

City of Bloomington Planning Department

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When Business Owners Should Contact Us

One common question the Planning Department often receives from business owners is, "When should I contact the Planning Department?"

Contacting us prior to beginning a project can often be a very easy way to prevent unnecessary costs and enforcement action. Here are some common situations where you should contact the Planning Department:

- You want to open a business or move to a new location;
- You want to install a permanent or temporary sign;
- You want to change your parking lot layout or number of spaces;
- You want to remodel your building, build an addition, or build a new structure;
- You want to sell or store items outside.



B-Line Trail Building Boom

Several new projects are being constructed this summer along the B-Line Trail, including the Hyatt Place Hotel, B-Line Station mixed use development, and the Kroger Seminary Square grocery store addition and remodel. The Hyatt Place will be a 168-room hotel adjacent to

the B-Line between W. Kirkwood Avenue and W. 4th Street. The hotel includes 130 automobile spaces in structured parking located on the second and third floors of the building. The structure will range from three to seven stories in height. The first floor of the building includes a lobby, fitness area, pool, on-site food service, bar, and dining area. The fourth through seventh floors will house hotel rooms.



Rendering of the future Hyatt Place hotel, with a view from the southeast



A few examples of single family house styles at the B-Line Station development

The B-Line Station development is located on the southeast corner of W. Dodds Street and S. Morton Street, directly adjacent to the B-Line Trail. The project includes a mix of commercial, single family, and multi-family uses. On the northwest corner of Dodds and the

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ImagineBloomington Goal Setting

In January 2013, the ImagineBloomington Vision Statement was adopted

by the Bloomington Council. Common Now that a vision statement has been adopted, the next step is to develop goals based on this vision. Ultimately, this process will result in a new comprehensive plan for the City of Bloomington and replace the existing comprehensive plan,



the Growth Policies Plan (GPP). The final comprehensive plan will provide policy guidance for the community on a broad range of topics including land use, housing, historic preservation, transportation, environmental protection, sustainability, the economy, and community facilities.

Based on input received during the visioning process, goal setting was split into nine topic areas: Downtown, Housing & Neighborhoods, Land Use, Arts & Culture, Environment, Human Condition, Economic & Sustainable Development, Government Services, and Transportation. The ImagineBloomington Steering Committee is developing draft goals for each topic area. Thus far, Downtown, Housing & Neighborhoods, Land Use, Arts & Culture, Environment, and Human Condition have all been discussed. The first public goal setting workshop was held on May 2, 2013 and tackled Downtown, Housing & Neighborhood, and Land Use. The second workshop, focusing on Arts & Culture, Environment, and Human Condition, was held on June 25, 2013. The last goal setting workshop is scheduled to be held the week of September 9, 2013

There are also opportunities online to further define and develop draft goals



and provide ideas for new goals. Both a survey and UserVoice, an on-line discussion forum, are available at <u>http://www. bloomington.in.gov/</u> imaginebloomington.

Inside Look

The Planning Department would like to welcome two new staff members: Anna Dragovich and Justin Stuehrenberg.



Anna Dragovich is the Department's Senior Transportation Planner. Anna moved from Oxford, Ohio, where she completed her Masters in Environmental Science degree at Miami University of Ohio. While there, she wrote the bicycle pedestrian plan for the Oxford City Plan Commission. Her undergraduate degree is from Walsh University. Anna looks forward to having Bloomington adventures on foot and by bike.



Justin Stuehrenberg is the Department's first Transportation & Traffic Engineer. Justin was previously employed at HNTB, where he worked on transit and traffic operations analysis. He completed his master's certificate in transportation systems analysis at the University of South Florida Center for Urban Transportation. Justin enjoys traveling, as well as exploring Bloomington. He became a father in August.

Construction Buzz

614 E. 2nd St. Bloomingfoods

(1)

Bloomingfoods is building a new store in the Elm Heights neighborhood. A new multifamily building with 21 bedrooms in 19 units on the southwest corner of the property is also in progress.



Elm Heights Bloomingfoods

2 710 N. College 7Ten Apartments

A new multi-family building is being built at 710 N. College Ave. The four-story building contains nine one-bedroom units and eleven two-bedroom units. Eighteen parking spaces will be behind the building.



7Ten Apartments

501 N. College Ave. SpringHill Suites

(3)

A new 155-room hotel is under construction downtown. The 71-foot tall building includes structured parking and a small retail space along Morton St.



SpringHill Suites construction

Construction Buzz Location Map



B-Line Trail Boom (continued)

B-Line, a two-story mixed use building is being constructed. The ground floor is commercial space and three two-bedroom apartments will occupy the second floor. A two-story building with potential live-work space and a five-unit condominium building will be located to the east and south, respectively, of the mixed-use building. Twelve single family houses will be built on the southern end of the site.

The Seminary Square Kroger grocery store, located on the southwest corner of S. College Avenue and W. Second Street, has also been undergoing some changes. The existing Kroger store is part of a multi-tenant building. An approximately 5,000 square foot addition was made to the north side of the existing Kroger store and a substantial remodel is



Photo of the northern elevation of the Kroger grocery store addition

in process. The remodel and addition includes a deli area which will overlook the B-Line Trail. Additional upgrades planned along the trail include new bicycle parking spaces and landscaping.

Certified Technology Park Master Plan Adopted

The Bloomington Redevelopment Commission voted unanimously on August 5, 2013 to adopt a master plan and redevelopment strategy for the City's downtown, state-certified Technology Park. The 105-page plan, a culmination of more than a year-long community planning process, provides a vision for the entire 65-acre Certified Technology Park and a redevelopment strategy specifically for the 12-acre core properties owned by the City.

The plan's recommendations are designed to foster technology sector job growth; leverage the area's historic character; complement and connect to the City's B-Line Trail; incorporate green infrastructure and sustainable building design; explore district energy potential; integrate with the vibrant local arts and cultural scene; and ensure a mixed-use focus that adds downtown living options for people outside of their college years.

New office space for tech companies is concentrated in the 12-acre core. Opportunities to diversify downtown housing are highlighted for parcels west of Rogers Street, with private-sector market opportunities perhaps including condos for an active senior population, leasable artist live/work spaces, and market-rate and/or affordable apartments to attract tech workers and other area employees. Additional professional office, retail and mixed uses are anticipated as part of the long-term redevelopment vision.

Catalytic in nature, the strategy is flexible enough to allow the City to respond to market conditions, yet provides clarity on critical steps necessary for successful redevelopment. Stabilizing historic buildings, clearing obsolete structures, creating a dramatic "Central Green," and realigning 10th Street are some of these critical first steps. Ultimately, the CTP aims to recapture up to \$5 million of certain state and local tax revenue, as well as new Tax Increment Financing revenues, which will be reinvested back into the area. The Plan is available online at http://bloomington.in.gov/ctp.

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