

# **City of Bloomington Common Council**

## **Packet**

Containing materials related to:

**Monday, 15 December 2025**

**Special Session at 4:00pm**



# CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE: SPECIAL SESSION Monday | 4:00 PM 15 December, 2025

City Hall, Allison Conference Room, Suite 225, 401 N. Morton Street

*The meeting may also be accessed at the following link:*

<https://bloomington.zoom.us/j/85367653738?pwd=56Flb2LgjWolab8iGmQ3NGEWNoaTCY.1>

## 1. ROLL CALL

## 2. AGENDA SUMMATION

## 3. FRAMING REMARKS FROM THE MAYOR

## 4. PRESENTATION ON HOPEWELL SOUTH

- Director of Planning and Transportation - David Hittle
- Principal Architect + Landscape Architect, Flintlock LAB - Allison Quinlan

## 5. COUNCILMEMBER QUESTION AND ANSWER

## 6. ADJOURNMENT

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) website: <https://catvstv.net>
- City's YouTube channel: <https://youtube.com/@citybloomington>

Background materials and packets are available at City Council's website:

<https://bloomington.in.gov/council/meetings?year=2025>

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).

Posted: December 11, 2025

# HOPEWELL HOME CATALOG

HOUSING OPTIONS MADE EASY

# FLINTLOCK LAB



Flintlock LAB is a small woman-owned multi-disciplinary firm based in Fayetteville, Arkansas. Our work is dedicated to creating [beautiful, sustainable, economically vibrant places.](#)

# INCREMENTAL DEVELOPMENT ALLIANCE



Inc Dev helps locals strengthen their neighborhoods through small-scale real estate projects. We train small developers and help city champions get [the kind of development their community wants.](#)

# KRONBERG URBANISTS + ARCHITECTS



KUA is a multidisciplinary team that utilizes skills in architecture, planning, urban design, historic preservation, policy making and real estate development [to make healthy neighborhoods.](#)

We're architects, planners,  
landscape architects, housing  
advocates, and small-scale  
developers of our own work.

We understand how hard it is  
to provide lovable, sustainable,  
attainable housing.

# WHAT IS A PRE-APPROVED PLANS PROGRAM?

**FOR LESS THAN \$2,500<sup>uu</sup> YOU CAN BUILD  
THIS ELEGANT CONCRETE AND FRAME CONSTRUCTION  
NINE-ROOM \$4,000.00 HOUSE**

**NINE-ROOM \$4,000.00 HOUSE**  
BY USING OUR PLANS, SPECIFICATIONS AND BILL OF MATERIALS WHICH YOU CAN GET FREE, AS  
EXPLAINED ON PAGE 2.

## **NINE-ROOM \$4,000.00 HOUSE**

BY USING OUR PLANS, SPECIFICATIONS AND BILL OF MATERIALS WHICH YOU CAN GET FREE, AS EXPLAINED ON PAGE 2.



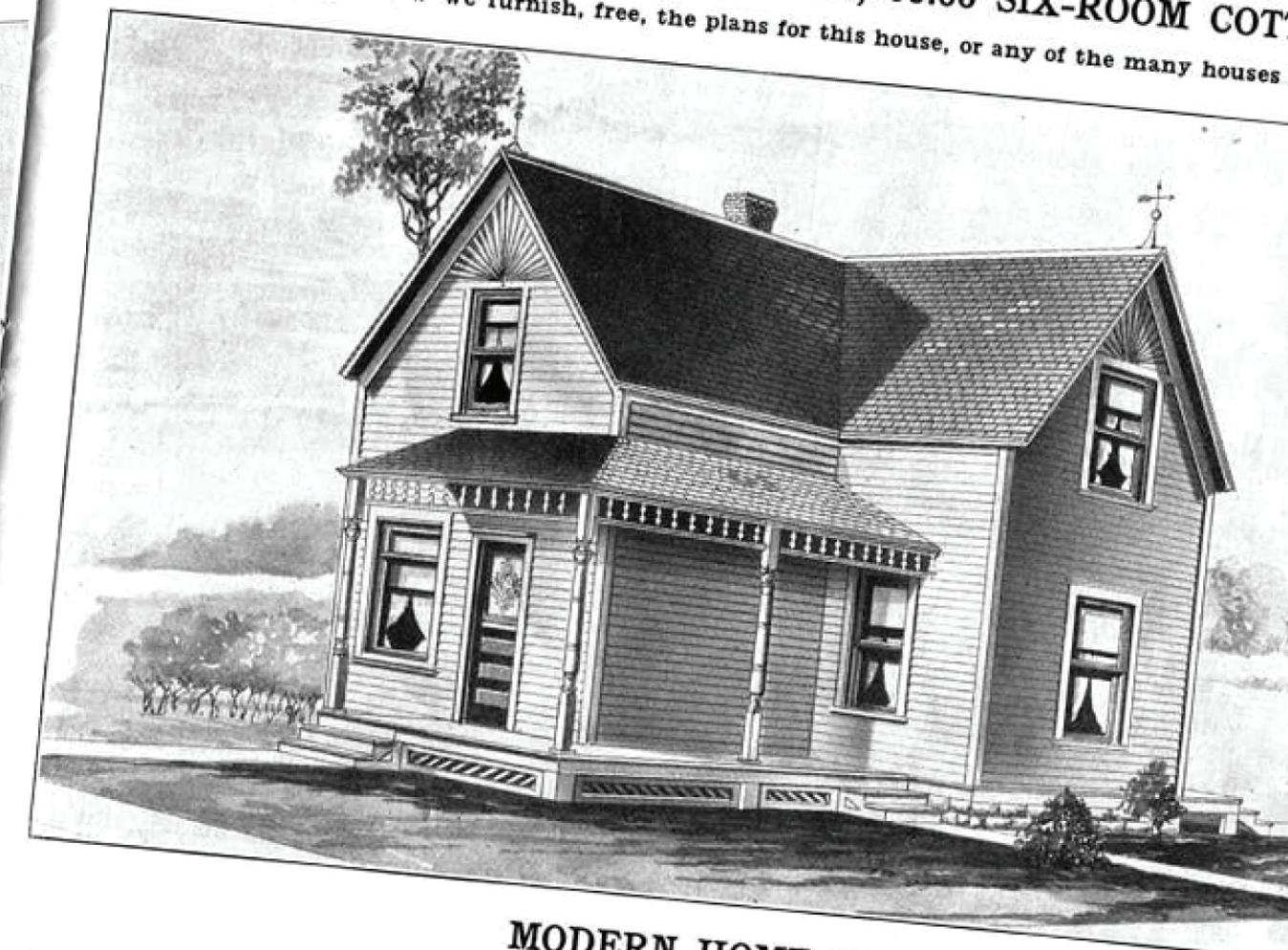
MODERN HOME No. 111

The arrangement of this house  
is as follows:



# **\$725<sup>00</sup> and Our FREE BUILDING**

THIS INVITING \$1,100.00 SIX-ROOM COTTAGE  
We tell you on page 2 how we furnish, free, the plans for this house, or any of the many houses shown.

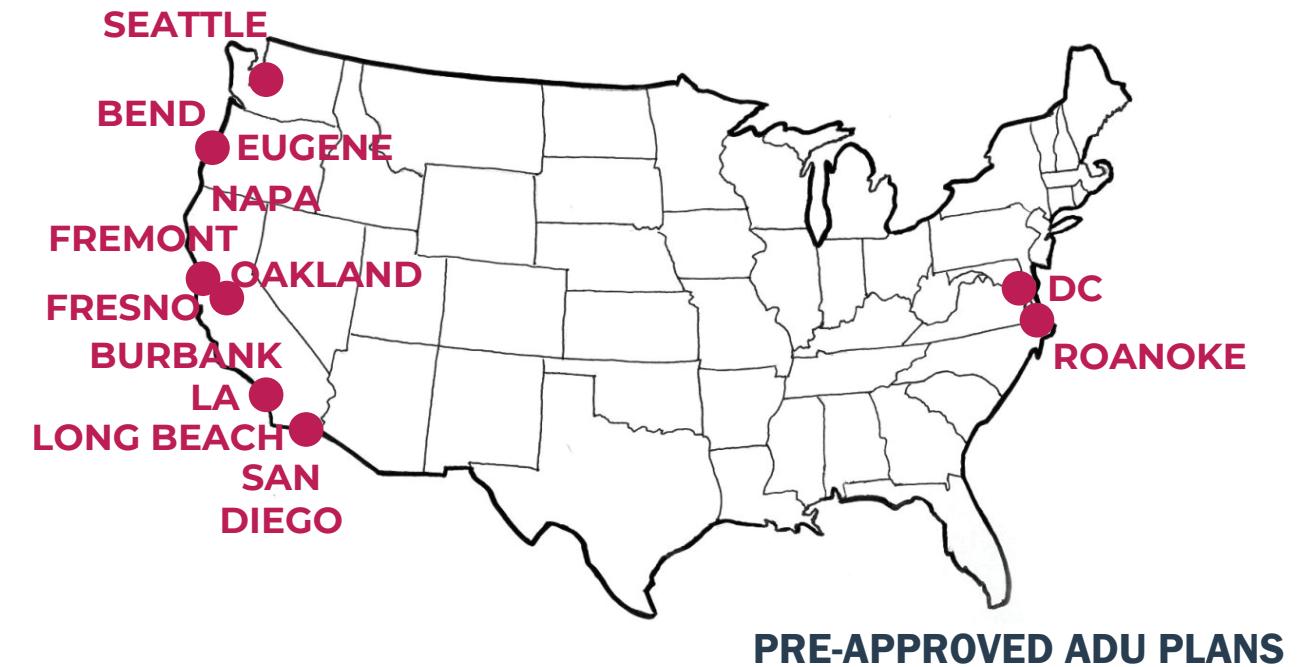


## MODERN HOME No. 115 With Wood Foundation. Net \$1500.

On the opposite page we illustrate

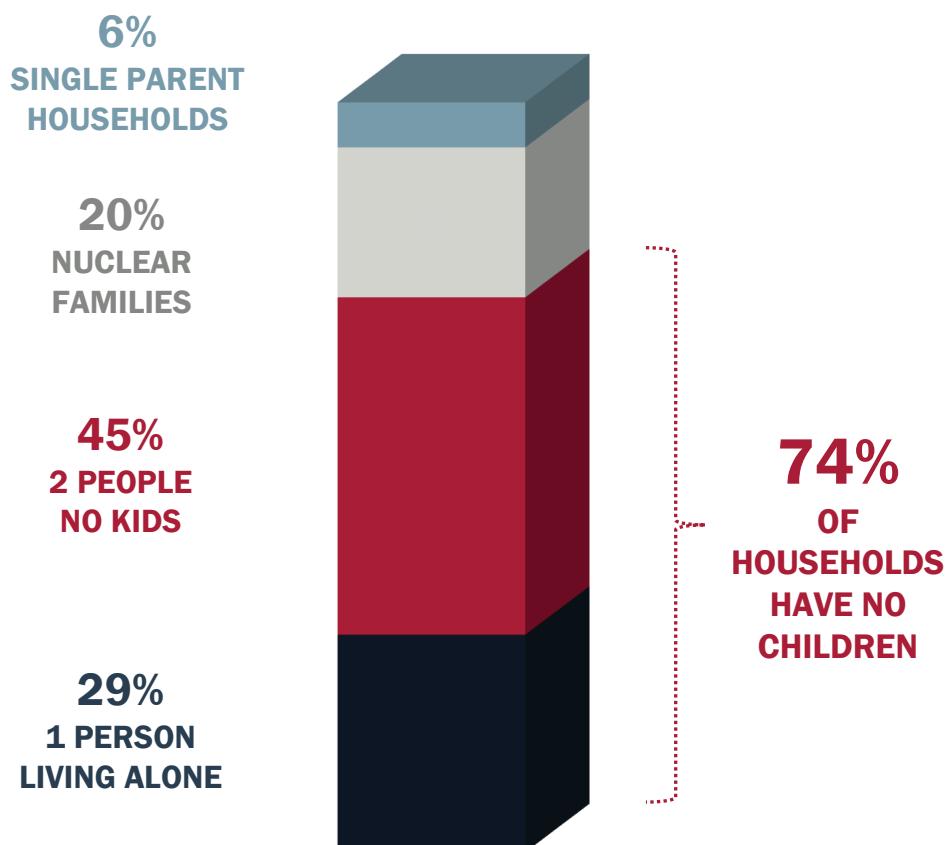
# PRE-APPROVED PLANS PROGRAMS

- Expedite Development Processes
- Reduce Development Costs
- Create Local Wealth
- Develop Better Built Outcomes
- With A Greater Variety Of Housing Options

