

# HOPEWELL

## Planning a Dynamic Urban Neighborhood Through Affordability, Sustainability, and Design Excellence

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# AGENDA

- **Bloomington's Opportunity**
- **Building on the Past**
- **Housing Needs**
- **Hopewell Vision**
  - **Affordability**
  - **Sustainability**
  - **Design Excellence**
- **Neighborhood Vision**
- **Redevelopment Opportunities**
- **Questions**





# The Opportunity



Trades District 1 mile

Downtown Bloomington

IU Arboretum

Near West Side

Peoples Park

Dunn Meadow  
Dunn's Woods

Indiana University 1.5 miles

Prospect Hill

Downtown Courthouse Square 0.5 miles

Elm Heights

Convention Center 0.4 miles

Twin Lakes Sports Park

Hospital Site Redevelopment  
McDoel Gardens

Bryan Park

Bryan Park

Address Housing Needs

Adding to Bloomington's "String of Pearls"...

Creating the next link in an expanding trail network...

Wapehani Park

RCA Park

Switchyard Park 0.5-1 miles

Hopewell

Enhancing quality of life for everyone...



# BUILDING ON THE PAST

- In 1905, Bloomington's Local Council of Women bought the 10-room red brick house that would become community's first hospital.
- The acreage previously belonged to a local man named Isaac **Hopewell**
- The Council supported the local hospital with canned goods, a garden, and even chickens.
- The site ultimately became home to IU Health.
- In the heart of Bloomington, this new neighborhood will remain a place of compassion, good health, and perpetual optimism.



# BUILDING ON THE PAST

## IN THE HEART OF BLOOMINGTON

Located just south of Bloomington's downtown, the hospital site is bounded roughly by West 2nd Street to the north, West Wylie Street to the south, the B-Line Trail to the east, and South Walker Street to the west. Neighboring the established neighborhoods of McDoel Gardens and Prospect Hill, this location presents a rare opportunity to create from the ground up a community hub that enhances and expands the experience of living in, working in, and visiting our city.





# BUILDING ON PAST PLANNING EFFORTS

## 2020 Master Plan by SOM

Over **539** Unique Qualitative & Quantitative Touch Points with the Bloomington Community to inform the master plan principles and concepts

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The Bloomington Hospital Site Redevelopment Stakeholder Engagement Campaign consisted of 3 components:

### 1:1 Interviews



- Construction & Development
- Education & Government
- Healthcare & Human Services
- Business & Economic Influence
- Environmental & Sustainability
- City Planning
- Arts & Culture

### Community Associations



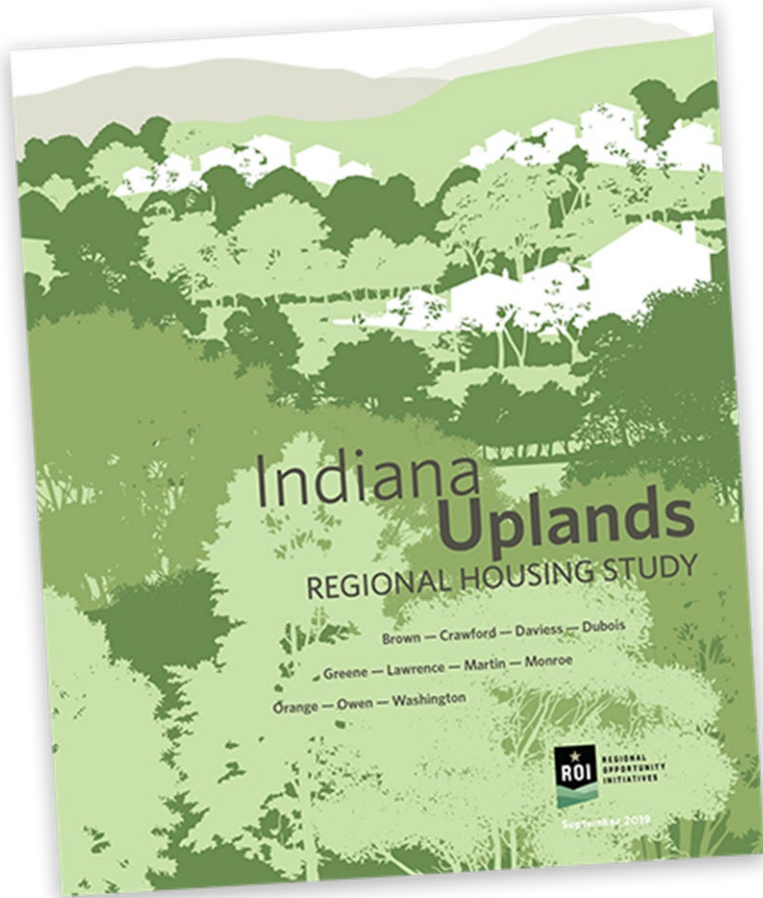
- McDoel Gardens
- Prospect Hill
- CONA

### Online Public Forums



- Public Forum 1 + Survey
- Public Forum 2 Break Out Sessions + Survey
- Public Forum 3 Workshop





**The Indiana Uplands Housing Study** identifies workforce housing needs and strategies for advancing housing opportunities.

