



MEETING NOTICE

City of Bloomington Capital
Improvement (CBCI) Regular Meeting
will occur at 4:00 p.m. on
Wednesday, June 21, 2023

This meeting will be held in the Allison Conference Room (Suite #225, City Hall,
401 N. Morton St) and may also be accessed electronically via Zoom
(see information below)

JOIN BY ZOOM

<https://bloomington.zoom.us/j/87619726906?pwd=MVJVR082bytSdDBCbHVBUzIqaldCOT09>

Meeting ID: 876 1972 6906

Passcode: 677269

One tap mobile

+13092053325,,87619726906# US

+13126266799,,87619726906# US (Chicago)

Find your local number: <https://bloomington.zoom.us/u/keclqyETvs>

The CBCI will conduct its meetings as though it were subject to the Indiana Open Door Law (I.C. § 5-14-1.5 ("ODL")). Therefore this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, JUNE 21, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

MEETING AGENDA

1. Approval of minutes from 6/7/23 meeting
2. Declaration/review of board member conflicts of interest
3. Hopewell: RDC regular reporting
4. Hopewell Steering Committee - agenda for June 28 meeting
5. Hopewell: Kohr Building public offering
6. Hopewell West primary plat: update from Engineering
7. Hopewell Development Owners Rep onboarding
8. Public Comment



MEETING AGENDA

Subject: Hopewell Steering Committee
Date/Time: June 28, 2022 / 3:00 PM
Location: Bloomington City Hall, Allison Room (401 N. Morton St., Suite 225)

Attendees: Senator Shelli Yoder (co-chair), Mayor John Hamilton (co-chair), Cindy Kinnarney, Eric Spoonmore, Councilmember Isabel Piedmont-Smith, Councilmember Sue Sgambelluri, John West, Lee Carmichael, Mary Ann Valenta, Rev. Forrest Gilmore, Susan Rinne, Tina Peterson, Mary Catherine Carmichael, Jeff Underwood, Deb Kunce

1. Share the news.
2. Key actions since Oct 2022
 - a. Legacy Hospital Demolition / Site Prep
 - b. City of Bloomington Capital Improvements Board Formation
 - c. Development Owner's Rep Selection
 - d. Kohr Building Prep for Redevelopment
 - e. READI Grant Received
 - f. Appraisals
 - g. City Investment to date
3. What's next?
 - a. Prep for Development
 - b. Infrastructure Investments
 - c. Final IUH Property Transfer and Potential Event
 - d. Phase I East Infrastructure Ground Breaking
4. Reception to follow.

STAFF RECOMMENDATIONS	Address: Northwest Corner, 1st St & Rogers St.
COA 23-23	Petitioner: Barre Klapper, Springpoint Architects
Application Date: 3/30/2023	Parcel: 53-08-05-100-058.000-009
RATING: UNRATED	Survey: c. 1930's, Art Deco Institutional



Background: Kohr Building Historic District

Request: Construction of a new addition

Guidelines: Secretary of the Interior's Standards pg. 26

- "New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building. New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears an infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting."

Staff Recommendation: Approval of COA 23-23

- The proposed addition carefully balances the need to balance the form and aesthetic of the new structure with the historic one while looking different. The addition is taller but would have a substantial setback from the front facing facade of the Kohr building.

- The petitioners have incorporated feedback from the Historic Preservation Commission, particularly lightening the color of the proposed materials for the addition.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 23-23 _____

Date Filed: _____ 3/30/2023 _____

Scheduled for Hearing: _____ 4/13/2023 _____

Address of Historic Property: _____ Kohr Building, 601 W. 2nd Street, Bloomington, IN 47403 _____

Petitioner's Name: _____ Brinshore Development _____

Petitioner's Address: _____ 1603 Orrington Ave Suite 450, Evanston, IL 60201 _____

Phone Number/e-mail: _____ 847-562-9400/ plevavi@brinshore.com _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **“Complete Application”** consists of the following:

1. A legal description of the lot. 015-63570-00 7 Pts Of Seminary Lot 46

2. A description of the nature of the proposed modifications or new construction:
Brinshore Development seeks to redevelop the Kohr Building, the remaining building of the former IU Health
Bloomington hospital complex which dates from 1945. The project will consist of the adaptive reuse of the
Kohr Building and the construction of a new, 4-story, 27,028 square foot addition. The project will contain
thirty-eight (38) affordable apartments, comprised of (35) 1-bedroom apartments and three (3) 2-bedroom
apartments. It will also contain resident-serving uses on the ground floor of the new addition. The project
will be developed in partnership with the Bloomington Housing Authority and Centerstone.
Reference the attached continued description.

