

Monroe Convention Center Site Selection Working Group Recommendation

June 12, 2024



Site Selection Working Group

1. CIB

- Doug Bruce
- John Whitehart
- Eric Spoonmore

2. Advisors

- Jim Whitlach, Bunger & Robertson
- Deb Kunce & Mary Krupinski, J.S. Held
- Pierre Hamilton, Tikur Solutions (sub to J.S. Held)
- Sarah Hempstead & Eddie Layton, Schmidt Associates
- David Greusel, Converge (sub to Schmidt)
- William Riggert, BRCJ (sub to Schmidt)

Agenda

1. Project Goals
2. Site Options Considered
3. Recommendation
4. Evaluation Results
5. Challenges
6. Budget and Schedule
7. Next Steps



Project Goals

1. Space: Need more, better functionality and flexibility
 - Public Space – Interior and Exterior
2. Inspiring Architecture:
 - Create a memorable experience
3. Bloomington Unique:
 - Entrance/Arrival Sequence
 - History
 - Themes: creativity, limestone, bikes, food, int'l, etc.
4. Connectivity:
 - B-Line
 - Downtown
 - Hotel(s)
 - Other destinations
5. Sustainable/Green



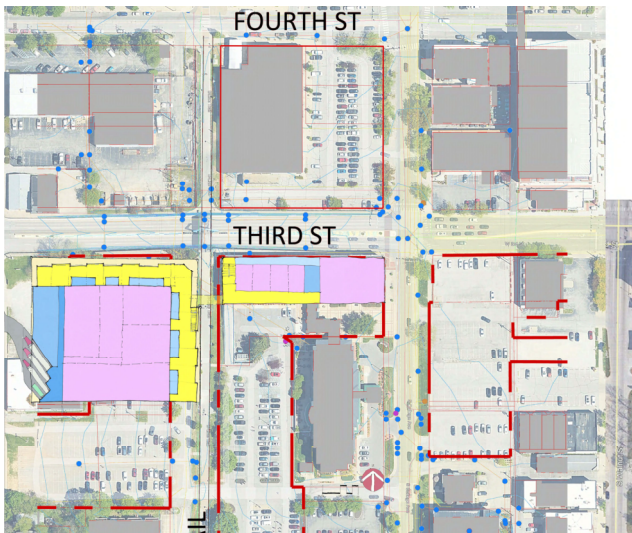
Project Goals

- 4. Transportation Issues:
 - Parking
 - Loading
 - Pedestrian
 - Alternative
 - Safety
- 7. Branding & Wayfinding
 - Convention vs. Civic Center
 - In Building, Around Town
- 8. Unique Food Offerings
- 9. Technology-Rich Environment
- 10. Amenities to Create Vibrant Space
 - Arts
 - Activity
 - Refreshment

