

# **Downtown Bloomington Transfer Center Project**

## ***FINAL SITE CANDIDATES***

### **Site 1**

***Former Pantagraph Property***

### **Site 2**

***Market Street Parking Deck Property***

### **Site 3**

***Former CII East Property***



# Downtown Bloomington Transfer Center Project

## ***SITE 1***



## ***Downtown Transfer Center Site Fact Sheet***

### **SITE 1**

#### **Former Pantagraph Building & Parking Lots**

- *Property address:* ***301 W. Washington and 310 N. Madison***
- *Property PIN number:* ***21-04-345-005 and 21-04-345-004***
- *Current zoning:* ***Commercial***
- *Adjacent streets:* ***Monroe, Roosevelt & Jefferson***
- *Site Dimensions:* ***560' x 220' less 105' x 80'***  
***Includes closing Jefferson, excludes brick bldg.***
- *Total site square footage:* ***114,800 Sq. Ft.***
- *Most recent EAV:* ***\$213,220.00 and \$47,081.00***
- *Description of existing site improvements & uses:* ***Concrete Building & Paved Parking Lot***
- *Ownership:* ***OAK LLC.***
- *Most recent sale – date:* ***8/23/16***
- *Most recent sale – amount:* ***\$550,000.00***
- *Existing tenants:* ***None***
- *Site topography:* ***Flat***
- *Is property currently listed for sale:* ***Not apparent***
- *Other considerations:* ***Some demolition required. Public street closure and ROW vacation likely required. Possible need to acquire additional parcels under different ownership***

## ***SITE 1 – Current Aerial Photo***

← NORTH



# SITE 1 – Option 1



## DOWNTOWN TRANSIT CENTER

SITE ONE - OPTION ONE  
BLOOMINGTON, IL | 15 JANUARY 2021

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# SITE 1 – Option 2



## DOWNTOWN TRANSIT CENTER

SITE ONE - OPTION TWO  
BLOOMINGTON, IL | 15 JANUARY 2021

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# Downtown Bloomington Transfer Center Project

