

Thomson Property Community Meeting

November 7, 2013



Meeting Agenda

- Site history and vision
- Infrastructure requirements
- Virtual Tour
- Networking and conversations
- Question & answer session
- Next steps and timeline



Outcome

- Request for Proposals (RFP)
- Monroe County Commissioners
- Monroe County Environmental Sustainability Commission



Site History

- Purchased 2002
- 85 acres access from Rogers Street & Strong Drive



The mission of the Environmental Quality and Sustainability Commission

“...to serve in an advisory role and focus on educating the community and engaging residents and businesses in supporting initiatives which will help ensure a healthier and more economically viable future for Monroe County.”



Goals for Thomson Property

- Sustainable
- Revenue-Neutral or Revenue-Generating
- Temporary structure(s)
- Positive utilization of the land



Potential Restrictions on Development

- Emergency vehicle access
- Duke Energy easements
- Utility service
- Existing City Planned Unit Development (PUD) Ordinance



Thomson PUD

- 1998: Initial PUD (industrial / employment) established
- 2002: County requested re-zone to government facilities
- Additional uses for the property (agriculture, education, etc.) requires City Plan Commission and City Council approval



Current PUD Requirements

- Roadway, sidewalks, side path development
- Sinkholes, steep slopes, karst, wooded areas to be preserved
- Sewer and water



Funding?

- The Thomson property is located in both:
- Tax Increment Finance (TIF) District. However, the City plans investment in Switchyard Park
- Thomson Community Revitalization & Enhancement District (CRED)
- Grants



Site & Infrastructure Review

November 7, 2013



Infrastructure Review

- Environmental Site Assessment
- Roads
- Sidewalk and Sidepath
- Water
- Sanitary Sewer