3. A description of the materials used.
Reference the attached description of materials used.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

April 6, 2023

Re: Kohr Apartments Certificate of Appropriateness Application Continuation

2. A description of the nature of the proposed modifications or new construction, continued:

Proposed changes to the 1945 Kohr building consist of the general repair of the north elevations and partial west elevation where the former Bloomington hospital was attached (refer to attached photos):

- Removal of paint, membranes, flashings, piping, block infill, etc. from the elevations.
- Restoration of blocked-in, original window openings with clear anodized, aluminum windows and glass block to match the existing windows on the building and infill of miscellaneous, non-original openings.
- Removal of 1981 west staircase tower addition. The Kohr building does not have a west exterior wall at this location since this is where it was attached to the original hospital building.
- At the north elevation of the north stair tower, there are two concrete columns which are structurally integrated into the original wall by having been poured into sections of the veneer that had been cut out. The architects of the hospital demolition have determined that it is too costly to remove these elements and so they will be left intact since it is now part of the structure.

The proposed addition will be located in roughly the same location as the original 1919 hospital building. The simple massing of the addition, with a main building section flanked by stairways at the ends, is similar to the organization of the Kohr building. The stair forms will be subordinate to the larger, main building. The overall, north-south dimension of the addition with a central, main entry relates to the size and configuration of the Kohr building. The floor elevations of the addition will align with the existing Kohr Building.

The new addition window heights and head heights will match the Kohr building. The new windows will be single hung windows. The fenestration pattern will echo that of the Kohr with a panelized grouping of the second and third floors windows. While this panelization on the Kohr building is achieved through carved limestone elements, the panelization on the addition will be accomplished through a change in the exterior wall framing depth between the windows and the thickness of the trim material.

The Kohr building has a subtle base defined by a thin band of limestone aligned with the first-floor window heads. Below this band, the limestone is a coursed, larger format stone and transitions above to an 3-height, ashlar pattern. This band will register in the same location at the addition delineated by reveals in the fiber-cement board pattern. The bottom of the window panels stops above this band further helping to define the base of the building.