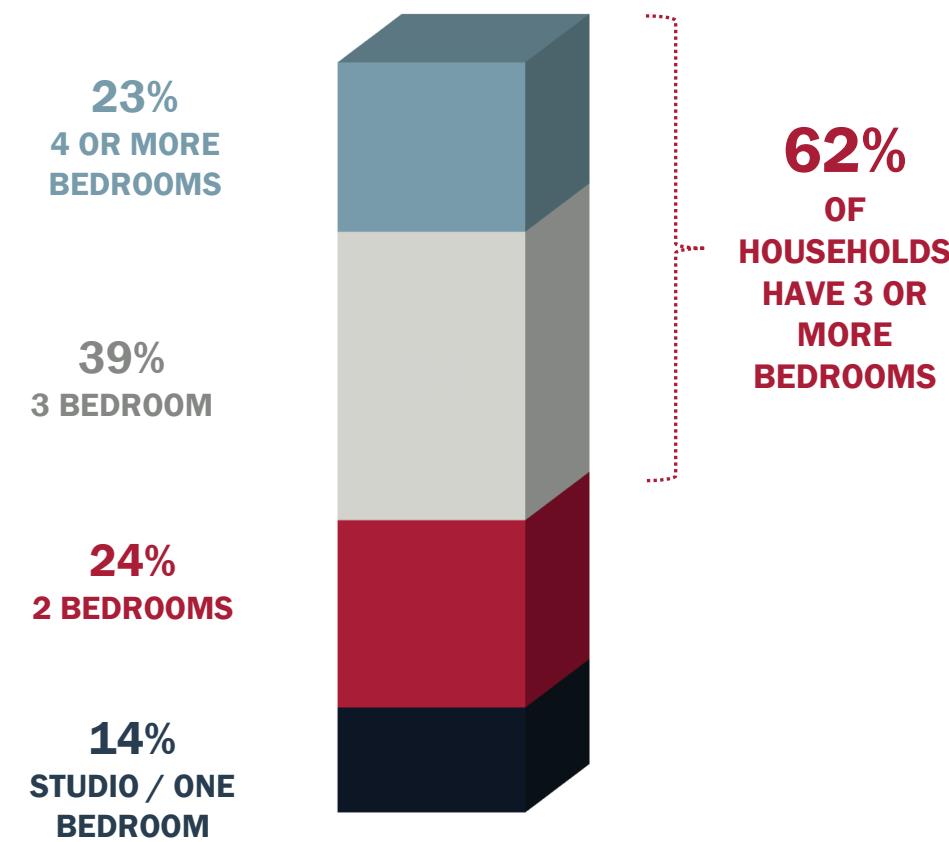




# THE AMERICAN HOUSEHOLD

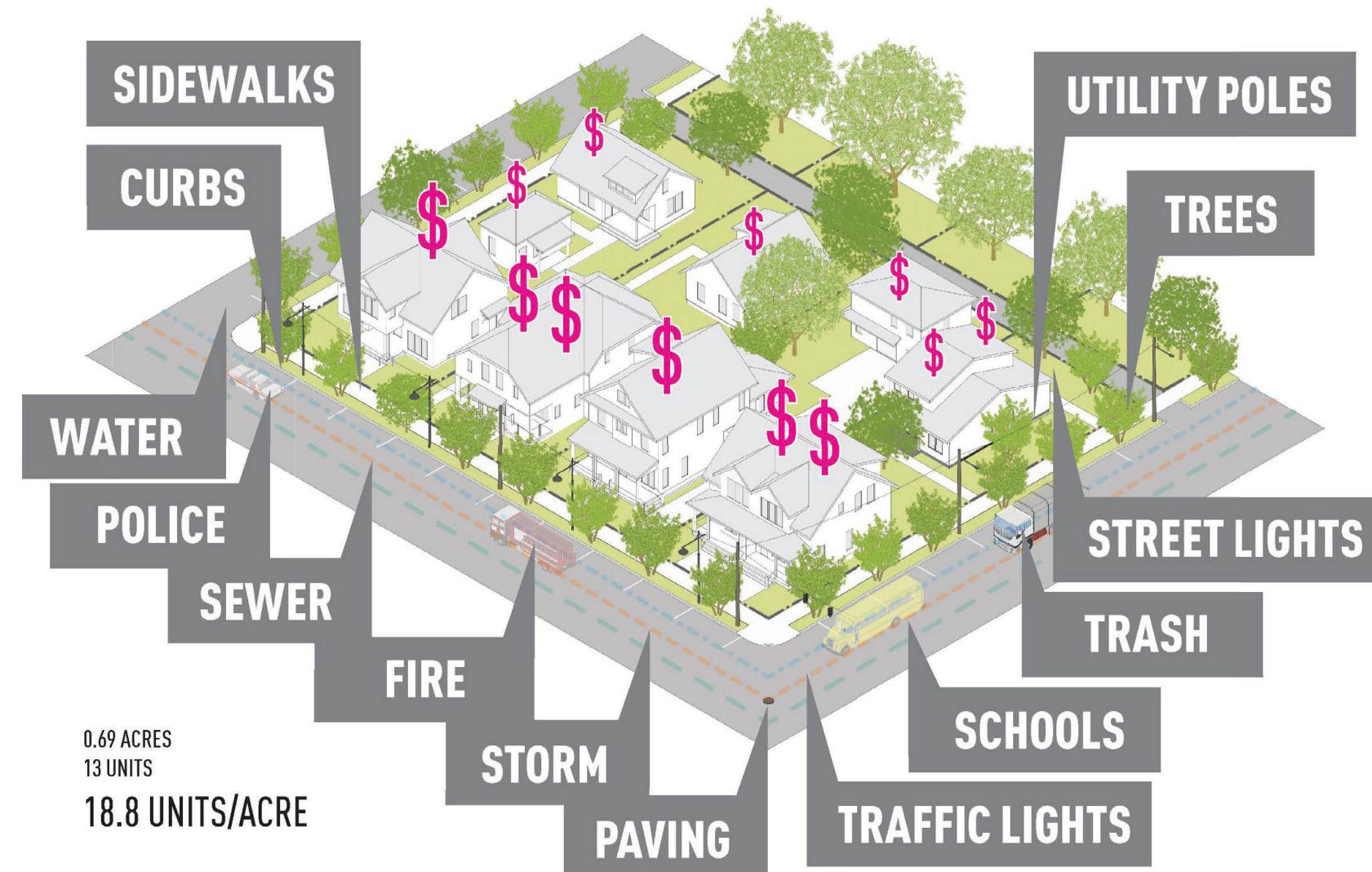


**AMERICAN  
HOUSEHOLDS  
SKEW SMALL**

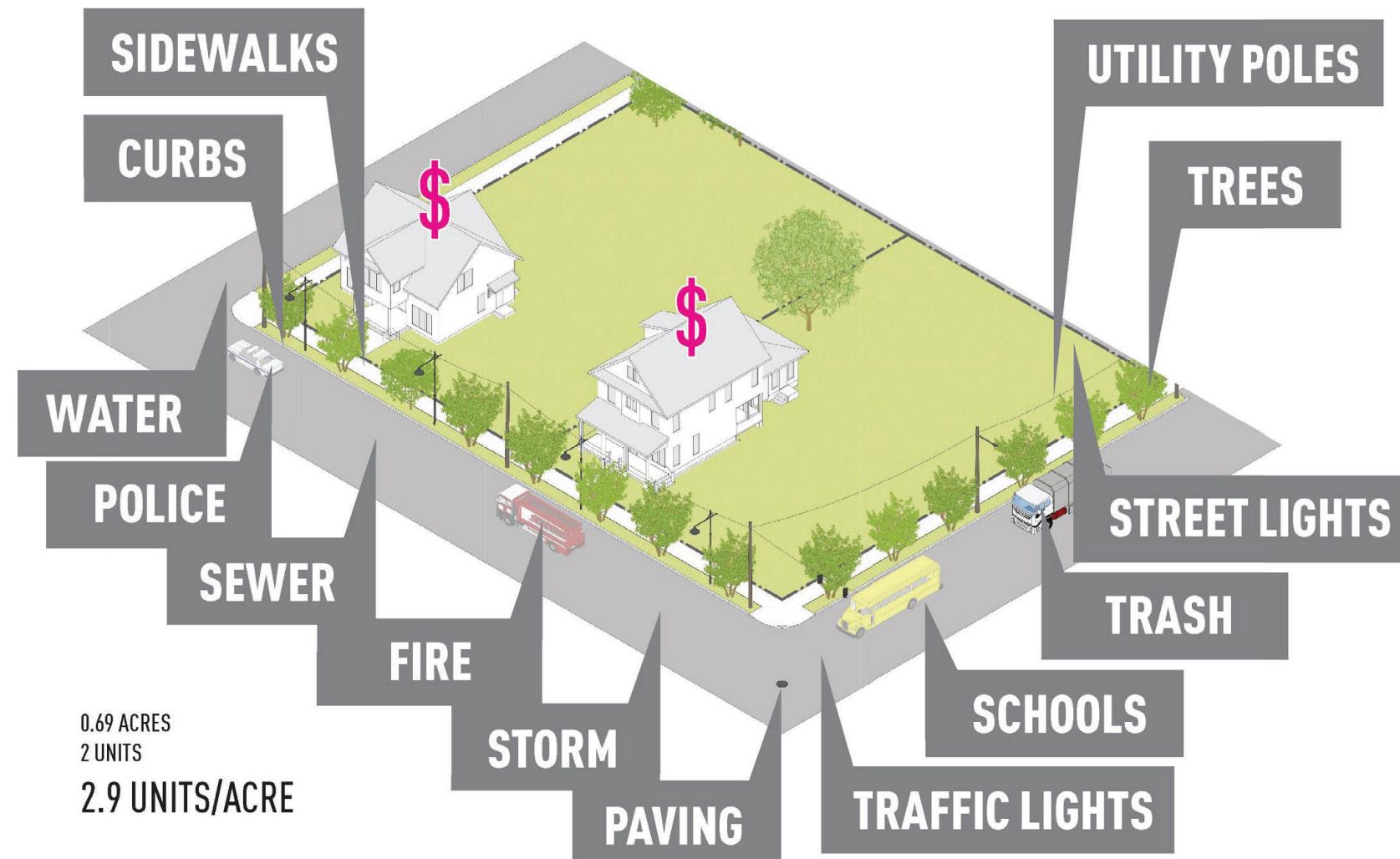


**AMERICAN  
HOUSES  
SKEW LARGE**

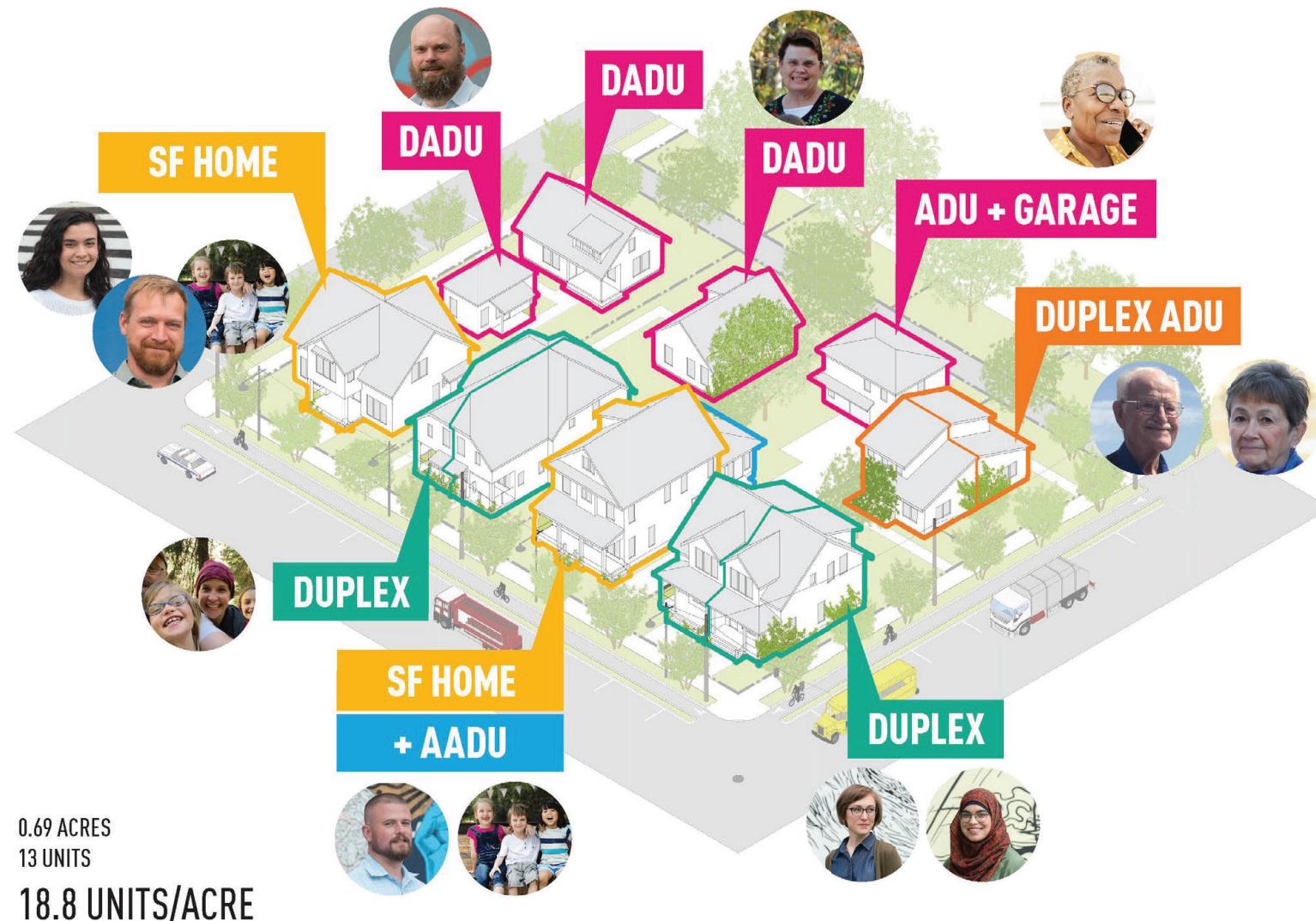
# INFRASTRUCTURE & SERVICE NEEDS



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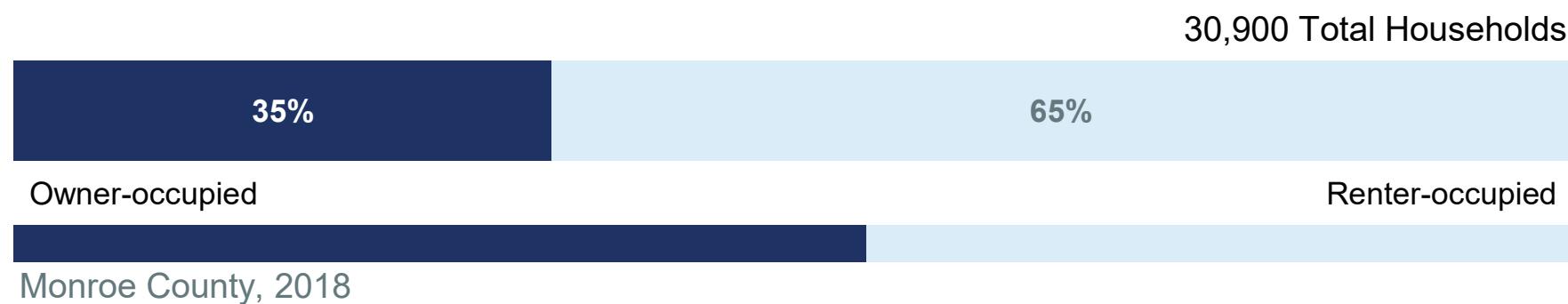


# HOUSING & PEOPLE NEEDS

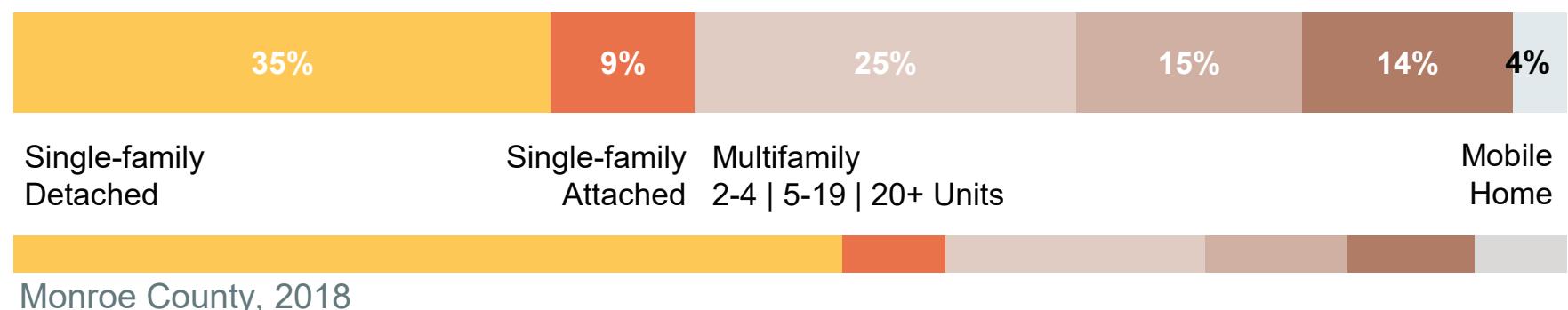