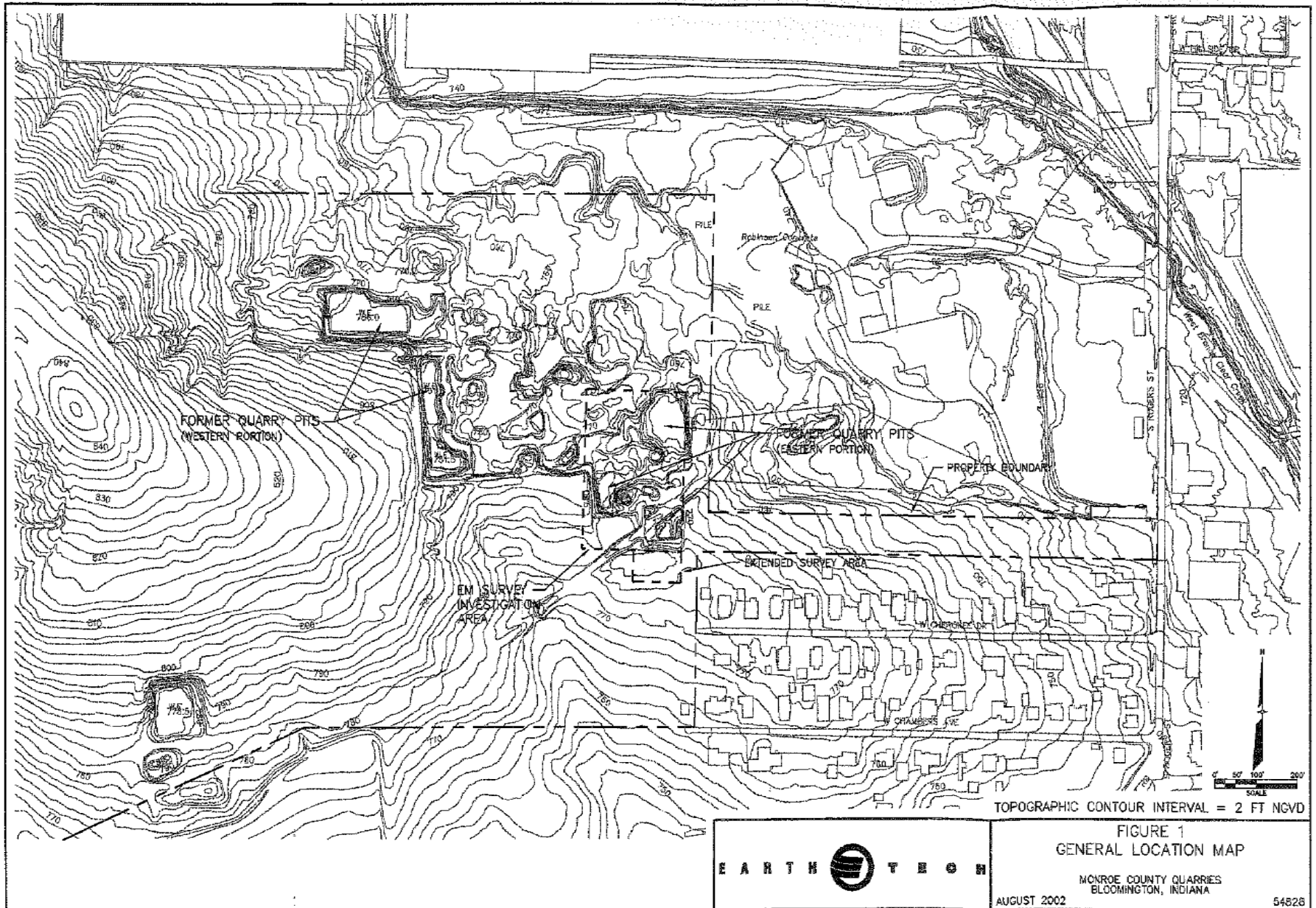


Environmental Site Assessment

- Phase II ESA conducted prior to purchase
- Quarry pit boundaries identified
- Soil Borings and Test Trenching conducted