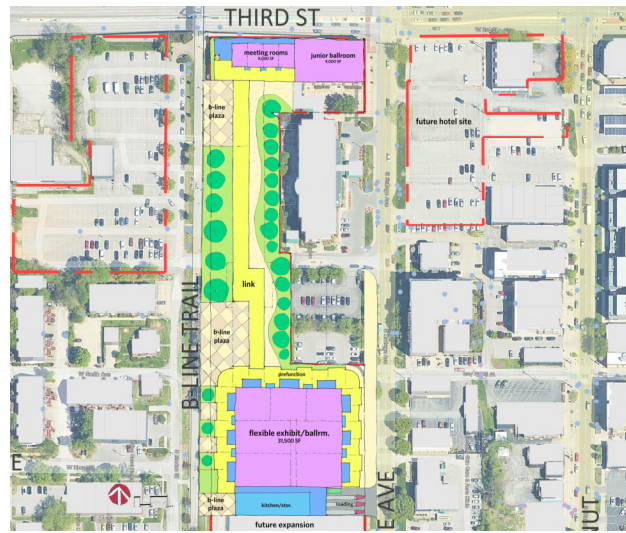


Site Options Considered

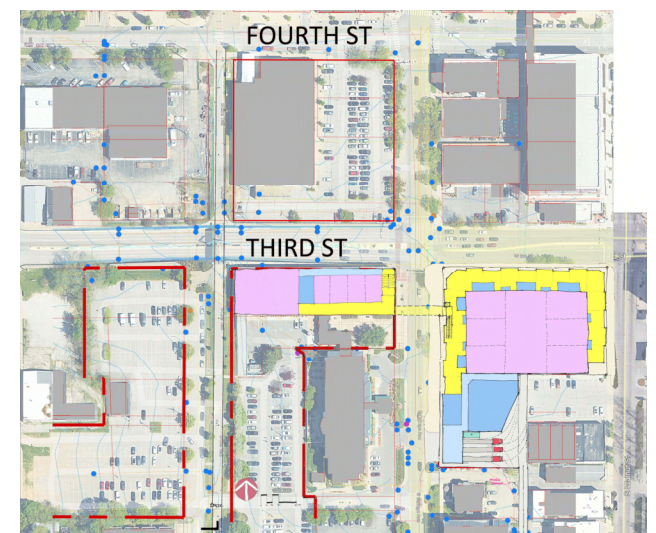
WEST



SOUTH

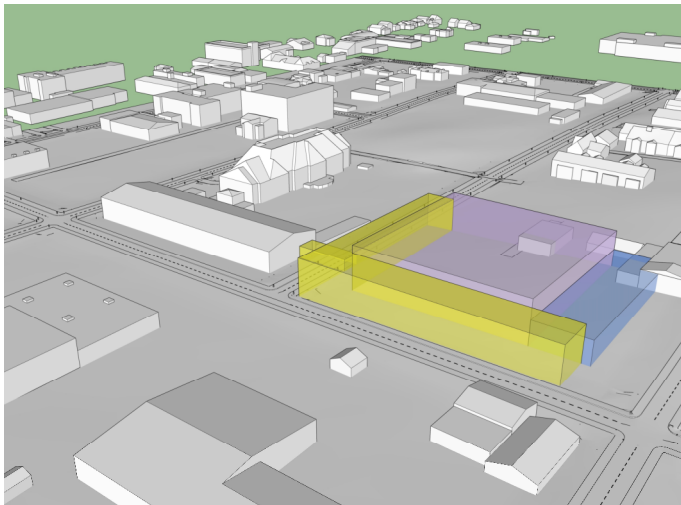


EAST

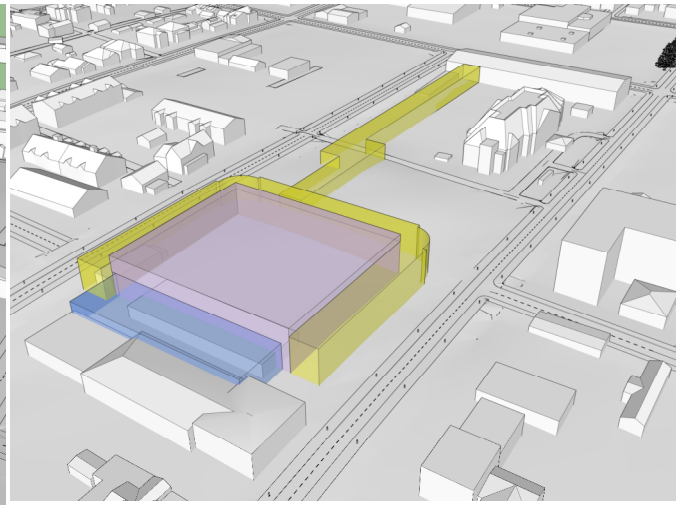


Site Options Considered

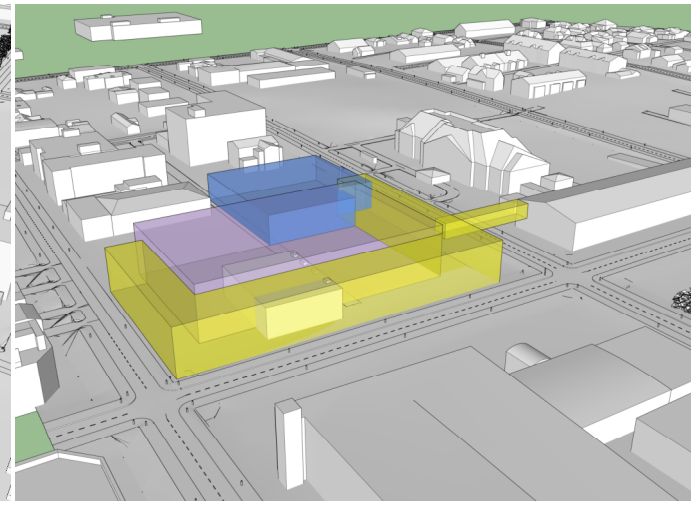
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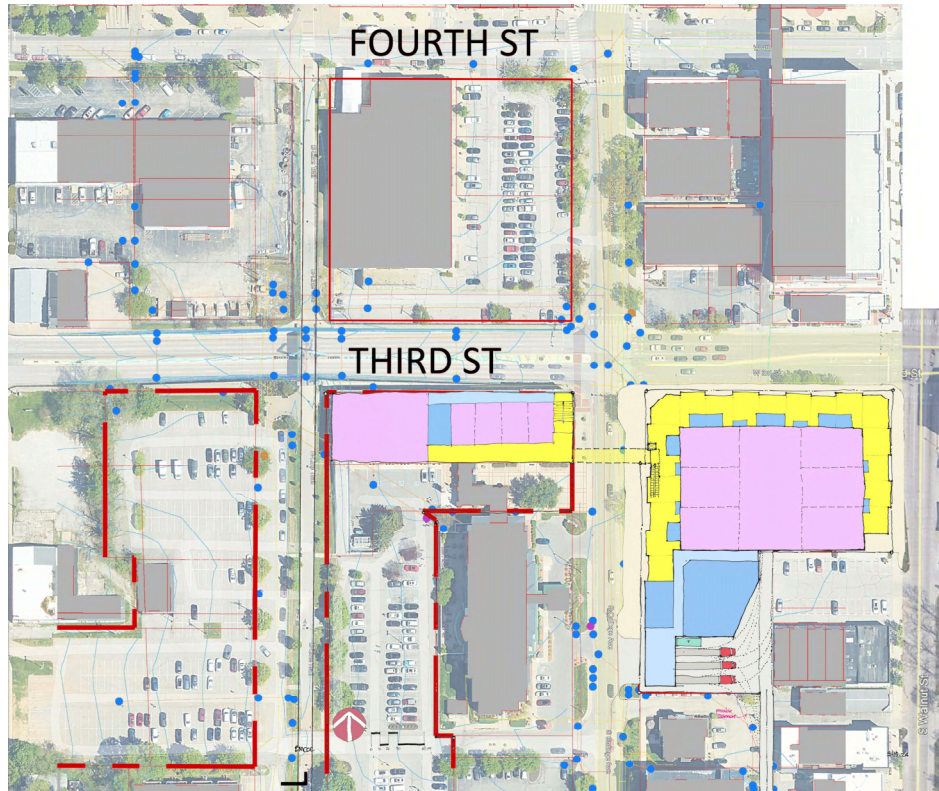


Site Options Considered

	NORTH EXPANSION	SOUTH EXPANSION	EAST EXPANSION	WEST EXPANSION
Pros - Potential Advantages		<p>Multiple B-Line connection points</p> <p>Two potential new hotels sites (north and east)</p> <p>Land availability</p> <p>Future expansion to south</p> <p>Only one overhead walkway to hotel required –</p>	<p>Close connection to the 4th St. Garage</p> <p>Two potential new hotel sites (north and west) + Existing Hotel with Potential Expansion</p> <p>Land availability</p> <p>Future expansion to south</p> <p>Enables restaurant/retail development to the south:</p> <p>Grade Change is minimal across site.</p>	<p>Strong connection to the B-line</p> <p>Existing Building becomes a hub to all the hotel sites North, South, East</p> <p>Future expansion to the south (minimized without land acquisition)</p> <p>Possible overhead walkway over B-line. (Would require ramping to get clearance over B-Line)</p>
Cons - Potential Disadvantages		<p>Lacks clear connection to Hyatt Place</p> <p>Added cost of link to south addition – up front cost and operating cost.</p> <p>Inconvenience of traversing link/Bisected building sites :</p> <p>Grade Change challenges across site, and between site and B-Line.</p>	<p>Lacks clear connection to Hyatt Place</p> <p>Requires two overhead walkways: College and 3rd Street to new hotel</p> <p>Site Utilities Relocation along N-S vacated alley</p>	<p>Property Acquisition required</p> <p>Large scale building adjacent to residential area</p> <p>Inhibited by Duke Power Lines: Cannot Relocate these.</p> <p>Grade Change Challenges</p>

