



Hopewell

HOPEWELL

Bloomington Next Great Neighborhood

Public Update October 23, 2024



AGENDA

- Welcome & Overview
- Project History & Master Plan
- Development Process & Update
- Engineering Updates
- Hopewell Commons
- Public Art
- Q&A



Project History & Master Plan

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.



Project History & Master Plan

- 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**
- 1918, 35-bed hospital constructed
- The Council supported the local hospital with canned goods, a garden, and even chickens.
- The community invested in expansions in 1944, 1965, 1983, 2004.
- 2015 IU Health determines it can't remain downtown.
- IU Health begins relocation in December 2021
- City concludes purchase in Dec. 2023



Project History & Master Plan

2020 Master Plan by SOM



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

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

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

- 24 acres, estimated 1000 units
 - Mixed Income (non-student housing)
 - For lease and for sale
- Reuse:
 - Garage—targeting 480 spaces and smart technology
 - Kohr building—targeting 38-unit low income, with 9 units PSH
 - 714 S. Rogers St.—former convalescent center
- Types:
 - Multi-family with 1st floor non-residential
 - Single family, duplex, etc.
 - Townhomes and condos
- Funding:
 - \$30M City Investment to date
 - Outside Funding: READI, EPA, and Federal Highway
 - Seeking other Grants and incentives



AFFORDABILITY GOALS

- Contribute to housing product variety and options available to young professionals, families, lower-income households, and seniors.
- Produce a mix of market-rate and affordable multifamily.
- Target a minimum of 20% of total housing units as affordable, (including units below 60% AMI and units between 60–120% AMI) and at a range of household sizes.
- Target a minimum of 15% of units for home ownership within the denser development
- Incentives through Transform Overlay District



SUSTAINABILITY GOALS

- 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
- Base level of sustainability throughout the development – LEED SILVER (or comparable)
LEED for Neighborhood Development - ND (by the City)
- Transform Redevelopment Overlay (TRO) supports increased sustainability
 - Eliminate minimum parking requirements
 - Parking constructed solely of permeable pavers
 - Maximum parking reduced by 50%

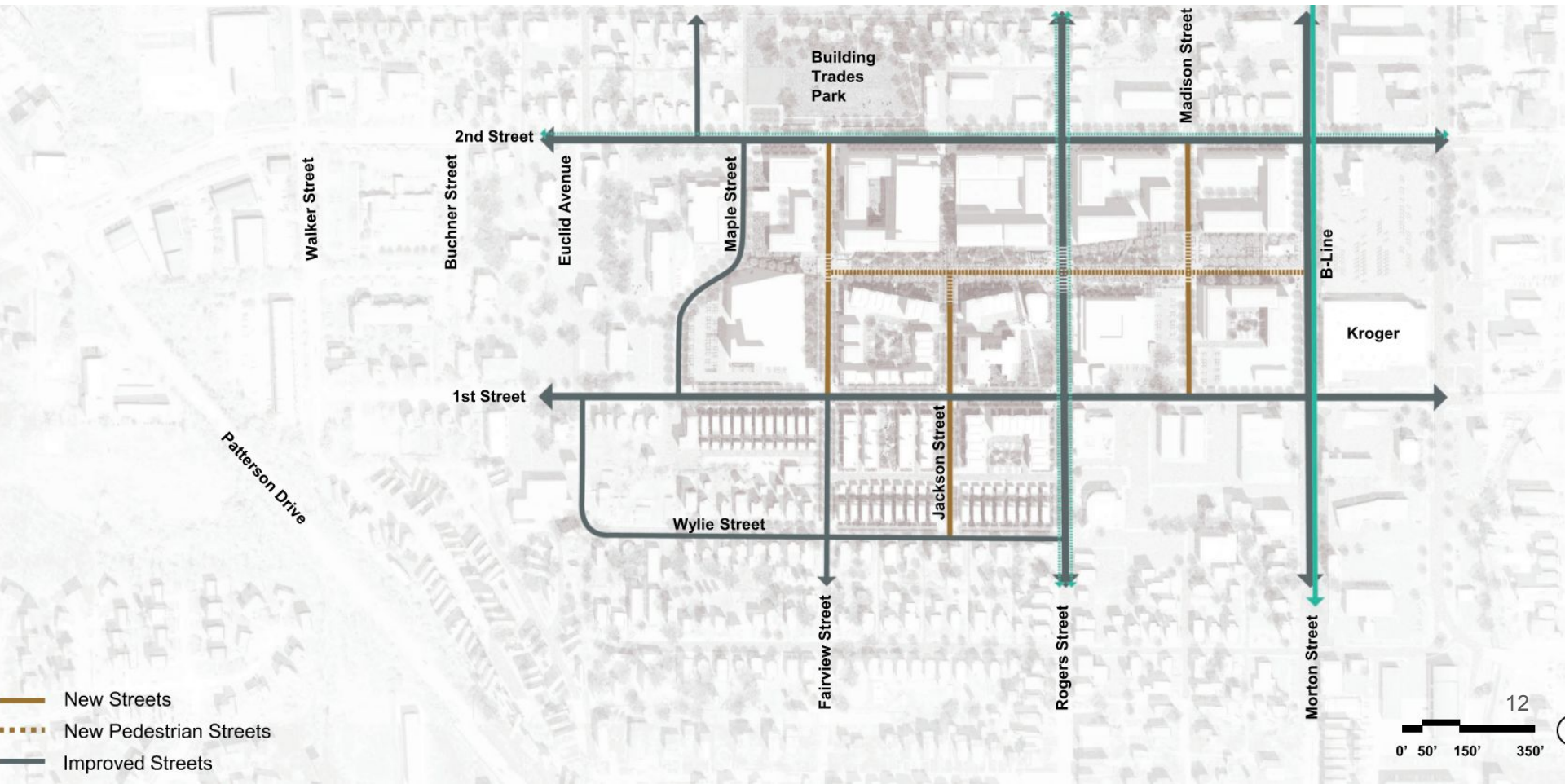


DESIGN EXCELLENCE GOALS

- 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.

