

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=56Fib2LgkWolab8iGmQ3NGEWNNoaTCY.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.

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.

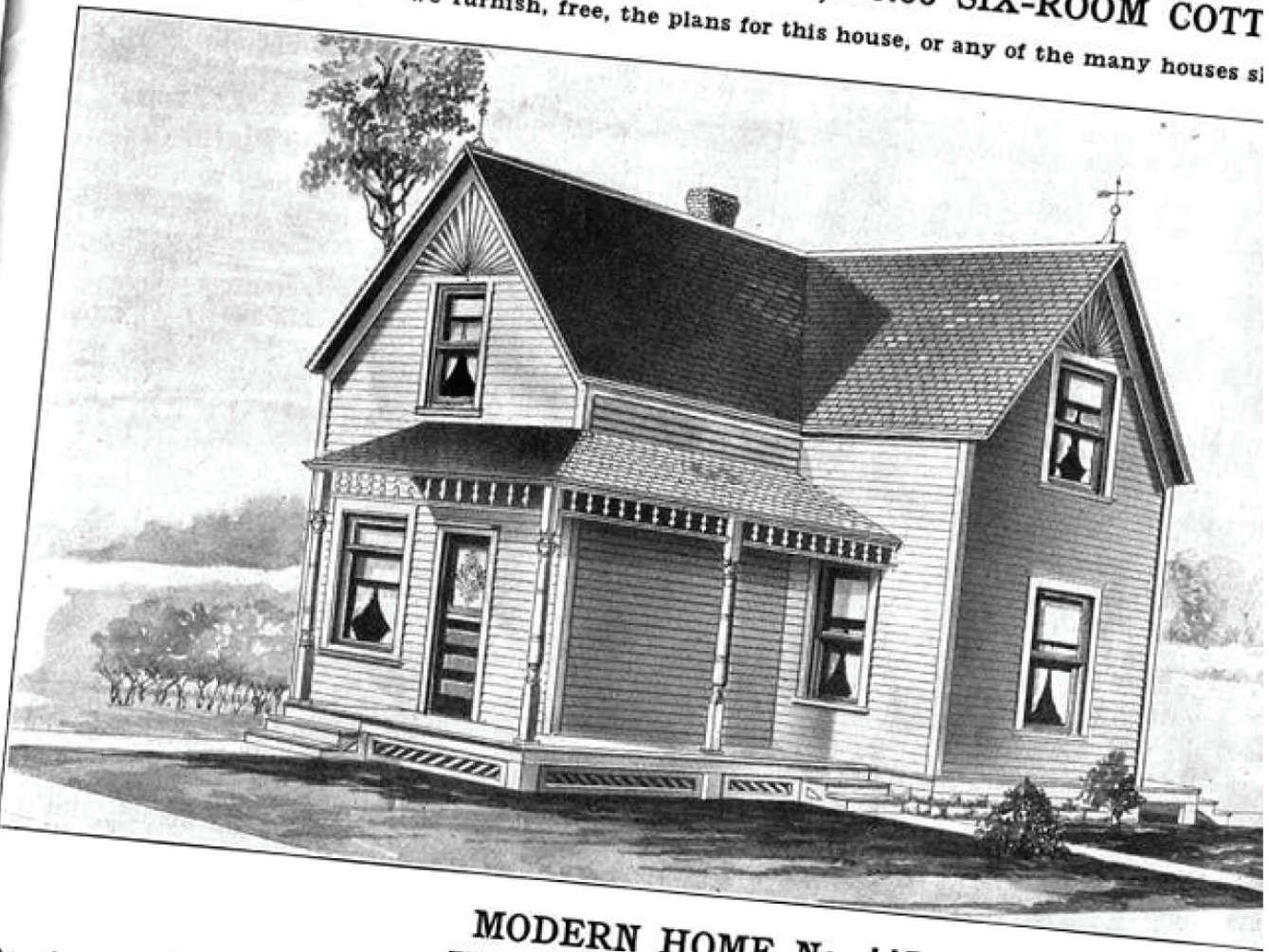
We understand how hard it is
to provide lovable, sustainable,
attainable housing.

WHAT IS A PRE-APPROVED PLANS PROGRAM?

FOR LESS THAN \$2,500⁰⁰ YOU CAN BUILD
THIS ELEGANT CONCRETE AND FRAME CONSTRUCTION
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.



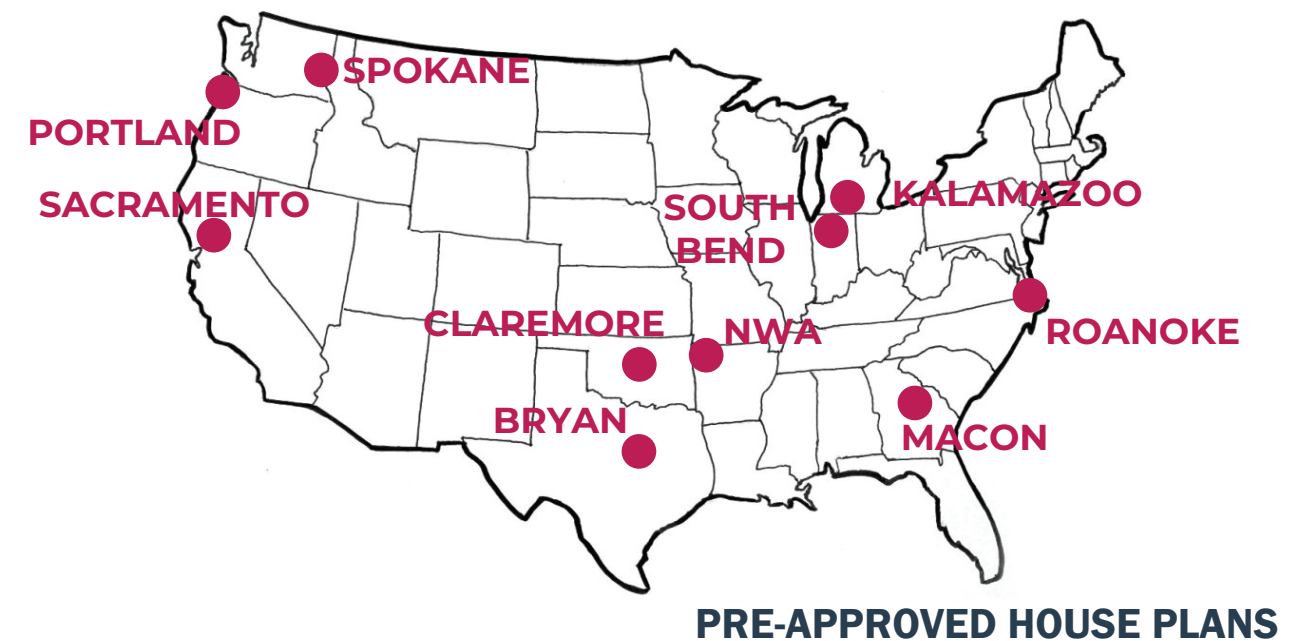
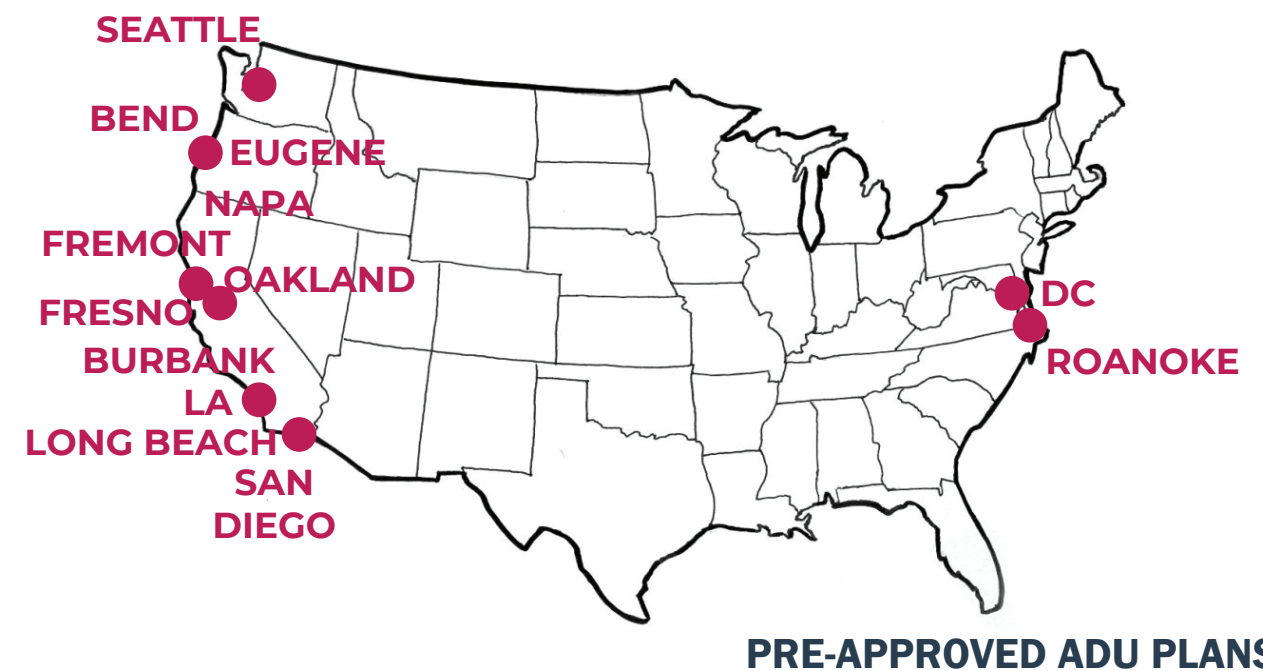
\$725⁰⁰ and Our FREE BUILDING
WILL BUILD, PAINT AND COMPLETE, READY FOR
THIS INVITING \$1,100.00 SIX-ROOM COTT
 We tell you on page 2 how we furnish, free, the plans for this house, or any of the many houses shown.



MODERN HOME No. 115
 With Wood Foundation. Not For Sale.