*This preliminary list is not inclusive of all issues.

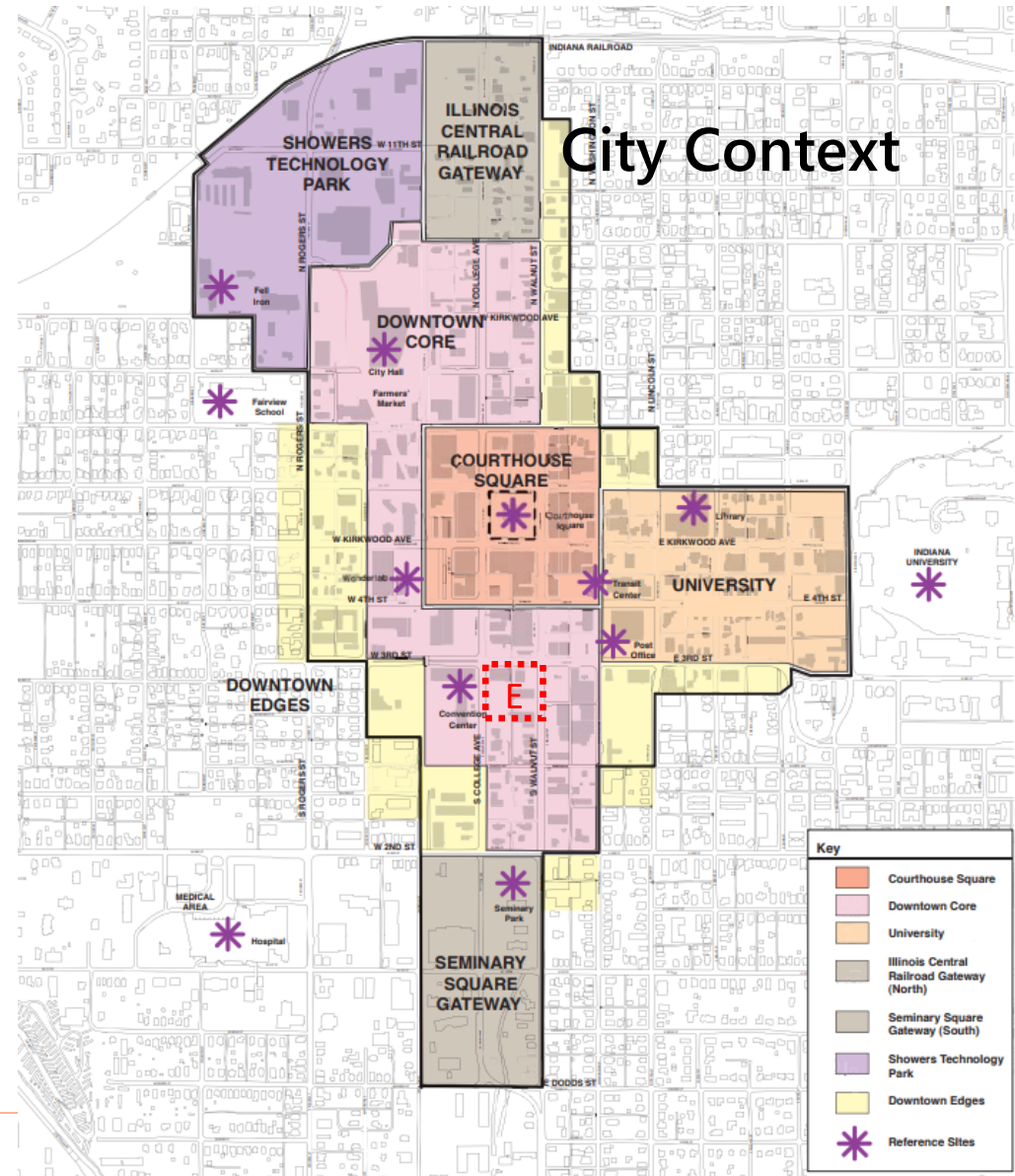
Recommendation: Expand to the East (approx. 72,000 SF site)



