



Hopewell

Steering
Committee
UPDATE MEETING

October 28, 2022

AGENDA

- **Welcome & Vision** Mayor Hamilton & Vi Simpson
- **Word on the Street** Mayor Hamilton
- **Stakeholder Engagement Update** Mary Catherine Carmichael & Don Griffin
- **Reviewing the Master Plan**
 - Neighborhood Principles** Alex Crowley
 - Housing & Amenities** John Zody
- **Building on the Master Plan**
 - Arts** Alex Crowley
 - Workforce** Don Griffin
- **Master Plan Implementation - Overall Progress & Update**
 - Real Estate** Larry Allen
 - Infrastructure Updates** Andrew Cibor
 - Development Opportunities** John Zody
 - Overlay** Scott Robinson
- **What Else is Happening & Looking Ahead** Don Griffin
- **Wrap Up & Next Meeting** Mayor Hamilton & Vi Simpson

WORD ON THE STREET



PROJECT VISION + IDENTITY UPDATE

- **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.
- **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.
- **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.

PROJECT NAME: HOPEWELL



- Generated more than 200 potential names across a range of thematic options generated from Discovery phase
- Selected name: *Hopewell*
- Pays homage to the site's history while also looking to the future
- Hopewell represents the care that the residents of Bloomington have for one another.



STAKEHOLDER ENGAGEMENT

- **Direct Outreach through Neighborhood Organizations**
 - CONA, Prospect Hill, McDoel Gardens, Near Westside
- **Alerts about Upcoming Work**
 - City's weekly infrastructure update and door hangers
 - City Council and Redevelopment Commission Meetings
 - maintain hopewellbloomington.org with online opt-in group
- **Future**
 - Physical Signage
 - Phase I Infrastructure Kick-off coming Spring 2023
- **Engaging the Development and Construction Community**
 - Individual outreach and preparation for future RFI process
 - Sharing via BEDC communications
 - Monroe County Apartment Association- MCAA (Oct 18)
 - Builder's Association of South-Central Indiana (Oct 27)
 - Exchange Club (Nov 30)