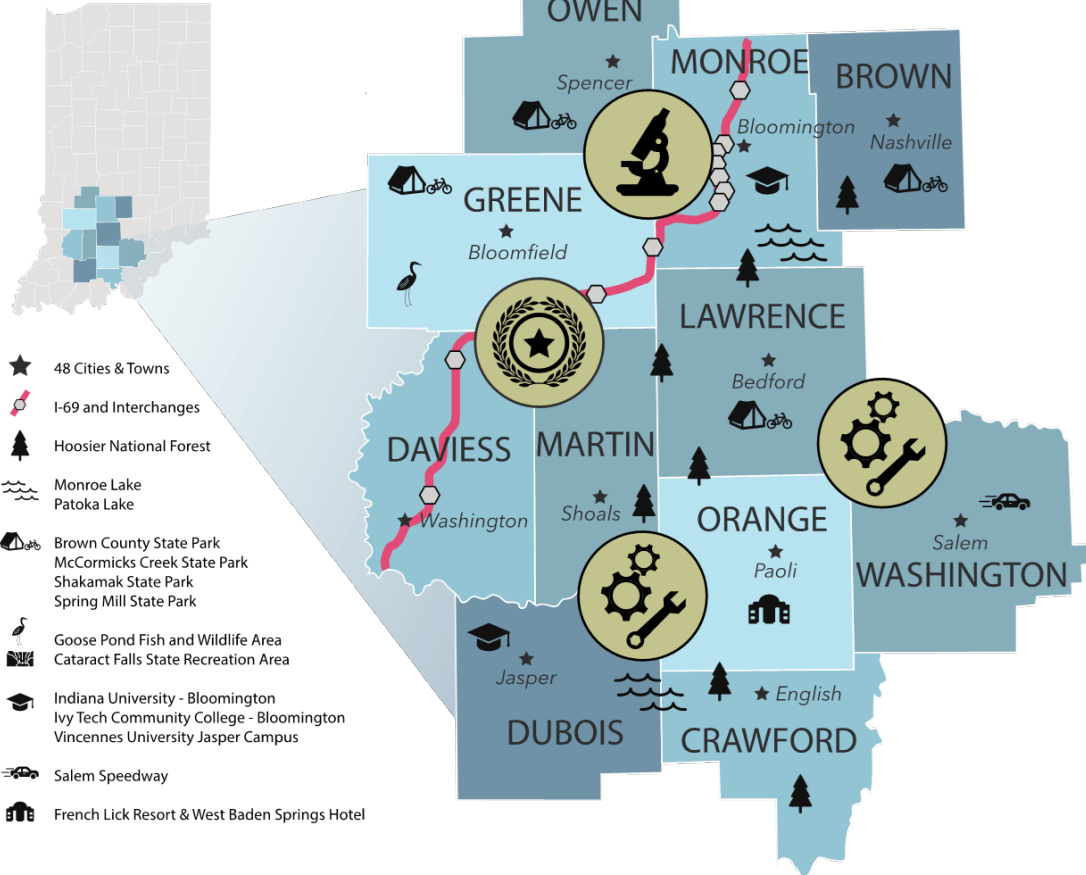
<https://regionalopportunityinc.org/housing/>