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

6%
SINGLE PARENT
HOUSEHOLDS

20%
NUCLEAR
FAMILIES

45%
2 PEOPLE
NO KIDS

29%
1 PERSON
LIVING ALONE



74%
OF
HOUSEHOLDS
HAVE NO
CHILDREN

**AMERICAN
HOUSEHOLDS
SKEW SMALL**

23%
4 OR MORE
BEDROOMS

39%
3 BEDROOM

24%
2 BEDROOMS

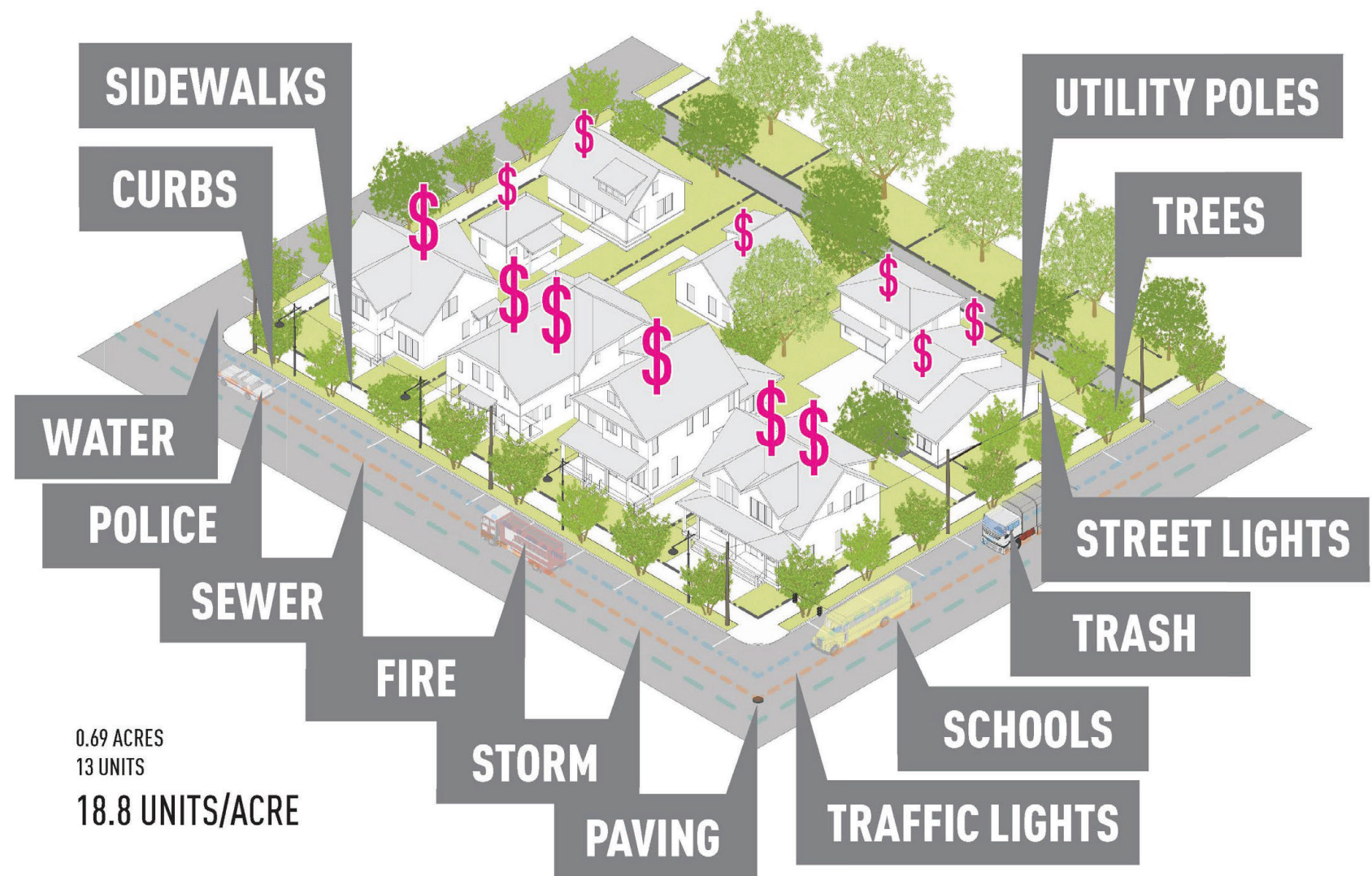
14%
STUDIO / ONE
BEDROOM



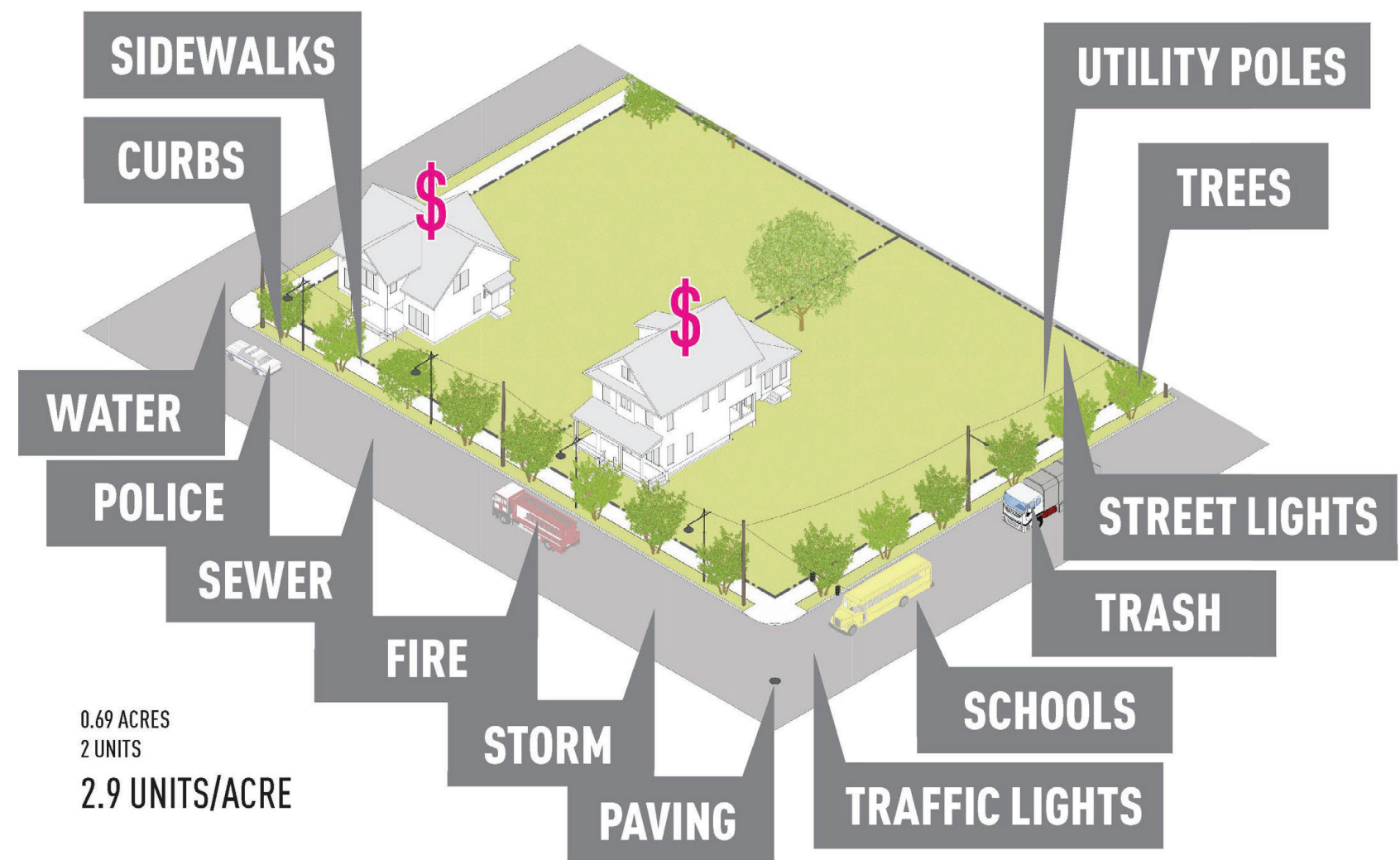
62%
OF
HOUSEHOLDS
HAVE 3 OR
MORE
BEDROOMS

**AMERICAN
HOUSES
SKEW LARGE**

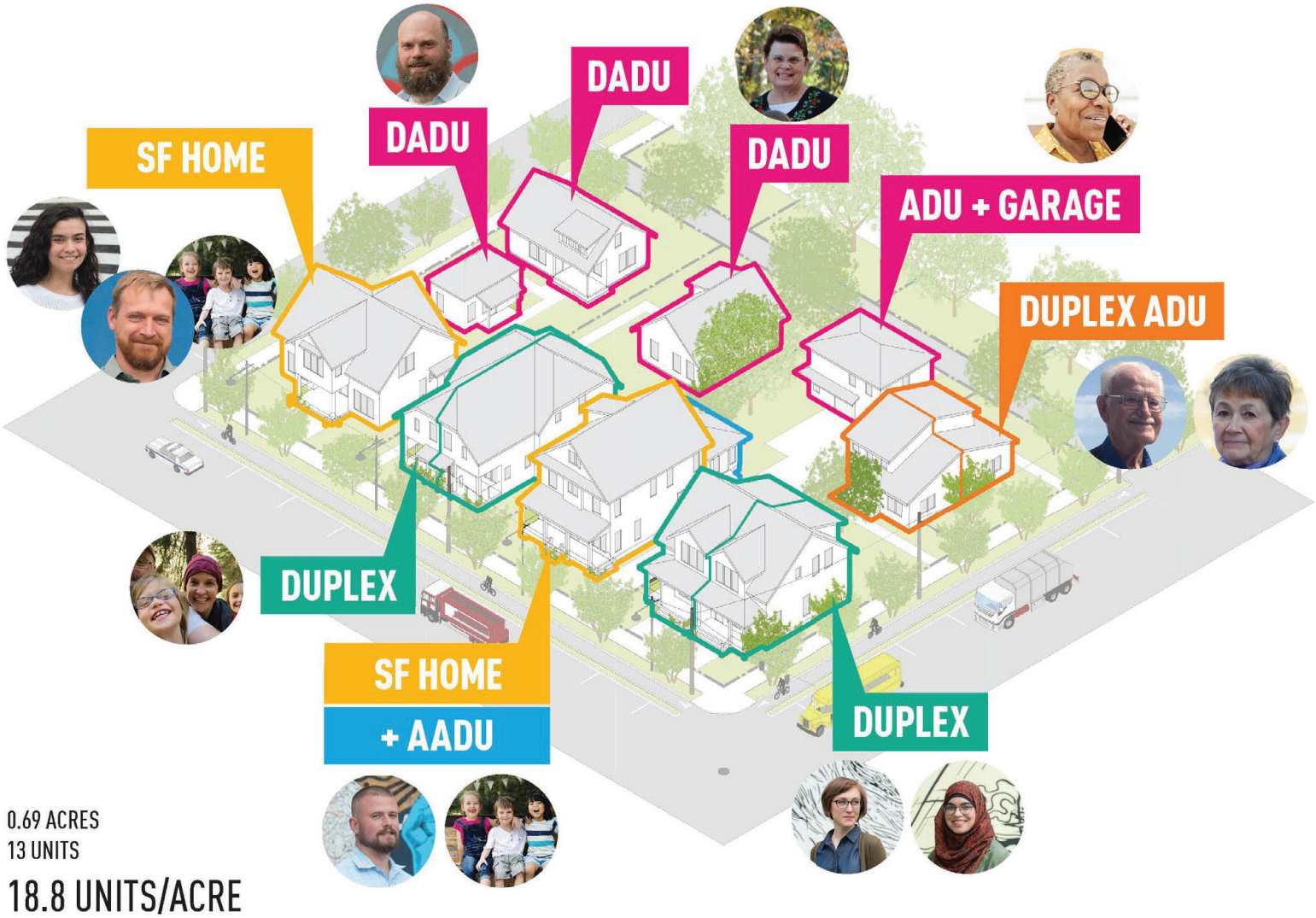
INFRASTRUCTURE & SERVICE NEEDS



INFRASTRUCTURE & SERVICE NEEDS

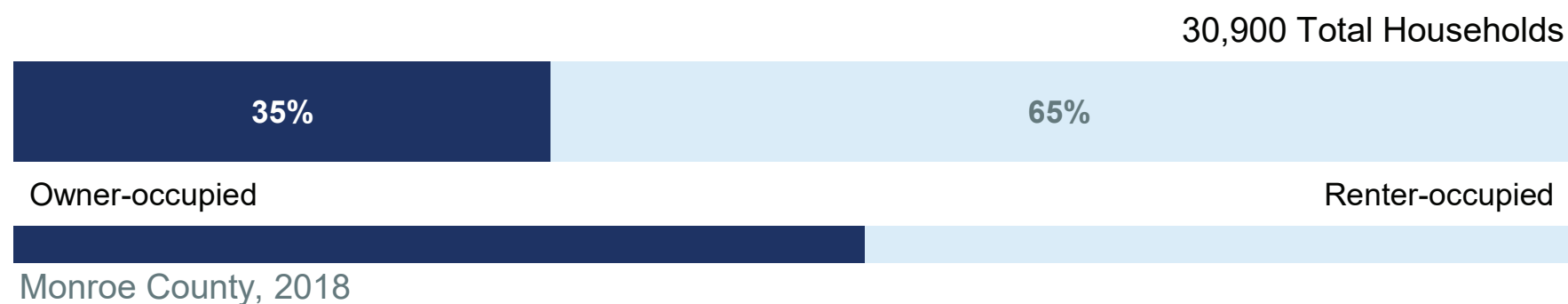


HOUSING & PEOPLE NEEDS

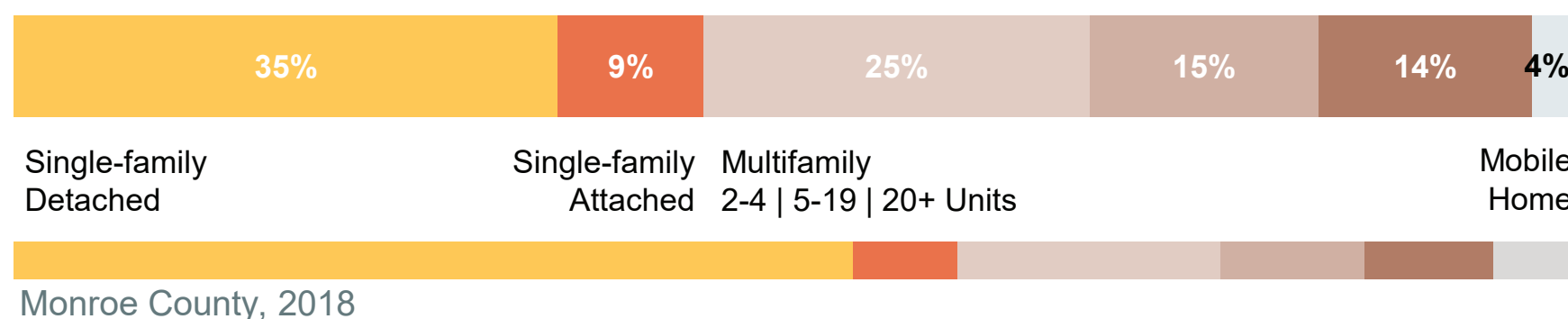


WHY BLOOMINGTON?