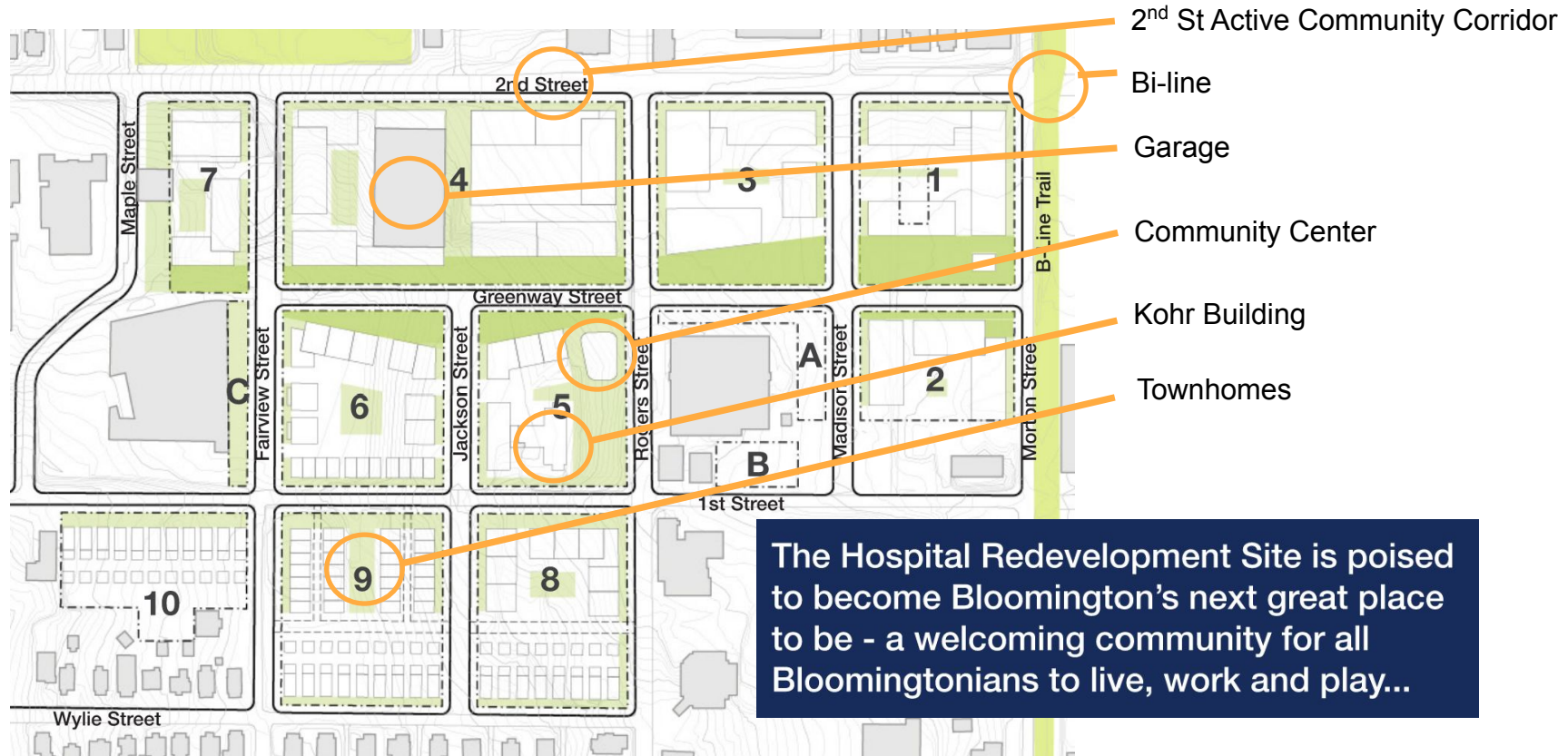
REVIEWING MASTER PLAN

A neighborhood to

- Embrace diversity, sustainability, and people-first design
- Anchor and engage at the ground floor (such as cafes, shops, childcare, event space, community centers, etc.)
- Create a mix of building scales to create unique + effective transitions between neighborhoods
- Develop a network of public space that encourage time outdoors + together
- Define a blueprint for truly climate positive communities
- Preserve and reuse of key structures (Garage and Kohr)
- Leverage development and investment opportunities to achieve a “Lifetime Community” – a place that promotes social, physical, mental, and emotional well-being



REVIEWING MASTER PLAN – Housing in every parcel



REVIEWING MASTER PLAN – Active Ground Floors



DEVELOPMENT OPPORTUNITIES

- Workspace
- Lobby space
- Childcare
- Adult daycare
- Community clinic
- Social services
- Fitness/wellness
- Makershop/workshop
- Shared Kitchen
- Job Training
- Café/Coffee shop
- Restaurant/Bar
- Barbershop/Salon
- Flower shop
- Dry Cleaners
- Community space
- Event space
- Gallery/Art studio
- Residential

REVIEWING THE MASTER PLAN - Housing

- **Targeting affordability at Hopewell at 20% Overall**
 - 80% of Area Median Income (AMI) and below - “traditional” affordable
 - 80% - 120% AMI - “workforce” housing
 - Bloomington AMI for 2022: \$91,400 (family of 4)
- **Housing Diversity**
- **Amenities**
 - Master Plan identified areas for cafes, shops, childcare, event space, community centers, etc.
 - Encouraging Developers to create partnerships
 - **Steering Committee to identify potential partnerships we can share with developers**

Master Plan Housing Types	% Total
Multi-Family	85%
Townhomes	6%
Single Family/Duplex/Triplex	4%

BUILDING ON THE MASTER PLAN - Arts

- **1% arts ordinance**
- **Studying opportunities to expand arts**
- **How can Hopewell help fill gaps**
 - Temporary art installations
 - Greenways and parks
 - Activation
 - Supporting Programming

