



HOPEWELL DEVELOPMENT OPPORTUNITIES

March 3, 2023



AGENDA



- Hopewell Neighborhood Vision
- Overall Schedule Update
- Progress and Challenges
- What's Coming



HOPEWELL NEIGHBORHOOD VISION



- **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.



OVERALL SCHEDULE UPDATE



Hopewell Project Schedule



UPDATE



PROGRESS

- Steering Committee meetings continues
- Outreach with neighbors
- Rezoning complete
- Parceling of Blocks 1, 2, and 3 complete
- Overlay District Adopted
- IUH Demolition over 75% complete above ground
- RFI on street for Design – Jackson St
- 1st St reconstruction out to bid
- 2nd St modernization in design
- Kohr Building Developer identified
- Phase I East Demolition complete
- Promoting Hopewell with signage
- First development RFI released soon
- Leveraging federal funds to assist with infrastructure projects
- Potential grant award for additional infrastructure and design

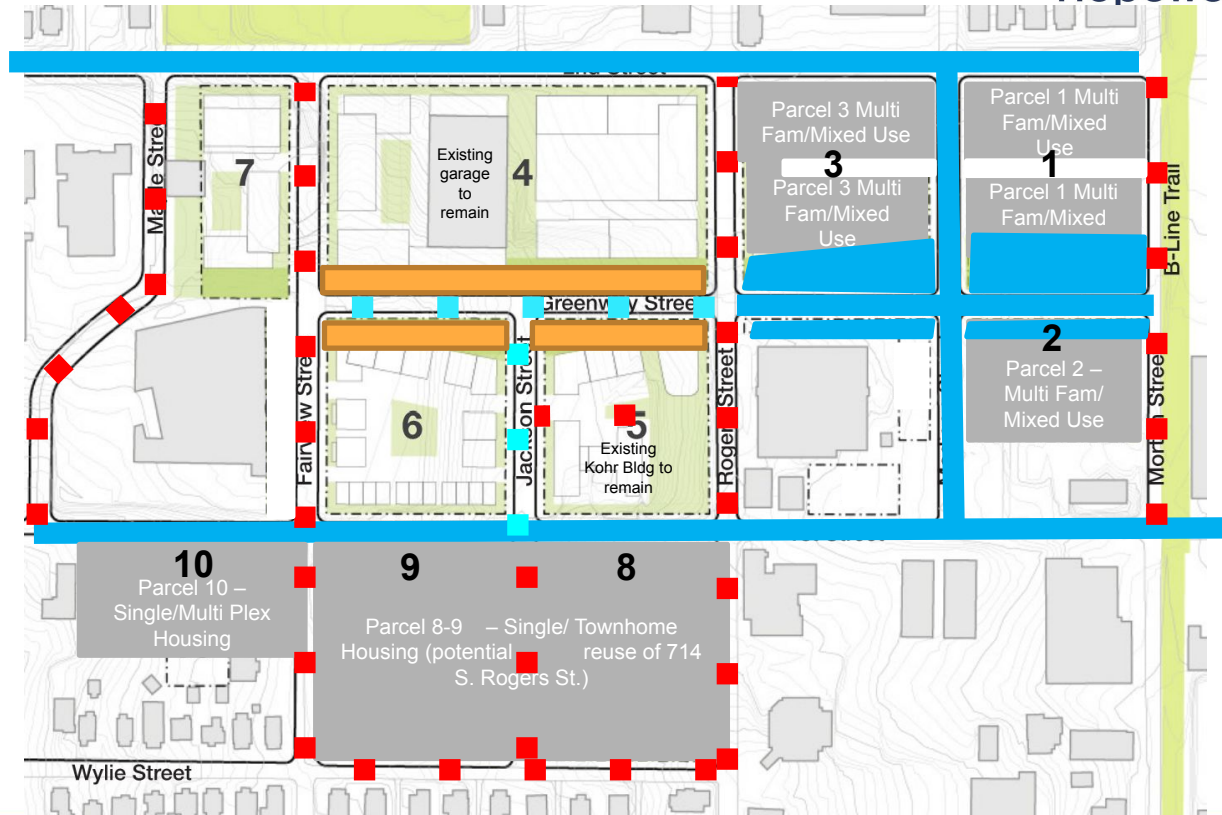
CHALLENGES

- Construction costs are high
- Phase I East infrastructure bid over budget. Actively rebidding.
- Council approval of alley ROWs

DEVELOPMENT OPPORTUNITIES



- Funded
- To Be Funded Infrastructure
- To Be 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

Mixed Use Non-Residential First Floor



Hopewell

DEVELOPMENT 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



DEVELOPMENT



- Sustainability LEED Silver
- Housing 20% Affordable
Home Ownership
Workforce Housing

Income Category	Income Level
Market rate	Greater than 120% AMI
“Workforce” housing	80%-120% AMI
Affordable	below 80% AMI

WHAT'S COMING NEXT



- Phase I East Infrastructure Rebidding
- Public Land Offerings for Kohr Building Redevelopment
- Land swap with Centerstone at Phase I East
- Additional RFI's for Development (Blocks 1-2-3) and subsequent Public Land Offerings
- Retain Engineer for design of Jackson St and University St (between 1st St and 2nd St)
- IUH land transfer (legacy hospital)
- Name the park along University St
- Potential reuse of 714 S. Rogers and the Trahan Arts Study
- 501c3 potential



Thank You