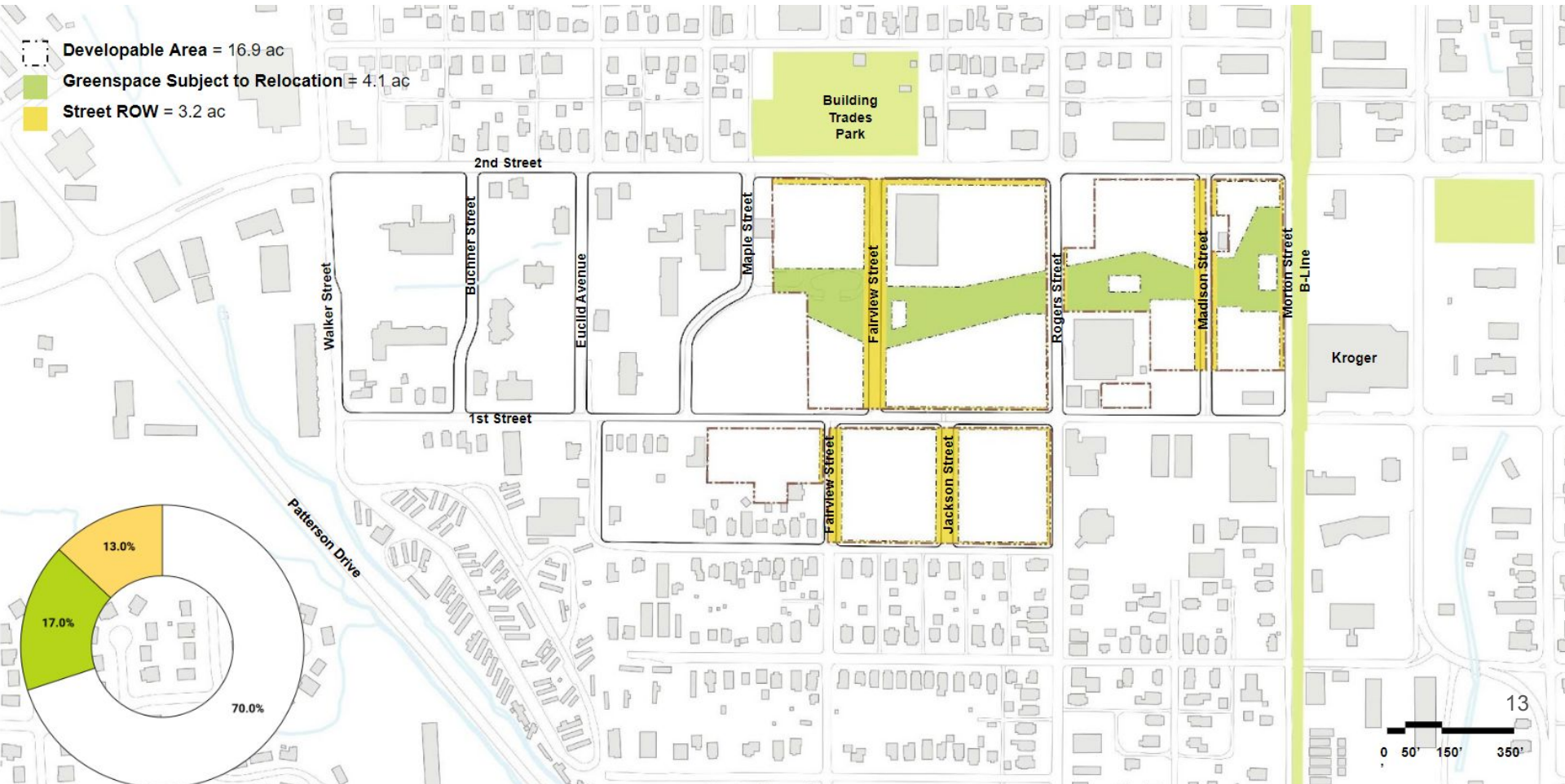


NEIGHBORHOOD VISION – reconnect adjacent neighborhoods



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

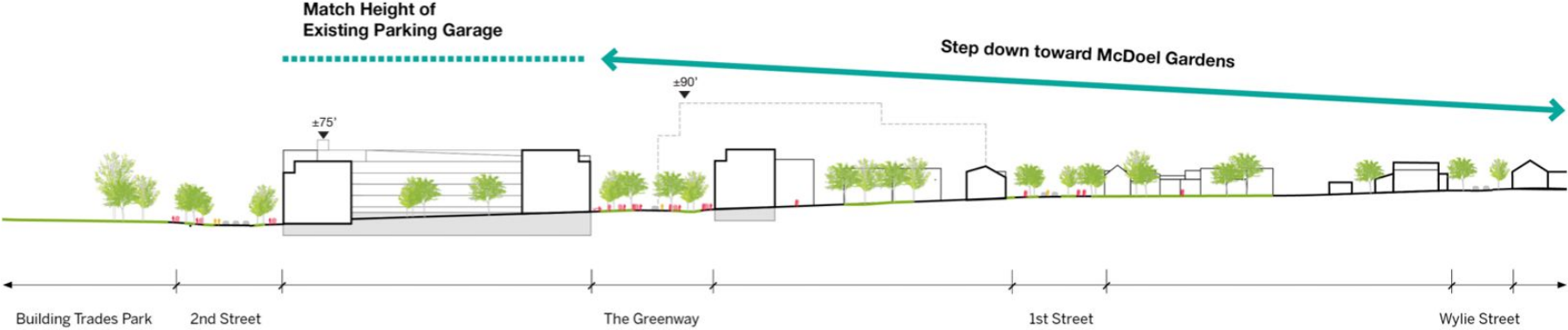


OPPORTUNITIES IDENTIFIED IN THE MASTER PLAN

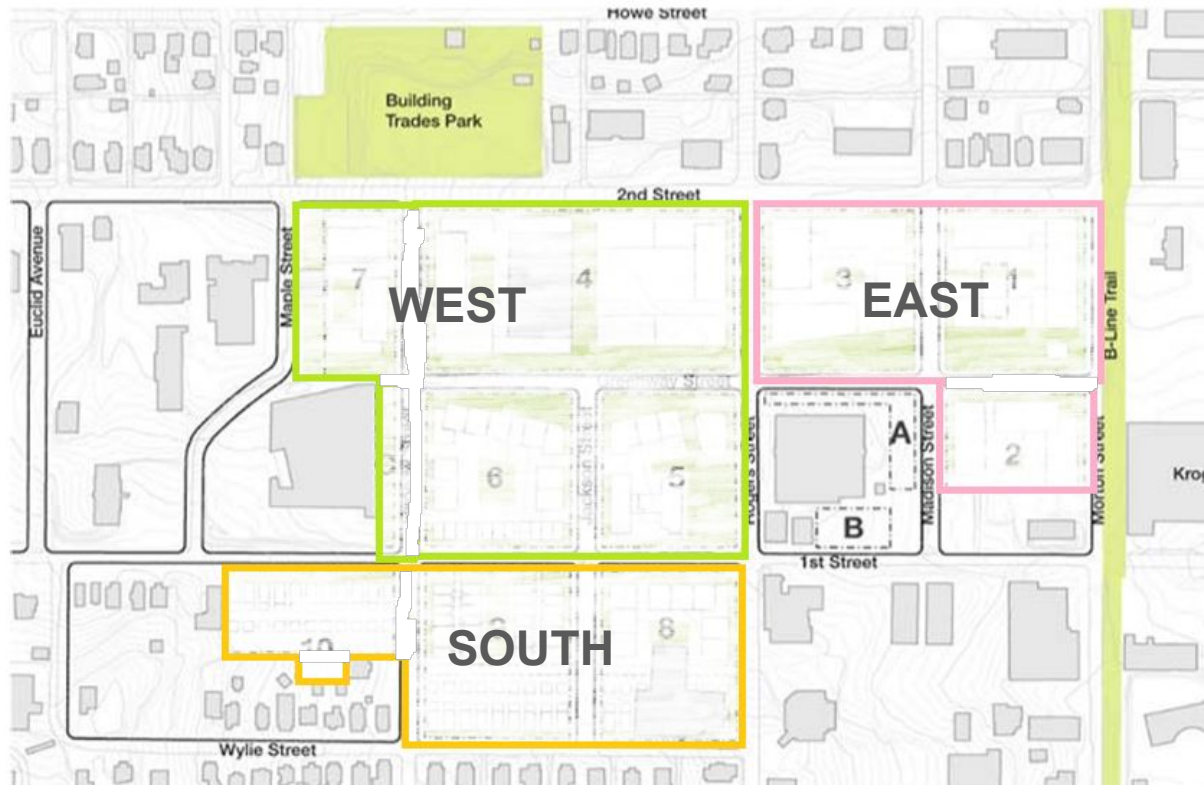
- **Childcare**
- Workspace
- Lobby space
- Adult daycare
- Social services
- Fitness/wellness
- Makerspace/workshop
- Shared Kitchen
- Job Training
- Café/Coffee shop
- Barbershop/Salon
- Community & event space
- Gallery/Art studio