## ***SITE 2***



## ***Downtown Transfer Center Site Fact Sheet***

### **SITE 2**

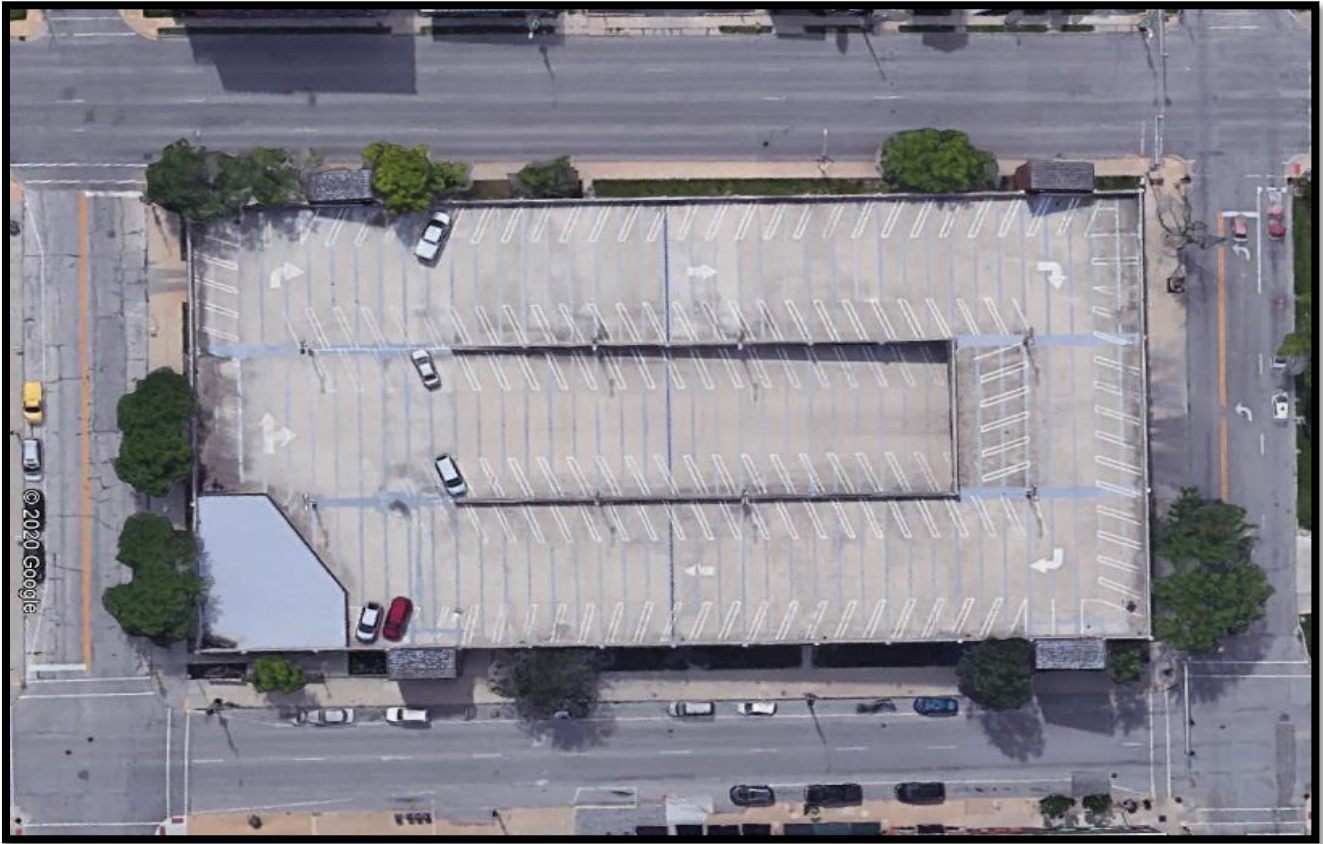
#### **Market Street Parking Deck**

- *Property address:* **202 West Market Street**
- *Property PIN number:* **21-04-187-009**
- *Current zoning:* **Commercial**
- *Adjacent streets:* **Madison St., Monroe St. & Center St.**
- *Site dimensions:* **340' x 215'**
- *Total site square footage:* **73,100 Sq. Ft.**
- *Most recent EAV:* **Tax Exempt**
- *Description of existing site improvements & uses:* **3 level concrete parking deck**
- *Ownership:* **City of Bloomington**
- *Most recent sale – date:* **N/A**
- *Most recent sale – amount:* **N/A**
- *Existing tenants:* **U S Postal service sub-station**
- *Site topography:* **Substantial elevation difference south to North**
- *Is property currently listed for sale:* **No**
- *Other considerations:* **Substantial demolition required**



