

# DESIGN GUIDELINES SERVICES

BLOOMINGTON, INDIANA

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*Plan Results: Vintage Wearhouse rehabilitation*



*Plan Results: Washington Street townhouses*



*Plan Results: Lewis Building Mixed-Use infill*

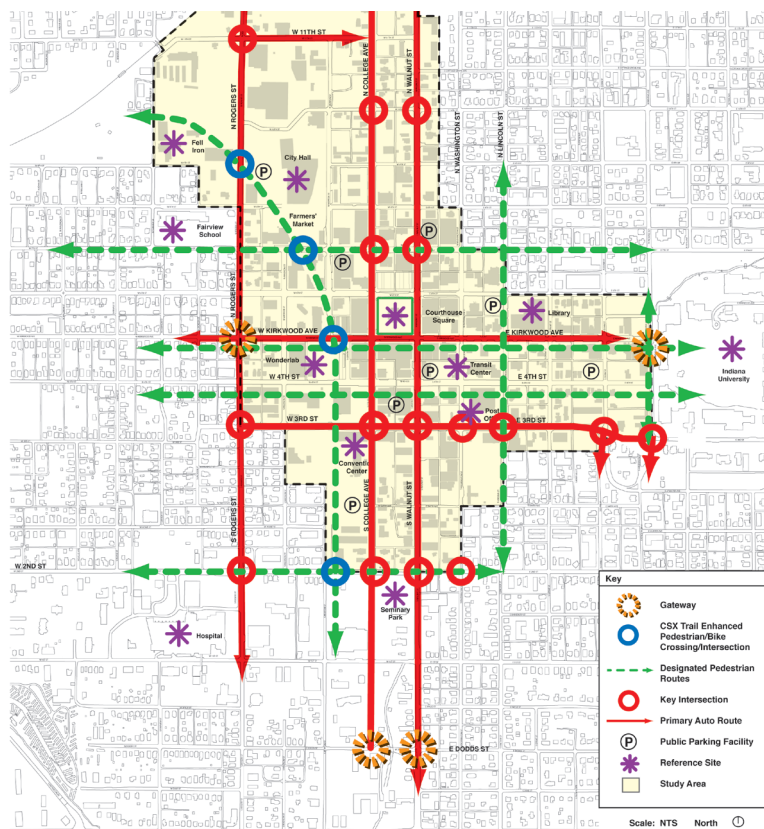


*Plan Results: Vonlee Theatre building rehabilitation*

## 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*



Winter & Company

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