# WHY BLOOMINGTON?

## Housing Tenure (Bloomington, 2018)



## Housing Mix (Bloomington, 2018)



Source: Bloomington Hospital Site Redevelopment Master Plan Report 2021  
SB Friedman; US Census Bureau

# WHY BLOOMINGTON?

**Figure 1.16: Housing Affordability & Availability Analysis**



Source: Bloomington Indiana Housing Study 2020

# HOPEWELL MASTER PLAN



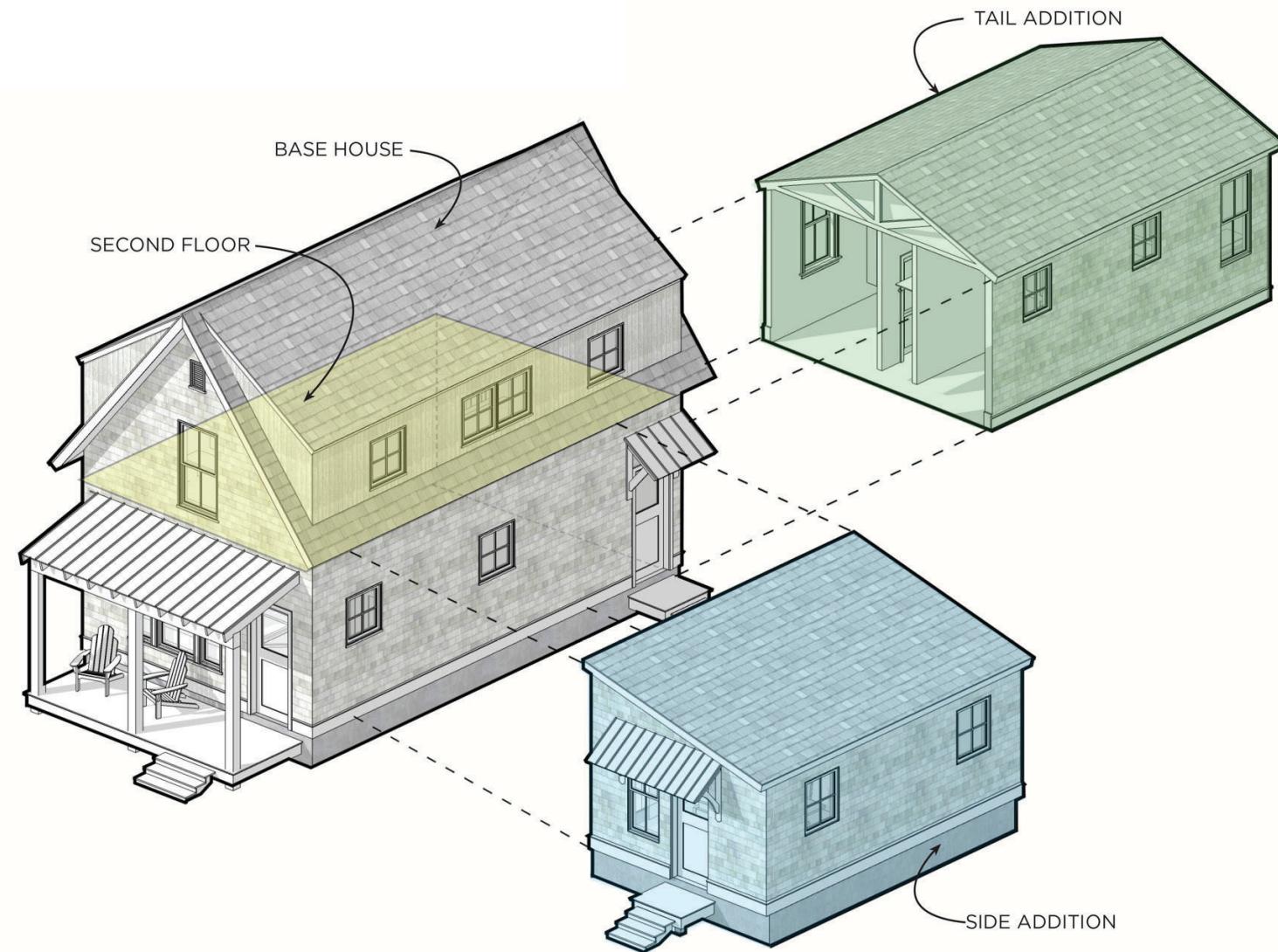
# HOPEWELL SOUTH



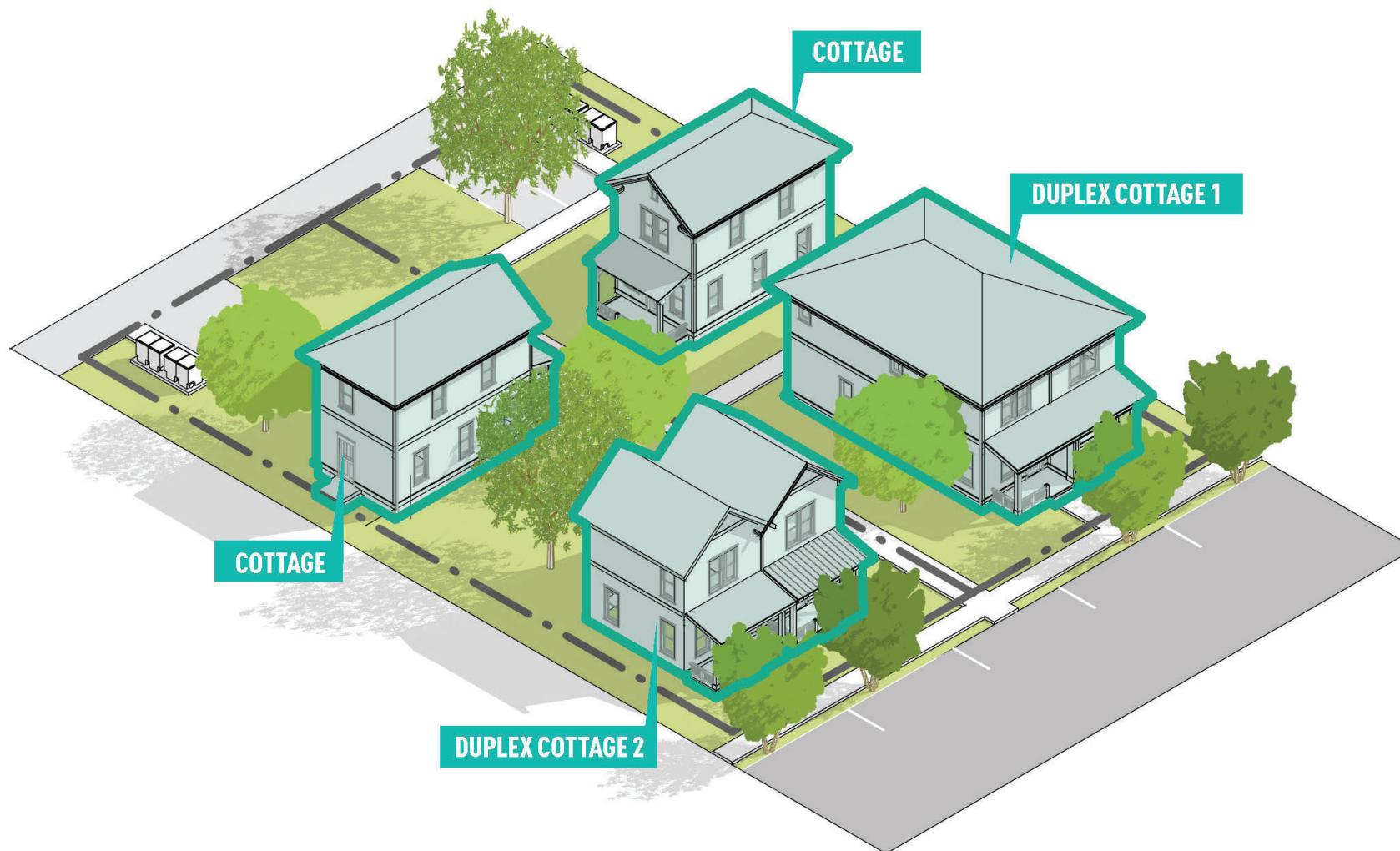
**A MIX OF HOUSING TYPES AND PRICE POINTS**