Housing Tenure (Bloomington, 2018)



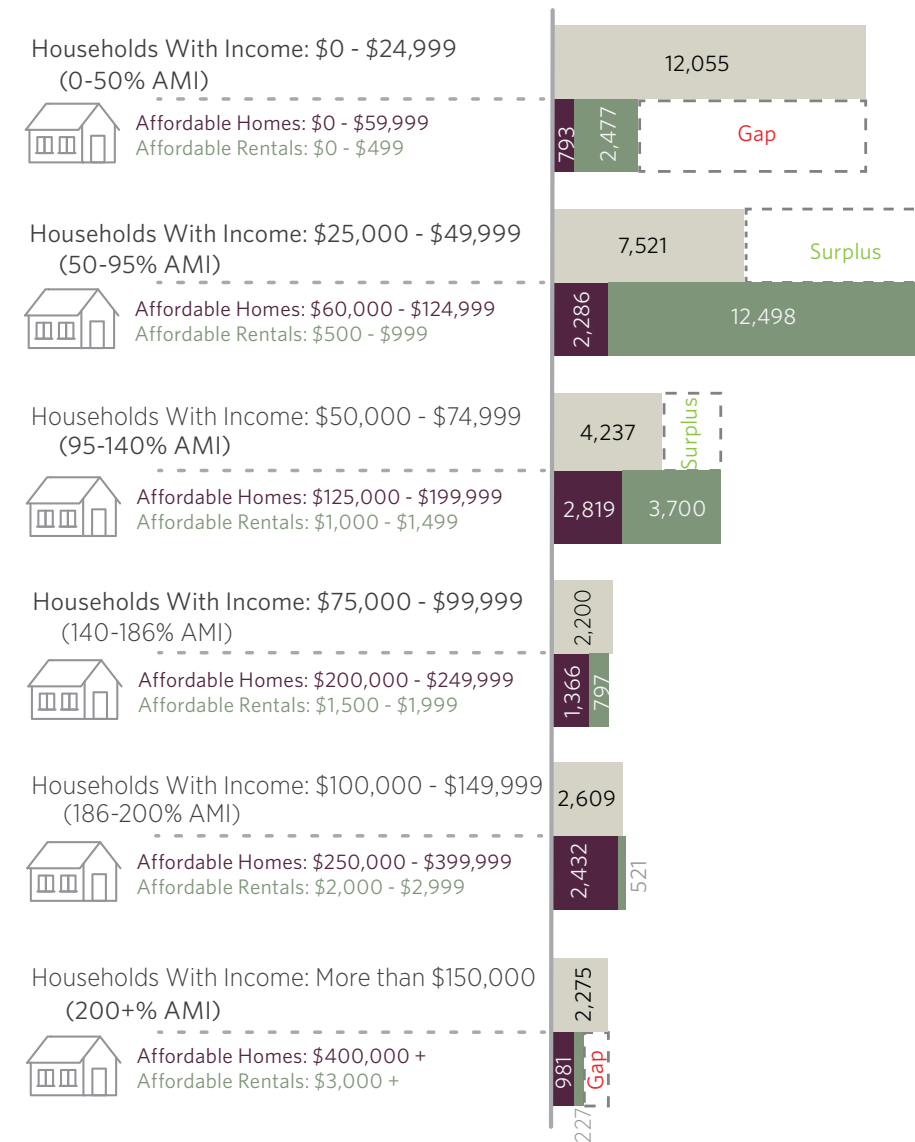
Housing Mix (Bloomington, 2018)