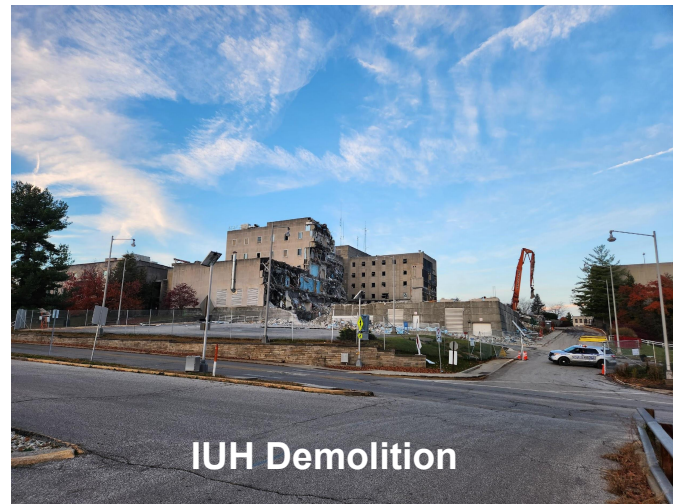


BUILDING ON THE MASTER PLAN - Workforce

- Talking with key employers about Workforce Housing needs
- In 2018, the Urban Land Institute (ULI) recommended office space for new and existing businesses
- Incremental job commitments from Catalant
- Bus Rapid Transit line will likely include Hopewell

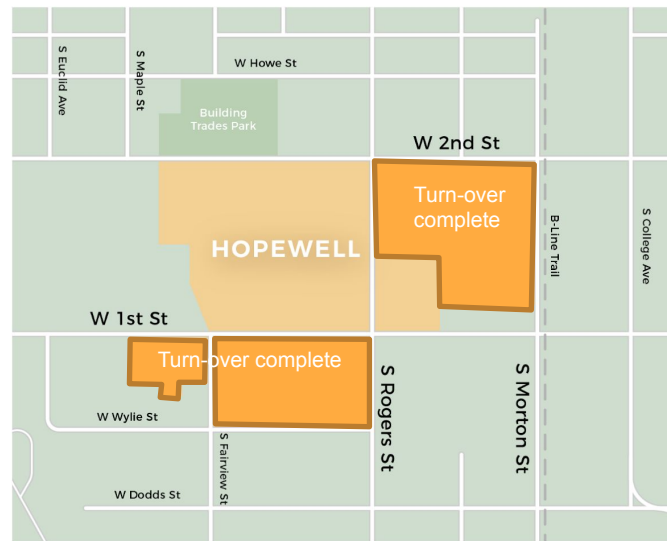
REAL ESTATE UPDATE

- **IUH**
 - 50%+ Parcel Turnover Complete
 - IUH Legacy Hospital Demolition
 - Separation of the Kohr building has begun
 - Above-grade demolition – 50%
 - Below-grade demolition – 0%
 - Site grading and restoration – 0%
 - Remaining Parcel Turnover – by Dec 2023
 - Parking Garage & Kohr Building – maintained as is



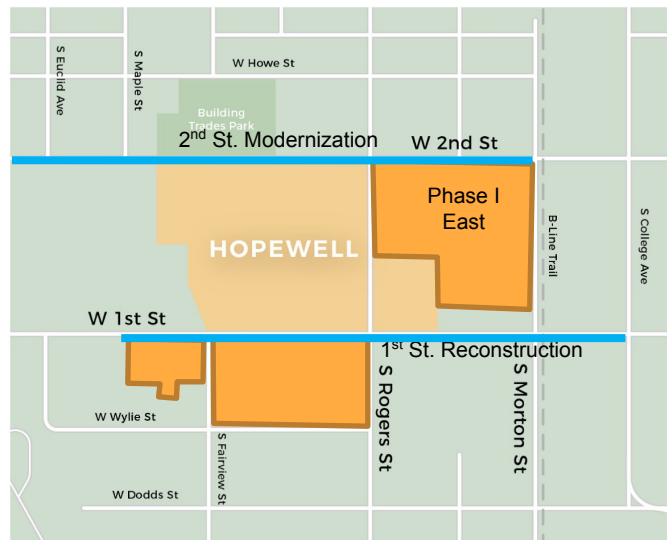
REAL ESTATE UPDATE

- **Current & Future Activities**
 - Appraisals
 - Plat Approval (Phase I East)
 - Overlay District (more details to follow)
 - Future sub-divisioning
 - Kohr site offering