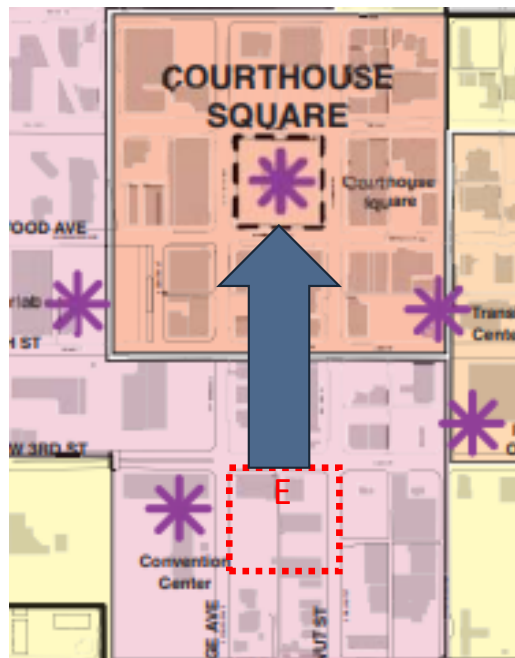
Evaluation Results for East Expansion

- Enhances Downtown Core
- Connects with Downtown – Street and Pedestrian Activation
- Infills to Reinforce Current Zoning
- Creates Urban Edge with Comparable Heights
- Utilizes 4th Street Garage and Minimizes Surface Parking
- Supports Downtown Patterns (vehicular and pedestrian)
- Creates Opportunity for Strong Architectural Expression
- Challenges : Utilities, Phase I, Truck/Loading path

East Expansion Enhances Downtown Core



East Expansion Connects with Downtown – Street and Pedestrian Activation



East Expansion Infills to Reinforce Current Zoning

(5) MD-DC: Mixed-Use Downtown – Downtown Core Downtown Character Overlay

(A) Purpose

The Mixed-Use Downtown Core (MD-DC) character area is intended to draw upon the design traditions exhibited by historic commercial buildings by providing individual, detailed storefront modules that are visually interesting to pedestrians, and to promote infill and redevelopment of sites using residential densities and building heights that are higher in comparison to other character areas within the downtown.



Figure 29: Illustrative Scale and Character

Downtown Core

- Height up to 50'
- Front Setback – 0-5 feet
- Side Setback – None
- Rear Setback – None
- Impervious Surface Coverage – 100% Max

(B) Dimensional Standards

The following table is a summary of the character area specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 02-16: MD-DC Dimensional Standards

Building Setbacks		
A	Build-to range	0-5 feet
B	Building facade at build-to range (minimum)	70%
	Adjacent to B-Line (minimum)	10 feet
	Side (minimum)	None [1]
	Rear (minimum)	None [1]
Other Standards		
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall
	Side and Rear parking setback (minimum)	Requirements set per Section 20.04.080(h)(1)(A)(i)
	Impervious surface coverage (maximum)	100%
C	Primary structure height (maximum)	4 stories, not to exceed 50 feet [1] [2] [3] [4]
	Primary Structure height (minimum)	35 feet
	Accessory structure height (maximum)	25 feet

Notes:

- [1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (Neighborhood Transition Standards).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be 12 feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.
- [4] Buildings that include one or more dwelling units that meet the definition of "Student Housing or Dormitory" shall be subject to the maximum building heights established in Section 20.03.030(b)(13) (Student Housing or Dormitory).