NOTE: Use must be specific to UDO

NEIGHBORHOOD VISION – scale from neighbors plus density



DEVELOPMENT OPPORTUNITIES



DEVELOPMENT OPPORTUNITIES

Process:

- Hopewell will develop in three phases, South, East, and West
- The City releases a Public Offering on each of the phases so that interested parties may prepare a responses–i.e. an offer to purchase and develop the property
- Interested parties submit a Letter of Intent
- City staff addresses any questions and shares responses
- Developers formally propose concepts for what they would like to pursue including financial offers or requests
- City staff evaluates those responses and makes a recommendation to RDC
 - Considerations: Highest and best use for our community; compliance with master plan (sustainability, affordability, accessibility, design excellence)

DEVELOPMENT OPPORTUNITIES

- Hopewell South Public Offering will close on December 6, 2024
- Hopewell East Public Offering will open later this month and close in early 2024
- Hopewell West RFP or Public Offering will take place in 2025





Hopewell Infrastructure Project Updates

Hopewell East, Hopewell West, Hopewell South
1st Street, 2nd Street

Kendall Knoke, Project Engineer, Engineering Department



SECOND STREET

MCCSC/IU
HEALTH
PROPERTY
(NOT PART
OF PROJECT)

PRIVATE
PROPERTY

HOPEWELL WEST

MCCSC/IU
HEALTH
PROPERTY
(NOT PART
OF PROJECT)

HOPEWELL EAST

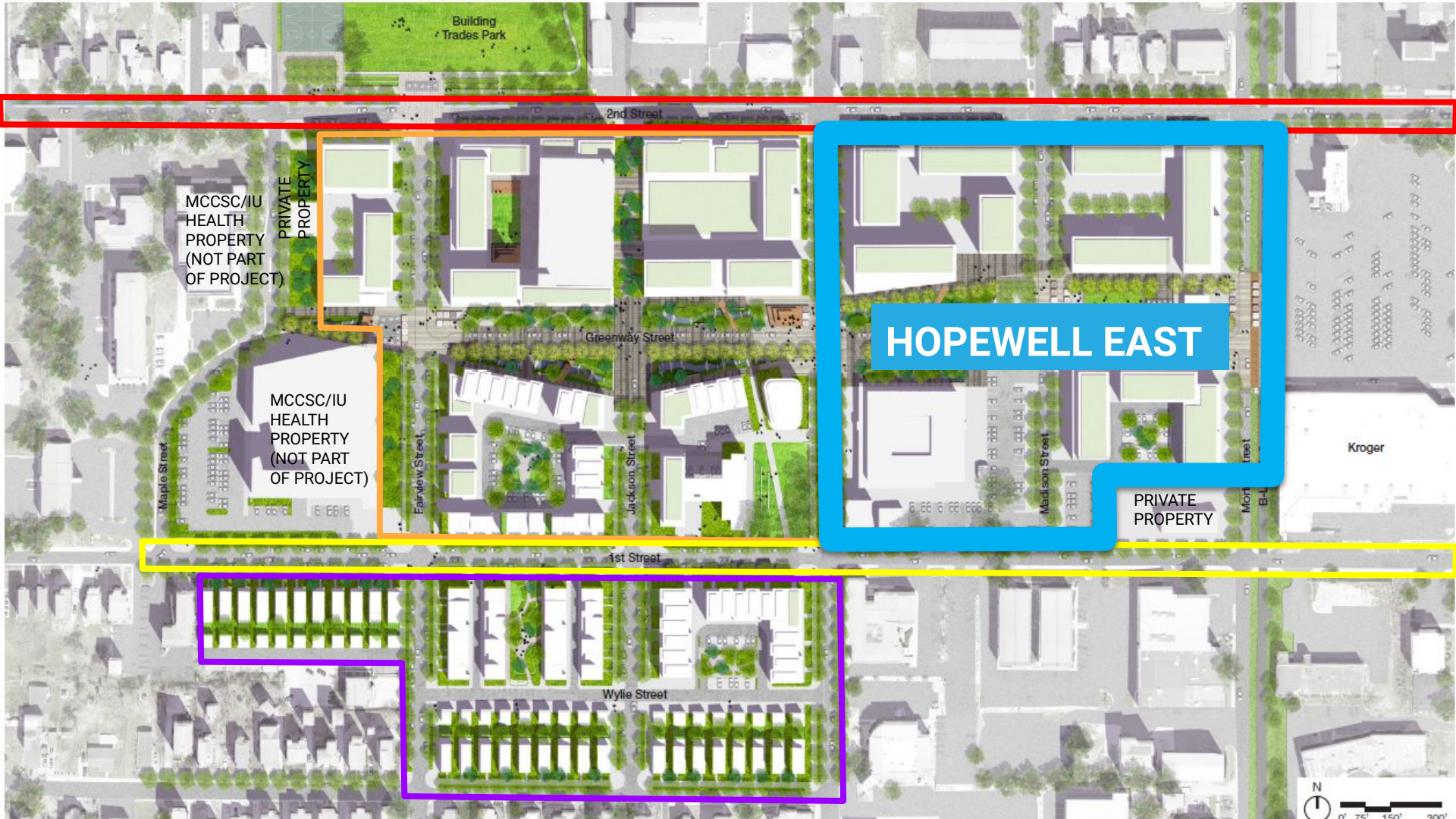
PRIVATE
PROPERTY

Kroger

FIRST STREET

HOPEWELL SOUTH





Building
Trades Park

2nd Street

MCCSC/IU
HEALTH
PROPERTY
(NOT PART
OF PROJECT)

PRIVATE
PROPERTY

MCCSC/IU
HEALTH
PROPERTY
(NOT PART
OF PROJECT)