INFRASTRUCTURE UPDATES

- **Phase 1 East Demolition is Complete**
- **Phase I Infrastructure (Roads/Greenway) is Bidding**
 - Targeted completion Spring 2024
- **1st Street Reconstruction is in Design and Bidding February 2023**
 - Begin construction 2023
- **2nd Street Modernization**
 - Begin construction 2025
- **Looking ahead to other ROW engineering**



Phase I East - READY FOR INFRASTRUCTURE & DEVELOPMENT

BEFORE PHOTO (looking south)



AFTER PHOTO (looking south)



Hopewell Phase 1 East Recycling Statistics (as of today)

137 Tons of Iron

4,914 Tons of clean fill was diverted from landfills

340 lbs of copper and aluminum wire

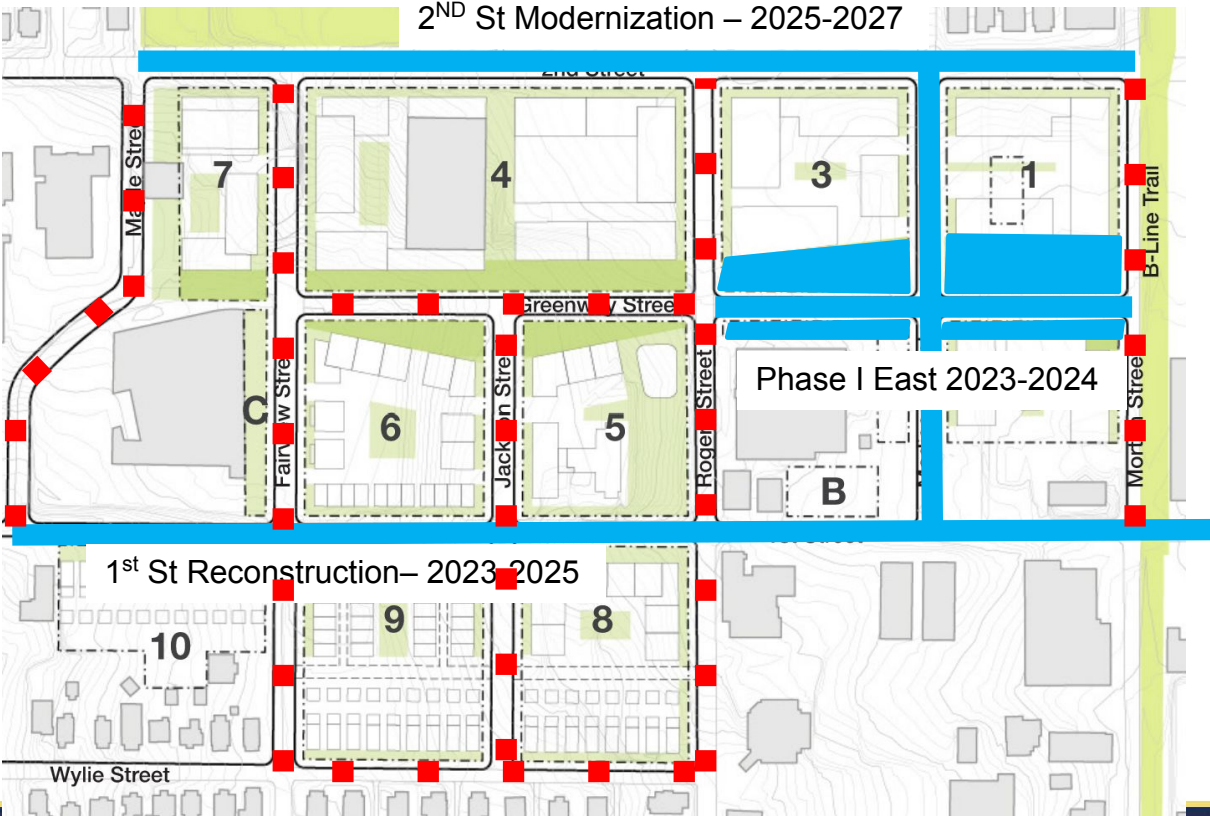
HOPEWELL DEVELOPMENT OPPORTUNITIES

- **Housing**
- **Affordability**
- **Sustainability**
- **Design Excellence**

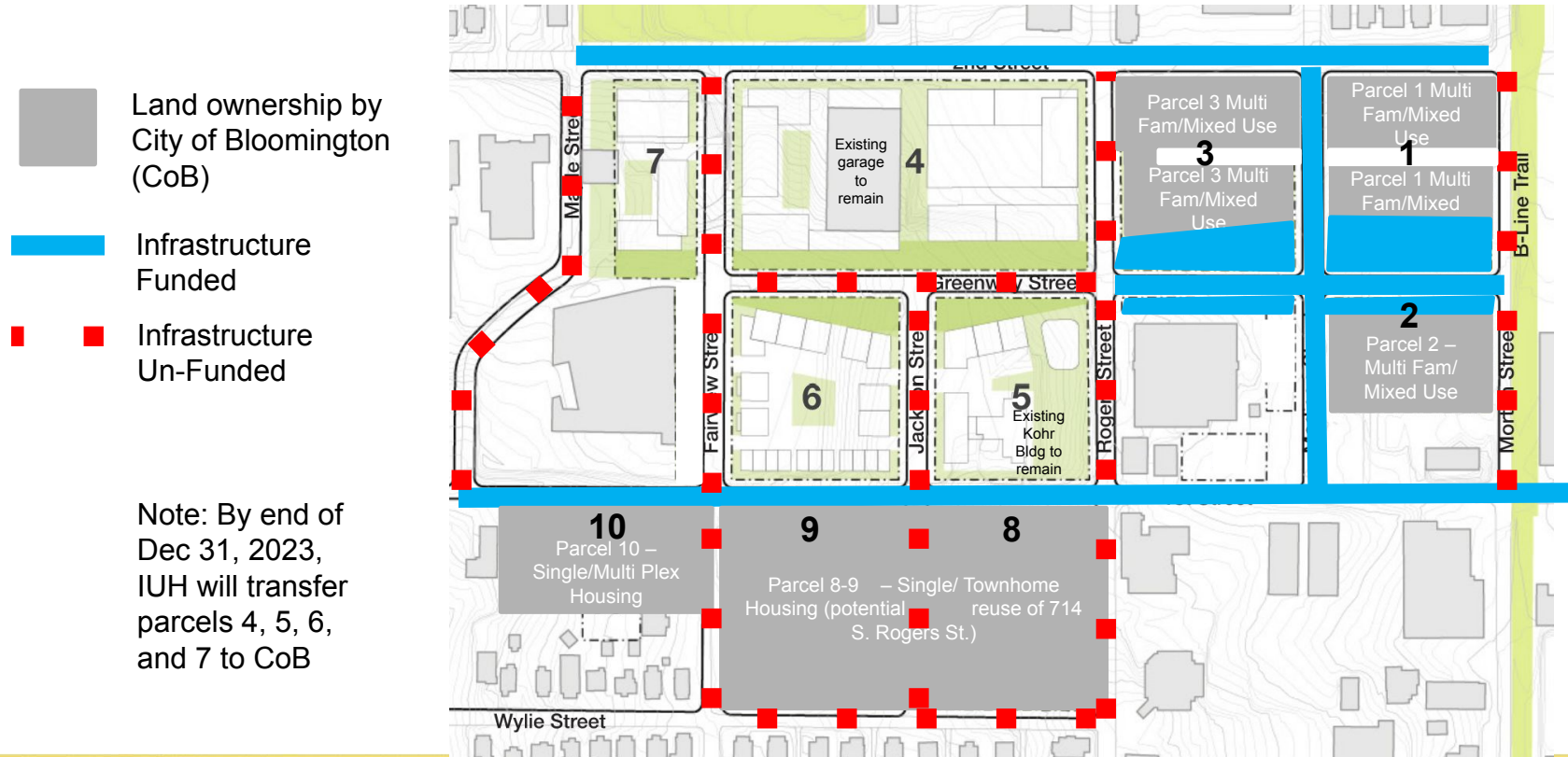