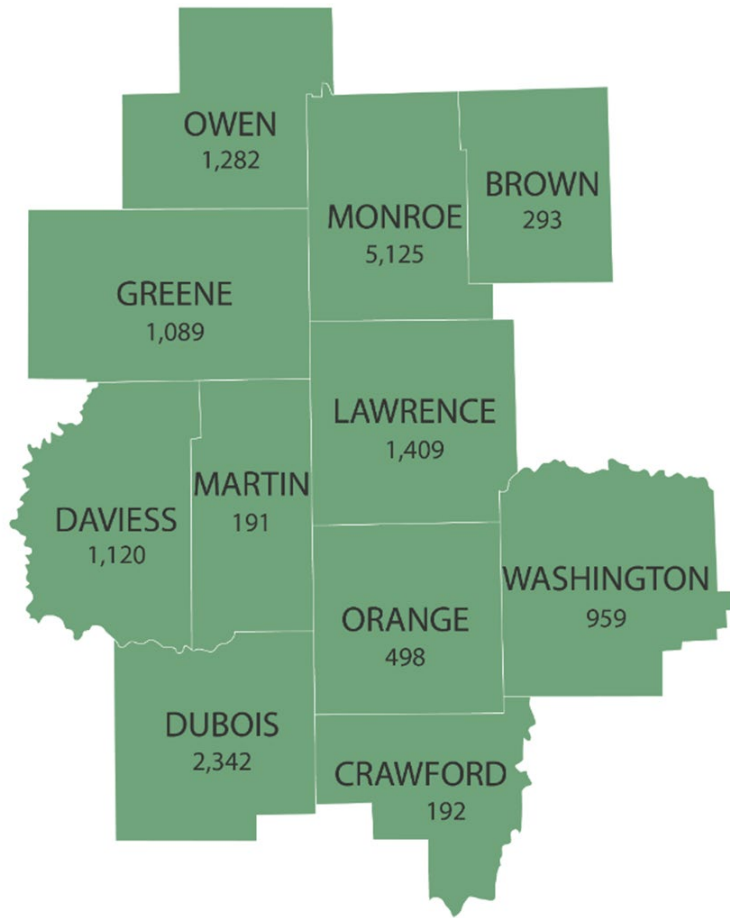


**REGIONAL OPPORTUNITY INITIATIVES**



- ★ 48 Cities & Towns
- I-69 and Interchanges
- Hoosier National Forest
- Monroe Lake  
Patoka Lake
- Brown County State Park  
McCormicks Creek State Park  
Shakamak State Park  
Spring Mill State Park
- Goose Pond Fish and Wildlife Area  
Cataract Falls State Recreation Area
- Indiana University - Bloomington  
Ivy Tech Community College - Bloomington  
Vincennes University Jasper Campus
- Salem Speedway
- French Lick Resort & West Baden Springs Hotel

Key Industry Sectors: Advanced Manufacturing Life Sciences National Security & Defense



**Total Housing Need 2019 – 2030 = 14,500 units** of owner-occupied and rental across all market segments.

# City of Bloomington Housing Development Program (2019)

**Figure H.19: Housing Development Program**

<b>Owner Occupied</b>	<b>2019-2025</b>	<b>2026-2030</b>	<b>Total</b>
Affordable Low: \$60-100,000	149	112	261
Affordable Moderate: \$100-130,000	148	112	260
Moderate Market: \$130-200,000	179	136	315
High Market: Over \$200,000	288	217	505
	764	577	1,341
<b>Total Renter Occupied</b>	<b>2019-2025</b>	<b>2026-2030</b>	<b>Total</b>
Low: Less than \$450	272	206	478
Affordable: \$450-700	125	94	219
Market: Over \$700	113	85	198
	509	385	895
<b>Total Need</b>	<b>1,274</b>	<b>962</b>	<b>2,236</b>