**PRE-APPROVED HOME DESIGNS TO STREAMLINE  
PERMITTING AND REDUCE COSTS**



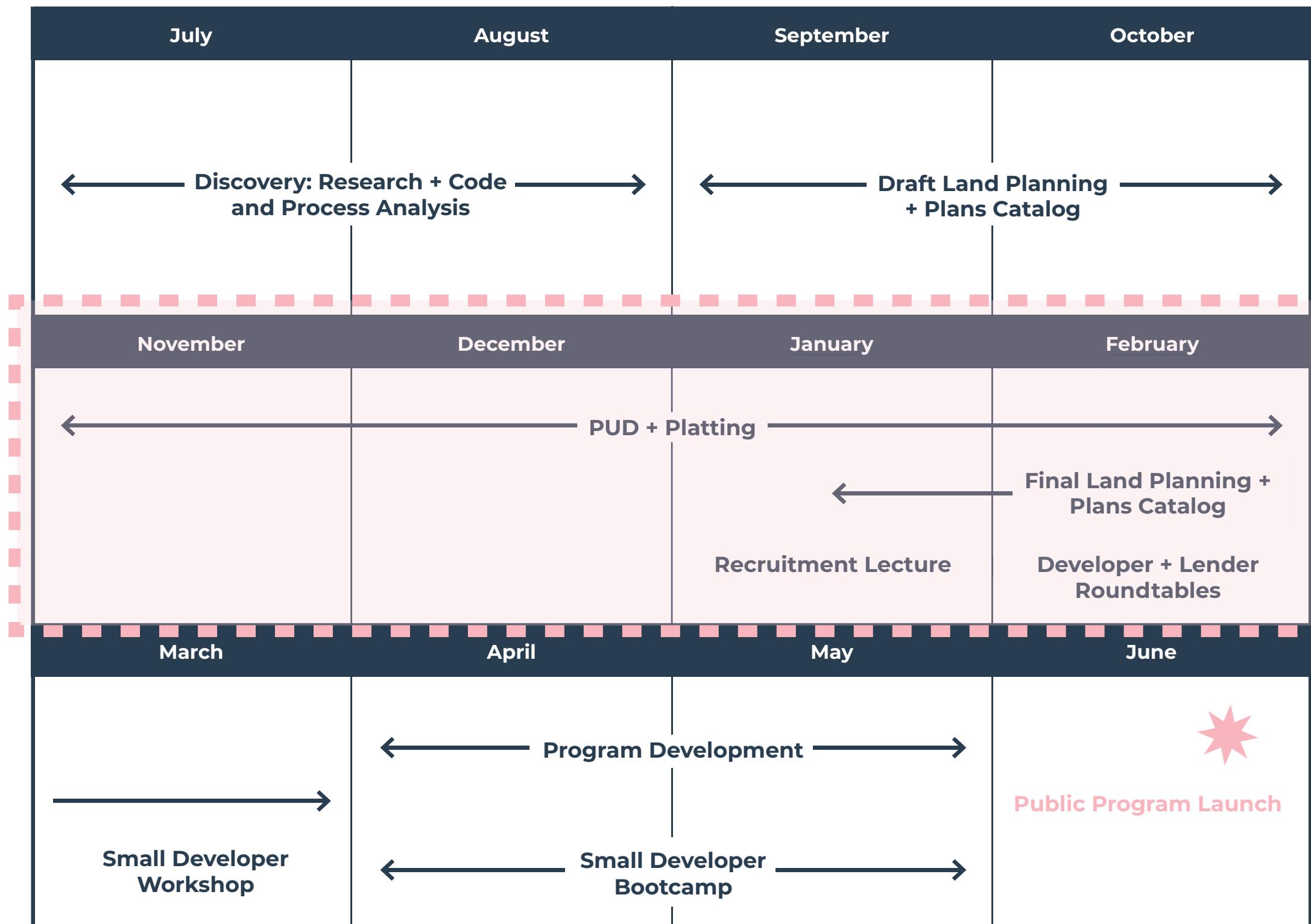
## OPPORTUNITIES FOR LOCAL BUILDERS



## LEGAL FRAMEWORKS TO SUPPORT PERMANENTLY AFFORDABLE AND MARKET-RATE HOMES



## ONGOING COMMUNITY OUTREACH AND DEVELOPER TRAINING



# ROSEHILL CEMETERY CASE STUDY



**BEFORE**

# ROSEHILL CEMETERY CASE STUDY



**WHAT ARE WE  
TRYING TO DO?**

# THE HISTORIC “VILLAGE”



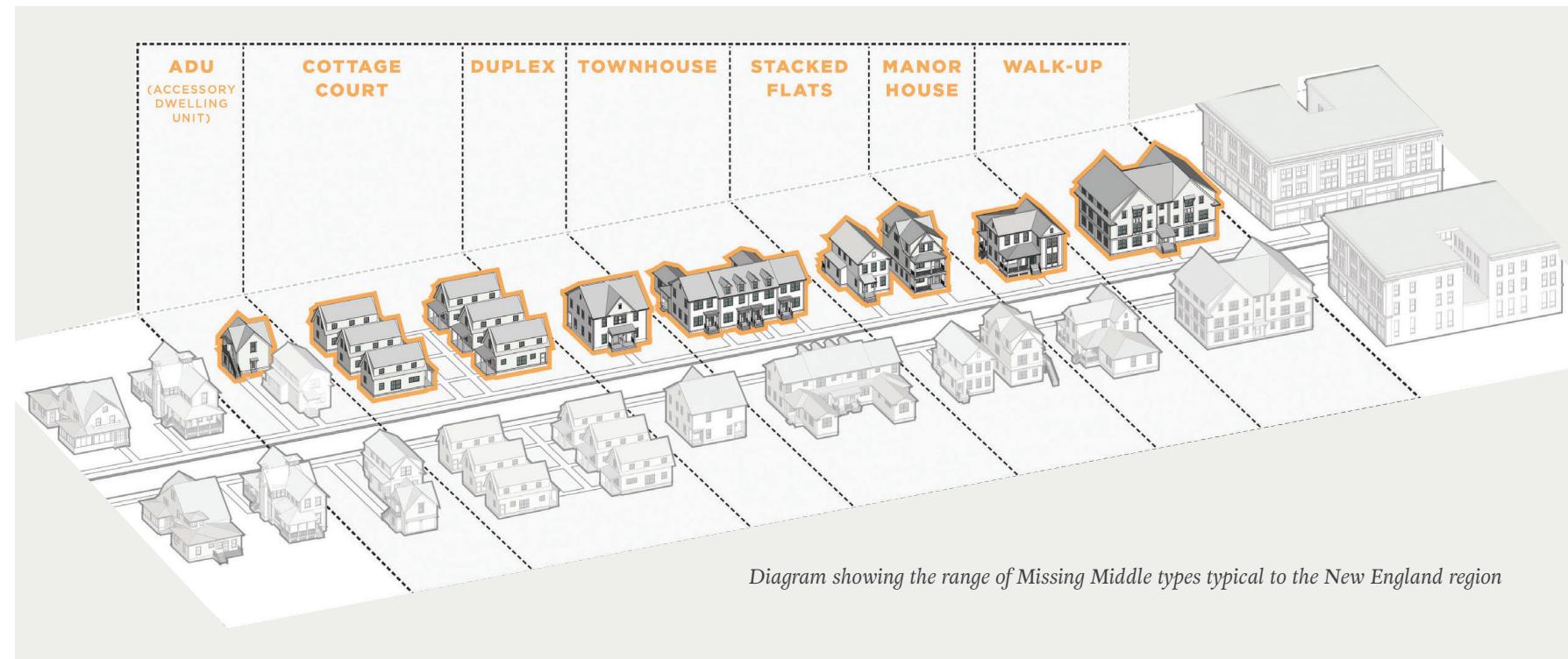
# SMALLER STREETS FOR THE NEIGHBORHOOD



# HOUSING FRONTOAGE ON ALLEYS

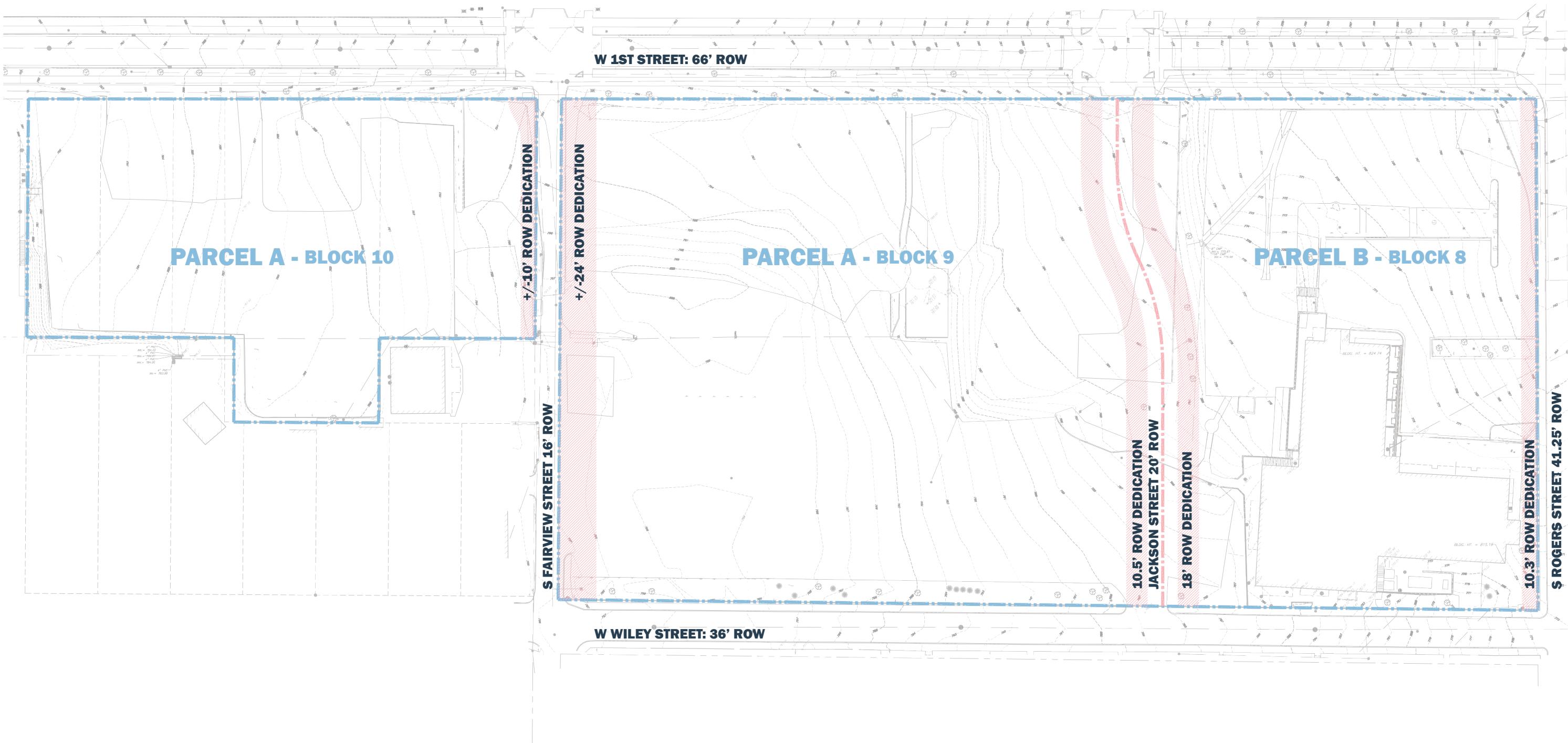


# REINTRODUCING HOUSING TYPES + DENSITY



# **SITE PLAN + PUD REVIEW**

# EXISTING LOTS

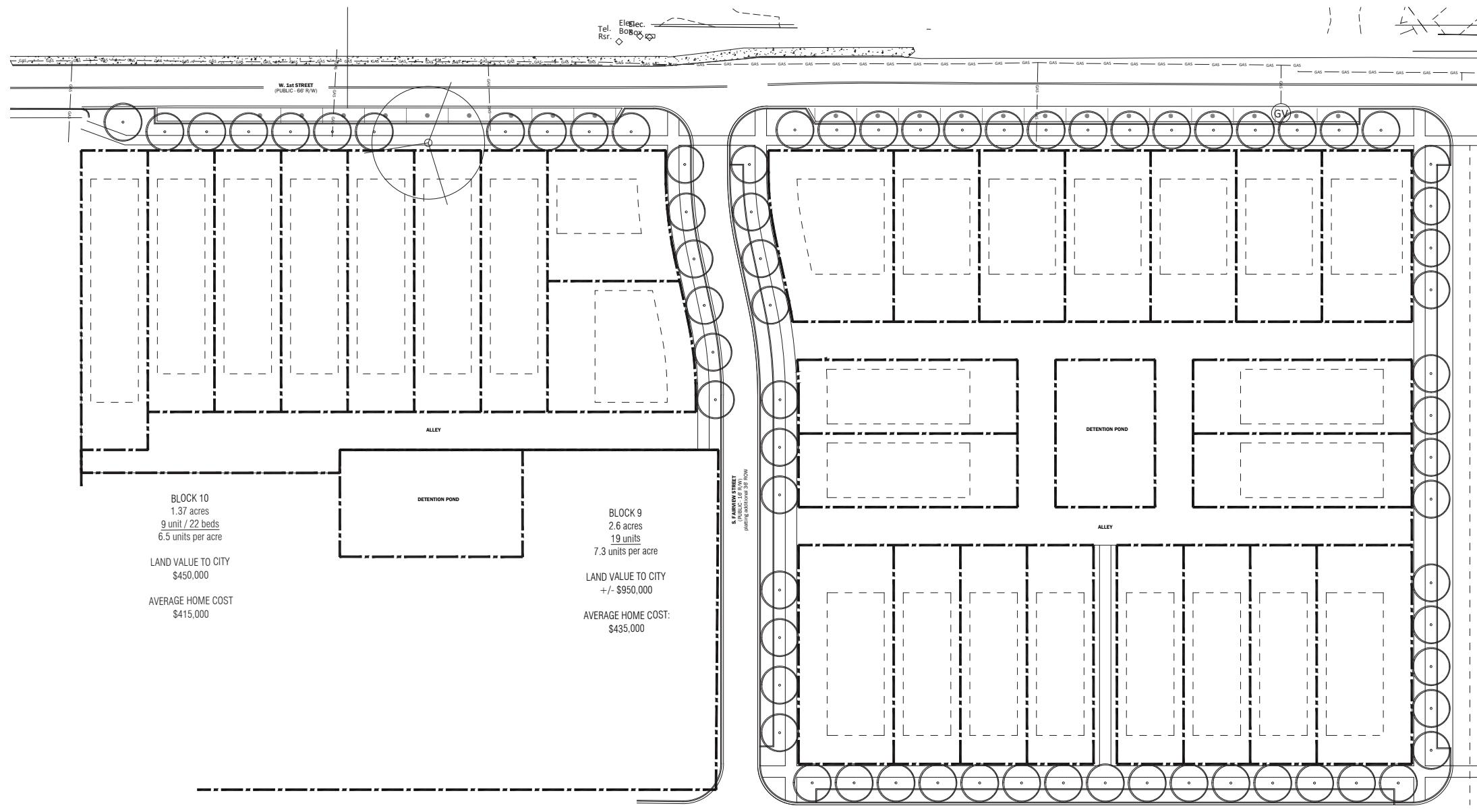


SITE EXHIBITS DEPICTING BLOCK 8/PARCEL B ARE CONCEPTUAL ONLY  
SITE DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT STUDY,  
COORDINATION AND REVIEW

# CONCEPT PLAN A

ASSUMPTION:

60' RIGHTS OF WAY + CURRENT R4 ZONING



## YIELDS:

**28 HOMES (76% REDUCTION)**

**FINISHED LOT VALUE +/- \$1.3 - 1.6MM**

**HOME PRICES \$200K - 676K (AVG \$425,000)**

\* in support of our proposed code changes, we are also including the most efficient current R-4 compliant layout we were able to lay out. The impact city wide of the proposed code changes should be clear: the current most dense urban residential zoning still yields 76% fewer units, at a higher price points to justify the large lots, than the proposed code changes would allow

# CONCEPT PLAN B

ASSUMPTION:

60' RIGHTS OF WAY + PROPOSED CODE CHANGES ADOPTED



## YIELDS:

**84 HOMES (29% REDUCTION)**

**FINISHED LOT VALUE +/- \$2.1 - 2.5MM**

**HOME PRICES \$200K - 676K (AVG \$315,000)**

\* this version of the plan maintains all proposed code updates, but is provided with 60' rights of way. the additional street width results in a 30% reduction in homes, an affect that should be considered when weighing the cost of wider rights of way throughout the city