INFRASTRUCTURE

- Funded
- Un-Funded



HOPEWELL DEVELOPMENT OPPORTUNITIES



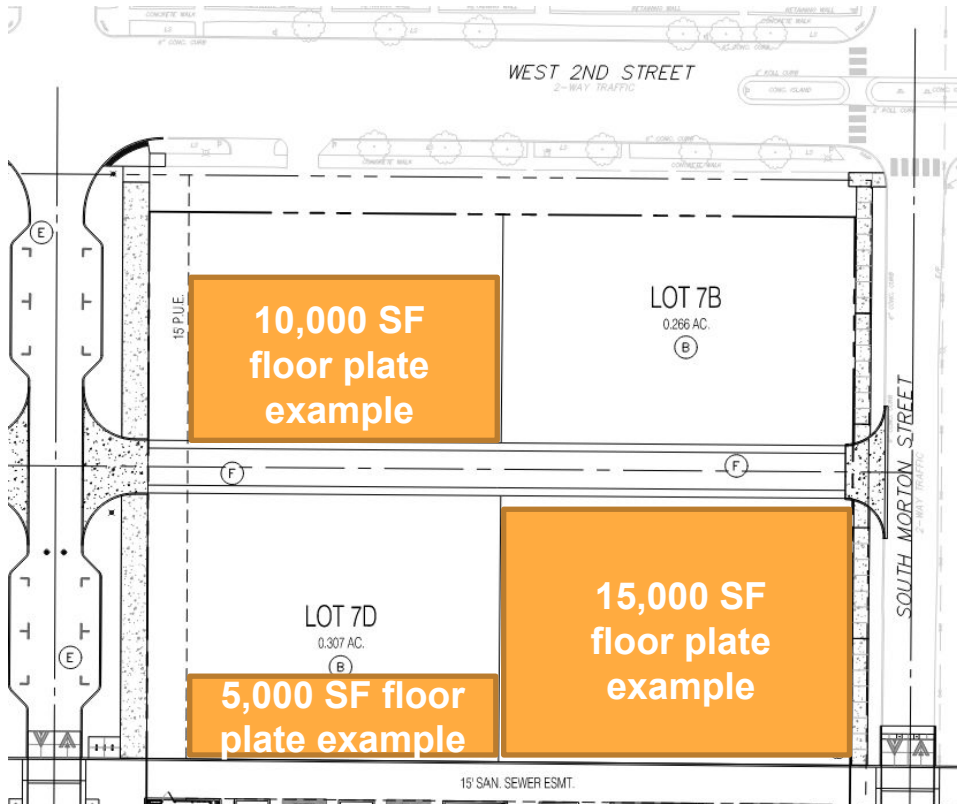
KEY DEVELOPMENT INFORMATION

- Hopewell Residential Units (per Master Plan): 580 – 940 units
- Types: Multi-family with non-residential first floor, single family and multi-plex, townhomes
- 20% min. affordable + workforce housing
- Sustainability – LEED Silver
- \$25M investment by the City of Bloomington
- Rezoning complete with overlay district underway
- Phase I East parceling complete and infrastructure project coming soon
- 1st St and 2nd St improvements planned
- Land lease and for sale lots

OVERLAY DISTRICT CONSIDERATIONS

- Subdivision standards for alleys
- Reduce landscaping areas
- Reduce side and rear setbacks
- Eliminate parking minimum requirements
- Require drive access off alleys rather than streets
- Reduce minimum lot sizes
- Enhance pedestrian-scale development standards for first floor residential uses
- Also considering floor plate maximums, height, and maximizing housing

OVERLAY CONSIDERATIONS



WHAT ELSE IS HAPPENING?

- Observing other rehabs in the neighborhood
- Actively working with partners such as Centerstone
- Security patrols to enhance safety
- Submitted READI Grant to help fund more infrastructure (approx. \$2M)
- Retained SB Friedman to create a financial pro forma

LOOKING AHEAD

- IUH Demolition continues
- Phase I East infrastructure work begins
- Development Opportunities – Get the word out!
- Overlay district development
- Steering Committee to “share the message”

WRAP UP + NEXT MEETING

- Steering Committee upcoming meeting – Spring 2023
- Final Remarks



Hopewell

Questions?