

DESIGN GUIDELINES SERVICES

BLOOMINGTON, INDIANA

1

Project Results



Results: Vintage Wearhouse rehabilitation



Results: Washington Street townhouses



Results: Lewis Building Mixed-Use infill

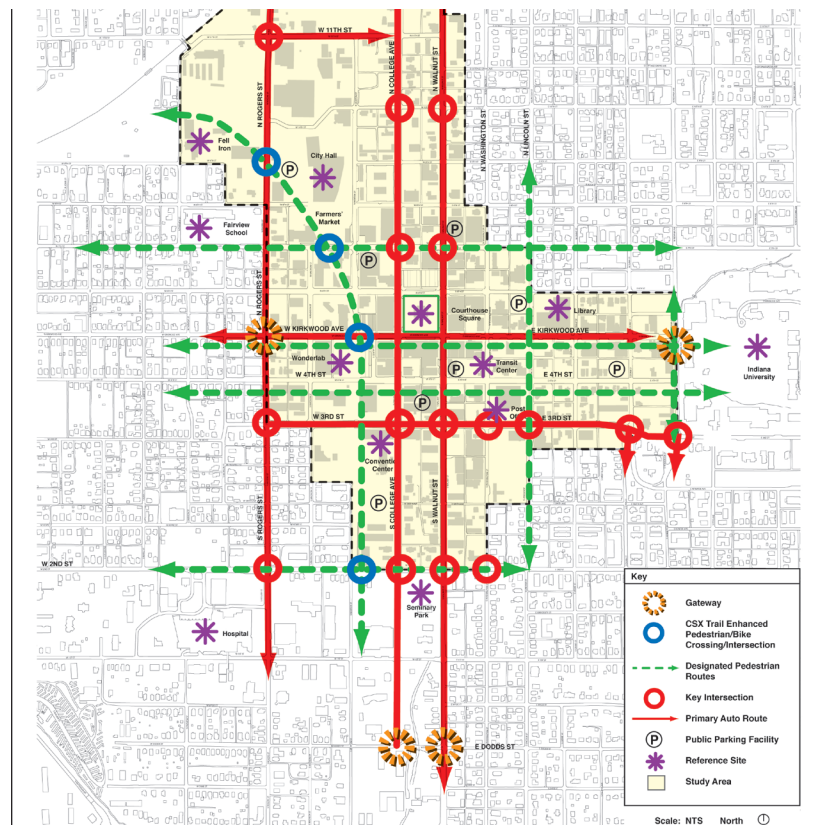


Results: Vonlee Theatre building rehabilitation

Downtown Urban Design Plan and Guidelines

Bloomington is a city of 70,000 and home of Indiana University. Its downtown is thriving, with a mix of retail, dining, offices and residential uses. The area also is seeing substantial new development. The City sought to guide development by providing a framework plan and accompanying guidelines for new construction. There also were questions about the City's parking policies and how parking should be provided in the area.

Winter & Company produced an urban design plan that established a series of character areas, each with a distinct character and focus of uses. A system of gateways and key reference points provides organization to streetscape improvements. An analysis of market conditions by Urban Advisors, Inc. identifies opportunities for a mix of housing types in the area, and the plan anticipates more opportunities in a series of mixed use development scenarios. Recommendations for a parking system are also provided.



Downtown Vision and Infill Strategy Plan: Circulation Framework



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BLOOMINGTON, INDIANA

The plan also illustrates development concepts for several blocks in the northwestern quadrant of the downtown. This includes a research complex associated with the university, as well as live-work buildings and park space.

Design guidelines help to assure that new buildings will be compatible with their surroundings while also facilitating increased densities in the urban core. Guidelines for rehabilitation of historic structures are also included. Numerous development projects, including commercial, residential and civic buildings, have been completed following the plan.