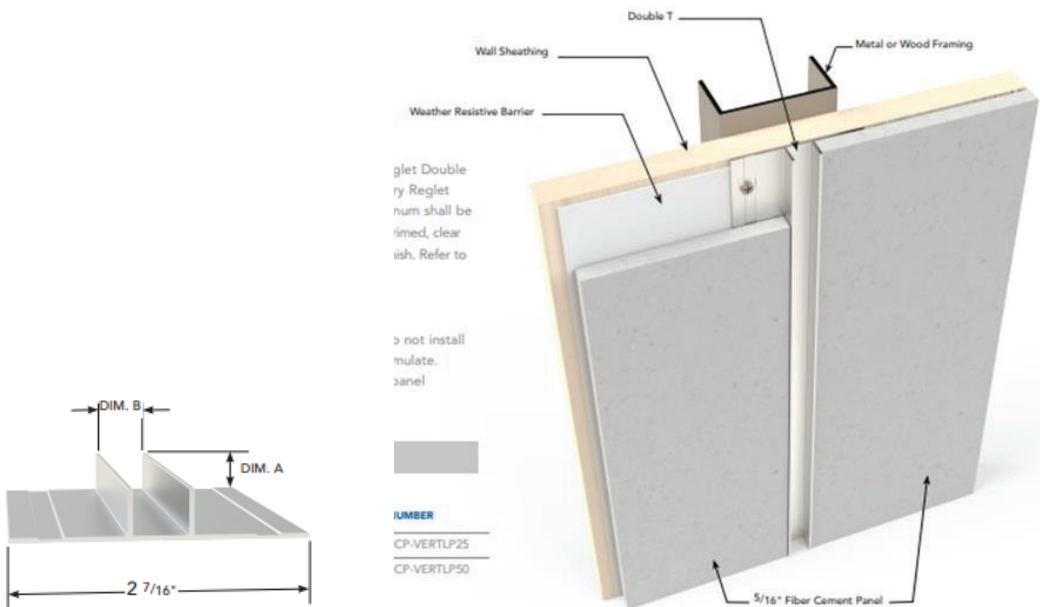
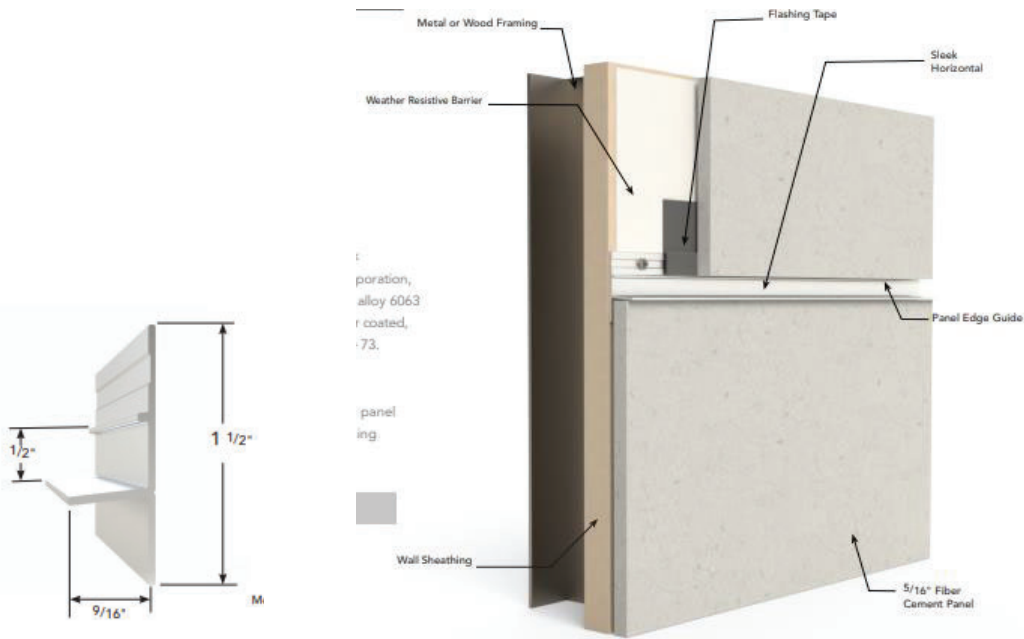
The overall mass of the addition is broken down with a change in the siding treatment below the sill of the fourth-story windows. This material change corresponds to the height of the three-story Kohr building. The framing of the fourth floor will step back slightly and a prominent coping will contribute to a visual recession of the fourth floor. The siding material below this change will be a prefinished, fiber-cement board panel system with reveal trim and the material above will be a prefinished, vertical, metal panel system.




Metal canopy and pergola elements at the entries and courtyards reflect the new residential use of the building and the activation of courtyards with outdoor seating areas.

2. A description of the materials used.

Siding 1: James Hardie 5/16" Fiber-cement board panels, smooth finish with 1/2" aluminum reveal system like Fry Reglet H6 horizontal trim and V6 vertical trim. All components to be prefinished.



Siding 2: Berridge Metal Vee-Panel, 4-1/4" between grooves, prefinished, smooth



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Vee-Panel

HOME / PRODUCTS / WALL, SOFFIT, CEILING AND FASCIA PANEL SYSTEMS / VEE-PANEL

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The Berridge Vee-Panel is a versatile and maintenance free panel. The prefinished wall panels can be used over open framing or solid sheathing. The panel can be used throughout a project in many different applications and is available in smooth or wood grain embossed finishes and a vented option.

Materials

- 24 and 22 Gauge Steel

Specifications

- Uses: Wall, Soffit, Ceiling, Fascia, Screen Wall, Berridge Fencing System
- Coverage: 12 3/4"
- Finishes: Smooth, optional wood grain
- Fasteners: Concealed
- Applications: Vertical over open framing or solid sheathing
- Pattern: 4 1/4" between grooves, optional venting

Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- Vented option provides 6.46 square inches of Net Free Vent Area (NFVA) per linear foot of panel. (BMC does not recommend vented products in applications subject to aggressive atmospheres, marine environments or high humidity due to the corrosive nature of these environments on raw edges of steel.)