Source: RDG Planning & Design

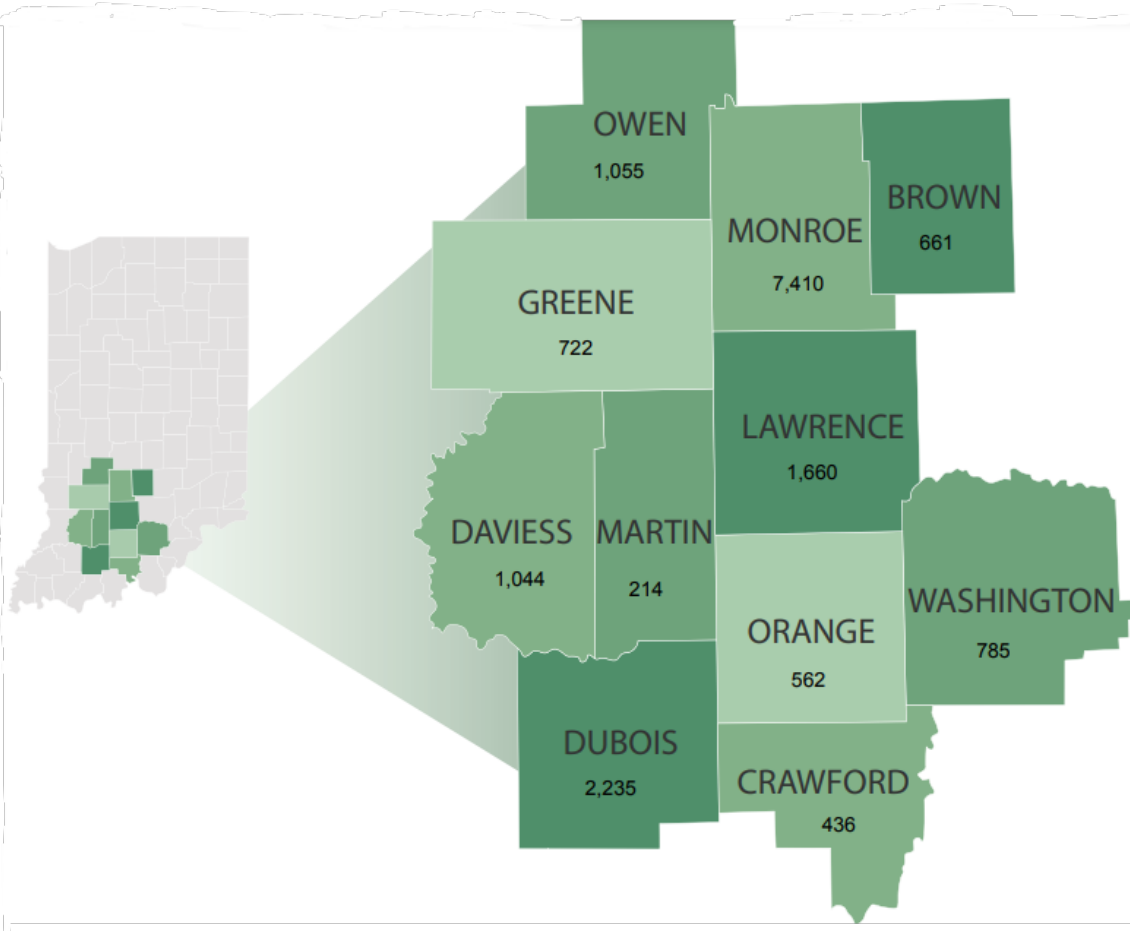


# The Housing Market has Changed

**FIGURE H.11:** Home Sales, Monroe County

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	% Change
<b>Listings</b>	2,793	2,605	2,604	2,567	2,418	2,441	2,374	2,269	2,144	2,207	2,106	-25%
<b>Median Days on Market</b>	57	47	49	50	41	33	31	31	29	17	21	-63%
<b>Median List Price</b>	163K	160K	165K	172K	189K	199K	225K	240K	250K	270K	302K	86%
<b>Median Sale Price</b>	155K	151K	157K	165K	169K	180K	200K	218K	234K	265K	295K	90%

Source: 2022 MLS



**Total Housing Need 2023 – 2035 = 16,784 units** of owner-occupied and rental across all market segments.

# City of Bloomington Housing Demand by Market (2023)

**FIGURE H.19: Housing Development Program**

<b>Total Owner-Occupied</b>	<b>2023-2030</b>	<b>2030-2035</b>	<b>Total</b>
Affordable Low: <\$125k	489	330	819
Affordable Moderate: \$125-\$200k	364	246	610
Moderate Market: \$200-\$250k	203	137	340
Market: \$250-350k	219	148	366
High Market: Over \$350k	214	145	359
	<b>1,488</b>	<b>1,005</b>	<b>2,493</b>
<b>Total Renter-Occupied</b>	<b>2023-2030</b>	<b>2030-2035</b>	<b>Total</b>
Low: Less than \$500	437	295	732
Affordable: \$500-\$1,000	257	174	431
Market: \$1,000-\$1,500	191	129	321
High Market: \$1,500+...	107	72	179
	<b>992</b>	<b>670</b>	<b>1,662</b>
<b>Total Need</b>	<b>2,480</b>	<b>1,675</b>	<b>4,155</b>

Source: RDG Planning & Design



# HOUSING SUMMARY - Bloomington



- Over 5,600 total housing units built or approved between 2016-2022 (over 11,000 bedrooms)
- Nearly 1,400 affordable since 2016
- As of Sept 2023, over 550 units under construction
- Annual rent growth remains steady, averaging 3.5% annually since 2018
- Majority of new multifamily rental housing serves IU students
- New 4,000+ units planned development planned on southside serving non-student populations



318 E 3rd St: 35-unit multifamily development opened in 2021



229 S Grant St / The Annex: 102-unit multifamily development with 16 units of workforce housing

# HOPEWELL VISION

## AFFORDABILITY

Bloomington must diversify and expand opportunities for all. Hopewell should be an inclusive neighborhood where people from all walks of life and all ages, incomes, abilities and backgrounds can thrive.