SERVICES:

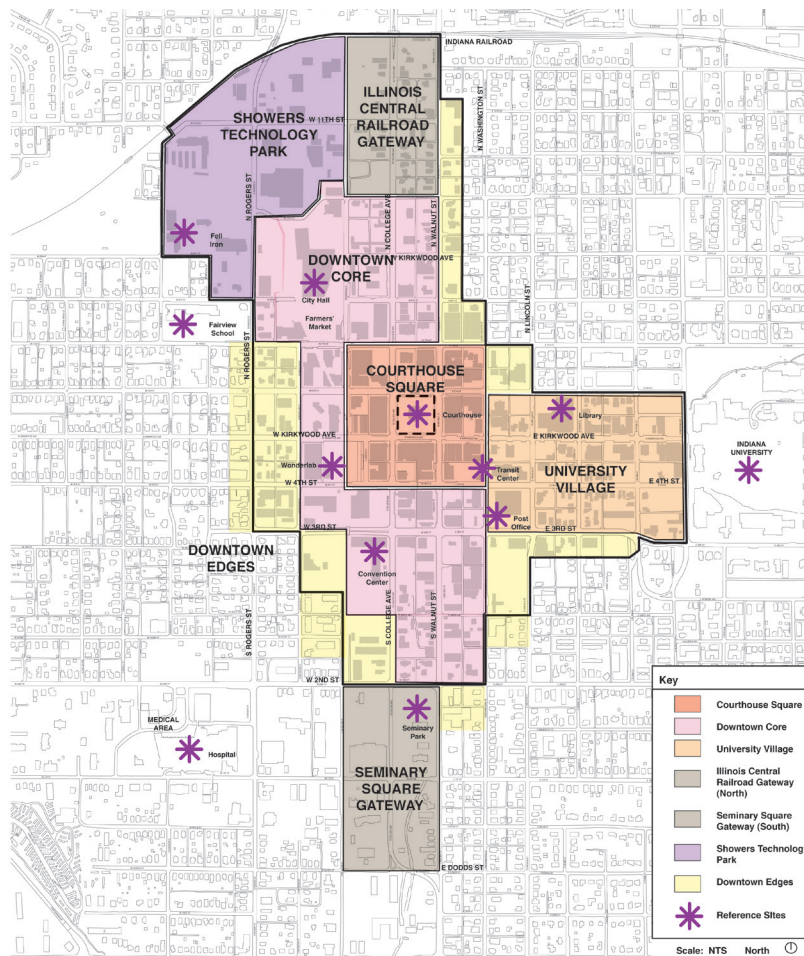
- » Analysis of Downtown Assets and Issues
- » Circulation and Parking Analysis
- » Wayfinding System
- » Urban Design

CLIENT:

City of Bloomington
Chris Sturbaum
District One City Council

DATE:

2005



The character areas of downtown Bloomington are established in the development code.



Downtown Bloomington contains a mix of residences, institutions, restaurants, retail business, entertainment uses, lodging and services.



A workshop team develops their ideas for downtown Bloomington.



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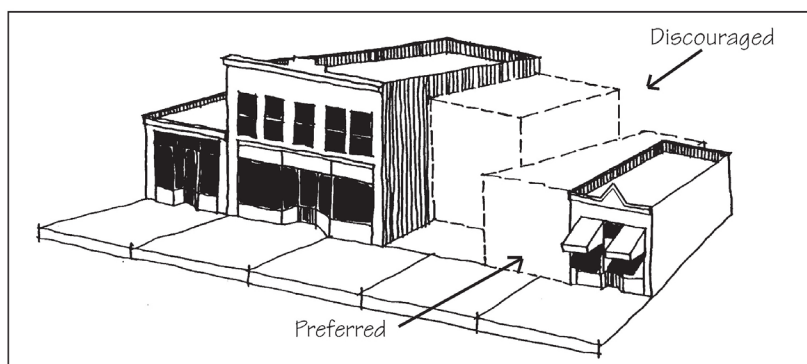
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BLOOMINGTON, INDIANA

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This building in Downtown Bloomington incorporates the basic building blocks: (1) base, (2) middle and (3) cap. (Bloomington, IN)



Align the building front at the sidewalk edge.



Results: New transit-center

Project Results



Results: New residential infill



Results: New Hyatt Place Hotel



Results: New mixed-use building



Results: New housing along new rail-to-rail project



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