Trim: Synthetic wood trim, smooth finish, painted

Limestone: 1-1/4" thin adhered, smooth, random ashlar, variegated





Windows: Vinyl windows like Silverline Windows

V1 SERIES

Double-Hung Windows

Features and Benefits

- Designed for easy window replacement
- Simple beveled design blends with virtually any décor
- Tilt-in top and bottom sash for easy cleaning
- Fusion-welded vinyl for durability
- Available with glass options that are ENERGY STAR® certified for greater energy efficiency

Double-Hung Windows	V3	V1
Exterior Colors		
White	■	■
Beige	■	■
Sandstone	■	
Dark Bronze*	■	
Interior Colors		
White	■	■
Beige	■	■
Sandstone	■	
Glass		
Low-E	■	■
Low-E SmartSun™	■	■
Low-E Sun	■	■
Low-E PassiveSun®	■	■
Low-E PassiveSun w/HeatLock®	■	■
Grilles		
Grilles-between-the-glass, Flat Profile	■	■
Grilles-between-the-glass, Contour Profile	■	■
Simulated Divided Light	■	
Insect Screens		
Full	■	■
Half	■	■
Frame Types		
Insert Frame	■	■
Nailing Flange w/J-channel	■	
Nailing Flange	■	
Masonry Flange		
Additional Options		
Custom Sizes	■	■
Coastal Upgrades	<input type="checkbox"/>	

Limited availability. Check with dealer for details.



Storefront: 2" Aluminum storefront system for main entries and community room windows

Exterior Doors: Flush steel door with steel frame

Garage Door: Prefinished or painted, flush panel garage door

Canopies & Porch: Metal wrapped treated wood structure

Kohr Building Existing Conditions Photos:



Photo 1. East Elevation



Photo 2. South Elevation



Photo 3. East Entry Detail



Photo 4. North Stair, Integrated Concrete Columns



Photo 5. North Stair, Former Door & Glass Block Opening



Photo 6. Northwest Corner of North Stair



Photo 7. North Elevation



Photo 8. West Elevation of North Stair



Photo 9. Lower Area of West Elevation

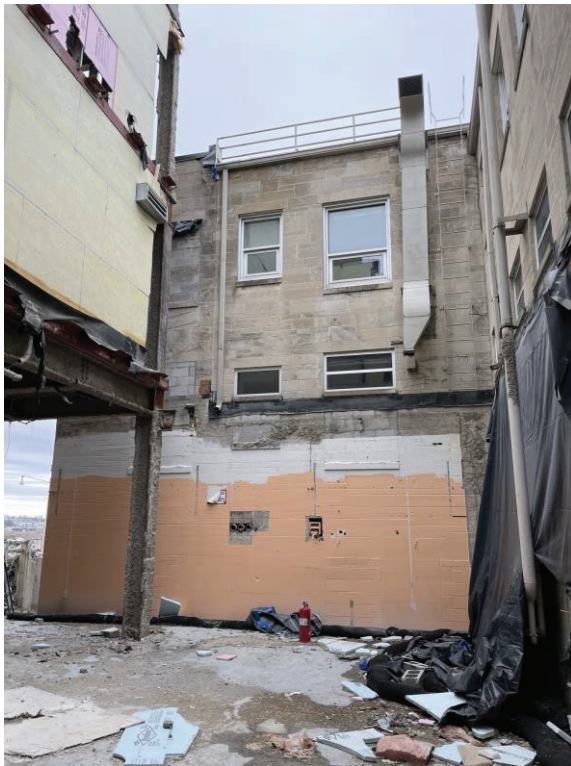


Photo 10. West Elevation



Photo 11. West Elevation



Photo 12. North Elevation



Photo 13. Lower Section of North Elevation



Photo 14. Lower Section of North Elevation




Photo 15. Mechanical Equipment Routed Through Wall

AFFIDAVIT

I, Larry D. Allen, Assistant City Attorney, certify that the Bloomington Redevelopment Commission has entered into a purchase agreement with IU Health and will be the owner of the property formerly known as the Kohr Administration Building located at: 601 W. 2nd Street and depicted in the attached Exhibit A and do hereby designate authority to act on my behalf for the matter pending before the City of Bloomington Planning Department to Barre Klapper, Springpoint Architects.