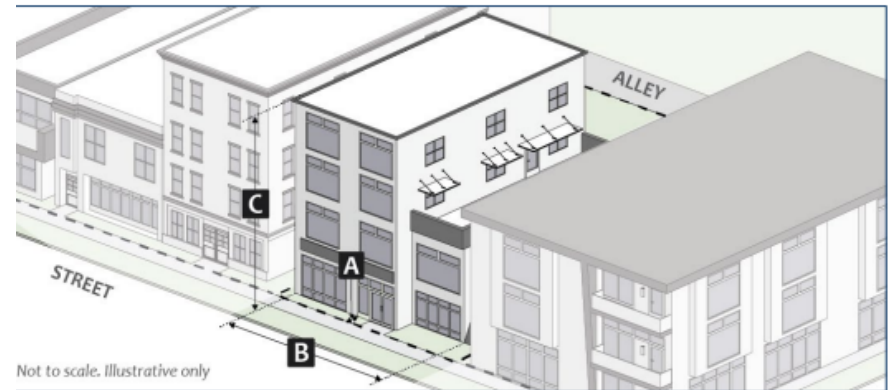


Figure 30: MD-DC Downtown Character Overlay Dimensional Standards

East Expansion Creates Urban Edge and Comparable Heights



Third Street looking East

East Expansion Utilizes 4th Street Garage and Minimizes Surface Parking



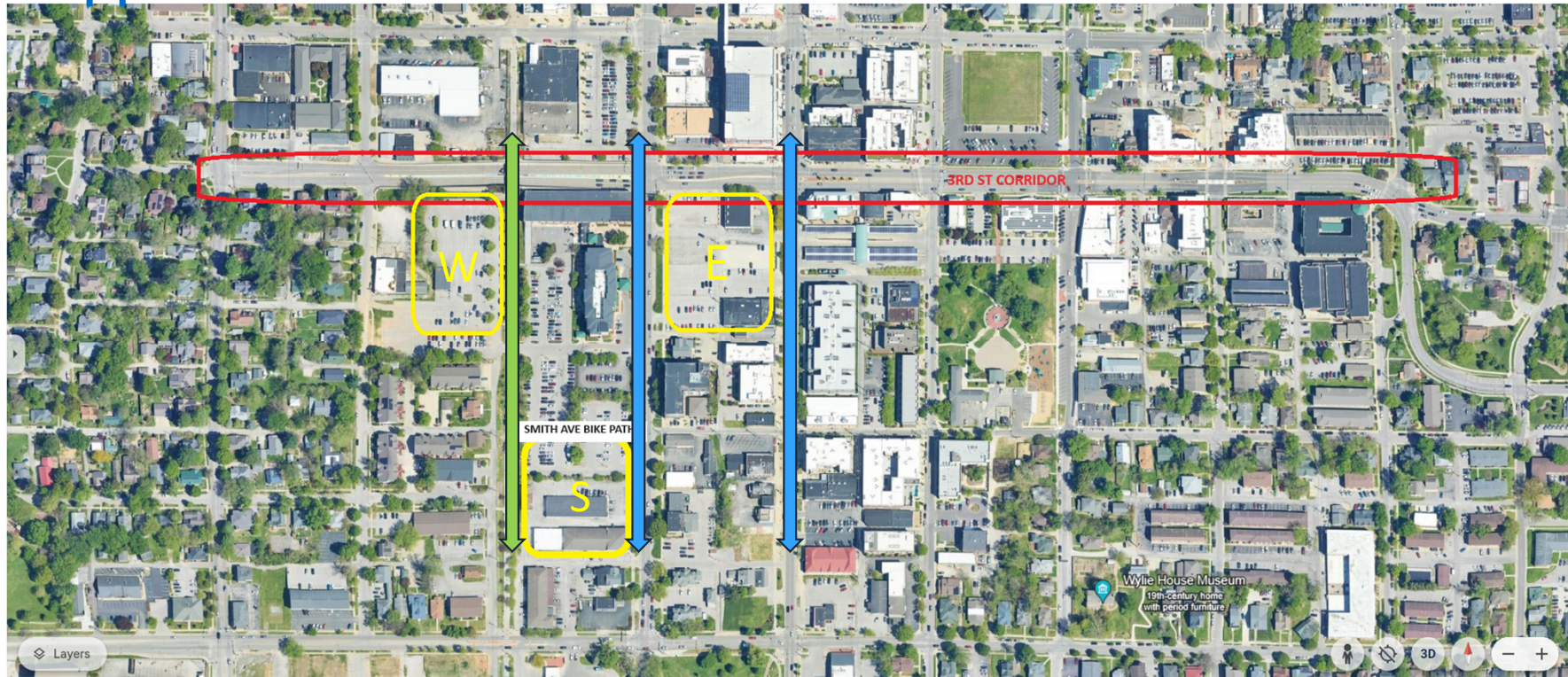
524 spaces @ 4th St. Garage (195 unaccounted)

