

# Trades District Parking Garage

## Frequently Asked Questions

### **Why is this parking garage needed?**

The garage is being built to support the private development of the Trades District as a vibrant and cohesive employment center and cultural destination near downtown. Employers considering locating in this innovation district anticipate that a significant number of their future employees, clients, and visitors will commute to the district via personal vehicle. The Trades District garage will augment onsite and on-street parking for prospective and established businesses in the area.

### **What is the height of the garage and how many floors will it have?**

At its highest point, the garage will be 65' tall and consist of four floors above grade and one-half-floor below grade.

### **How many parking spaces will this project create?**

The garage will provide 359 spaces including standard, compact, and ADA-compliant spaces. There will be electric vehicle charging stations located in the garage. Together with existing surface spaces that are retained adjacent to the garage, the project will create more than 400 parking spaces at this location (411 spaces are currently estimated), accommodating 230 more parkers (+/-) than previously possible in the surface lot.

### **Which surface lot is this garage replacing, and what accommodations are being made for temporarily displaced parkers?**

The Trades District Garage will replace over half of the city-owned surface Lot 13, also known as the White Lot, which is to the northwest of the Showers Building. This lot sits just south of 10th Street and east of the B-Line Trail.

CFC tenants and employees, who currently lease spaces in Lot 13, have been assigned permits to park in the temporary lot located on 10th & Rogers and at several spaces (including ADA-compliant spaces) at the entrances to their facility. The Mill members and employees have been assigned Mill permits and on-street parking spaces along Maker Way and Madison Street.

The lot and streets are enforced Monday through Friday from 8:00 a.m. to 5:00 p.m. You *must have* a 2020 CFC permit or 2020 Mill permit to park in these locations.

### **How will the garage look?**

The garage is designed largely to match the architecture of the Showers building, employing such design features as brick façade and window lintels. Working closely with the City, the architects have paid close attention to the structure's aesthetics and scale so that it is visually compatible with its surroundings.

Additional features of the garage design include:

- Bike lockers and parking
- Commercial space
- Solar panels to provide the structure's electricity
- Electric vehicle charging stations
- Public restroom

The Trades District garage will be **Parksmart** certified, a certification similar to the green building standard known as LEED, or Leadership in Energy and Environmental Design. Parksmart facilities factor in prescriptive efficient design engineering, construction, and on-going operational controls focused on environmental preservation and alternative energy generation such as the structure's planned solar array. The commitment to Parksmart standards is consistent with City sustainability goals as established in the [Sustainability Action Plan](#).

### **How will construction of this garage impact the B-Line Trail?**

Construction should not interfere with the use of the B-Line Trail. The construction plan does not call for the closure of the trail. Occasional traffic lane closures on adjacent roads will facilitate large material deliveries and other elements associated with building new structures. As with any construction project, passersby should follow signage posted around the construction site for safety.

### **When will construction begin?**

Construction will begin in February 2020, starting with the installation of new utility infrastructure and removal of the existing parking surface, followed by excavation and erection of the structure.

### **What is the projected completion date for the new garage?**

The project should take roughly 12 months to complete construction. We anticipate the new garage opening in early 2021.

### **How will the garage serve other community needs?**

The Trades District garage will provide additional parking capacity for events that occur outside of typical business hours, including the Farmers' Market and other recurring community events.

### **What are the ramifications for the surrounding road infrastructure while the garage is being built?**

Any street or sidewalk closure related to the construction of the garage will be coordinated with Planning and Transportation staff as well as the Board of Public Works. Any closure will be limited to times of necessity for the safety of the public traveling in the area.

### **Who will be able to use the parking structure?**

This structure is being built for public use, with single spaces available for monthly reservation or transient use.

### **What will it cost to park in the structure?**

Parking rates for transient parking: \$0.50 per hour

Parking rates for monthly parkers:

- \$101.00 - 24/7, \$54.00 - 12-hour parking (2020)
- \$104.00 - 24/7, \$56.00 - 12 hour parking (2021)

### **What is the source of funding for the Trades District garage project?**

The source of funding for the Trades District Garage is a revenue bond issued by the Bloomington Redevelopment Commission (RDC). In 2019, the RDC voted to approve the issuance of bonds to build a new 4th Street Parking Garage and the Trades District Parking Garage. These bonds will be financed through a combination of parking garage revenues and Tax Increment Financing (TIF) from Bloomington's Consolidated TIF District.

### **Why was commercial space incorporated in the garage design?**

Nationally recognized planning principles hold that urban buildings should be designed to create activity and interest at the street level through the provision of commercial, retail or hospitality activities on the ground floor level. Bloomington zoning laws follow this principle, although developers may obtain waivers/variances to modify a development if warranted. If the garage design does not include commercial space, alternate ways to activate the adjacent street may include creating space for food trucks or other pop-up sidewalk activity. The presence of public restrooms, bicycle parking, and lockers on the ground floor will also ensure regular activity along the ground floor of the building.

### **What are the public transportation routes that best serve the downtown, especially those near other garages?**

The City of Bloomington encourages all residents to review public transit options, especially when traveling to the downtown core. Lines serving the downtown include the 1, 3, 4, 5, and 6 lines. A map of the downtown Bloomington Transit routes is available [here](#).

**What are the active transportation routes that best serve downtown?**

The new garage is located along the B-Line Trail, providing an option for those who integrate biking and walking into their commute. The [Bloomington/Monroe County Bicycle Map](#) includes trails, side paths, and bike lanes throughout the city and beyond.