ESA Site Map

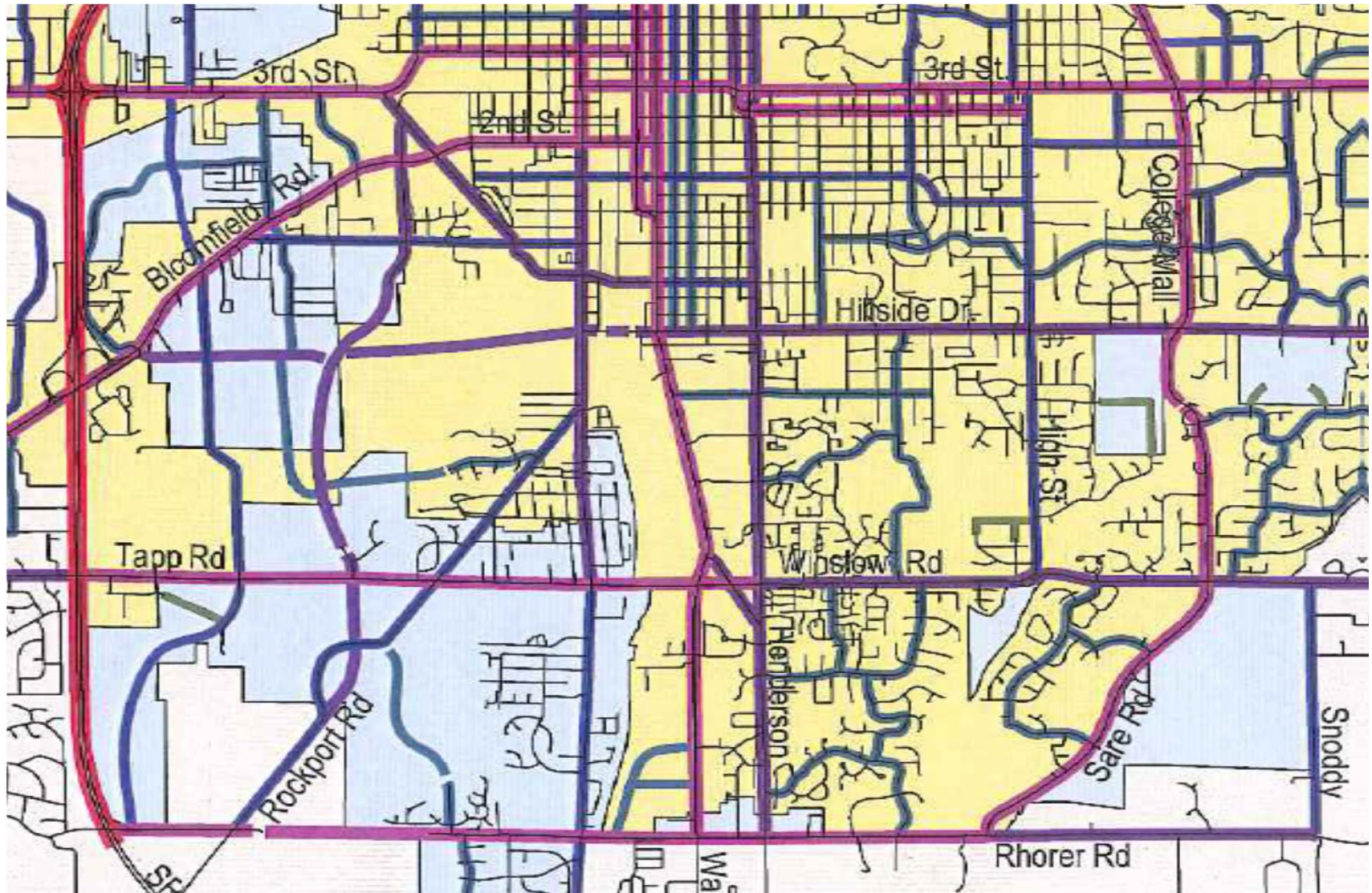


Roads

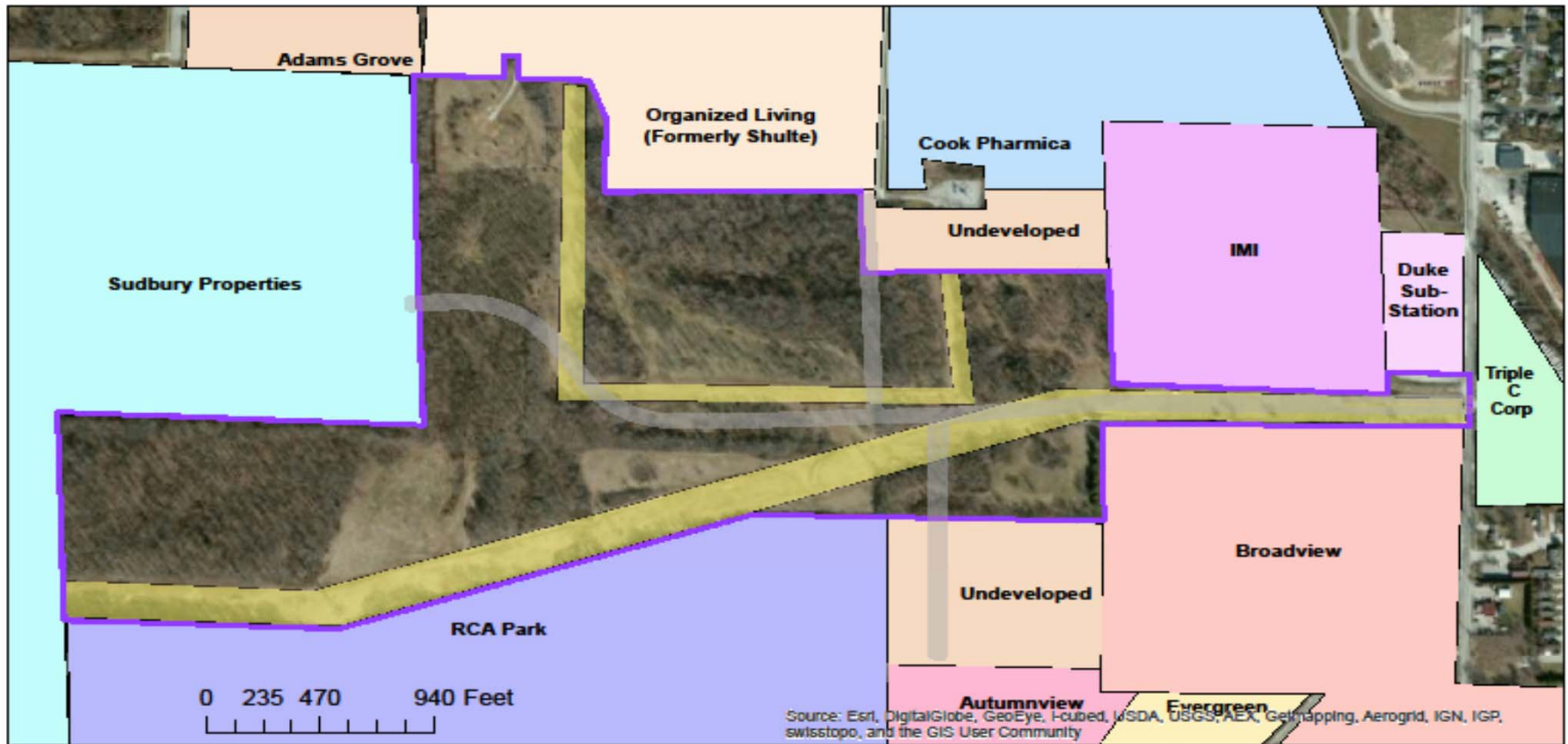
- Must satisfy City of Bloomington's Thoroughfare Plan requirements
- East – West connection between Weimer Road and Rogers Street
- North connection to Strong Drive
- South connection to Bernard Drive



City of Bloomington Master Thoroughfare Plan



Roads



Legend

-  Potential Roads
-  Thomson Border
-  Powerlines

Roads, Sidewalk & Sidepath

- Road width = 24 feet (12 foot lanes) located on north property / easement area to lessen impacts to Cherokee Drive residents
- Concrete curb & gutter
- Tree plot
- 5 foot sidewalk on north side
- 8 foot sidepath on south side
- Left turn lane at Rogers Street