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



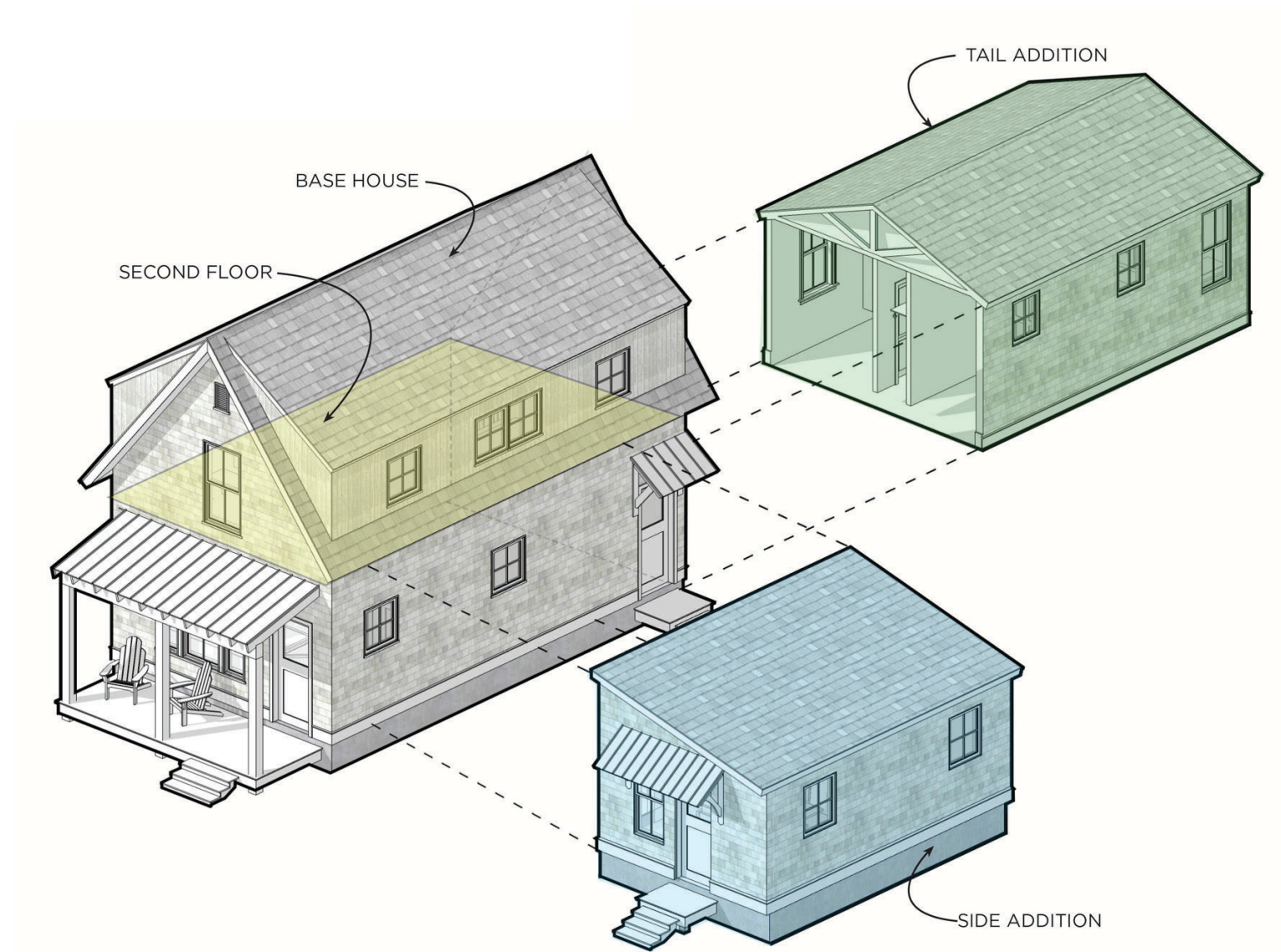
HOPEWELL SOUTH



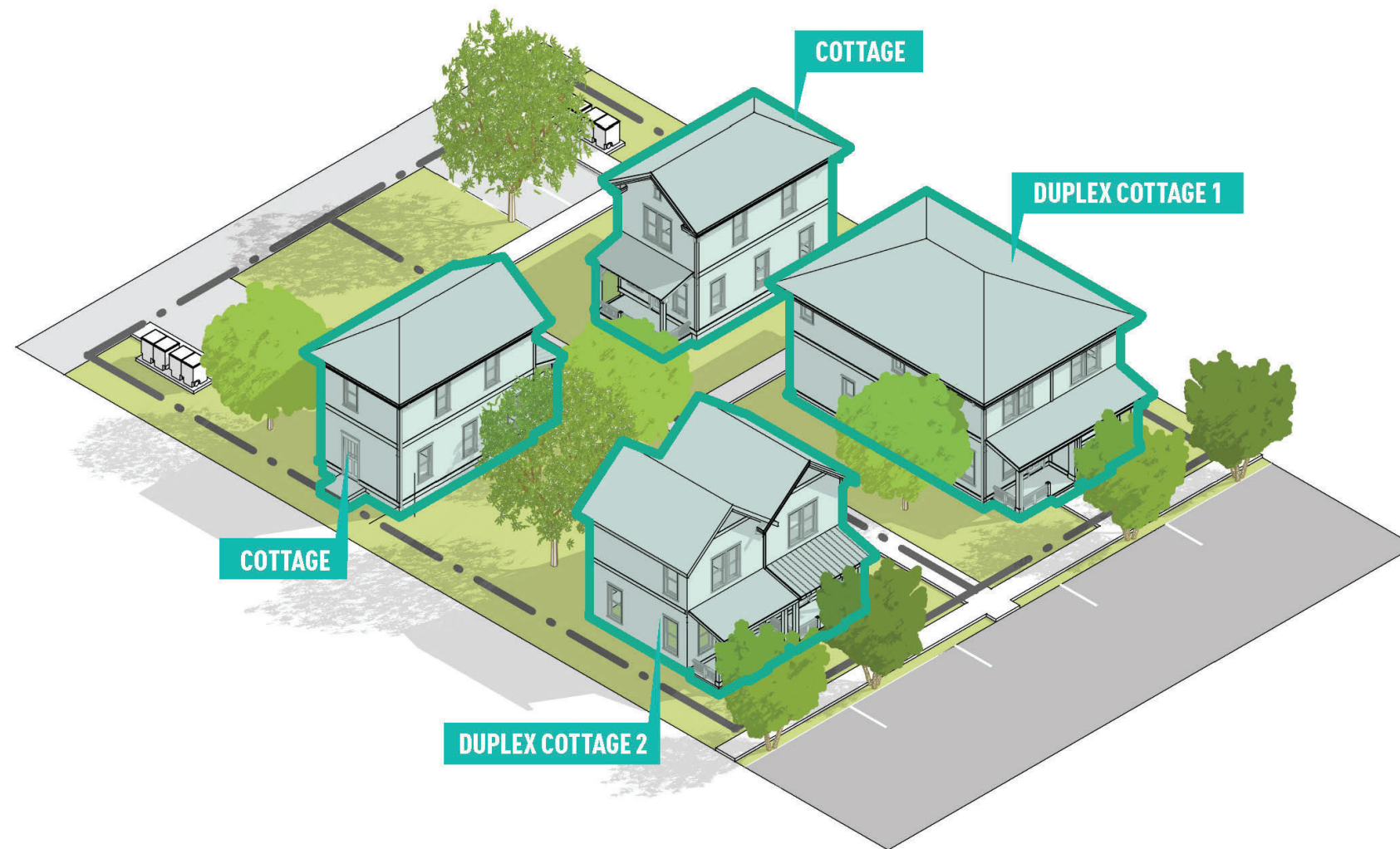
A MIX OF HOUSING TYPES AND PRICE POINTS



PRE-APPROVED HOME DESIGNS TO STREAMLINE PERMITTING AND REDUCE COSTS



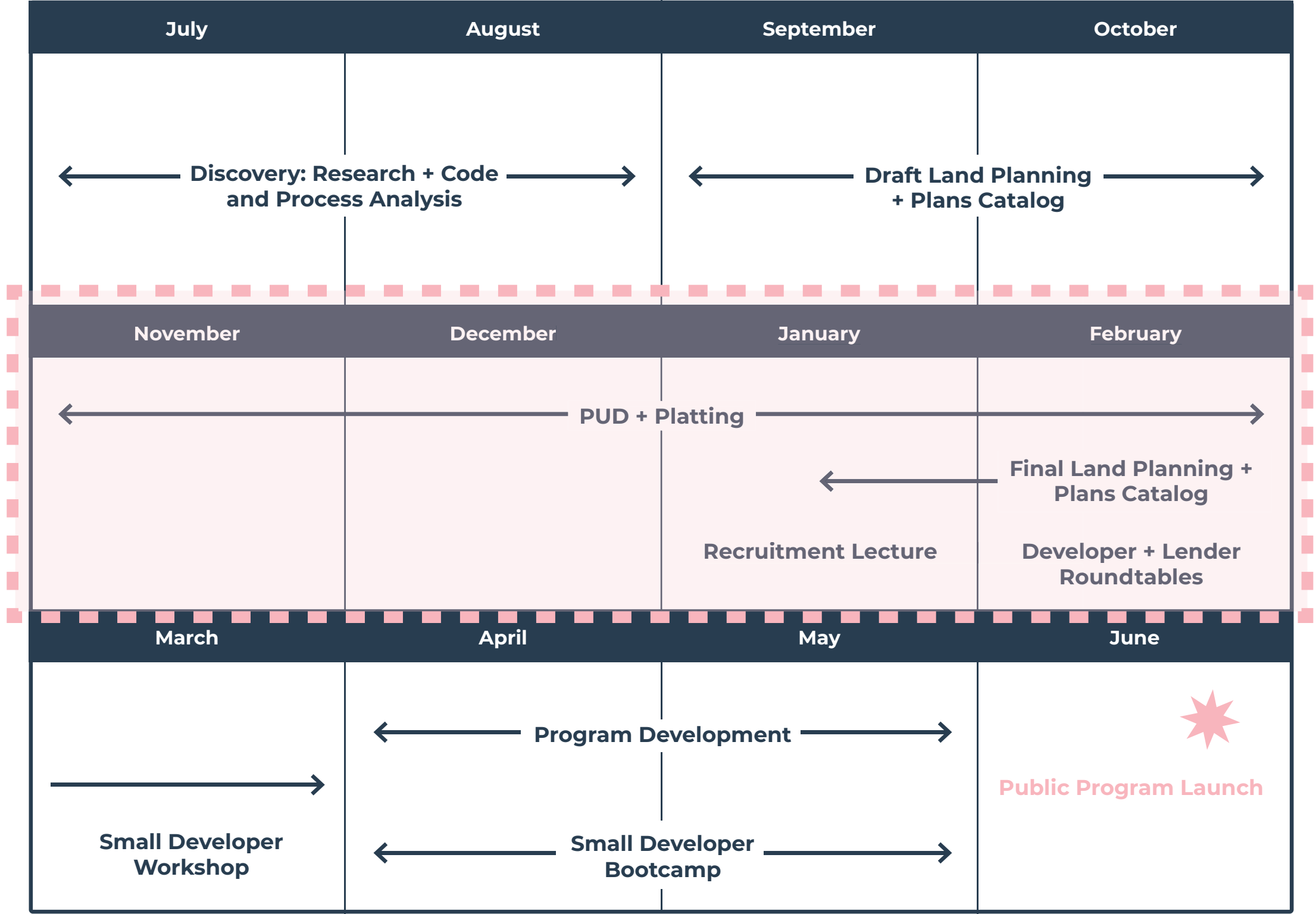
OPPORTUNITIES FOR LOCAL BUILDERS



LEGAL FRAMEWORKS TO SUPPORT PERMANENTLY AFFORDABLE AND MARKET-RATE HOMES



ONGOING COMMUNITY OUTREACH AND DEVELOPER TRAINING

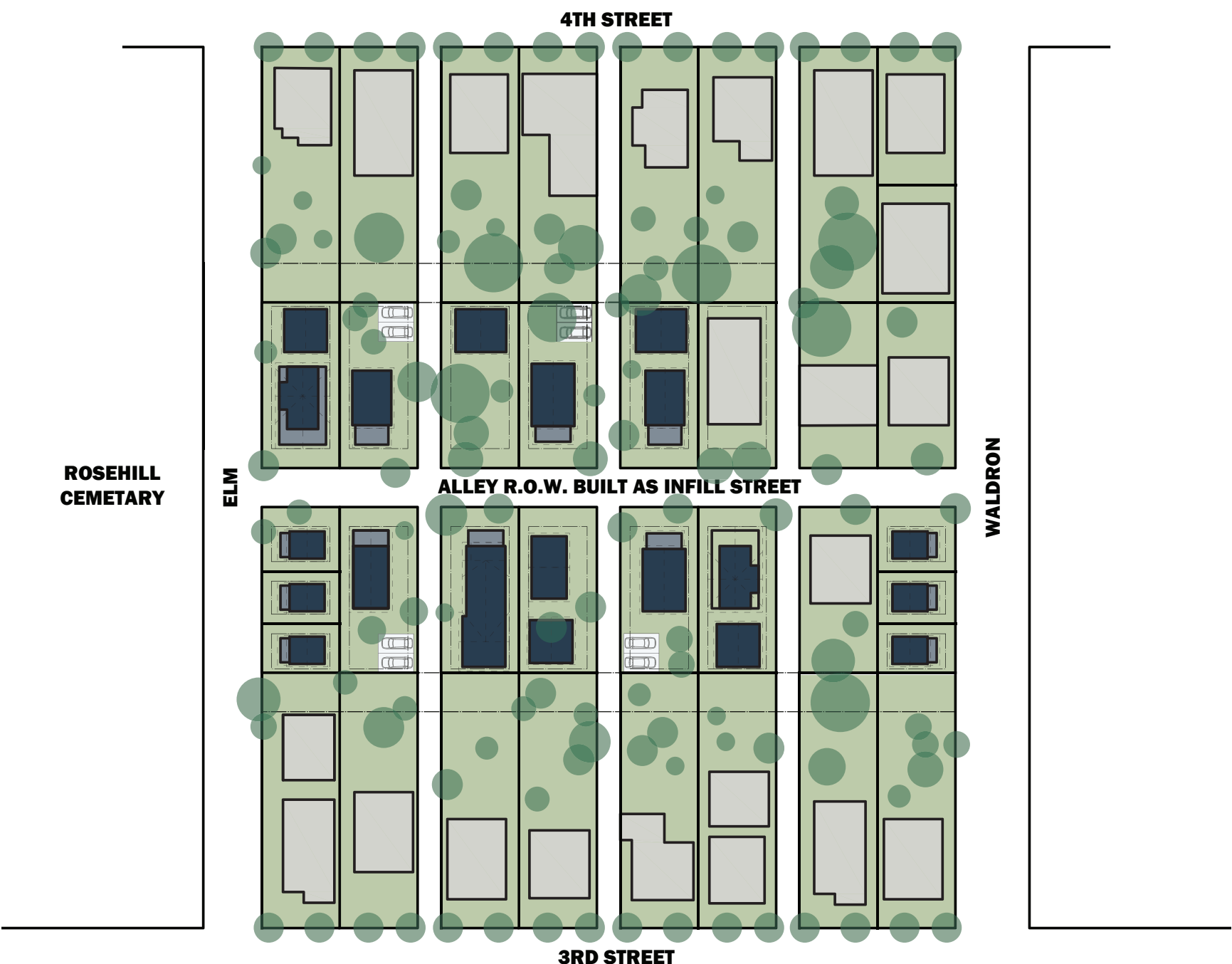


ROSEHILL CEMETERY CASE STUDY



BEFORE

ROSEHILL CEMETERY CASE STUDY



CREATES:
20 NEW LOTS
20 NEW DWELLING UNITS
\$750,000 - \$1,000,000 IN LAND VALUE
BY CREATING BUILDABLE REAR LOTS

AFTER

**WHAT ARE WE
TRYING TO DO?**

THE HISTORIC “VILLAGE”



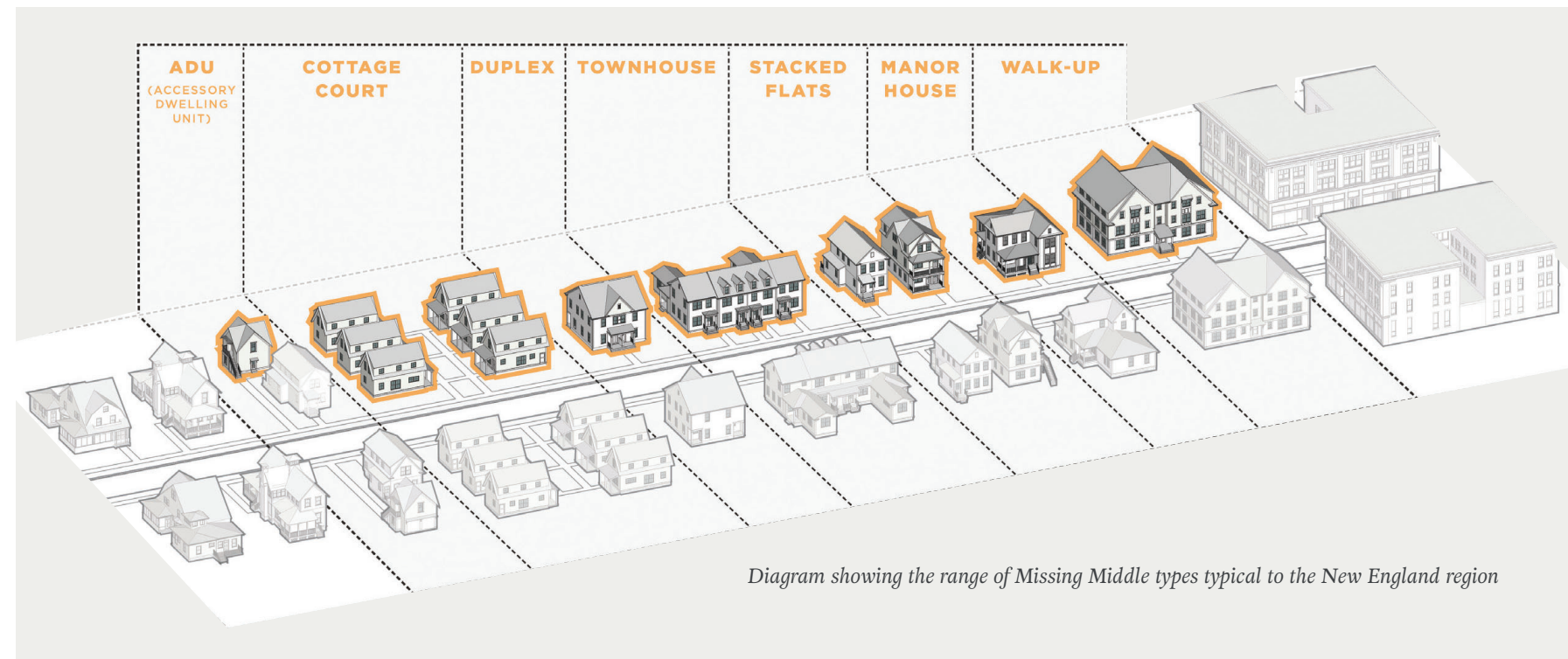
SMALLER STREETS FOR THE NEIGHBORHOOD



HOUSING FRONTAGE ON ALLEYS

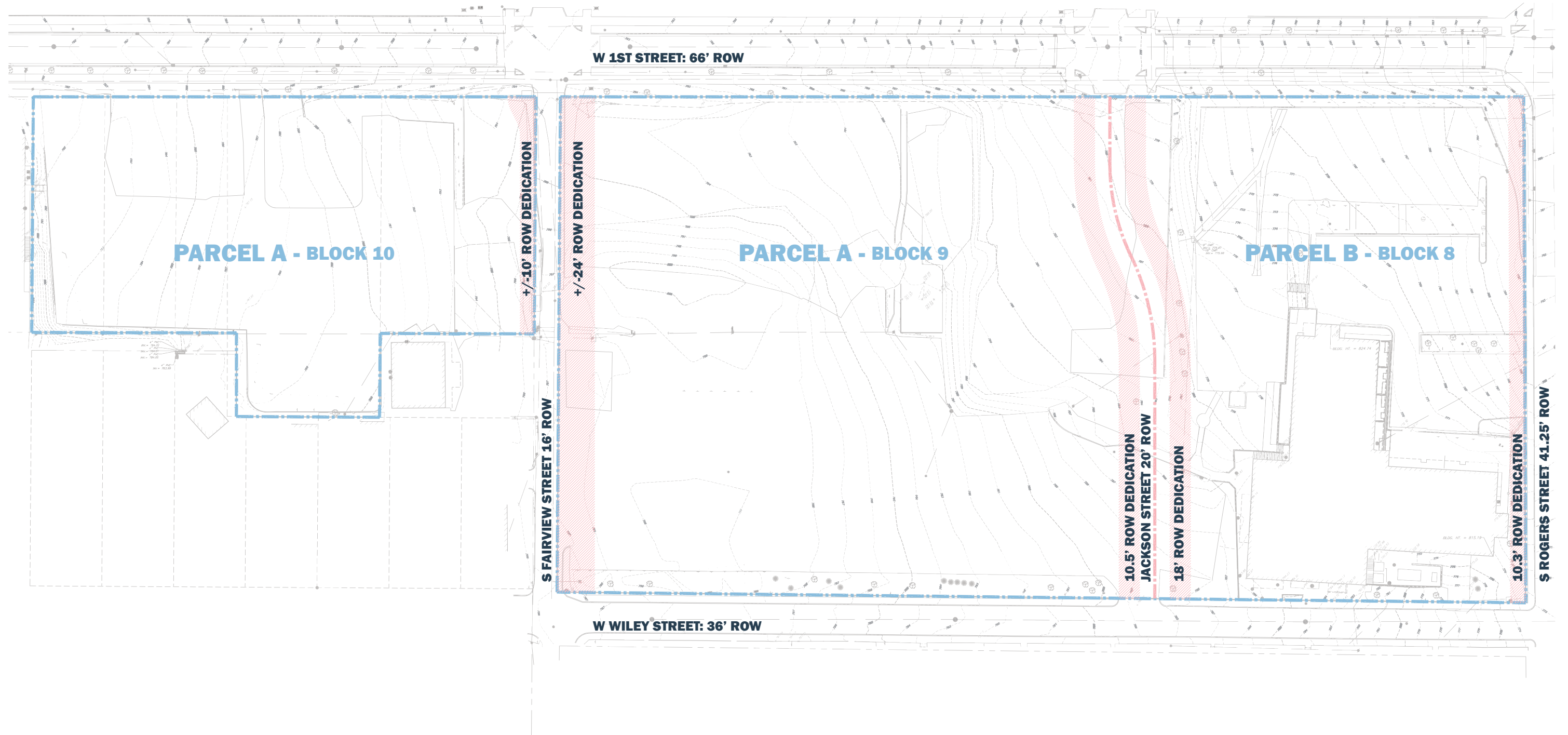


REINTRODUCING HOUSING TYPES + DENSITY



SITE PLAN + PUD REVIEW

EXISTING LOTS

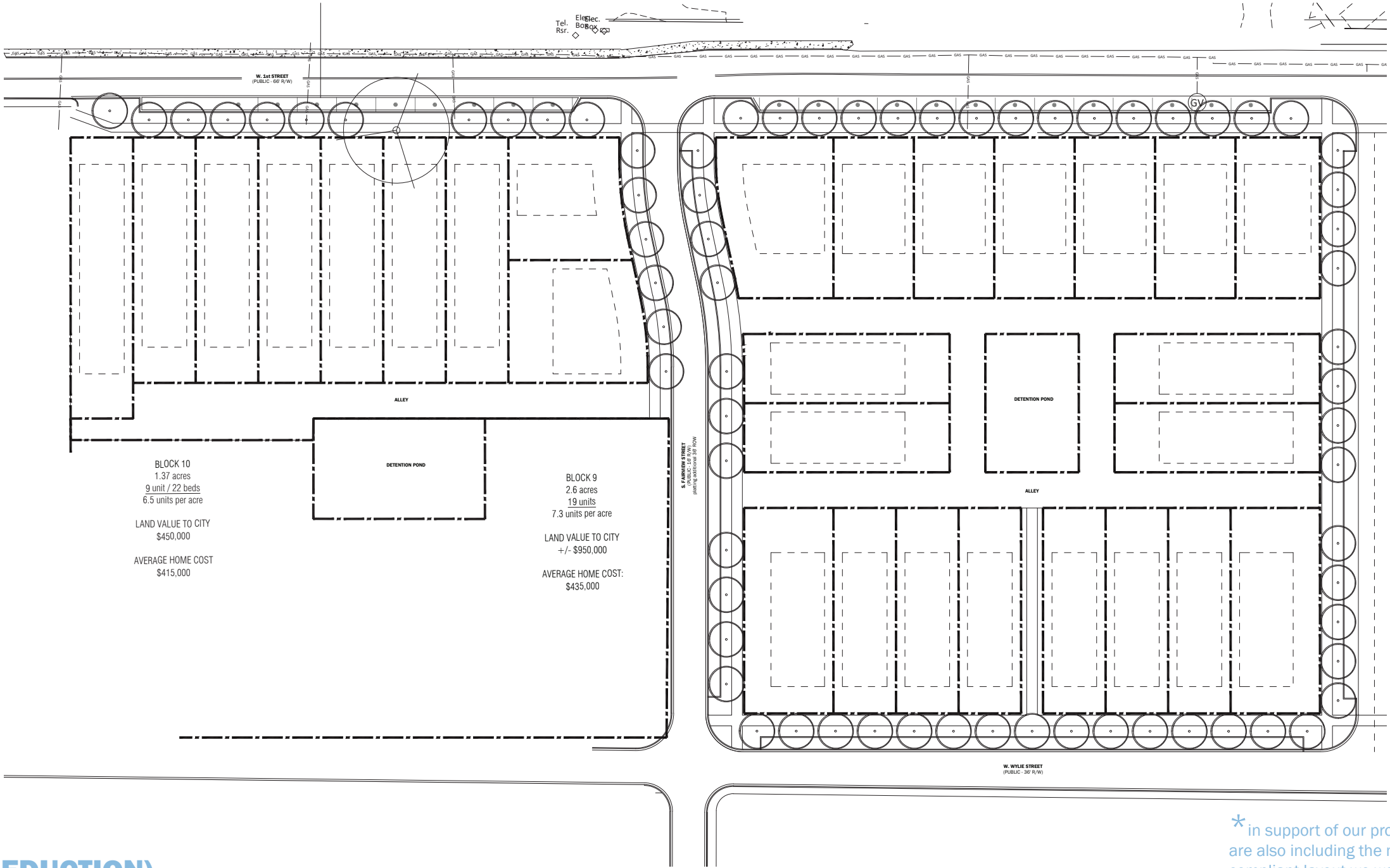


SITE EXHIBITS DEPICTING BLOCK 8/PARCEL B ARE CONCEPTUAL ONLY
SITE DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT STUDY, COORDINATION AND REVIEW