Signed,




Larry D. Allen
Assistant City Attorney
Counsel for the Redevelopment Commission

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared Larry D. Allen and acknowledged the execution of the foregoing this 29th day of March, 2023.



Notary Public



Printed name

My Commission Expires: 5-29-25
County of Residence: MONROE
Commission # 700934

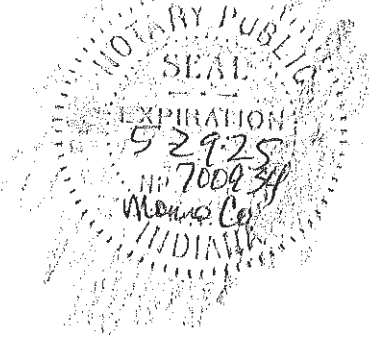
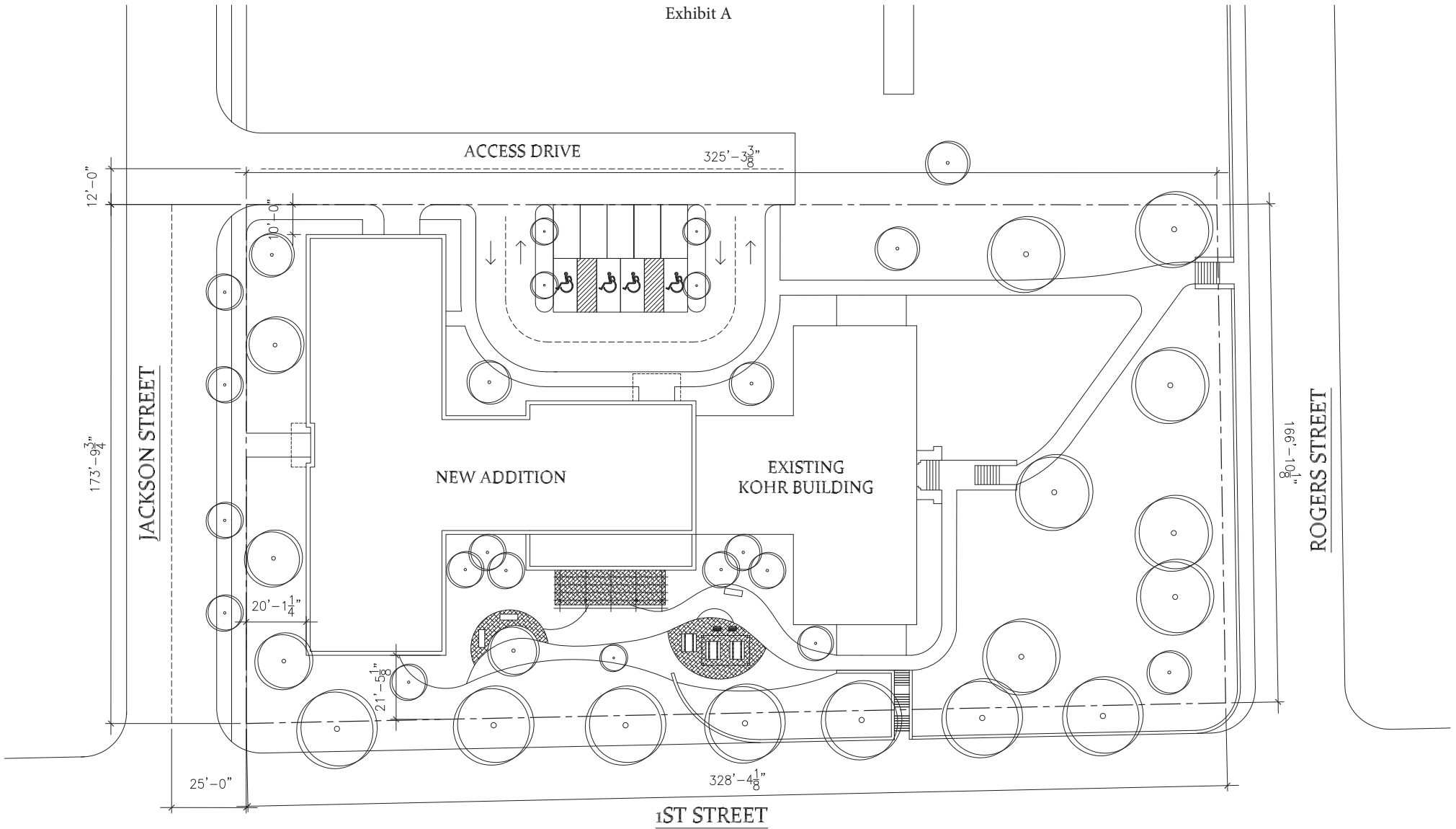