Minimum Goal: ~1,000 units with minimum 20% affordable + workforce housing

## SUSTAINABILITY

Bloomington must create sustainable neighborhoods to advance toward a zero-carbon future. Hopewell should exhibit best practices in sustainable redevelopment, as a blueprint for a more equitable, livable, and resilient Bloomington.

Minimum Goal: LEED Silver

## DESIGN EXCELLENCE

Bloomington must continue to be a place of beauty and excellent design for all. Hopewell should be an inspiring neighborhood of excellent design and public and private amenities.

Goal: Strive to overcome trend toward cookie cutter design



# HOPEWELL REDEVELOPMENT SUMMARY

- 24 acres, 1000 units
- Mixed Income (non-student housing)
- For lease and for sale
- Reuse:
  - 427 space parking garage
  - Kohr building – targeting 38-unit LIHTC deal
- Types:
  - Multi-family with 1<sup>st</sup> floor non-residential
  - Single family and multi-plex
  - Townhomes and condos
- Funding:
  - \$30M City Investment to date
  - Leveraging Funding: READI and Federal Highway
  - Seeking other Grants
  - Seeking Development Partners
- City of Bloomington Capital Improvements Board formed to drive the redevelopment





# AFFORDABILITY GOALS

- Contribute to increasing housing product variety and options available to young professionals, families, and lower-income households.
- Produce a mix of market-rate and affordable multifamily.
- Target a minimum of 20% of total housing units as affordable, including options for households at a range of incomes (including units below 60% AMI and units between 60-120% AMI) and at a range of household size.
- Strive for permanent affordability in affordable units. This includes workforce housing.
- Target a minimum of 15% of units for home ownership within the denser development
- Incentives through Overlay District
- Utilizing U3 Advisors as Development Advisor



# SUSTAINABILITY GOALS

- Hosted Sustainability Alignment Workshop (hosted by Guidon Design, 2022)
- Support the City's Climate Action Plan, which set a zero emissions goal by 2050 and reduction of greenhouse gas emissions by 17% below 2018 levels
- Seeking a base level of sustainability achievable throughout the development – LEED SILVER (minimum)
  - LEED for Neighborhood Development - ND (by the City)
  - Commercial: LEED v4 BD+C
  - Residential Lowrise: LEED v4 BD+C: Homes & Multifamily
  - Residential Midrise: LEED v4 BD+C: Multifamily



# SUSTAINABILITY GOALS, conti.

- Encouraging developers towards a more ambitious approach like 100% electric, solar or other renewables, non-automobile transportation, timber construction, increase of green space, and permeable surfaces.
- Transform Redevelopment Overlay (TRO) supports increased sustainability
  - Maximize impervious surface
  - Eliminate minimum parking requirements
  - Parking constructed solely of permeable pavers
  - Maximum parking reduced by 50%
  - Incentive:
    - Potential doubling of building floor plate
    - Potential additional height
- Currently seeking sustainability consultant for LEED for ND