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

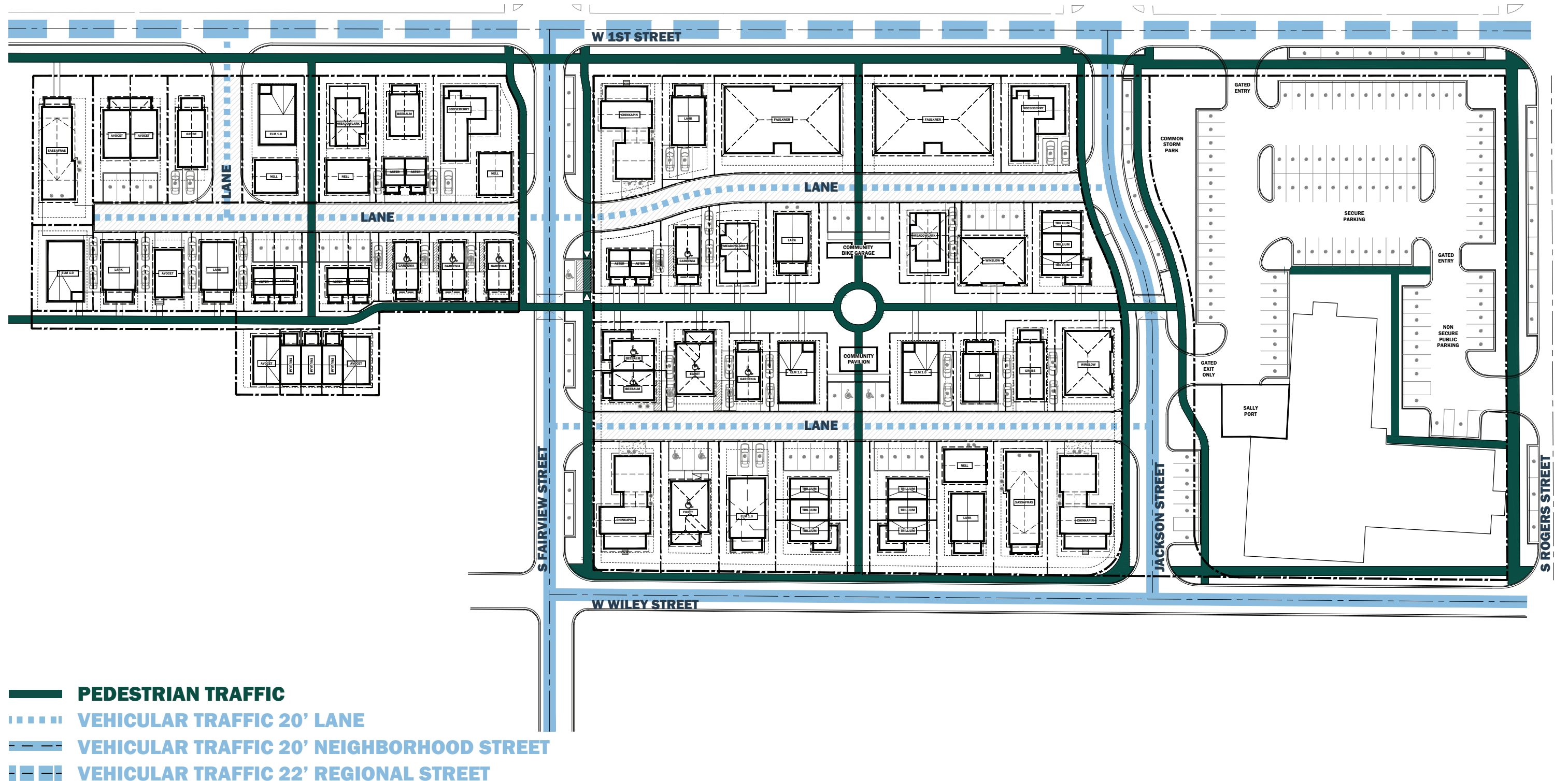


ACCESSIBILITY

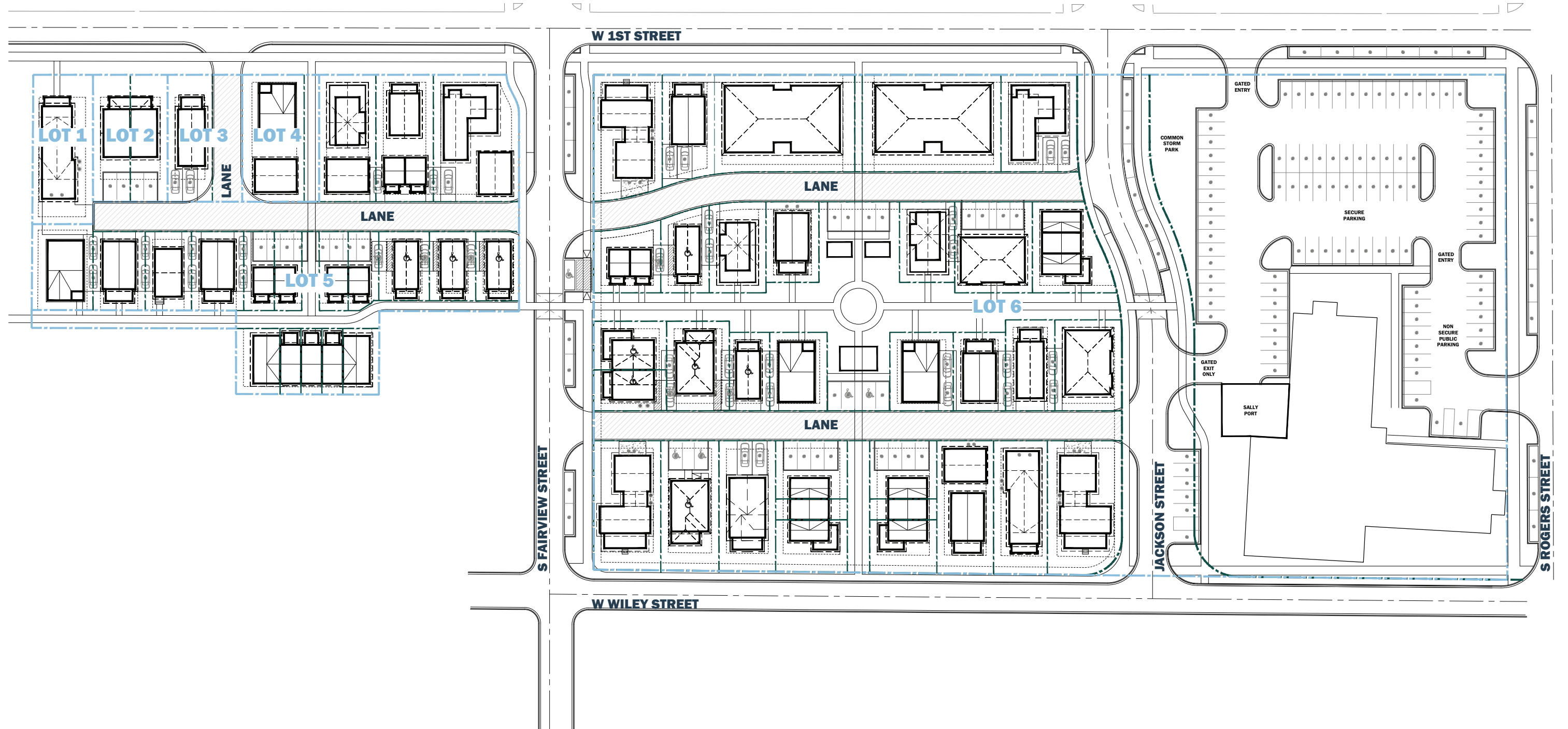


UNIVERSAL DESIGN UNITS
FULL ADA COMPLIANT UNITS

PEDESTRIAN + STREET NETWORK



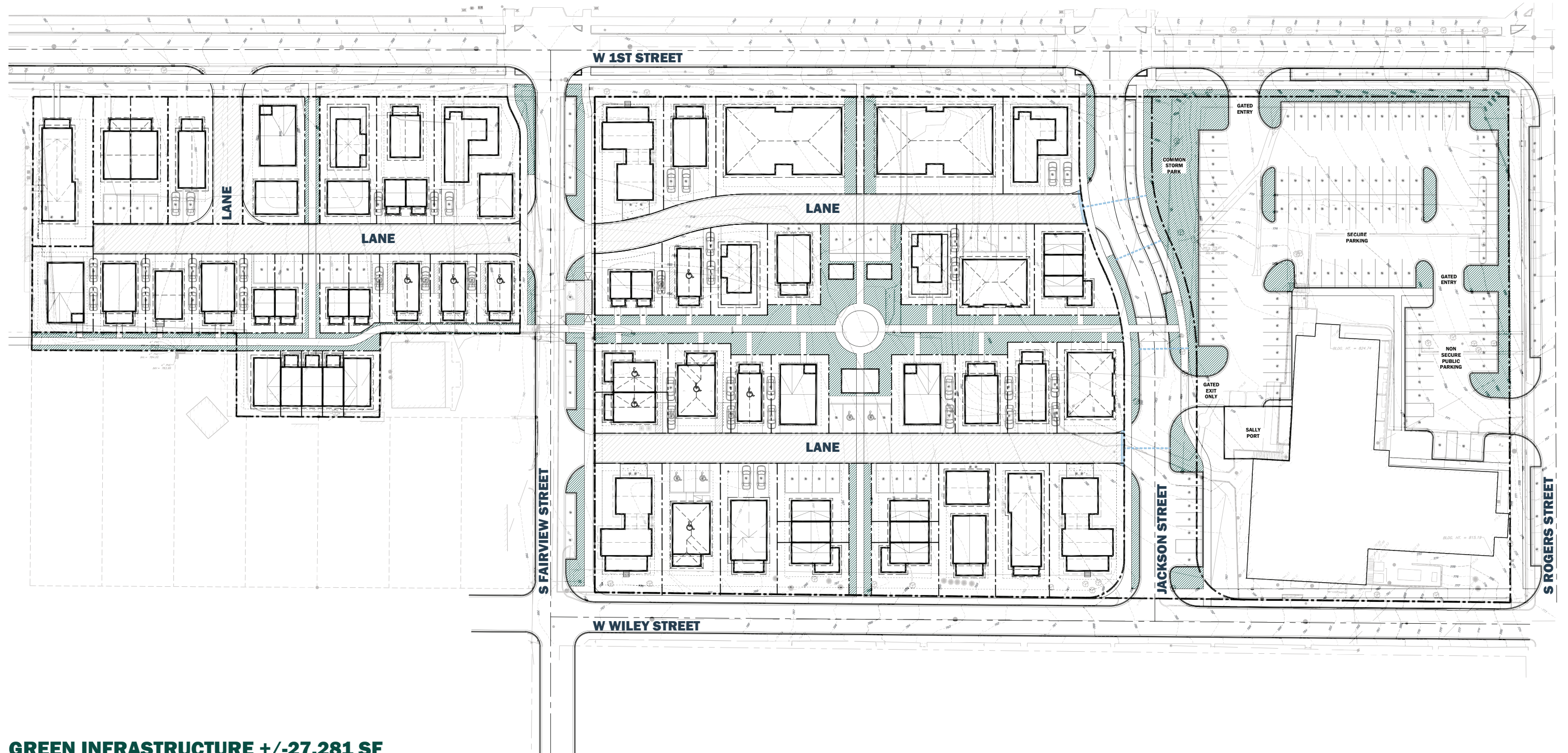
PHASE 1 LOTS



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

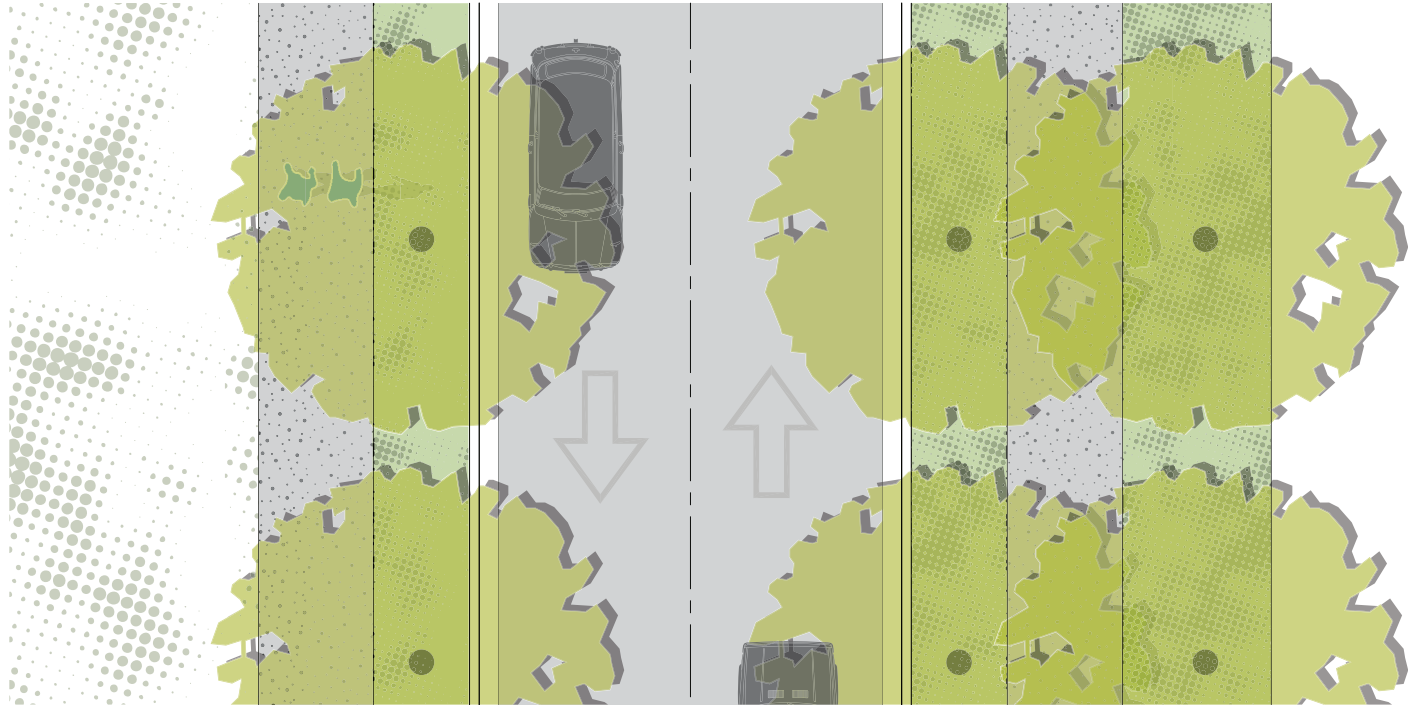
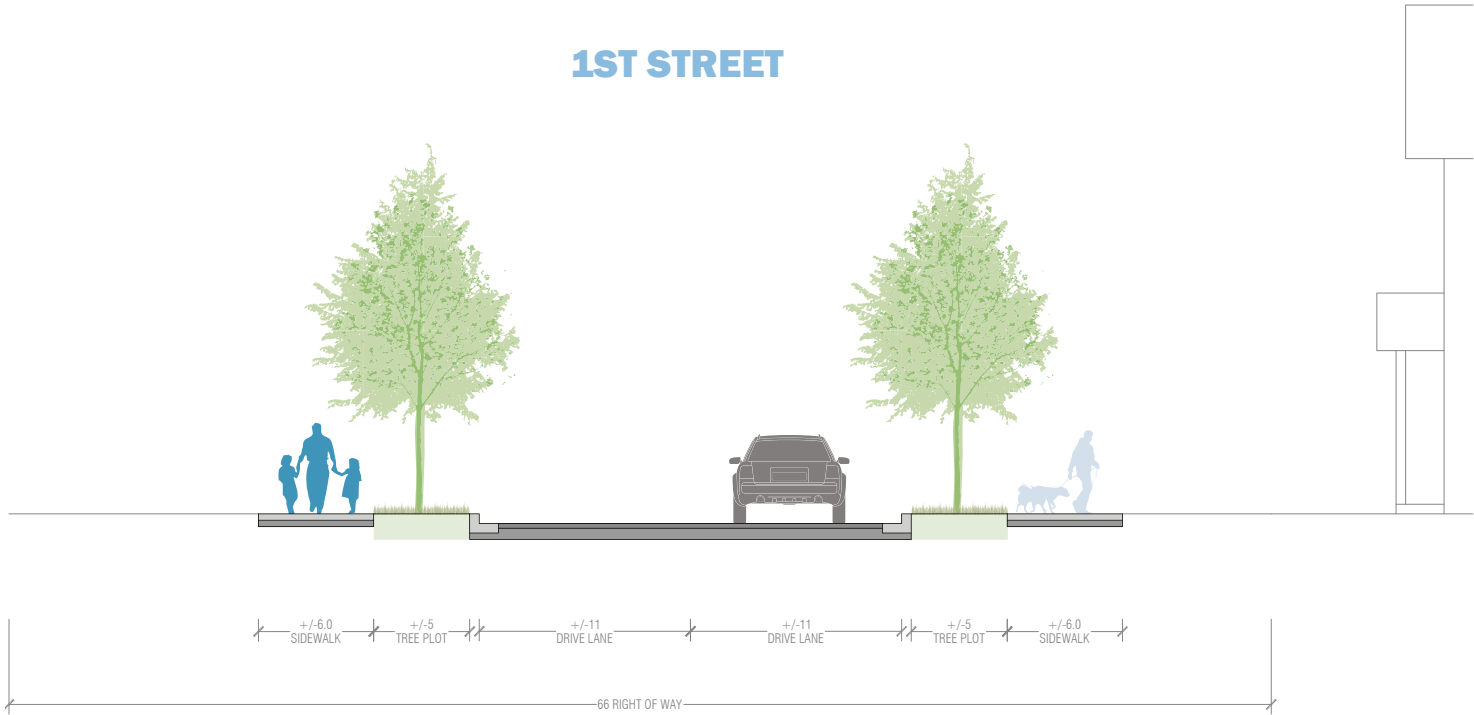


20' RADIUS - TRASH + LARGE FIRE TRUCK
20' RADIUS LANE - TRASH + FIRE TRUCKS
TRASH DAY COLLECTION POINTS

STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

1ST STREET

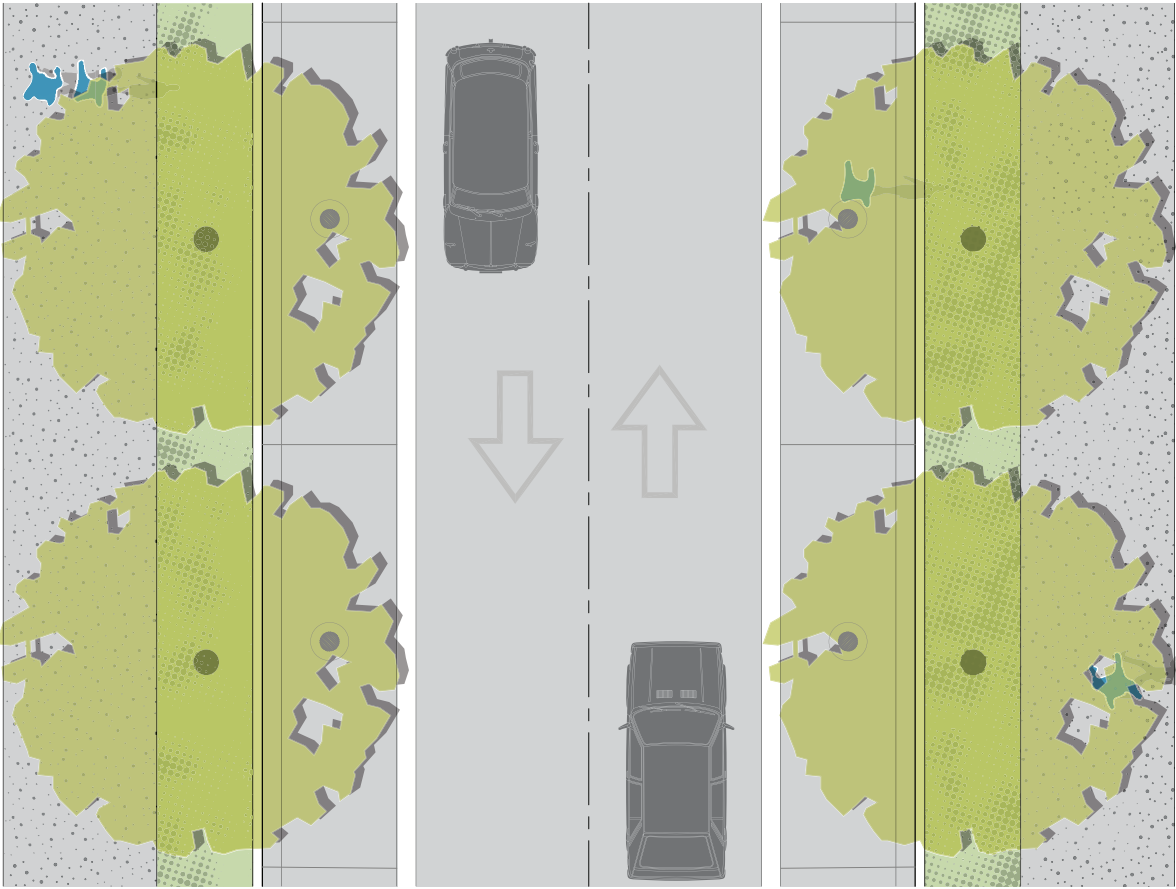
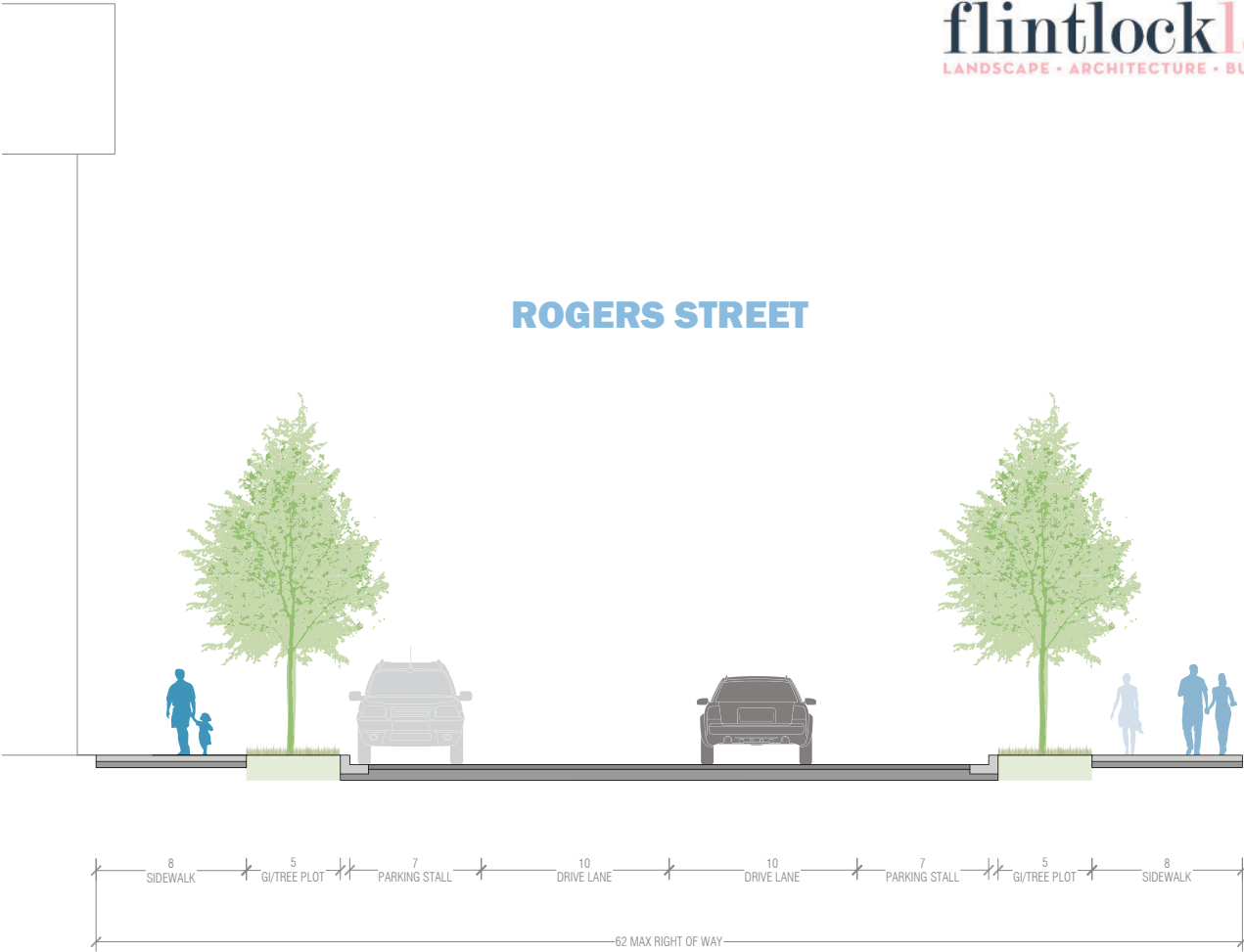