Exhibit A



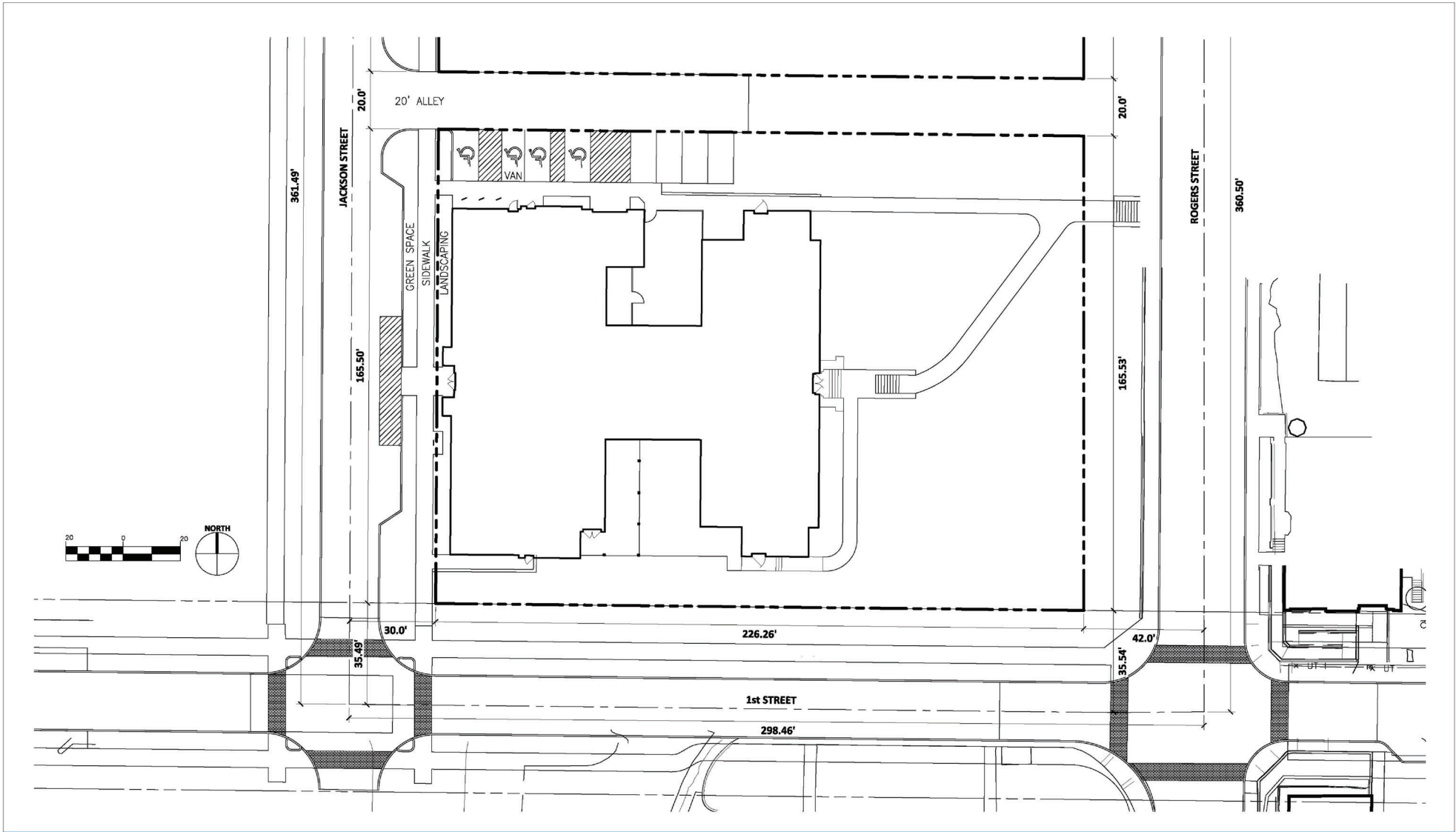
BRINSHORE