Maple Street

Fairview Street

Greenway Street

Jackson Street

HOPEWELL EAST

Madison Street

PRIVATE
PROPERTY

Mortimer Street

Kroger

1st Street



Wylie Street



0' 75' 150' 300'

















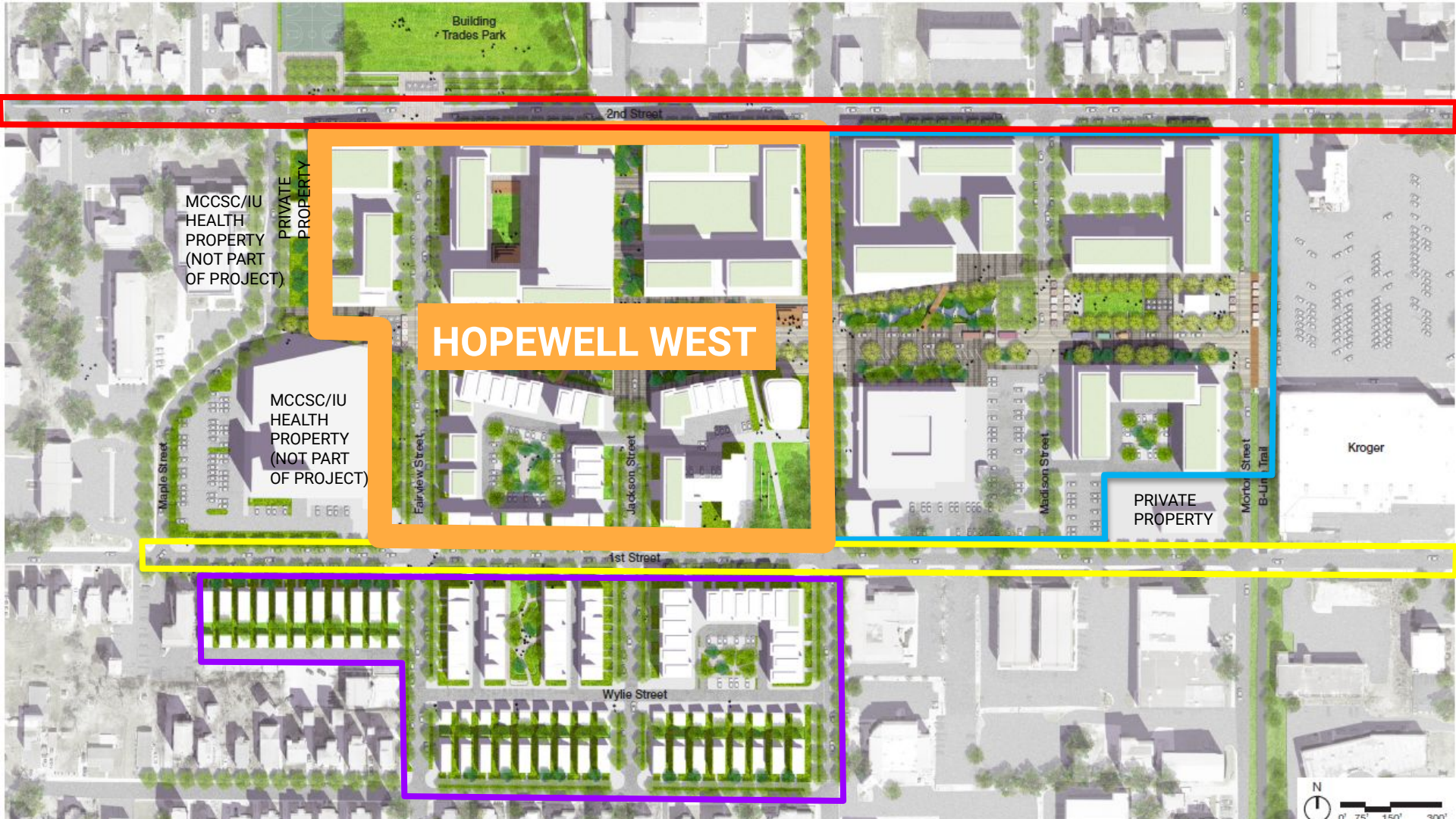


Environmental Cleanup

- 10 underground storage tanks totalling 737 tons have been removed from Hopewell South and Hopewell East
- 270 tons of lead removed
- 5,500 tons of contaminated soil removed
- Funded by the State through Indiana Brownfields Program
- Additional remediation on Hopewell West will happen in the future







HOPEWELL WEST

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HEALTH
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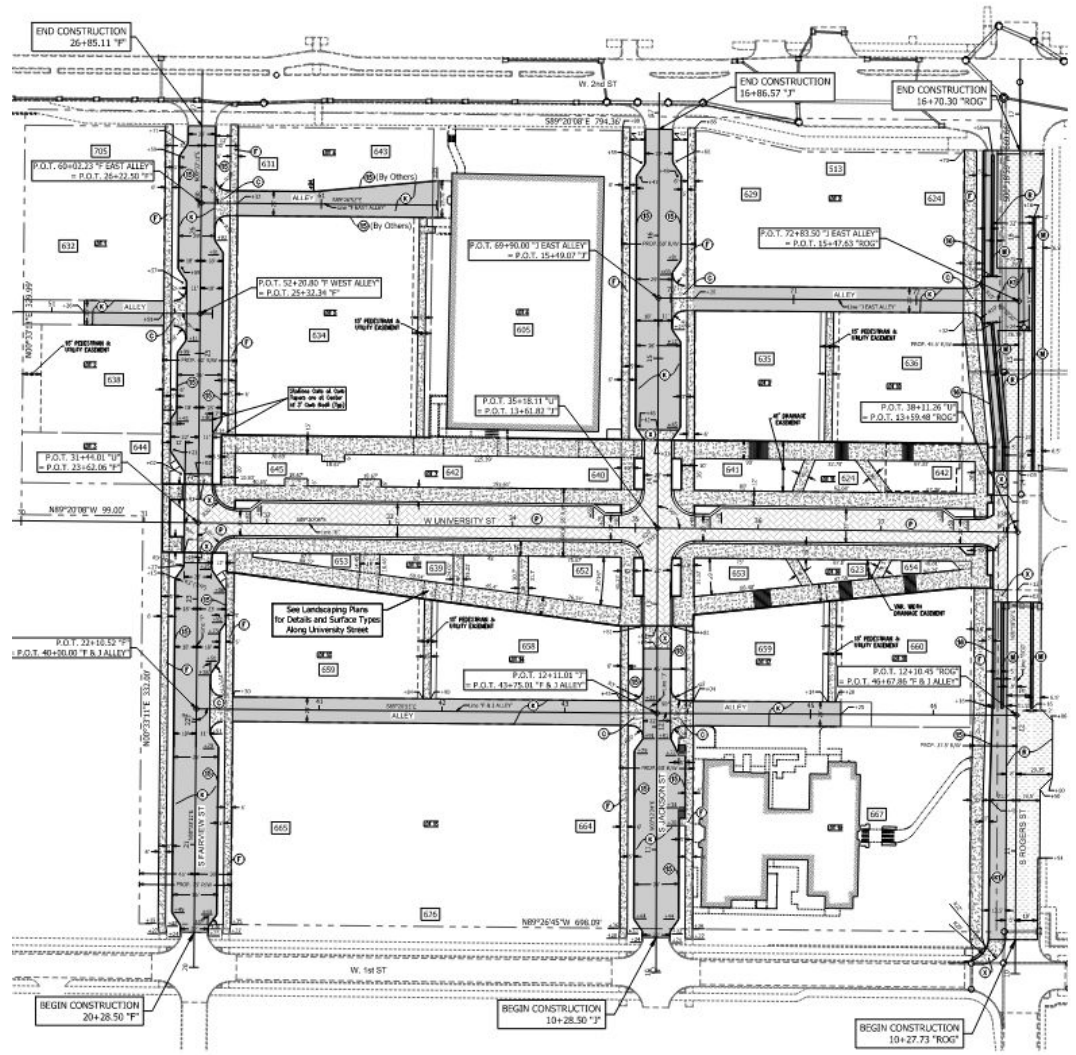
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PRIVATE
PROPERTY