# HOPEWELL SOUTH SITE PLAN



# ACCESSIBILITY

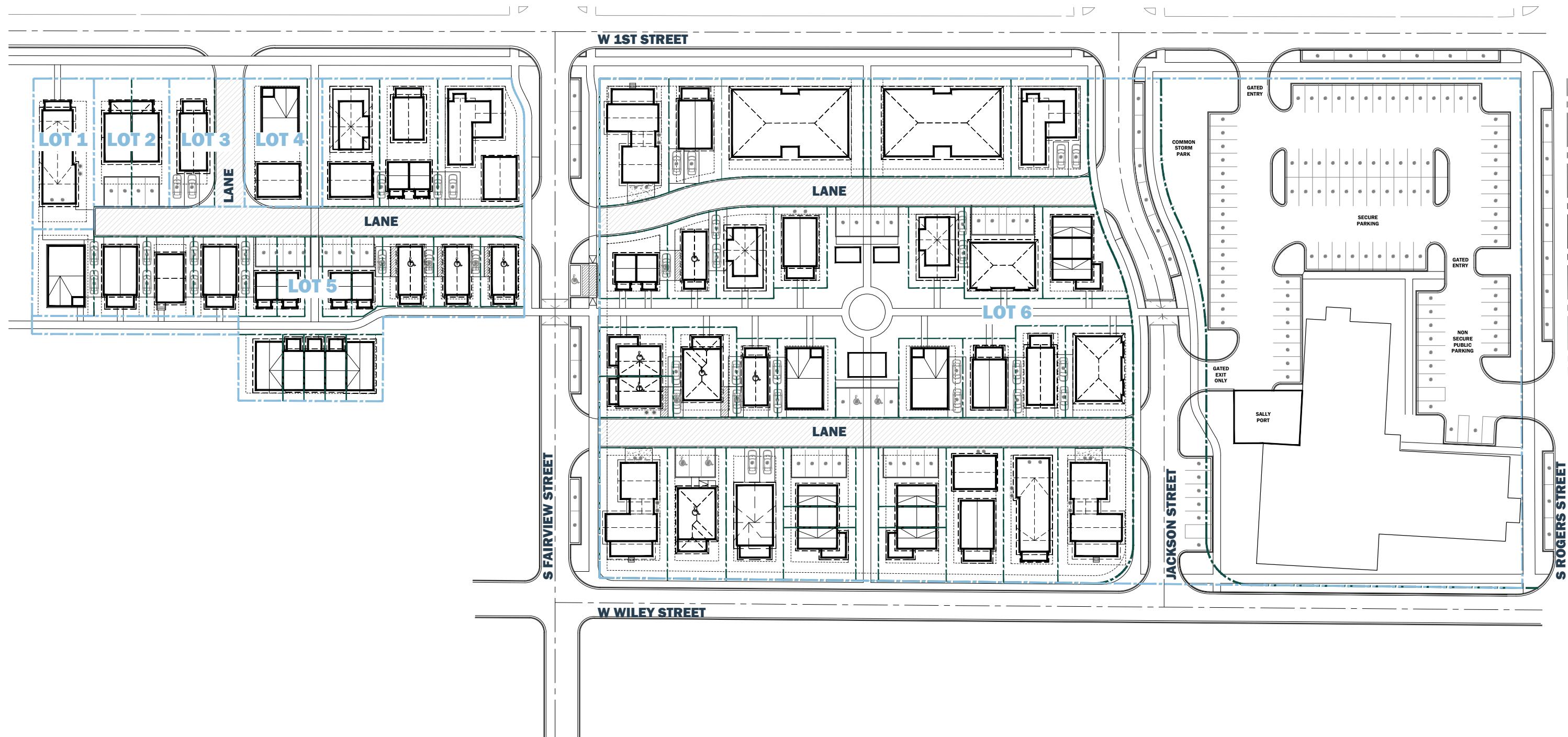


**UNIVERSAL DESIGN UNITS**  
**FULL ADA COMPLIANT UNITS**

# PEDESTRIAN + STREET NETWORK



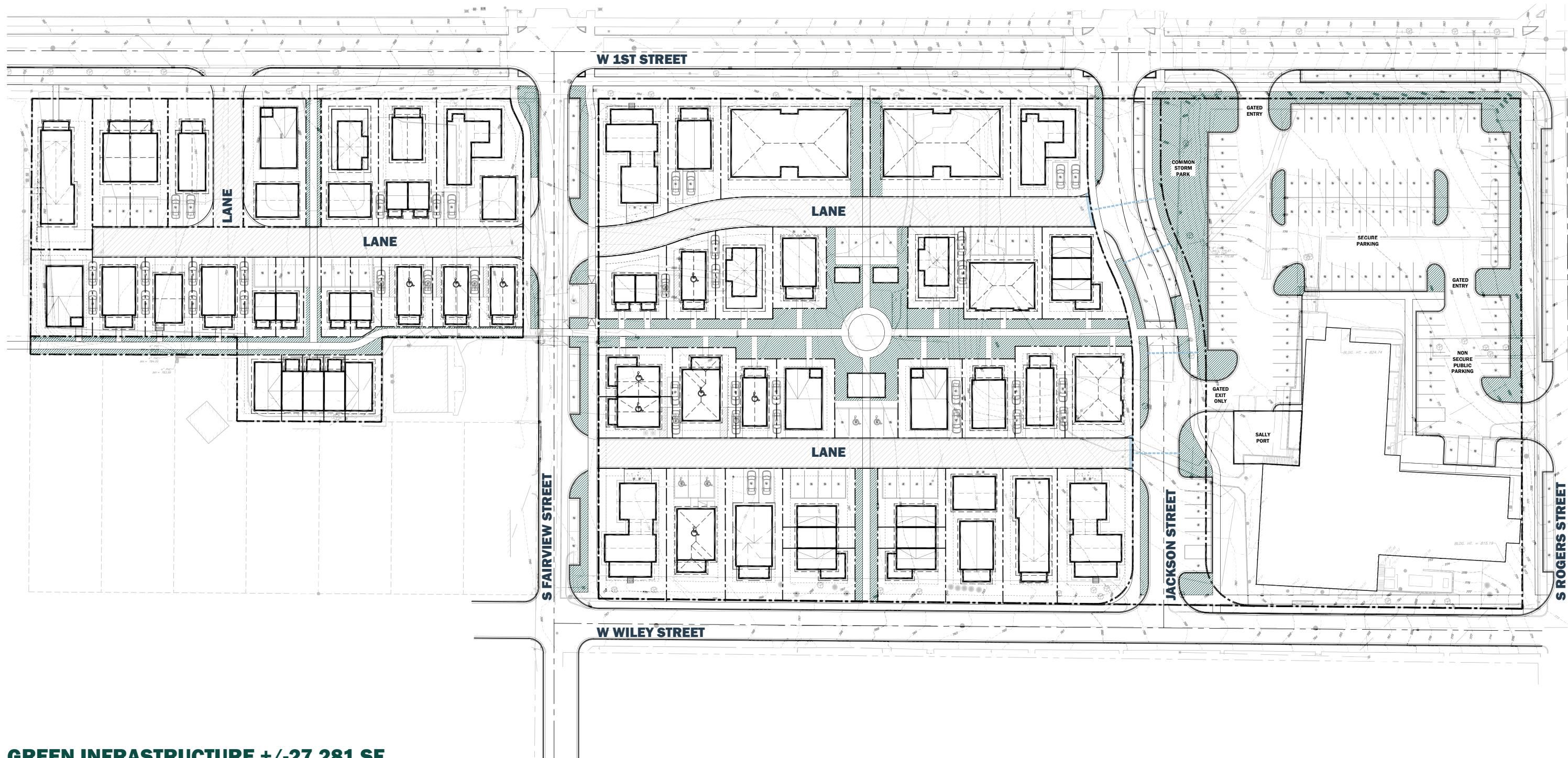
# PHASE 1 LOTS



**PHASE 1 - LOT LINE ADJUSTMENT**

**PHASE 2 - PLAT**

# CONCEPTUAL DRAINAGE + GREEN INFRASTRUCTURE

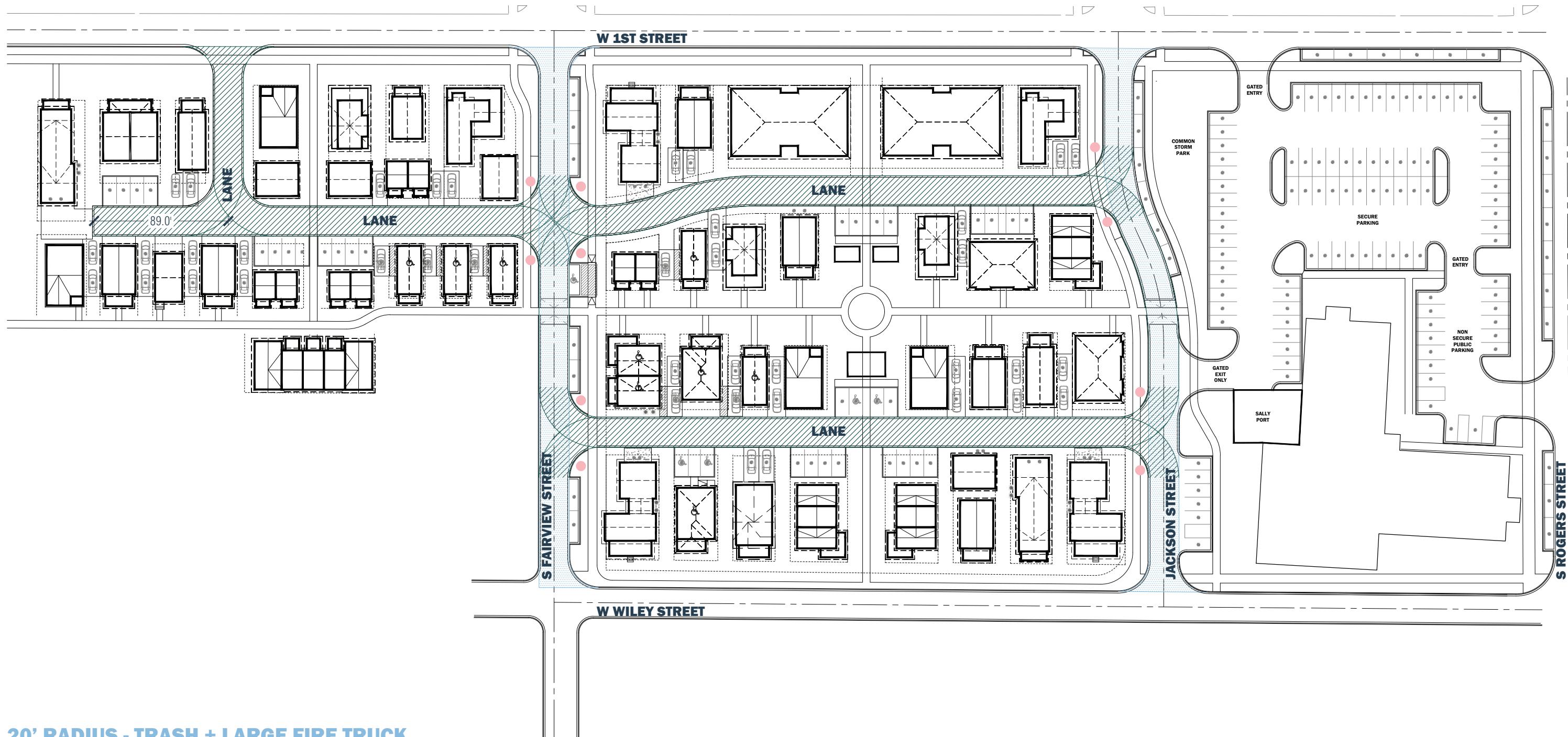