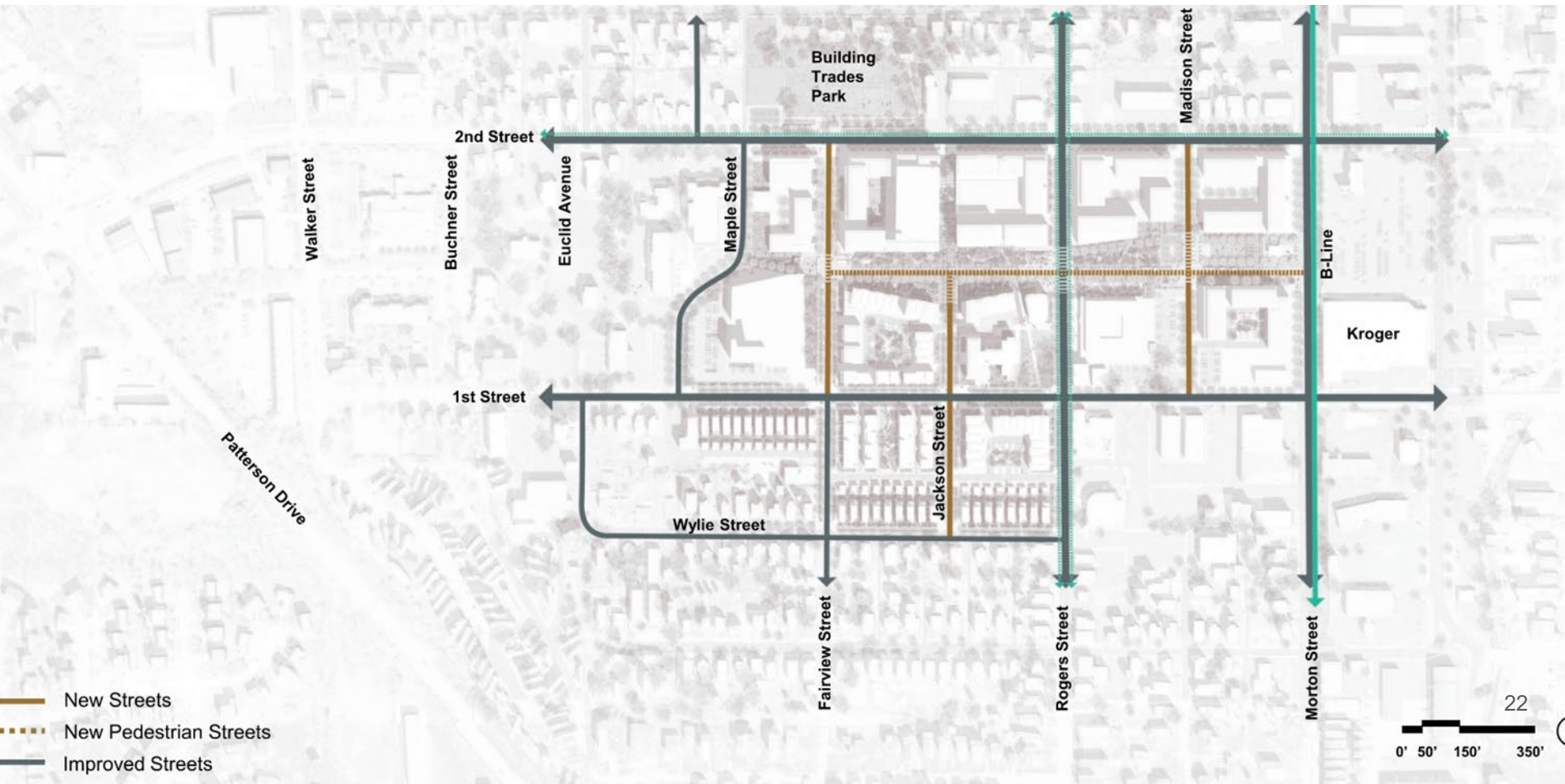
# DESIGN EXCELLENCE GOALS

- Model superior design and building quality throughout, in accordance with the City of Bloomington's Unified Development Ordinance and Transform Redevelopment Overlay.
- Opportunity to create a design statement in the heart of Bloomington.
- Demonstrate accessibility to Bloomington residents of all backgrounds and abilities.