Kroger



0' 75' 150' 300'



END CONSTRUCTION
26+85.11 "F"

END CONSTRUCTION
16+86.57 "F"

END CONSTRUCTION
16+70.30 "ROCK"

P.O.T. 60+00.23 "F EAST ALLEY"
= P.O.T. 26+27.50 "F"

P.O.T. 69+00.00 "F EAST ALLEY"
= P.O.T. 15+49.07 "F"

P.O.T. 72+83.30 "F EAST ALLEY"
= P.O.T. 13+47.63 "ROCK"

P.O.T. 52+20.80 "F WEST ALLEY"
= P.O.T. 25+22.34 "F"

P.O.T. 35+18.11 "F"
= P.O.T. 11+61.80 "F"

P.O.T. 38+11.26 "F"
= P.O.T. 23+19.48 "ROCK"

P.O.T. 31+44.01 "F"
= P.O.T. 23+62.06 "F"

P.O.T. 22+16.5 "F"
= P.O.T. 40+30.00 "F & ALLEY"

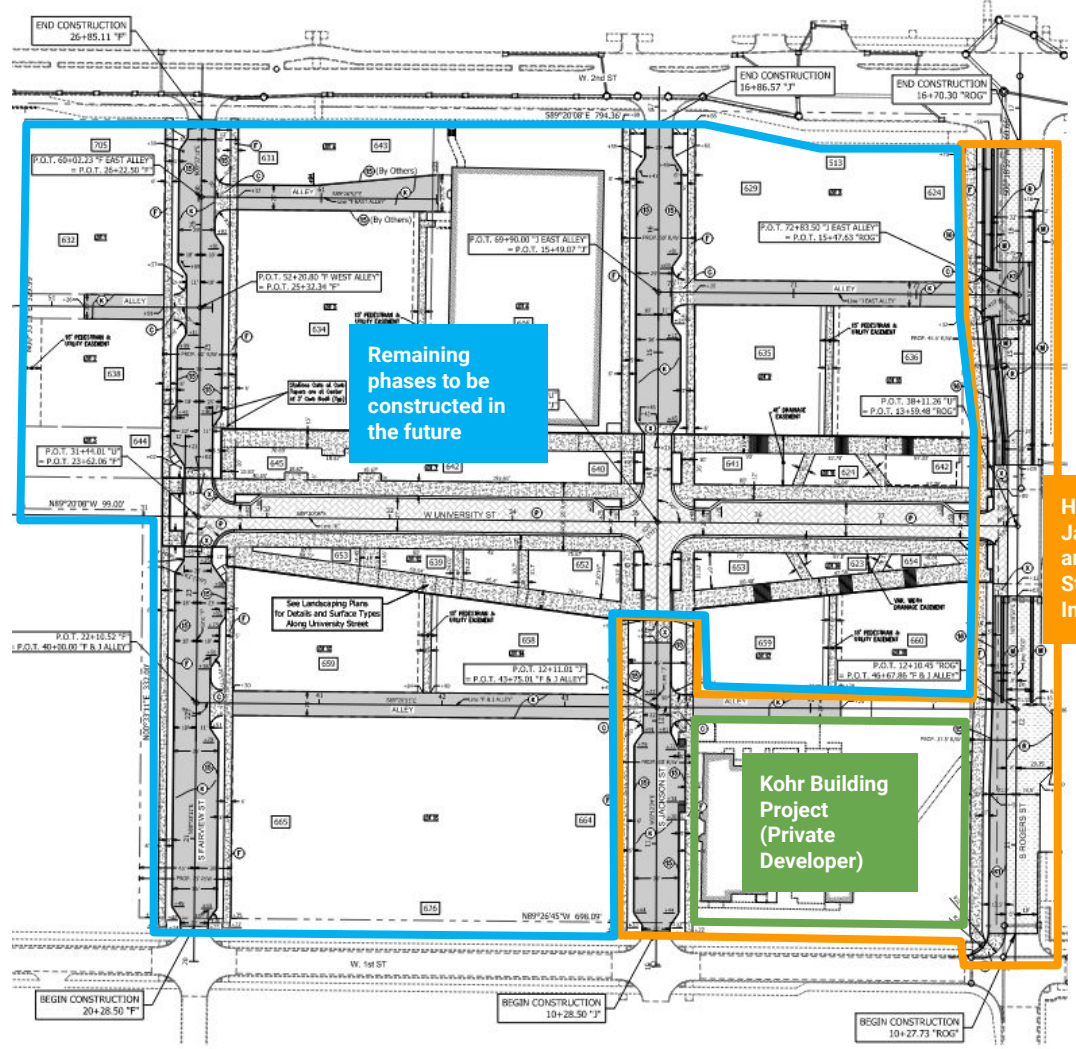
P.O.T. 12+11.81 "F"
= P.O.T. 43+75.00 "F & ALLEY"

P.O.T. 12+10.45 "ROCK"
= P.O.T. 46+67.86 "F & ALLEY"

BEGIN CONSTRUCTION
20+28.50 "F"

BEGIN CONSTRUCTION
10+28.50 "F"

BEGIN CONSTRUCTION
10+27.73 "ROCK"



Remaining phases to be constructed in the future

Hopewell West - Jackson Street and Rogers Street Improvements

Kohr Building Project (Private Developer)

END CONSTRUCTION 26+85.11 "F"

END CONSTRUCTION 16+86.57 "T"

END CONSTRUCTION 16+70.30 "ROCK"

P.O.T. 60+00.25 "F EAST ALLEY" = P.O.T. 26+72.50 "F"

P.O.T. 69+00.00 "T EAST ALLEY" = P.O.T. 15+49.07 "T"