428 spaces @ west and south of Convention Center (excludes a future hotel area)

TOTAL: 623 parking spaces available
(garage commitment dependent)

NOTE: Bloomington UDO Requirements: 2 spaces per 1000 Gross SF (216 spaces req'd for 108,000 GSF)

East Expansion Supports Downtown Patterns



East Expansion Supports Downtown Patterns



Third Street Arrival to Downtown



South Walnut Street Looking South

East Expansion Supports Downtown Patterns



South Walnut Street Looking West from Transit

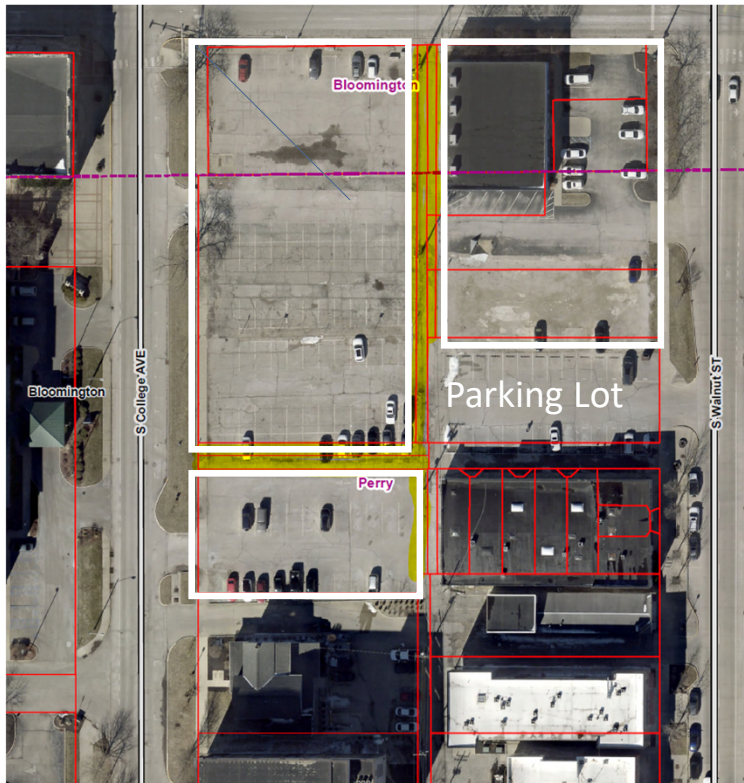


South Walnut Street Looking North

East Expansion Creates Opportunity for Strong Architectural Expression



Challenges



1. Utility relocations at north and south vacated alleys / easements (Duke Energy, Centerpoint, ATT, Comcast)
2. Delivery truck maneuvering
3. Phase I environmental remediation
 - Previous UST & Hydraulic Lifts have been removed to level of non-residential/ non-Ag
 - Soil Removal expected (18" deep min)
 - Groundwater Monitoring
 - Protective Cap & Vapor Intrusion Mitigation System
4. Meeting Parking Demands for hotel and convention

Recommendation: Expand to the East