**GREEN INFRASTRUCTURE +/- 27,281 SF**

**GREEN INFRASTRUCTURE DRAINAGE**

**ADDITIONAL STORMWATER CAPACITY UNDER BPD PARKING IF NECESSARY**

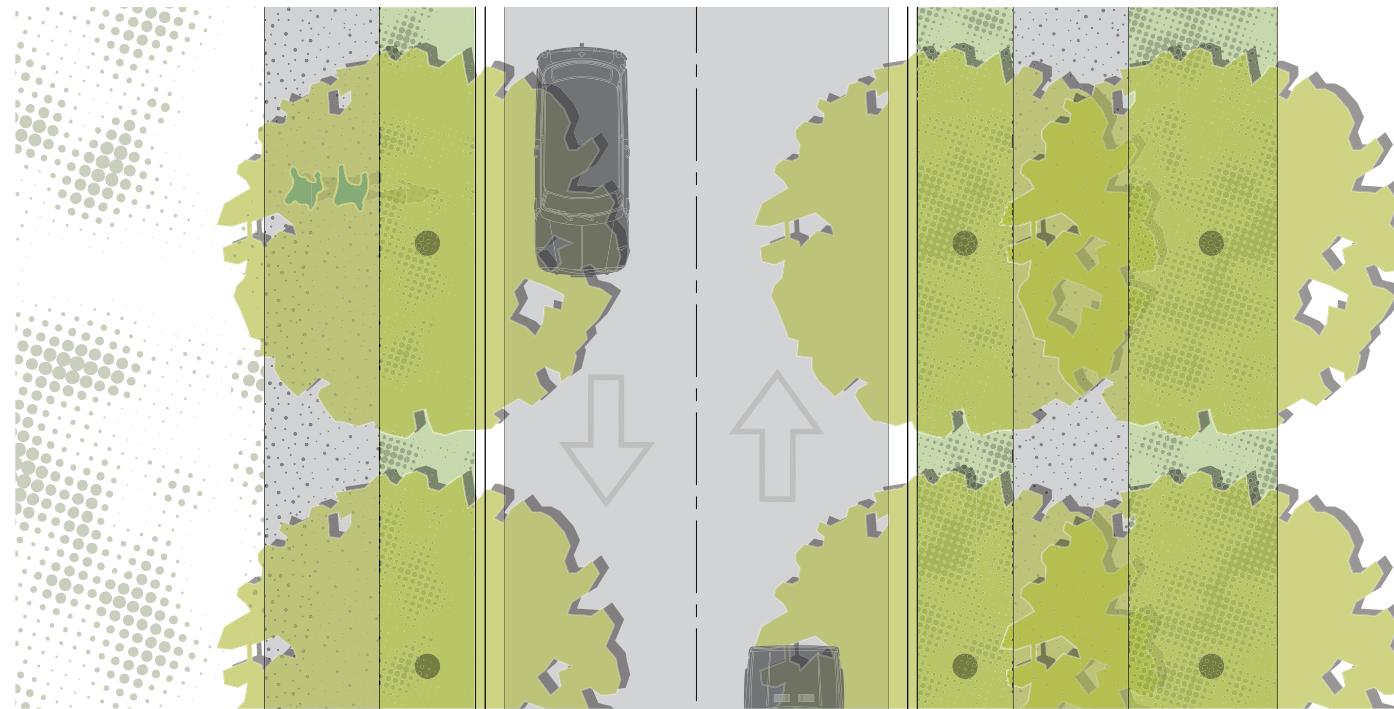
# FIRE + TRASH COLLECTION



# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

1ST STREET

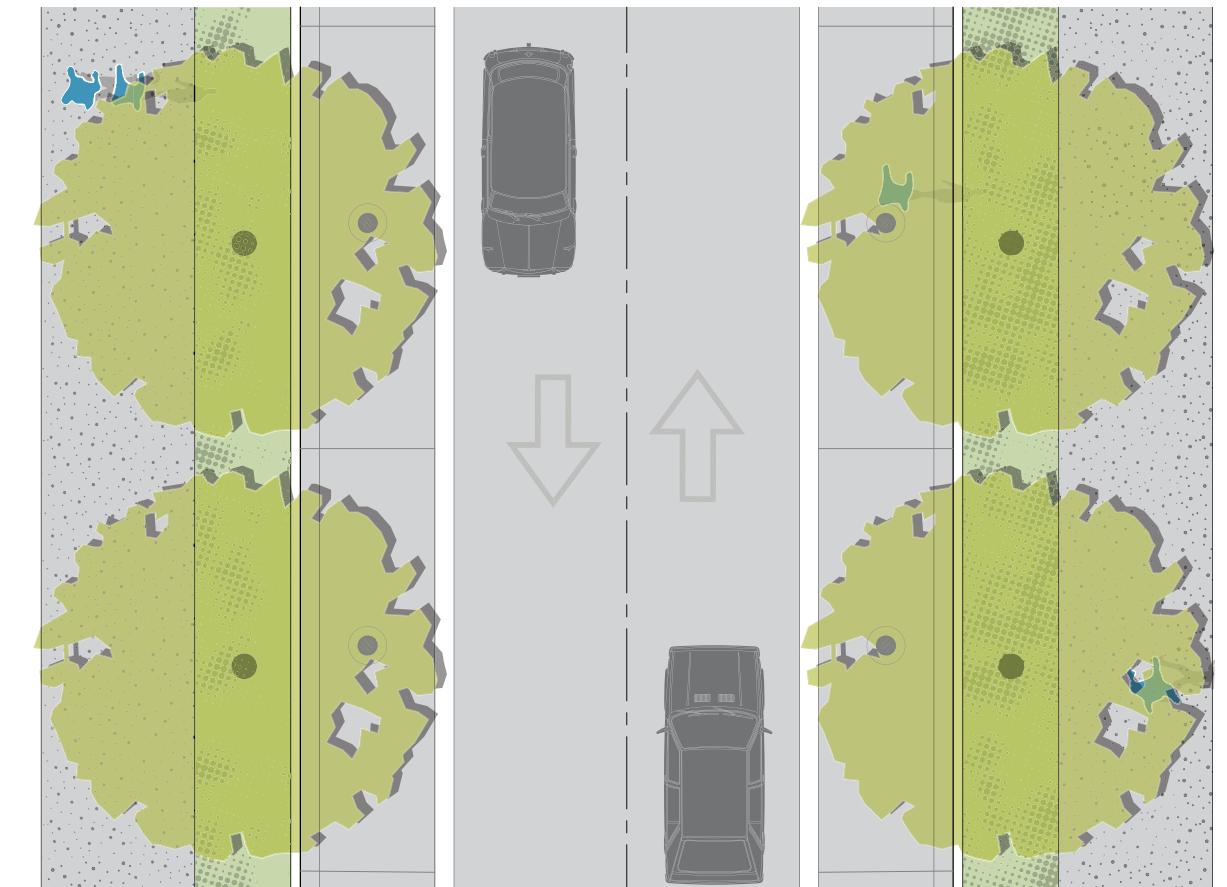
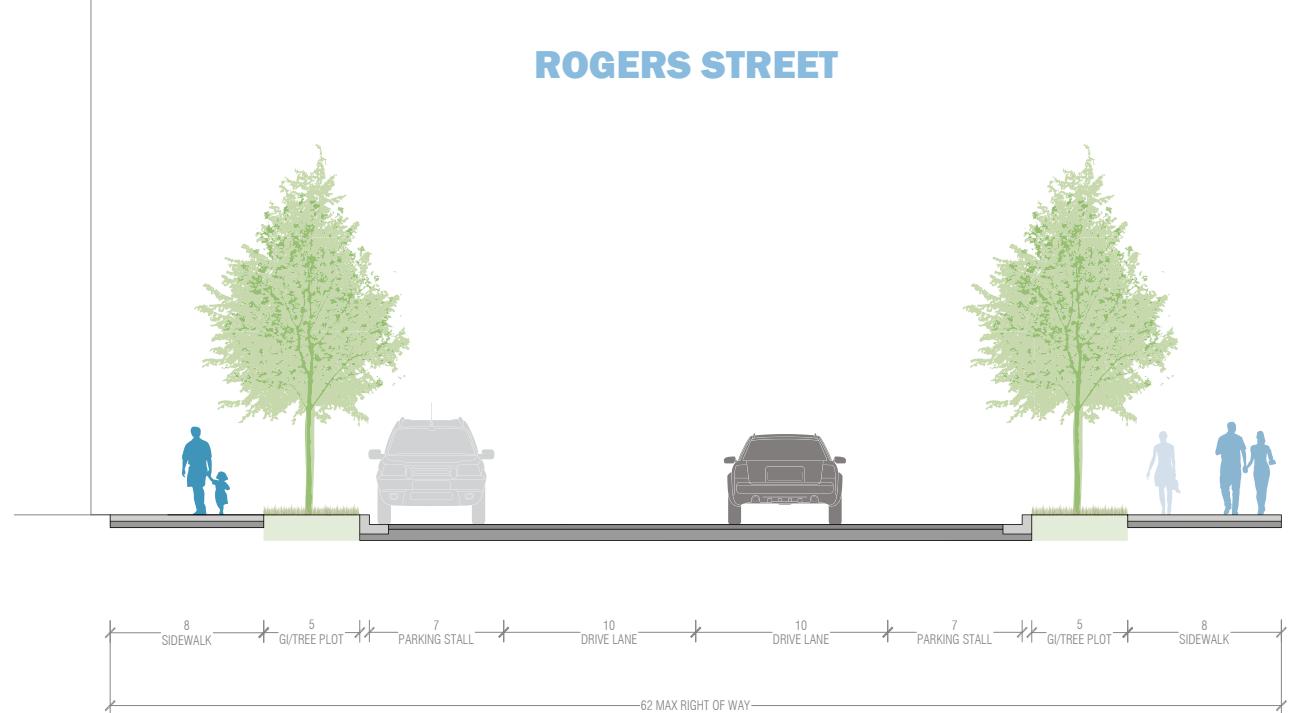