P.O.T. 72+83.50 "T EAST ALLEY" = P.O.T. 13+47.63 "ROCK"

P.O.T. 52+20.00 "F WEST ALLEY" = P.O.T. 25+22.34 "F"

P.O.T. 38+11.26 "T" = P.O.T. 23+59.48 "ROCK"

P.O.T. 31+44.01 "F" = P.O.T. 23+63.26 "F"

P.O.T. 22+15.5 "F" = P.O.T. 40+30.00 "T & ALLEY"

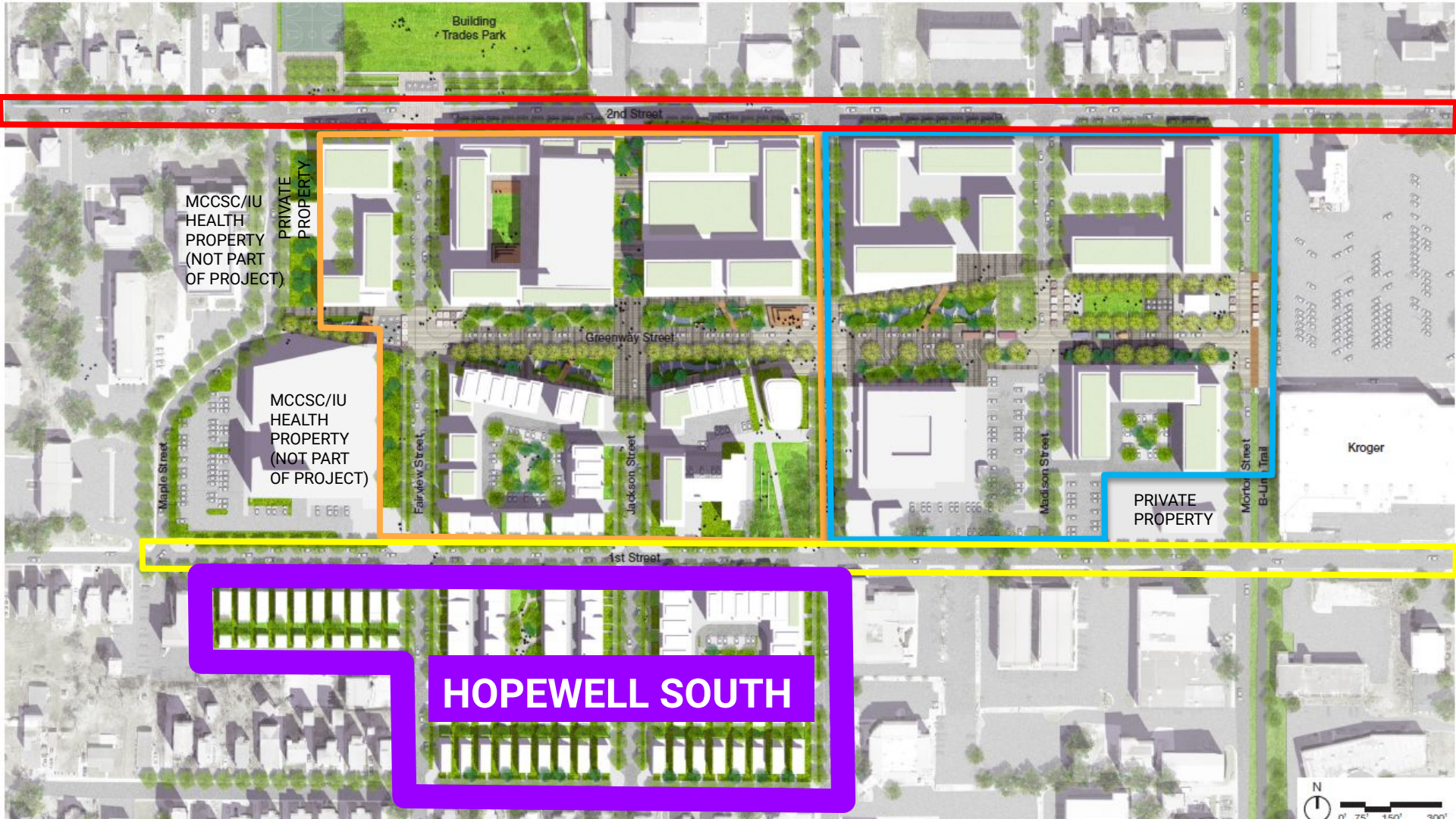
P.O.T. 12+11.0 "T & ALLEY" = P.O.T. 43+75.00 "T & ALLEY"

P.O.T. 12+10.45 "ROCK" = P.O.T. 46+67.86 "T & ALLEY"

BEGIN CONSTRUCTION 20+28.50 "F"

BEGIN CONSTRUCTION 10+28.50 "F"

BEGIN CONSTRUCTION 10+27.73 "ROCK"



Building
Trades Park

2nd Street

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Greenway Street

Maple Street

Fairview Street

Jackson Street

Madison Street

Monitor Street

B-Un
Trail

Groger

PRIVATE
PROPERTY

1st Street

HOPEWELL SOUTH



0' 75' 150' 300'