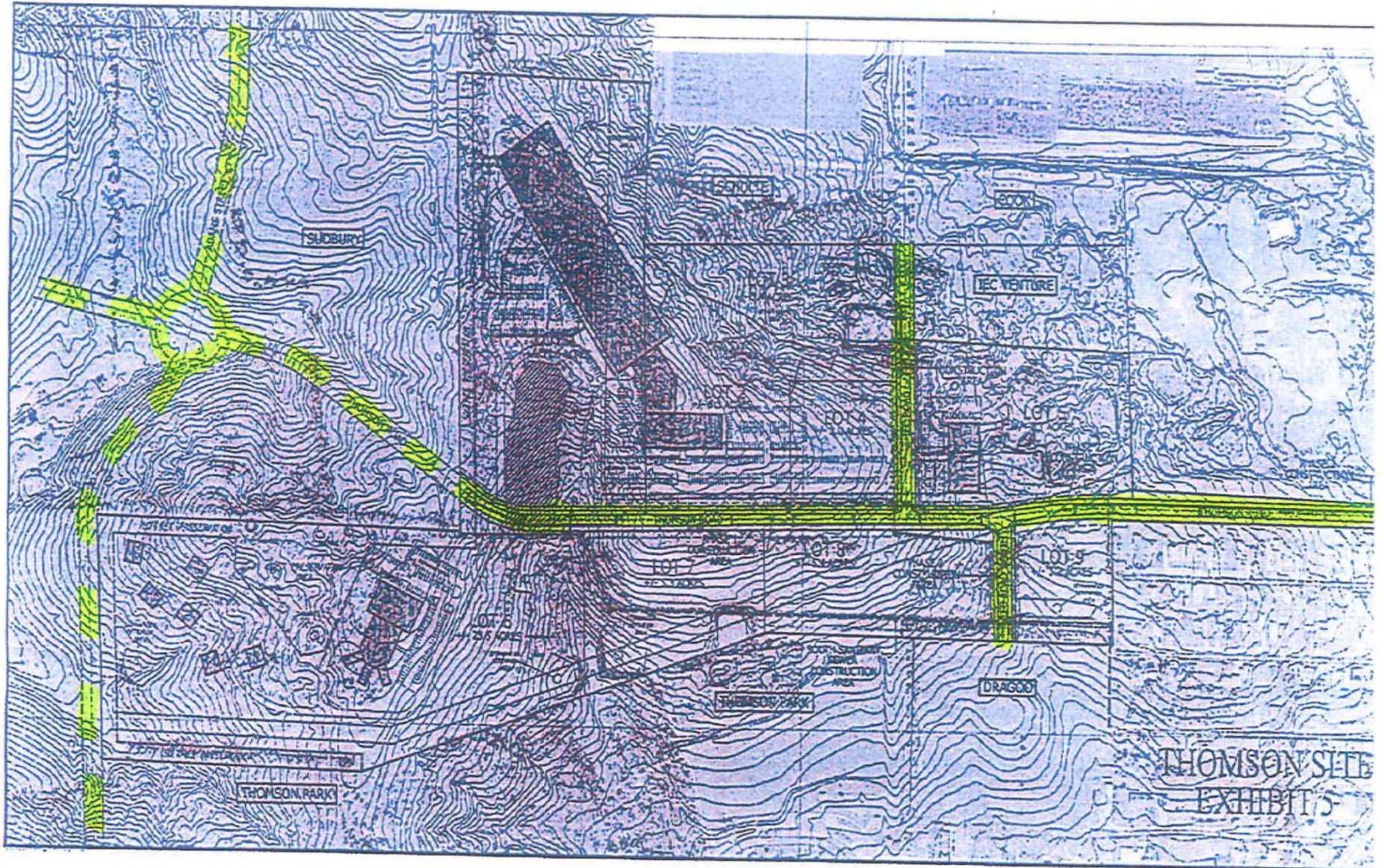


Water and Sanitary Sewer

- Must be extended into site
- Sewer – Exists at property lines
 - 8 inch lines at Rogers Street & Bernard Drive(CBU)
 - 8 inch lines at north property line (private)
- Water – Exists along property lines for extension
 - 12 inch lines on Cherokee Drive
 - 6 inch line on south & east property
 - 10 inch line on north property



PUD Plan



Cost Estimate of PUD

- Roads, Sidewalk & Sidepath, Storm & Other Related Infrastructure
 - \$2,458,700 (cost per lft. = \$521)
- Sanitary Sewer
 - \$221,100 (cost per lft. = \$45)
- Water
 - \$274,800 (cost per lft. = \$51)
- Design & Administrative Costs
 - \$545,400
- **TOTAL = \$3,500,000**



Challenges / Opportunities

- Power line easement – requires construction with limited work area
- Road(s) must satisfy load requirements for emergency vehicles
- Phased construction and modify pavement cross-section (width)
- Funding