EXISTING TO REMAIN

REFERENCE PAGE 25 OF THE TRANSPORTATION PLAN STATING: EXISTING STREETS SHALL NOT BE REQUIRED TO COMPLY WITH NEW CROSS-SECTIONS

PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

ROGERS STREET



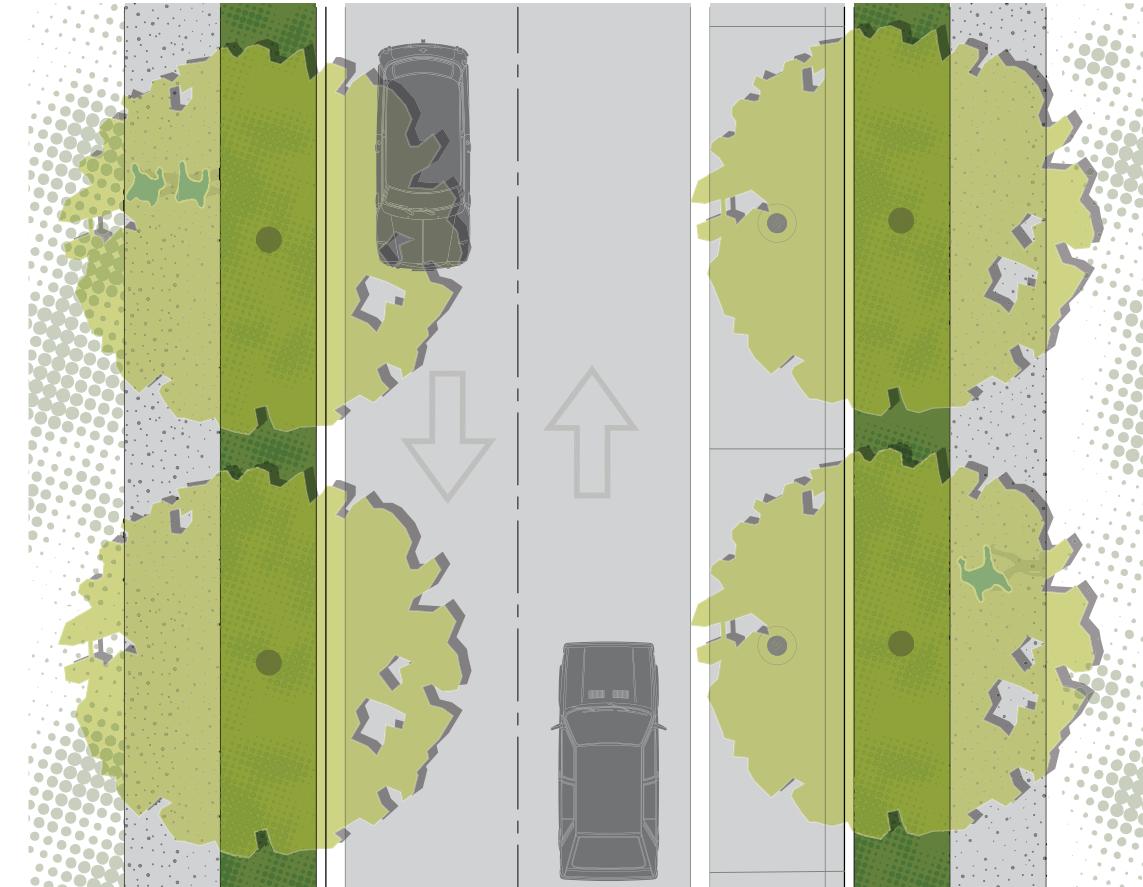
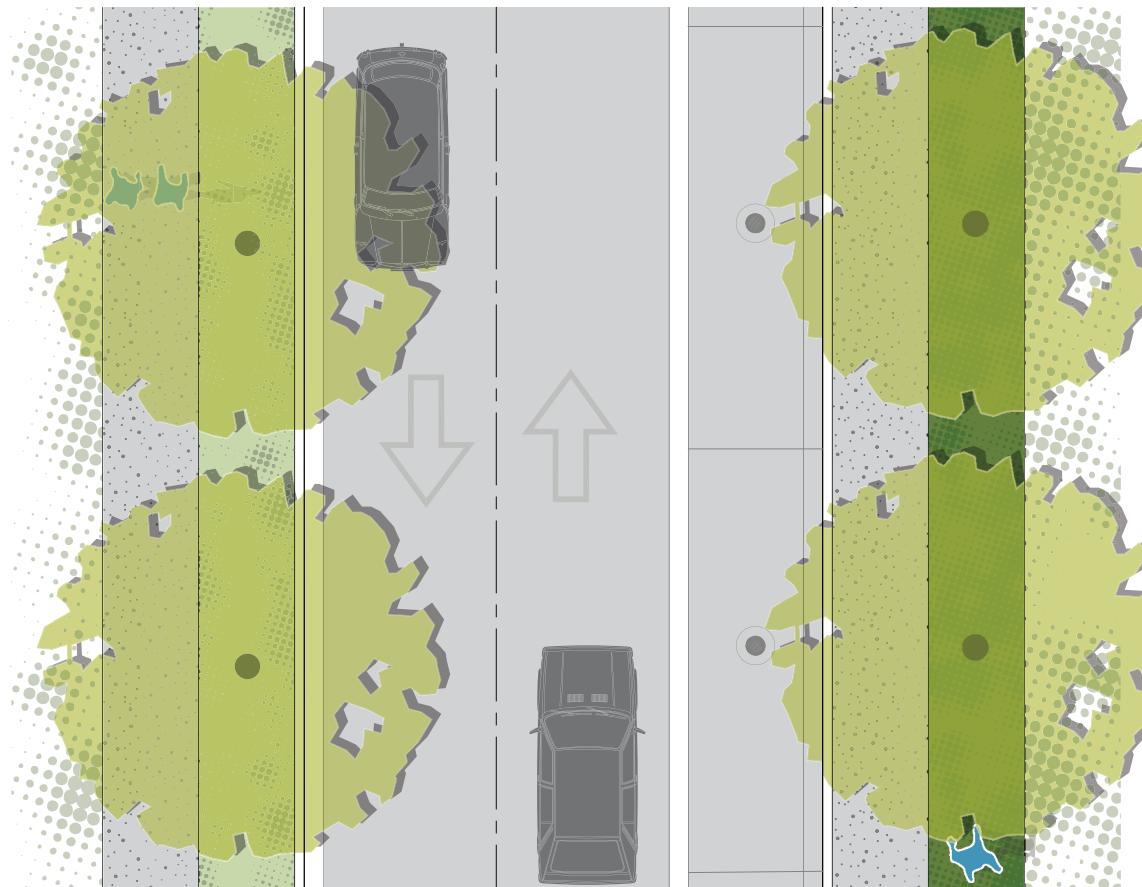
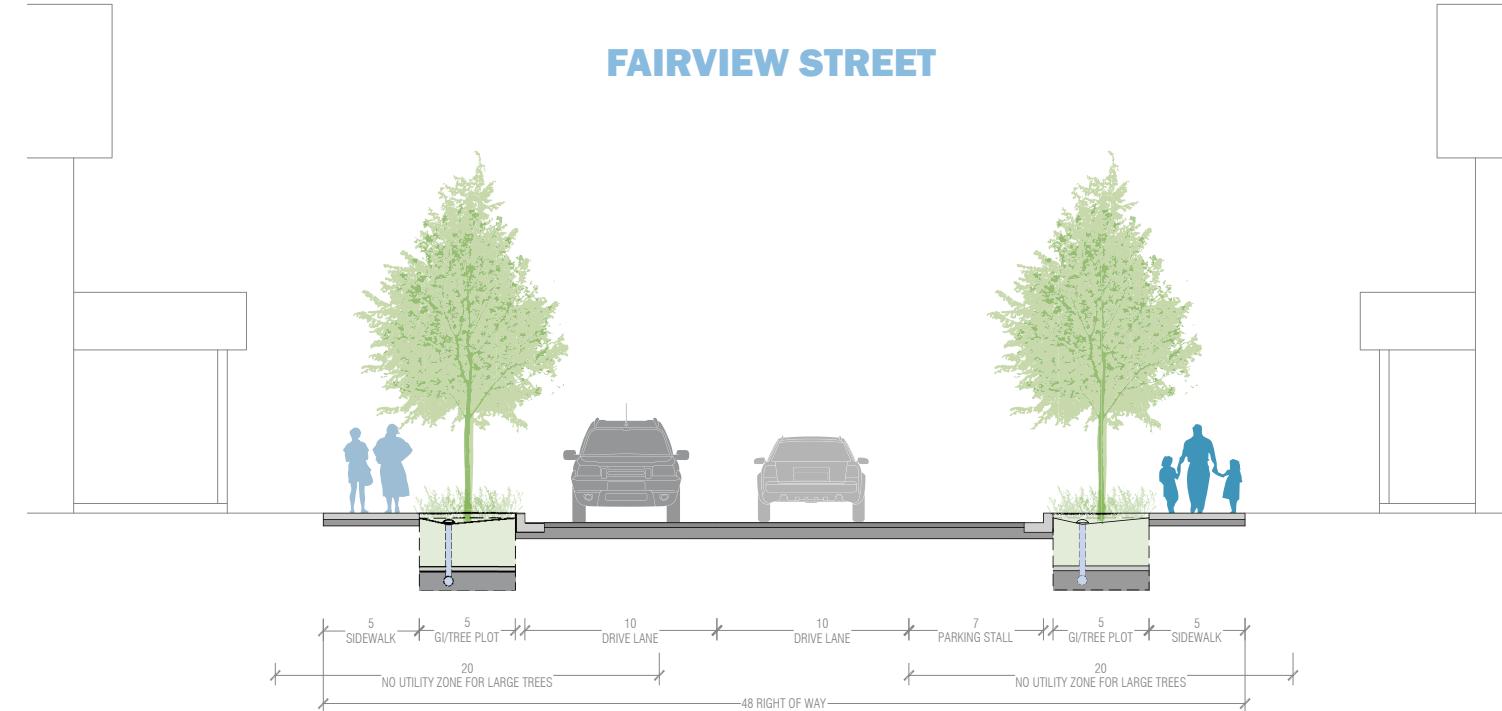
# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