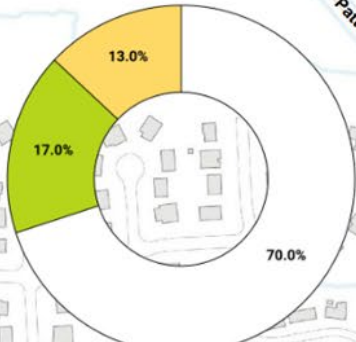
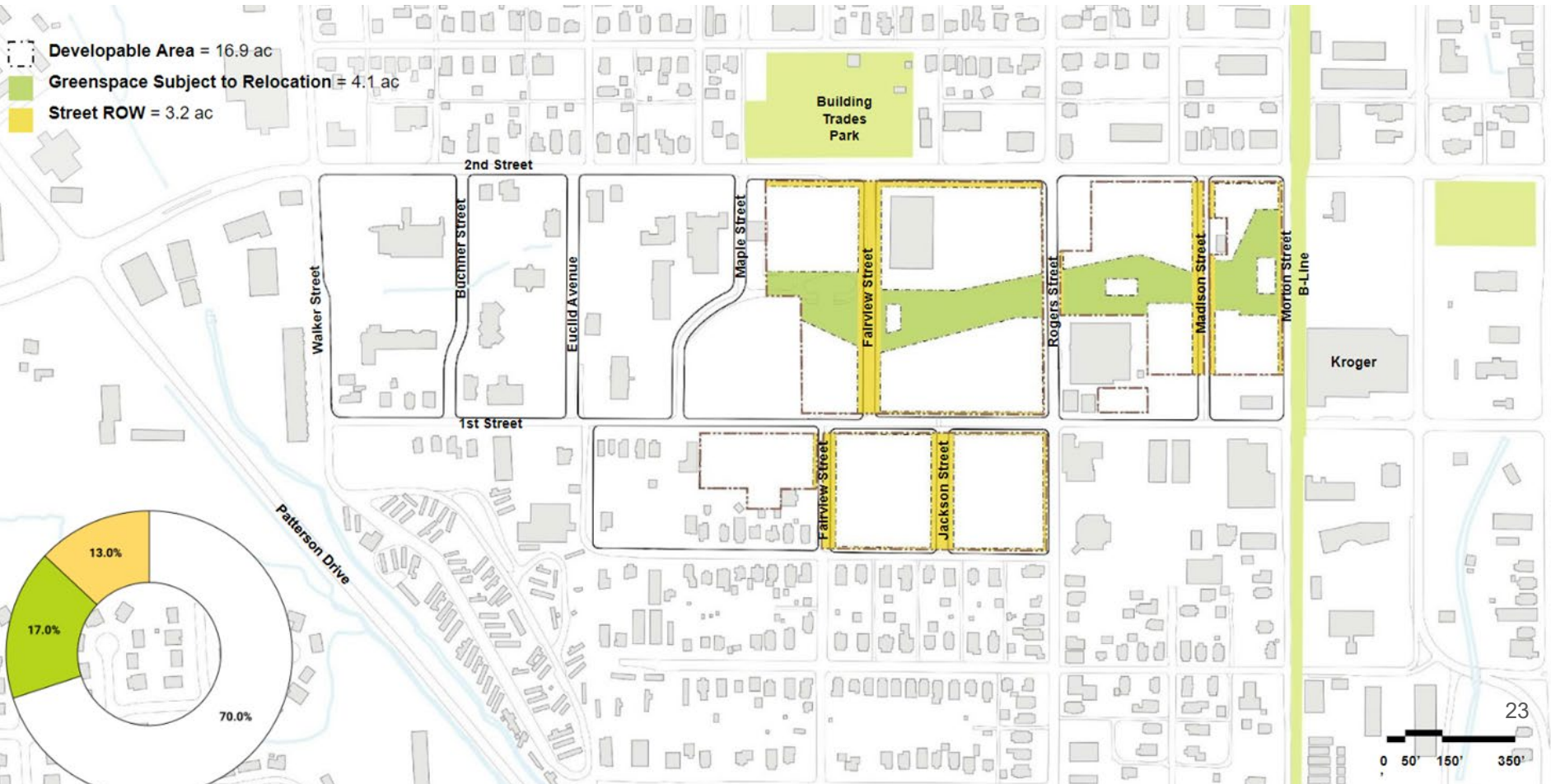


# NEIGHBORHOOD VISION – reconnect adjacent neighborhoods



# NEIGHBORHOOD VISION – create and connect public spaces

- Developable Area = 16.9 ac
- Greenspace Subject to Relocation = 4.1 ac
- Street ROW = 3.2 ac



# NEIGHBORHOOD VISION – Activate 1st floor Non-Residential



## OPPORTUNITIES IDENTIFIED IN THE MASTER PLAN

- Workspace
- Lobby space
- Childcare
- Adult daycare
- Social services
- Fitness/wellness
- Makerspace/workshop
- Shared Kitchen
- Job Training
- Café/Coffee shop
- Barbershop/Salon
- Community & event space
- Gallery/Art studio

*NOTE: Use must be specific to UDO*



# NEIGHBORHOOD VISION - scale from neighbors plus density



	Parcels		On-Parcel Greenspace		Residential Units	Total GFA
	SF	AC	SF	AC	#	SF
1	85,872	2.0	32,244	0.7	70-110	126,000
2	50,636	1.2	8,248	0.2	60-90	98,000
3	93,874	2.2	26,890	0.6	80-130	205,000
4	189,124	4.3	48,235	1.1	180-270	336,000
5	78,164	1.8	40,540	0.9	50-70*	95,000
6	85,462	2.0	24,449	0.6	40-60	120,000
7	46,073	1.1	15,094	0.3	20-40	70,000
8	88,168	2.0	20,358	0.5	40-50	90,000
9	94,211	2.2	22,639	0.5	30-40	90,000
10	59,362	1.4	8,407	0.2	10-12	39,000
A	14,097	0.3	0.0	0.0		
B	11,090	0.3	0.0	0.0		
C	10,951	0.3	10,951	0.3		
	907,083		258,056			
<b>Total</b>		<b>21</b>		<b>6</b>	<b>580-940</b>	<b>1,269,000</b>