EXISTING TO REMAIN

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

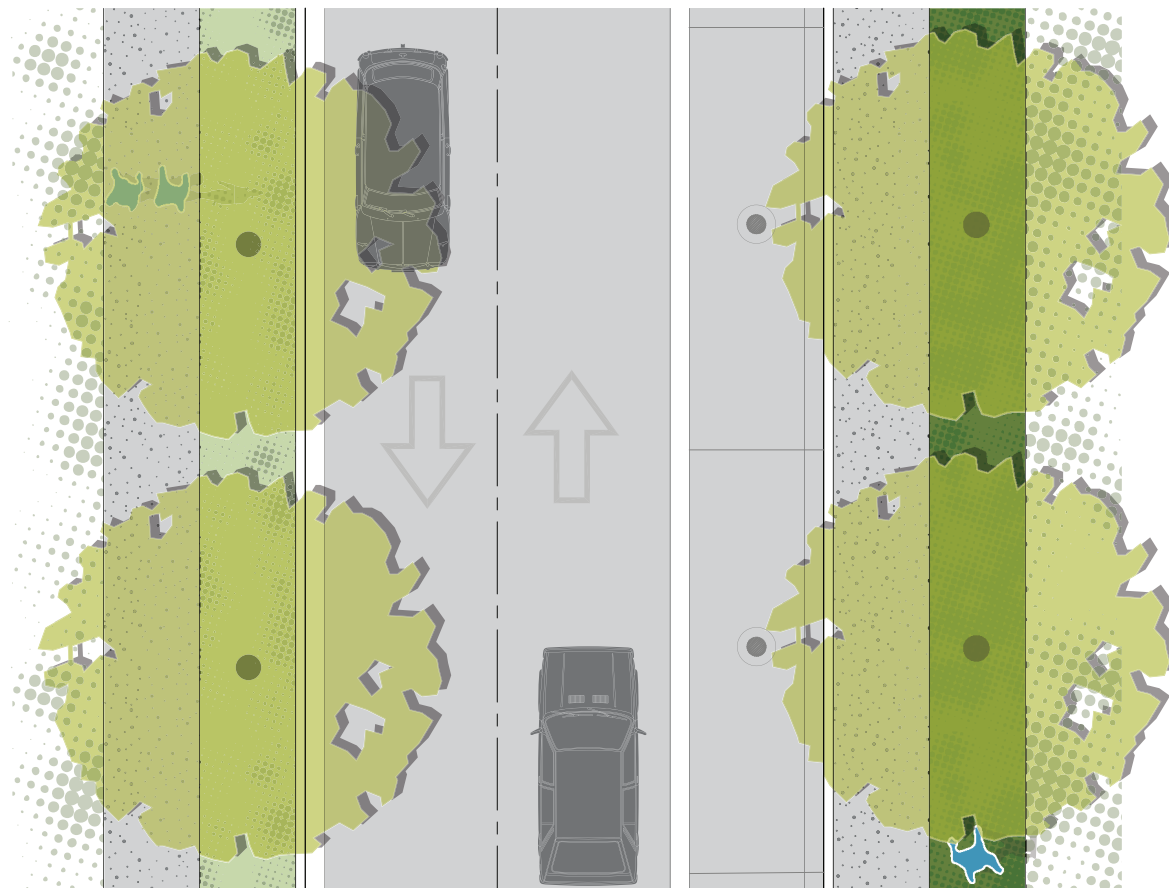
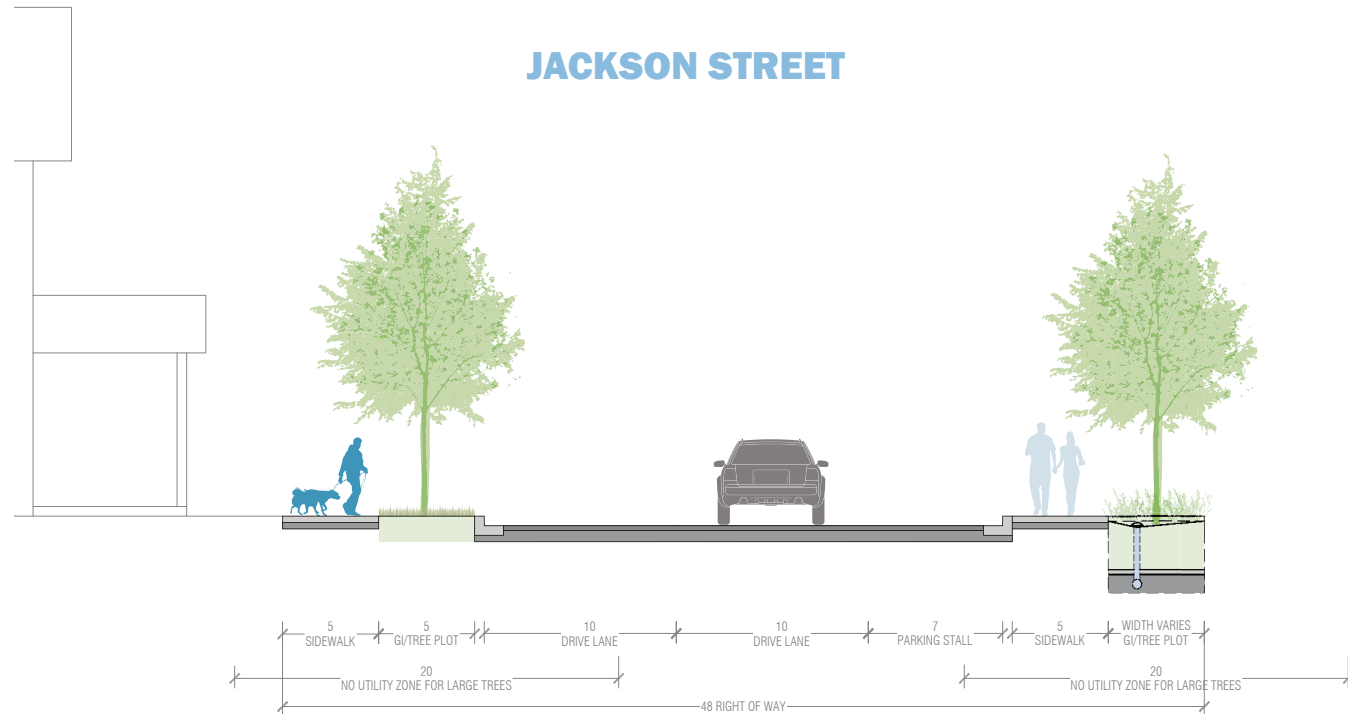
ROGERS STREET



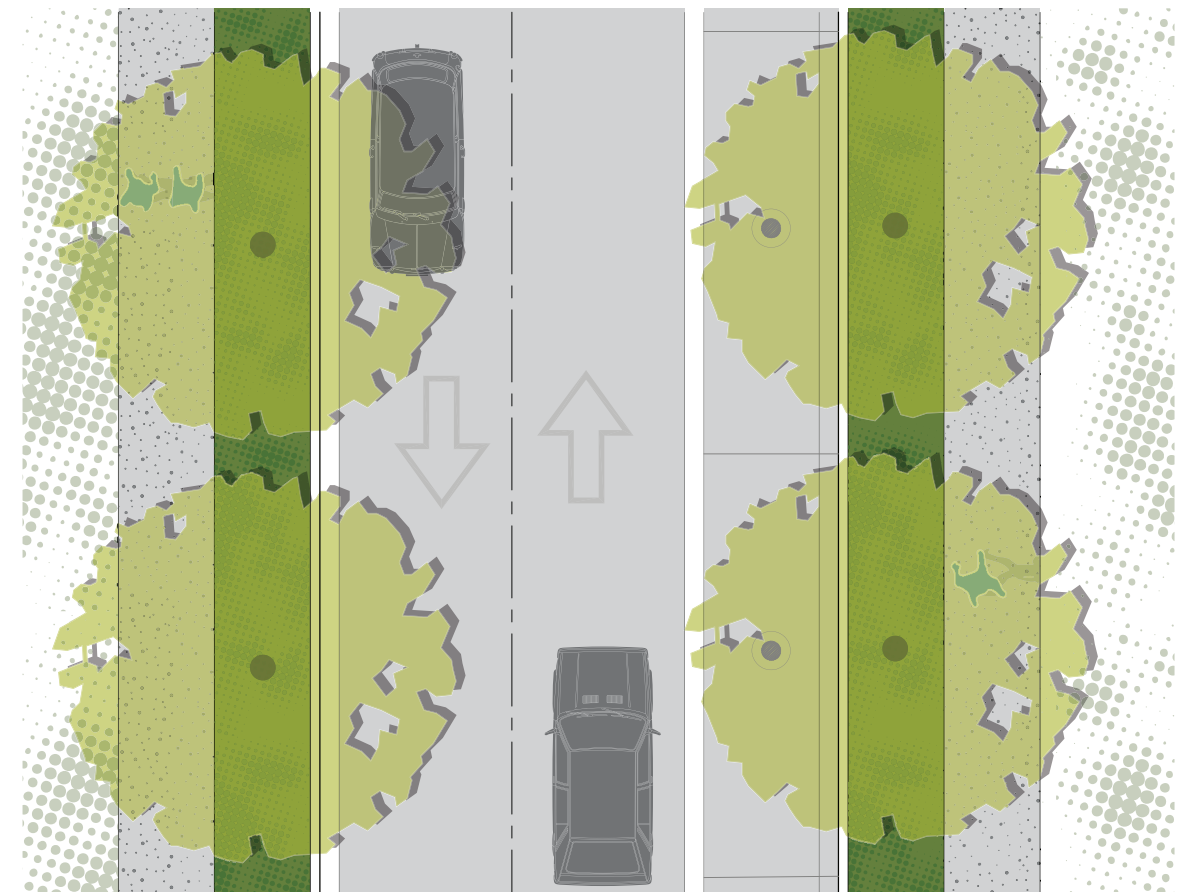
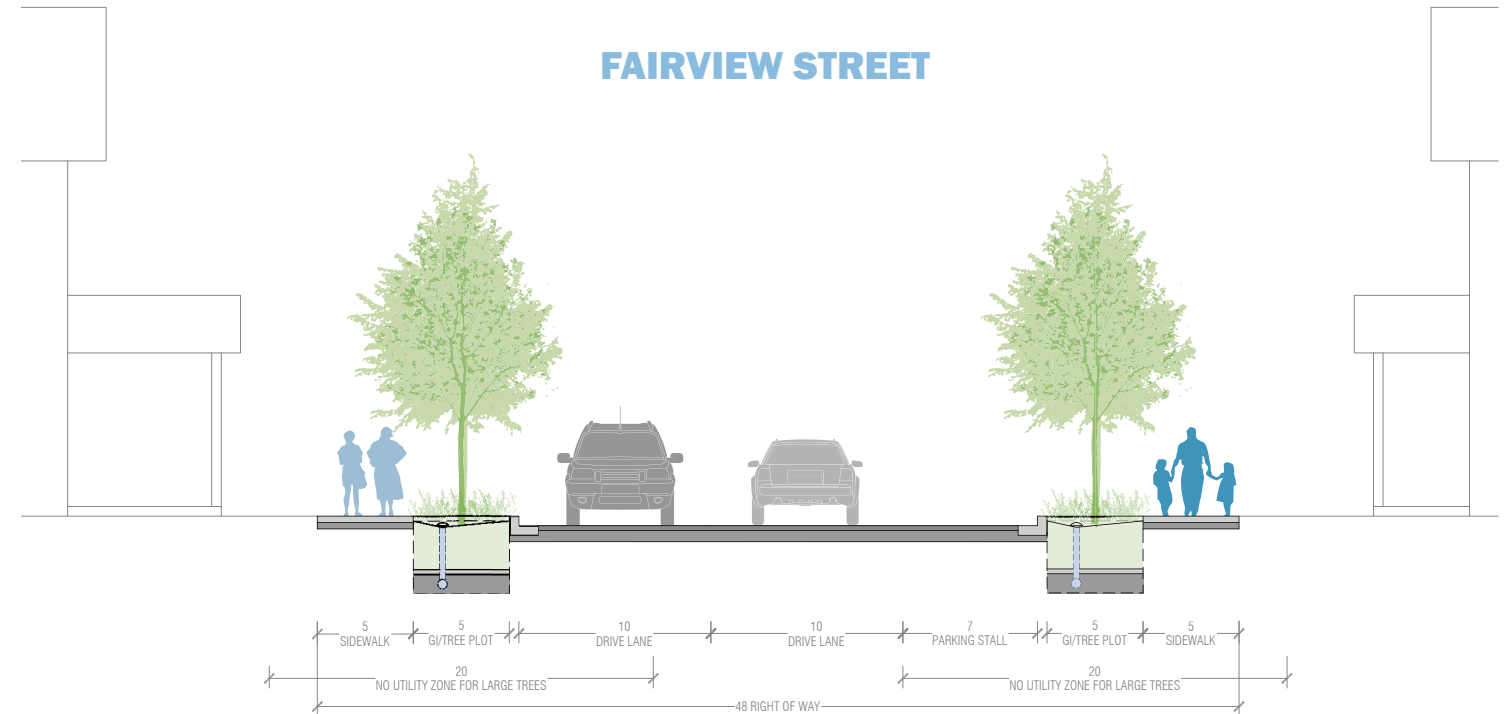
STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