JACKSON STREET



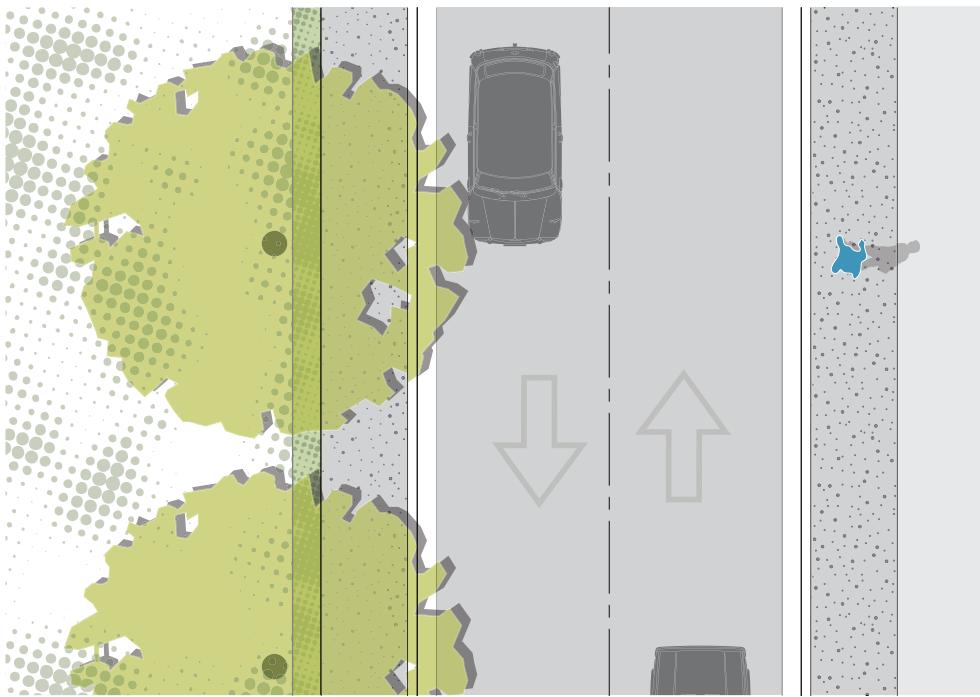
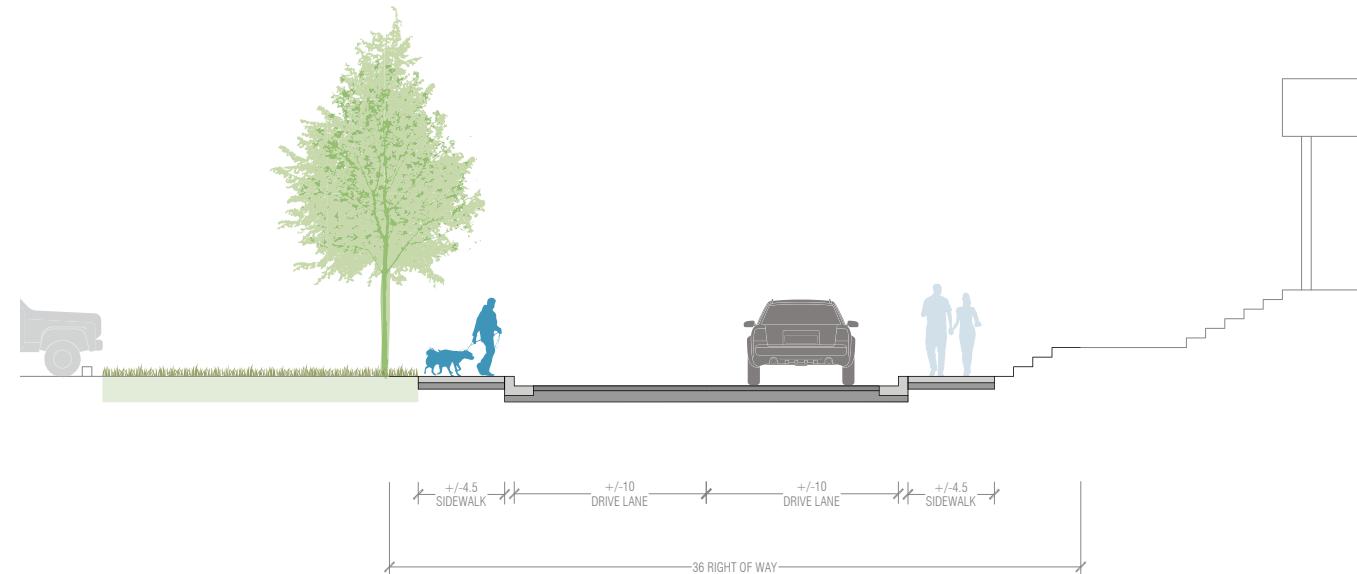
FAIRVIEW STREET



# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

WILEY STREET

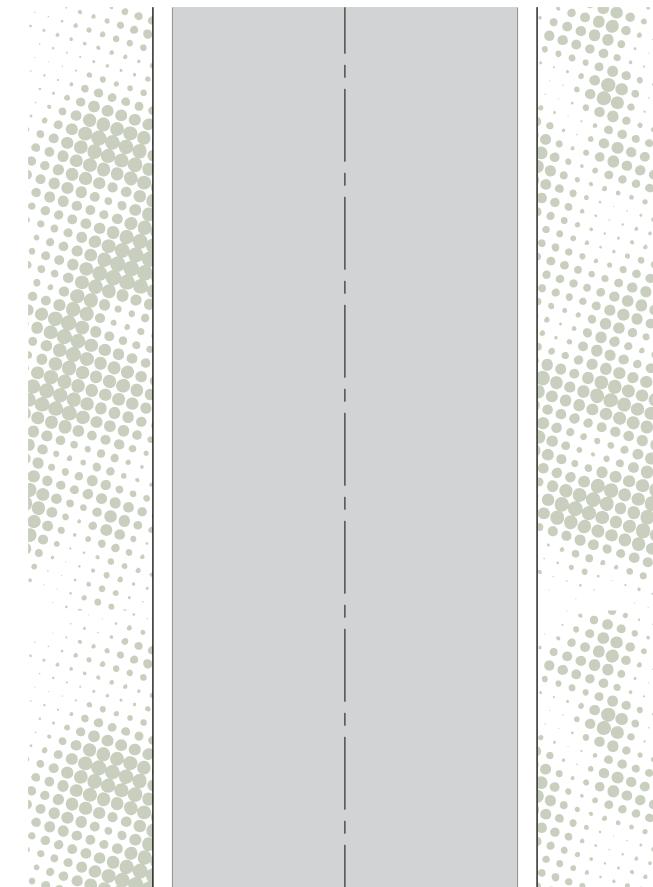
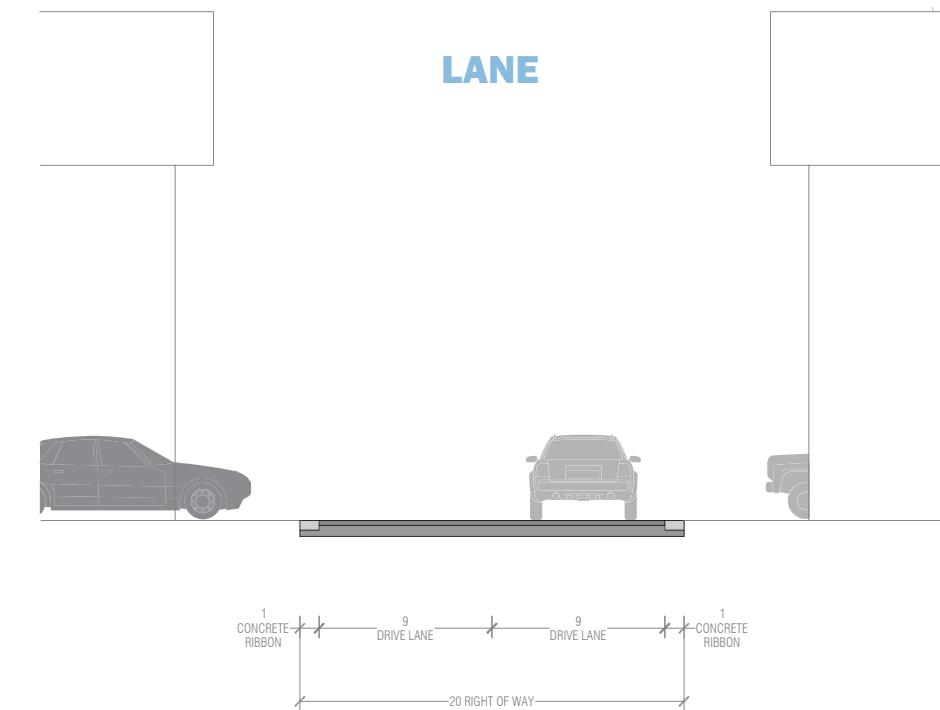


EXISTING TO REMAIN

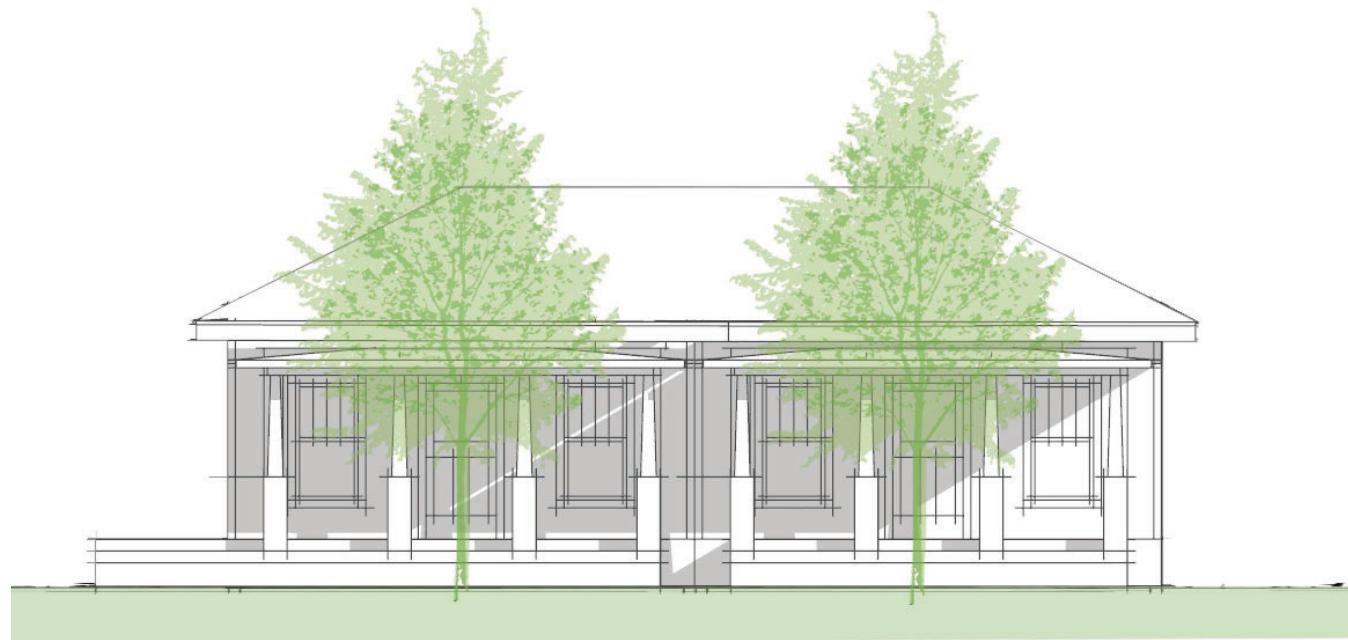
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PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

LANE



# UNIT MIX AND TYPES



EXAMPLE UNIT TYPES

# THANK YOU FOR JOINING US TODAY!

## **Anna Million-Hanson**

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Project Designer + Operations, Flintlock LAB

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