## ***SITE 2 – Current Aerial Photo***

NORTH →



# SITE 2 – Option 1

NORTH ➡

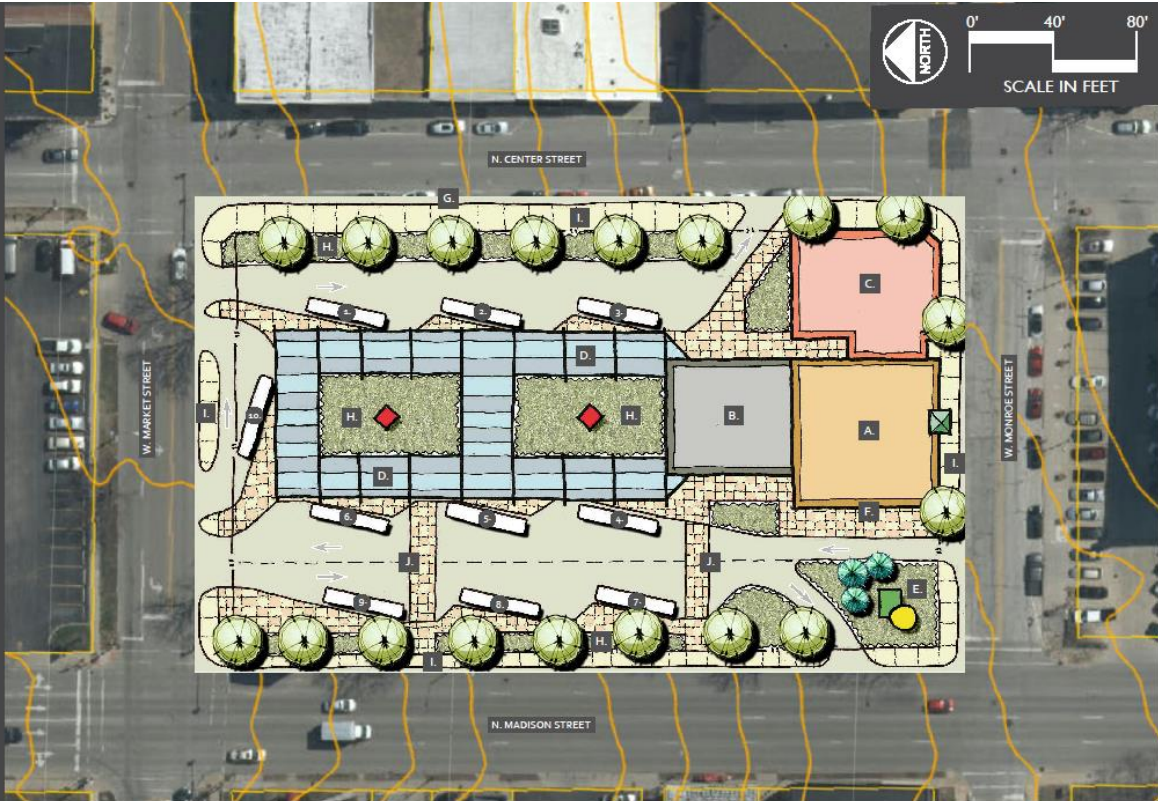
## LEGEND

- TRANSIT CENTER - STREET LEVEL (5,000 S.F.)
- TRANSIT CENTER - LOWER LEVEL (3,500 S.F.)
- POTENTIAL FUTURE DEVELOPMENT
- CANOPY STRUCTURE
- PUBLIC ART
- BICYCLE PARKING
- ON STREET PARKING
- LANDSCAPE AREAS
- PUBLIC SIDEWALK
- PEDESTRIAN CROSSWALK



0' 40' 80'

