the Bank may have to relocate its main office. He said their bank is very dependent on traffic, noting that 1,500 customers go in and out of the Bank each day, a great deal of it in drive-up business.

Earle Eberle of Eberle Hardware said he is opposed to blockage of traffic flow, which he contended the Mall would do, and he therefore opposed it.

Phil Wible said three years ago several men spent 100 hours trying to attempt \$50,000 towards the construction of East Kirkwood Improvements. He said \$28,00 was pledged at that time. He contended that it is a minority of Kirkwood merchants that oppose the Mall, and noted that he is still in favor of the Mall. He explained that in the past ten to fifteen years the businesses on Kirkwood have lost customers to shopping malls, and said that the Mall would be much better than doing nothing.

Jeff Richardson, Dunnkirk Square merchant, said he would be in favor of the project if it were an enclosed mall, but that traffic and parking have to be considered. He added that in bad weather, people do not like to be walking a number of blocks, and as it is, they have to park

on Fourth, Sixth and Seventh Streets.

Ann Bron, co-owner of Goods, Inc., said she felt the flower pots were an improvement to the visual appearance of Kirkwood. She said if the downtown businesses were more successful, more employees could be hired. She also noted that in Europe people walk more and depend on cars less, and that it is a matter of training people to walk. She said it is not necessary for customers to park directly in front of the store they are going to.

Reggie Woods remarked that he would like to see some of the funds planned for Kirkwood moved towards the west side of Bloomington.

Ed Tjardes of Aldens, commented that Bloomington has a very healthy downtown, and said that many cities are moving towards Mall situations, and that it has he feels it is more convenient for the elderly, and beautifies the area. He urged the Council to continue in that direction.

Resolution 76-42 was then defeated by a ROLL CALL VOTE of Ayes: 1, Nays: 8. Nays: Morrison, Young, De St. Croix, Middleton, Olcott, Richardson and Blume. Councilmember Towell voted yes, and then changed his vote to no.

Comments made during meeting: Councilmember Towell said he would like to see broader support for the project, even if the funds are all federal funds. He noted that he would likely change his vote to no if the funds were acquired and the actual construction were to take place. Councilmember Kinzer commended Bruce Storm for having the courage to propose a "utopian idea", noting that some of the greatest accomplishments have come from utopian ideas. She said she sympathizes with the parking concerns. Councilmember Olcott said the project has too much controversy, with too many "gray" areas. He said he hopes the City receives funds for parks and the drainage problem, but that he could not support the Mall. Councilmember Richardson said he has consistently voted for anything that would enhance pedestrian traffic or beautification of the City; however he said he was concerned with the effect on the Fourth and Sixth Street area, and the parking situation. He said the thoroughfare plan would have to be looked into further. Finally, he said he doesn't look at the \$400,000 as "free" money, as someone is paying for it, and added that expenditure of these funds has to be scrutinized just as carefully as any other project. Councilpresident Blume said Malls have been a hinderance every where it has been tried. He noted that in Louisville the mall was deserted, and that there were more policemen than shoppers. Councilmember De St. Croix said he is disappointed that the parking problems haven't been worked out. He said it points to the need for an annual Capital Improvement program.

There was then a five-minute break before the beginning of the Downtown Hearing.

ADOURNMENT

APPROVE:



Clem J. Blume, President  
Bloomington Common Council

ATTEST:



Nora M. Connors  
Deputy City Clerk