Former Indiana
Convalescent
Building -
Exploring Reuse
Opportunities







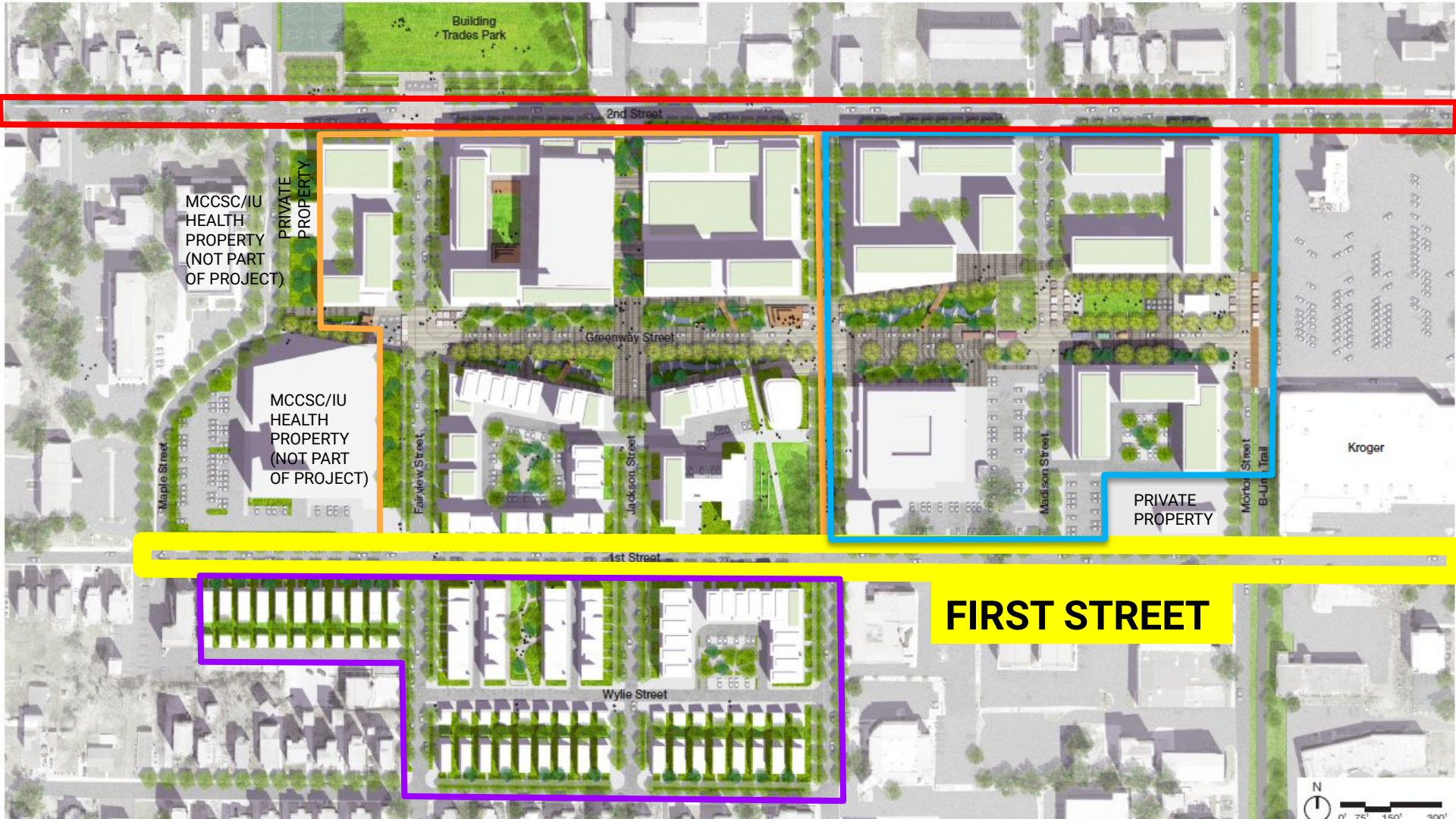






Future
Redevelopment
Opportunities

Former Indiana
Convalescent
Building -
Exploring Reuse
Opportunities



Building
Trades Park

2nd Street

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Greenway Street

Groger

PRIVATE
PROPERTY

1st Street

FIRST STREET

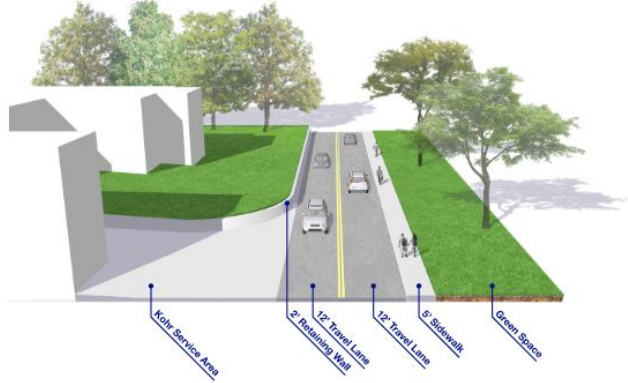
Wylie Street

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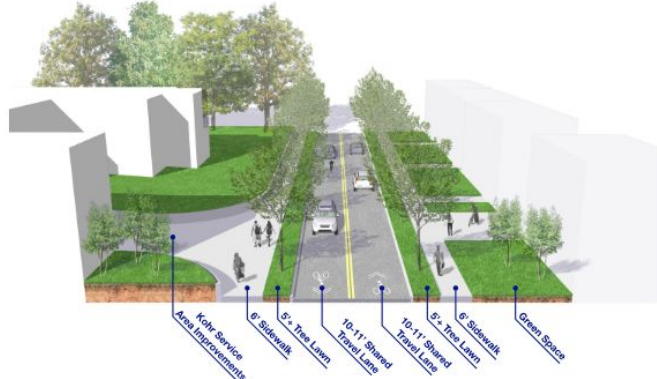
0' 75' 150' 300'



Existing 1st Street



Proposed 1st Street



















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PRIVATE
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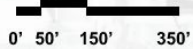
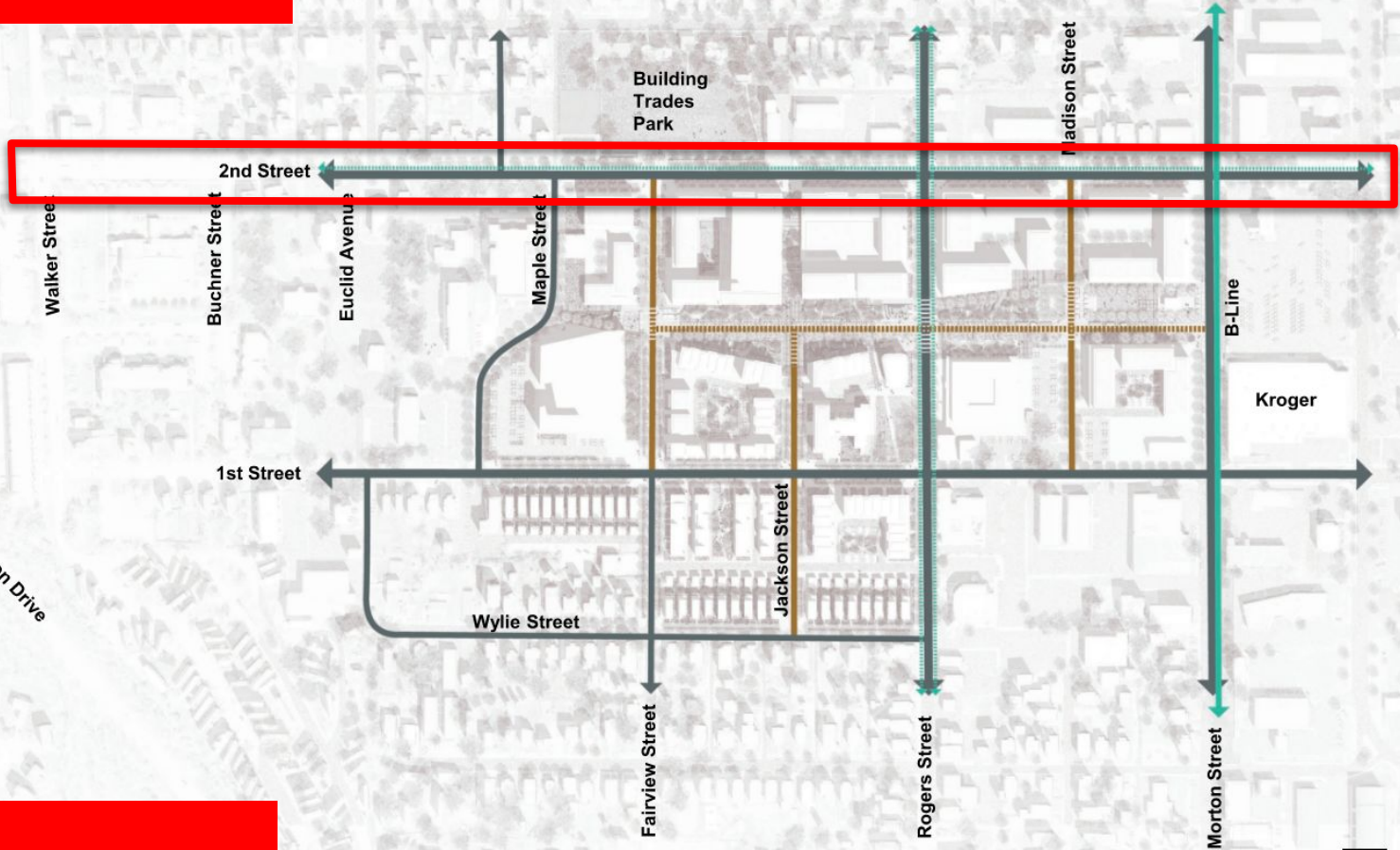
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Kroger