JACKSON STREET



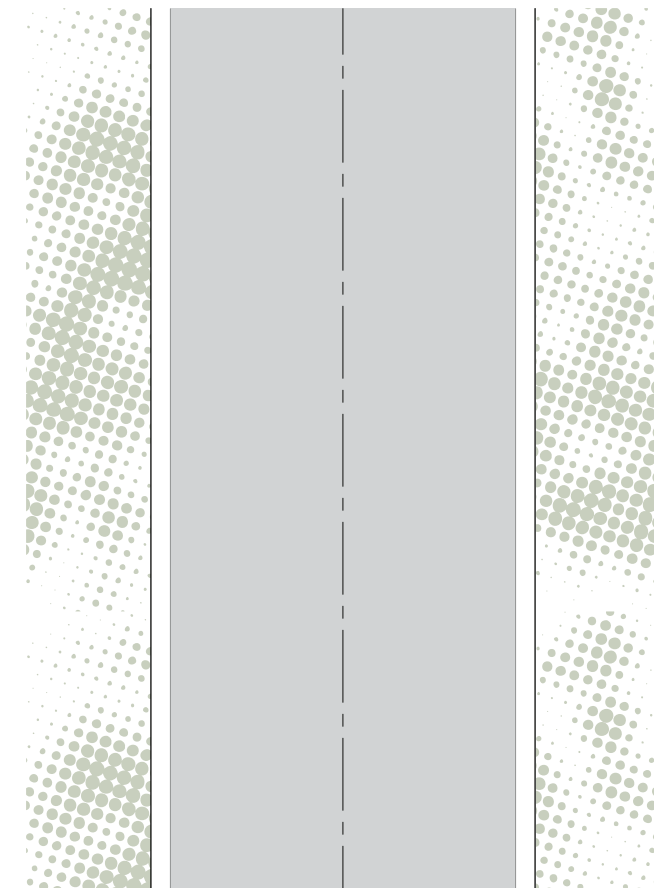
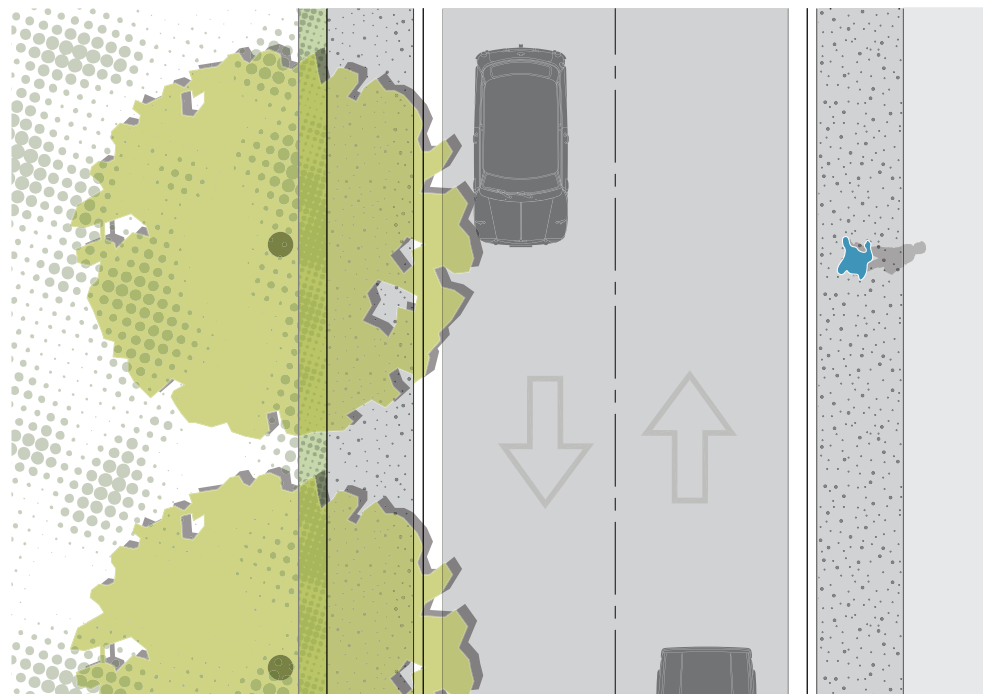
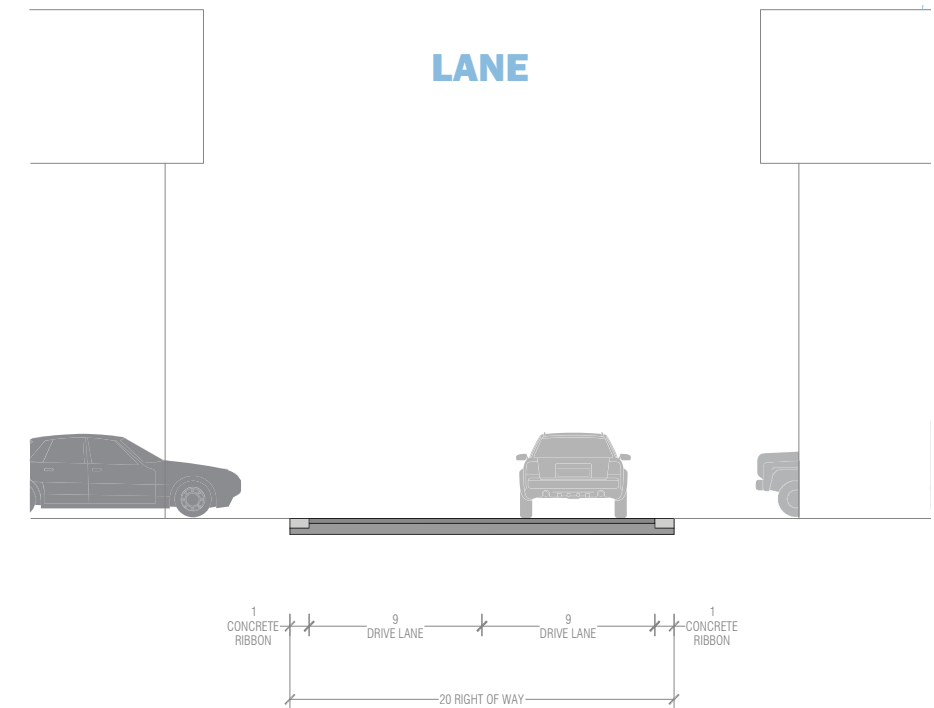
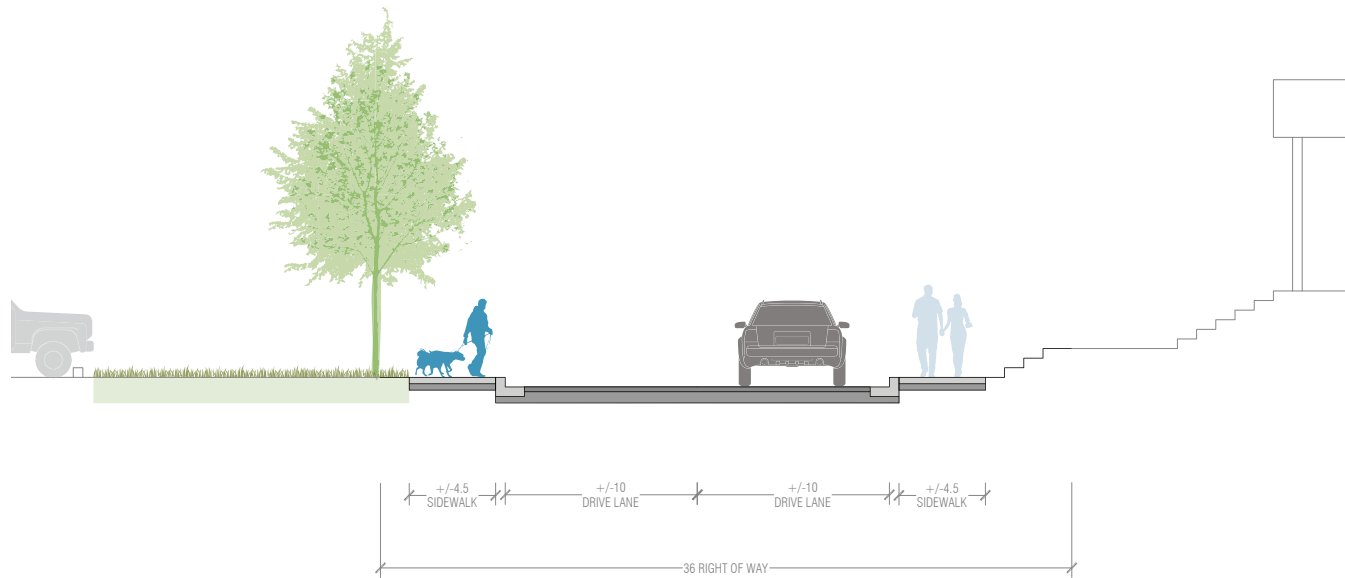
FAIRVIEW STREET



STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

WILEY STREET

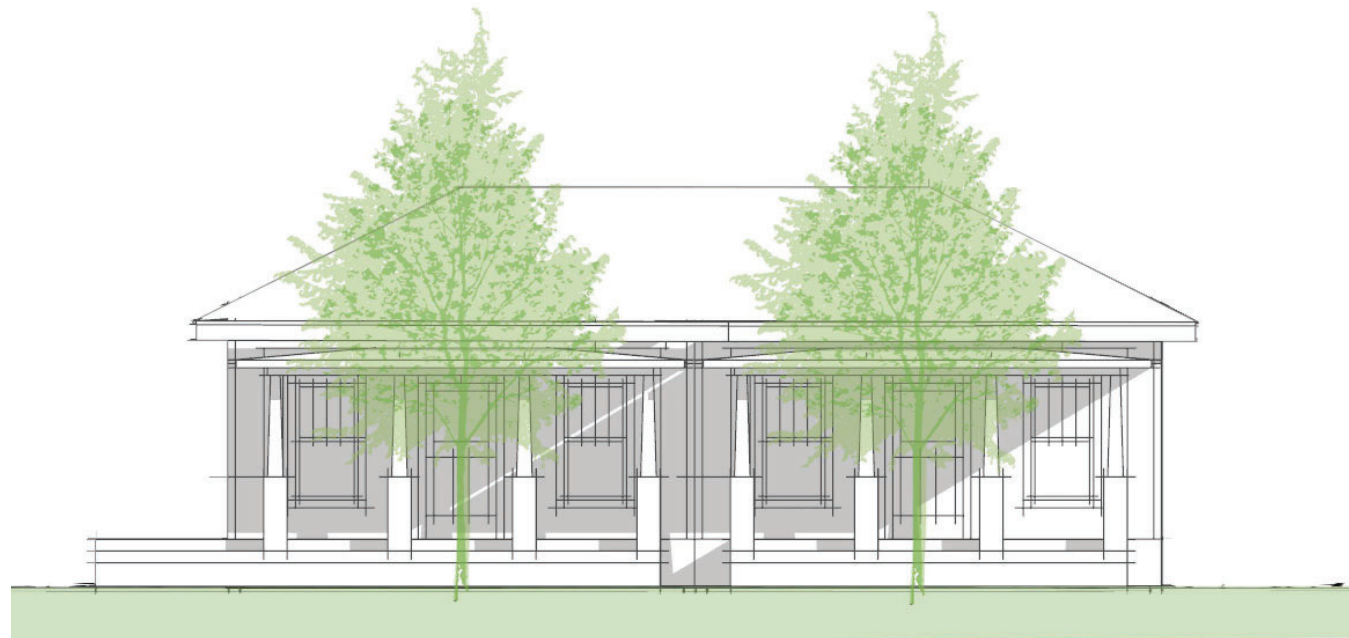
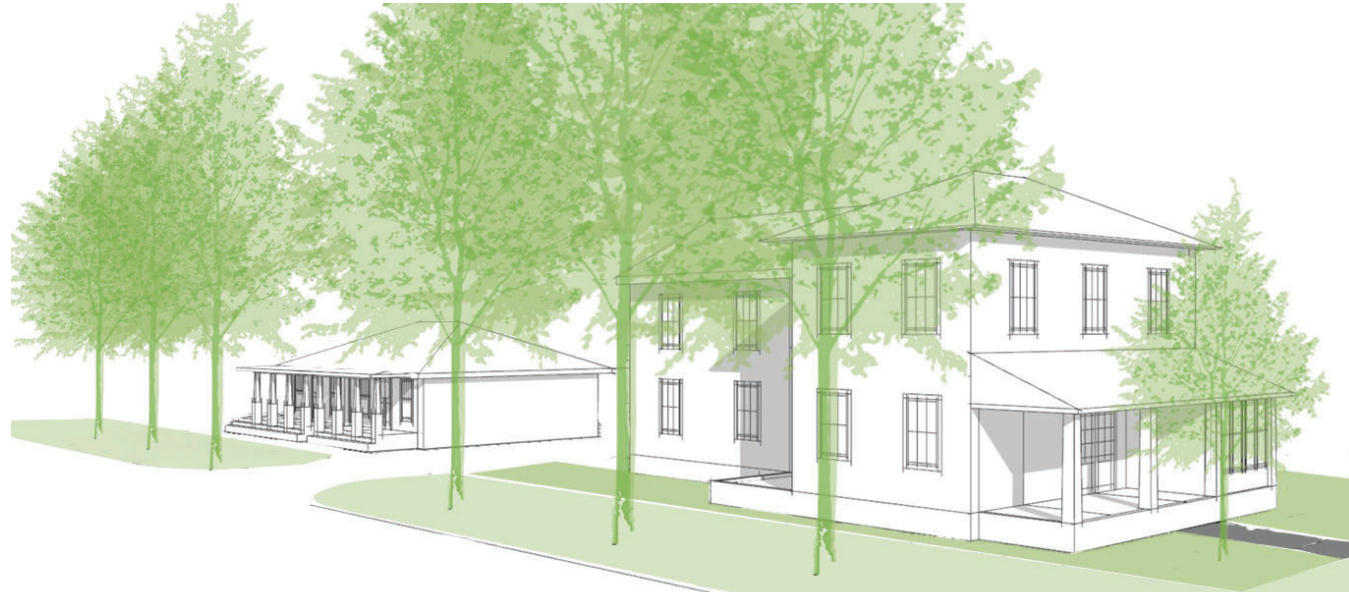


EXISTING TO REMAIN

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

UNIT MIX AND TYPES



EXAMPLE UNIT TYPES

THANK YOU FOR JOINING US TODAY!

Anna Killion-Hanson

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