SCALE IN FEET



## DOWNTOWN TRANSIT CENTER

SITE TWO - OPTION ONE  
BLOOMINGTON, IL | 15 JANUARY 2021

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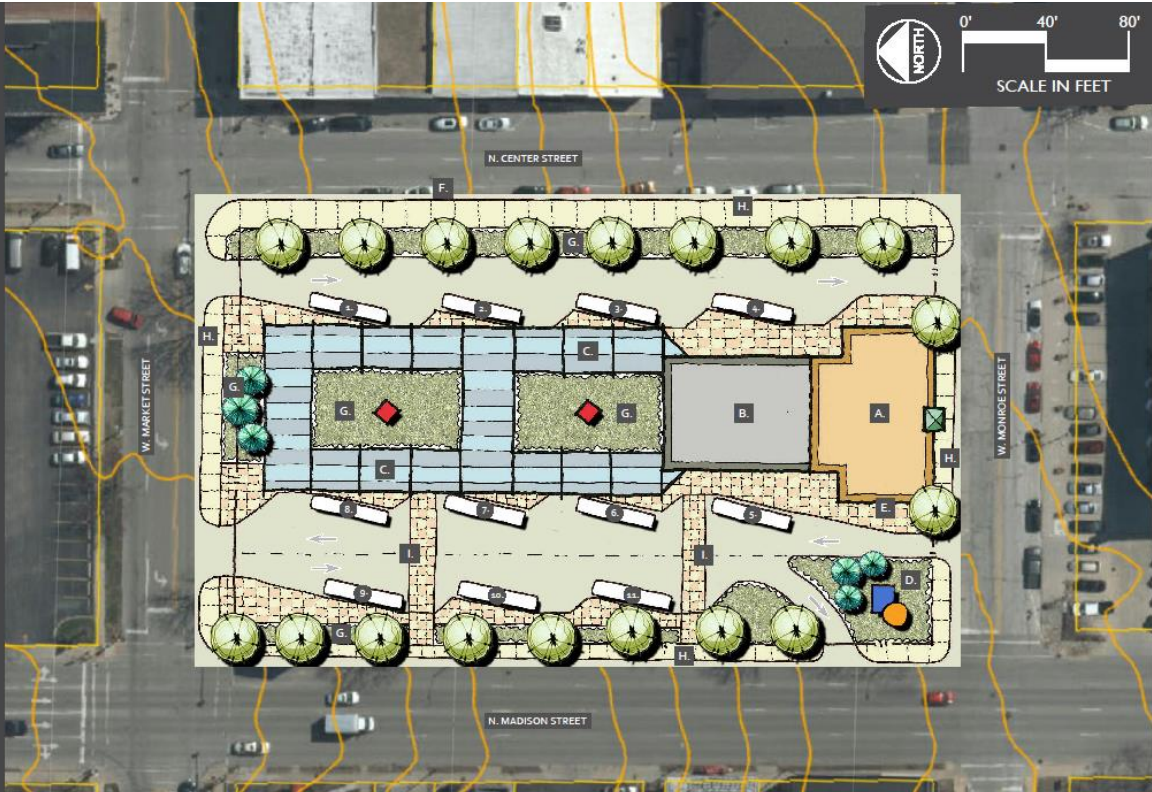
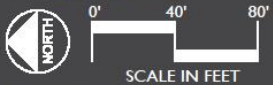
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# SITE 2 – Option 2

NORTH ➔

- LEGEND**
- TRANSIT CENTER - STREET LEVEL (5,000 S.F.)
  - TRANSIT CENTER - LOWER LEVEL (3,500 S.F.)
  - CANOPY STRUCTURE
  - PUBLIC ART
  - BICYCLE PARKING
  - ON STREET PARKING
  - LANDSCAPE AREAS
  - PUBLIC SIDEWALK
  - PEDESTRIAN CROSSWALK



## DOWNTOWN TRANSIT CENTER

SITE TWO - OPTION TWO  
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## Downtown Bloomington Transfer Center Project

# ***SITE 3***



## ***Downtown Transfer Center Site Fact Sheet***

### **SITE 3**

#### **Former CII East Property & Parking Lot**

- *Property address:* ***102 South East Street***
- *Property PIN number:* ***21-04-345-005 and 21-04-345-004***
- *Current zoning:* ***Commercial***
- *Adjacent streets:* ***Front St. and Grove St.***
- *Site dimensions:* ***265' x 129' and 137' x 85'***
- *Total site square footage:* ***45,830 Sq. Ft.***
- *Most recent EAV:* ***\$166,649.00 and \$34,461.00***
- *Description of existing site improvements & uses:* ***4 level brick building and parking lot***
- *Ownership:* ***DEVYN Corporation***
- *Most recent sale – date:* ***1/20/17 and 6/24/09***
- *Most recent sale – amount:* ***\$950,000.00 and \$580,000.00***
- *Existing tenants:* ***None***
- *Site topography:* ***Flat***
- *Is property currently listed for sale:* ***Yes, Berkshire Hathaway Realtor***
- *Other considerations:* ***Substantial demolition required. Purchase of portion of adjacent parking lot likely required***

## ***SITE 3 – Current Aerial Photo***

← NORTH





## SITE 3 - Option 1 (only option)



## DOWNTOWN TRANSIT CENTER

SITE THREE

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