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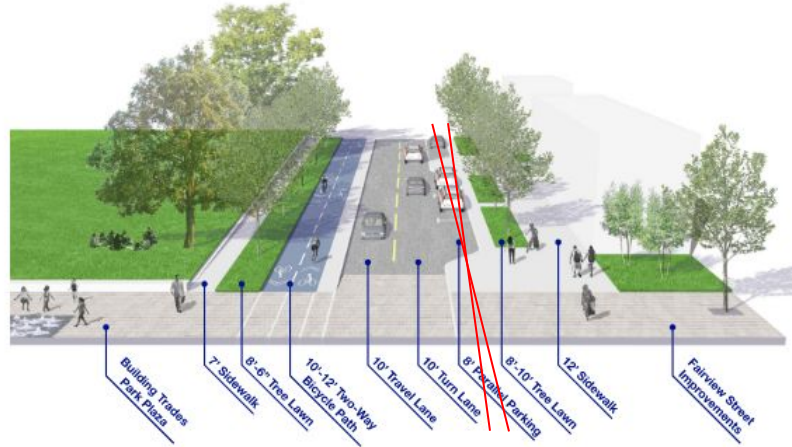
2ND STREET

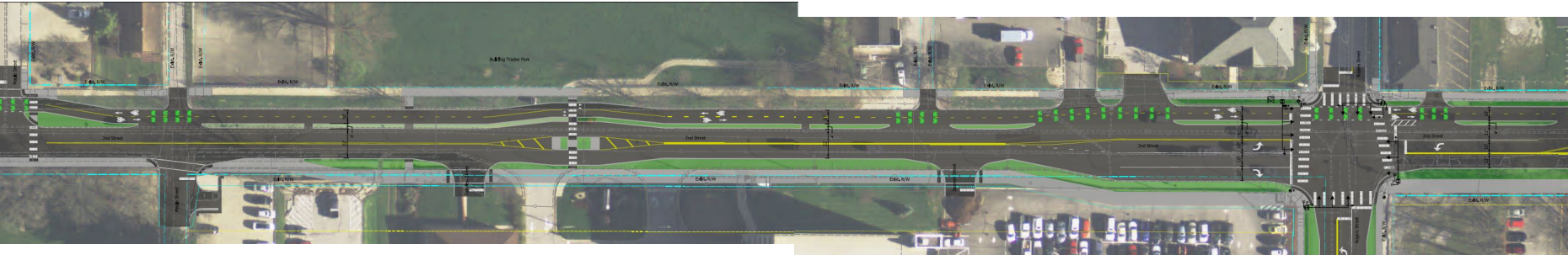
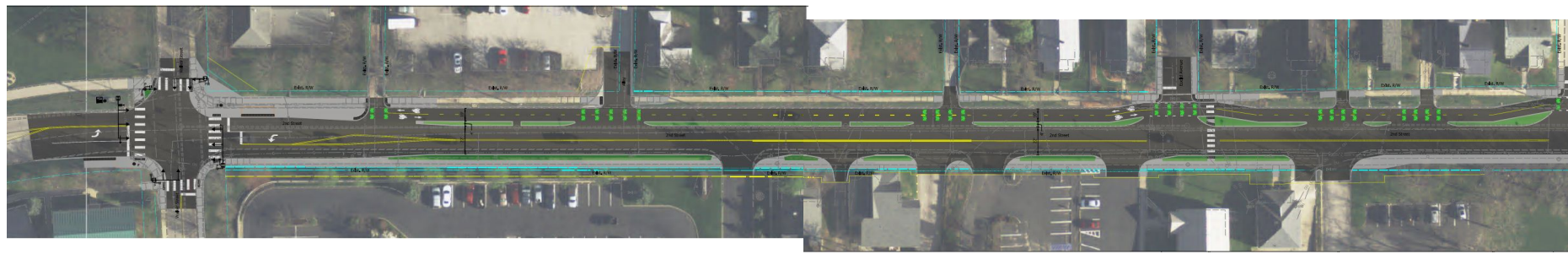


Existing 2nd Street



Proposed 2nd Street







• EXPLORE • PLAY • CONNECT •

HOPEWELL COMMONS



CITY OF
BLOOMINGTON
PARKS AND RECREATION

• EXPLORE • PLAY • CONNECT •

HOPEWELL COMMONS



WETLAND GARDEN

GROVE

STAGE PLATFORM

WATER FEATURE

PAVILION

PLAZA

LAWN

GREENWAY STREET

FLUSH INTERSECTION

GREENWAY STREET

WOODLAND GARDEN

WOODLAND GARDEN

EXISTING GENOA HEALTHCARE

MADISON STREET

MORTON STREET

FLUSH INTERSECTION

B-LINE PLAZA

B-LINE TRAIL





Hopewell East



HOPEWELL COMMONS

- 1-acre park
- 126 trees
- 17,000 sq. ft. of native plants
- Log scramble play structure
- Permeable pavers
- Security cameras & wifi
- Stage and lawn
- Bollards and electric hookups for events and/or food trucks
- Thermally modified ash and red oak, mostly from Indiana
- 3 temporary pickleball courts



Hopewell Commons - eastern block





Hopewell Commons - stage and western block



Medis

STOP

BELOON BELOON
ANY BELOON BELOON

Hopewell Commons - western block







Hopewell East - northeast block



Hopewell East - northeast block



Hopewell East - northwest block

HOPEWELL COMMONS 1% FOR THE ARTS



*Urban Fabric by
Project One/Adam Buente*



*Hoosier Line/North Star by
Rachel Kavathe and Tom Fansler*

HOPEWELL COMMONS 1% FOR THE ARTS



HOPEWELL COMMONS 1% FOR THE ARTS

Undulate by Jon Racek



HOPEWELL COMMONS 1% FOR THE ARTS

Undulate by Jon Racek



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Undulate by Jon Racek



Thank You

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