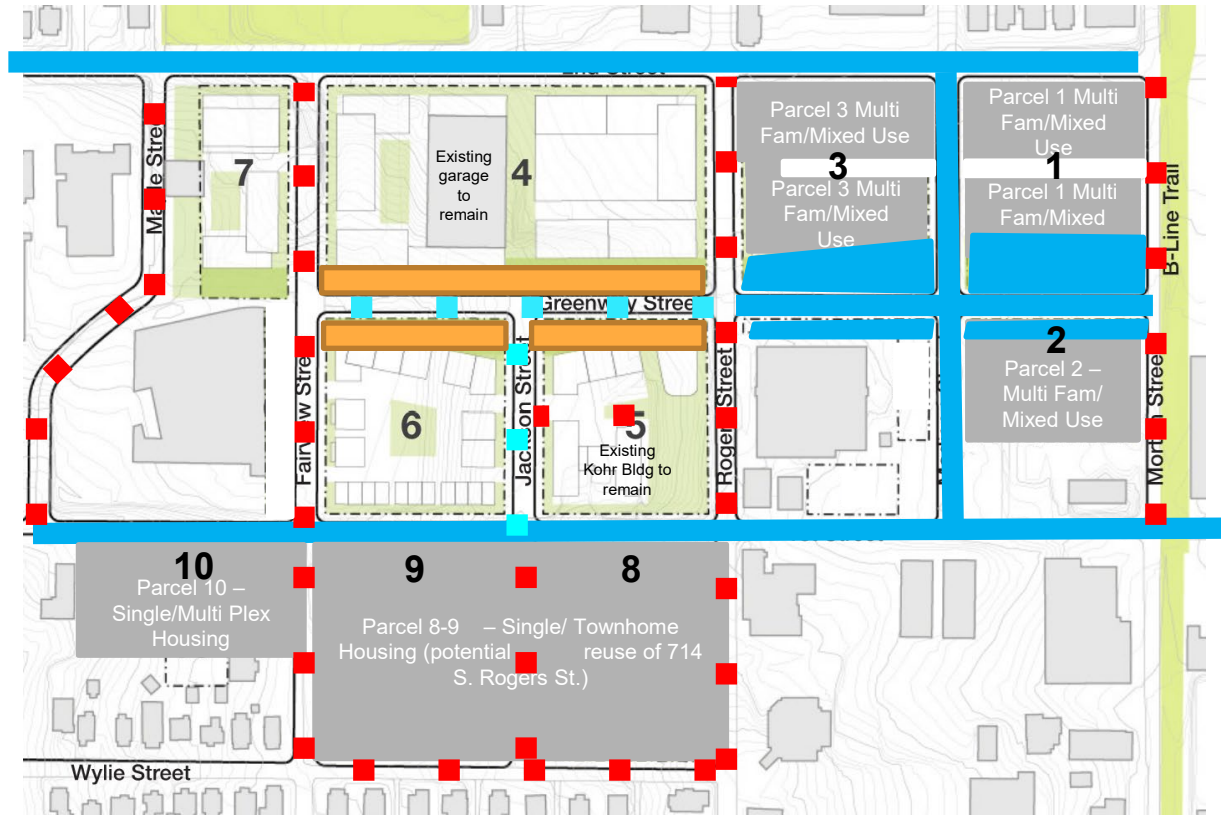
# DEVELOPMENT OPPORTUNITIES

## PROGRESS TO DATE

- IUH Property Transfer
  - Approx. 50% of land transferred
  - Demolition will complete soon
  - Final transfer by end of 2023
- Community Outreach
  - Steering Committee**
  - Outreach with neighbors continues
  - Parcel signage in place
  - Attending neighborhood meetings
  - Door hangers
  - Regular city communication pathways
- Planning
  - Master Plan framework
  - Rezoning complete
  - Parceling of Blocks 75% complete
  - Overlay District** adopted
  - Reusing Garage and Kohr Building
- Infrastructure – Hopewell East
  - Demolition complete
  - Infrastructure under construction
  - Phase I and II environmental complete
  - Underground detention by City**
  - Urban Greenway by City**
- Development
  - Market need available via **Housing Studies**
  - Targeted area in **Opportunity Zone**
  - Kohr Building Developer identified
  - RFI releases, eval, and then public offering
  - Due Diligence – Phase II Environ (on-going)
- Infrastructure - **leveraging federal funds**
  - 1<sup>st</sup> St reconstruction out to bid
  - 2<sup>nd</sup> St modernization in design
  - Jackson St (partial) = **\$1.8M READI grant**

# DEVELOPMENT OPPORTUNITIES AVAILABLE

-  Funded
-   To Be Funded Infrastructure
-   **READI Grant**  
Funded Street (60% design only at University St)
-  Un-Funded Parks



Note: By end of Dec 31, 2023, IUH will transfer parcels 4, 5, 6, and 7 to CoB

# Thank You

For continued discussions, contact:

John Zody: [john.zody@bloomington.in.gov](mailto:john.zody@bloomington.in.gov)

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Find more information at  
<http://bloomingtonhospital.com/>