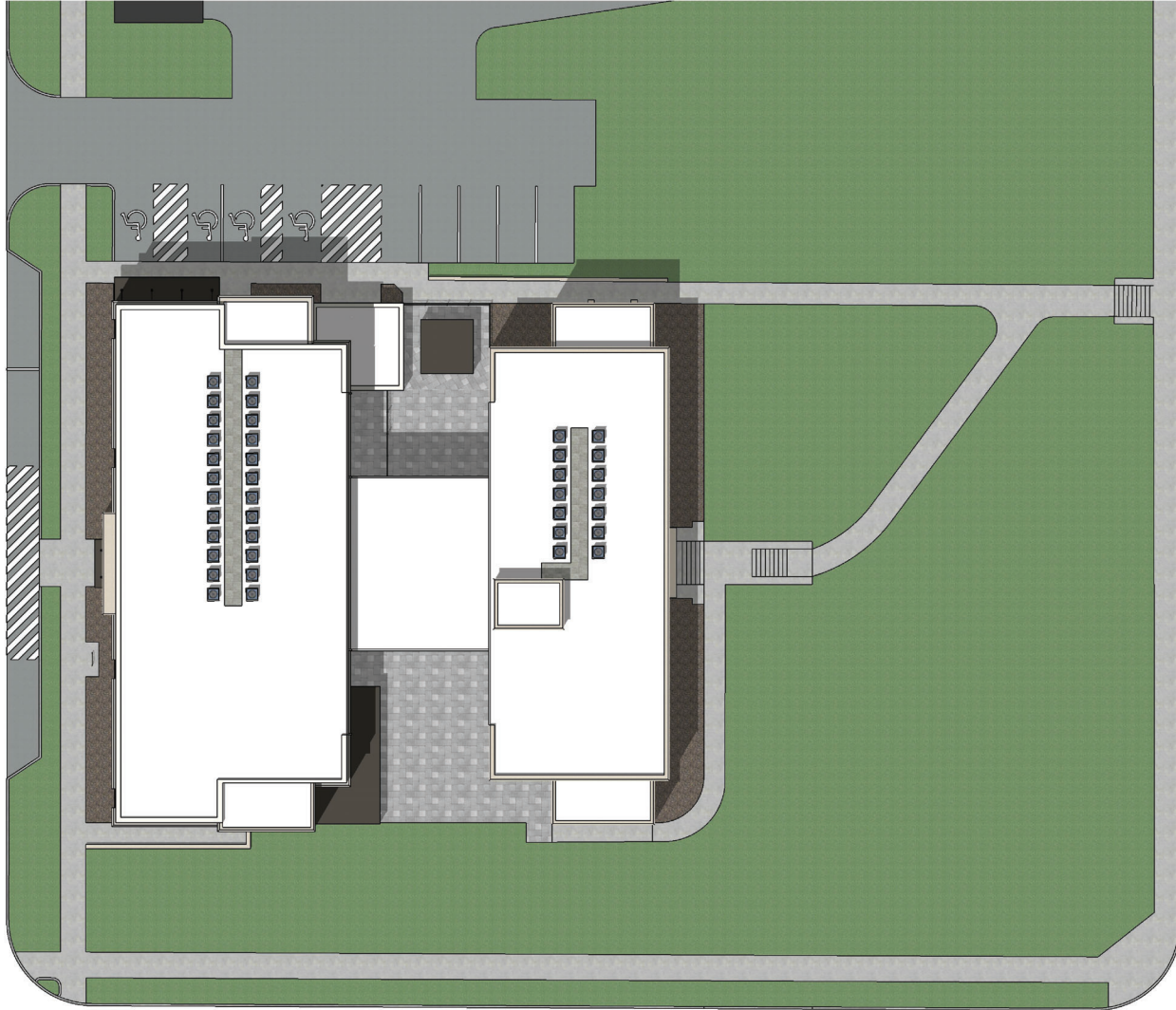
21 SEPTEMBER 2022

SITE PLAN

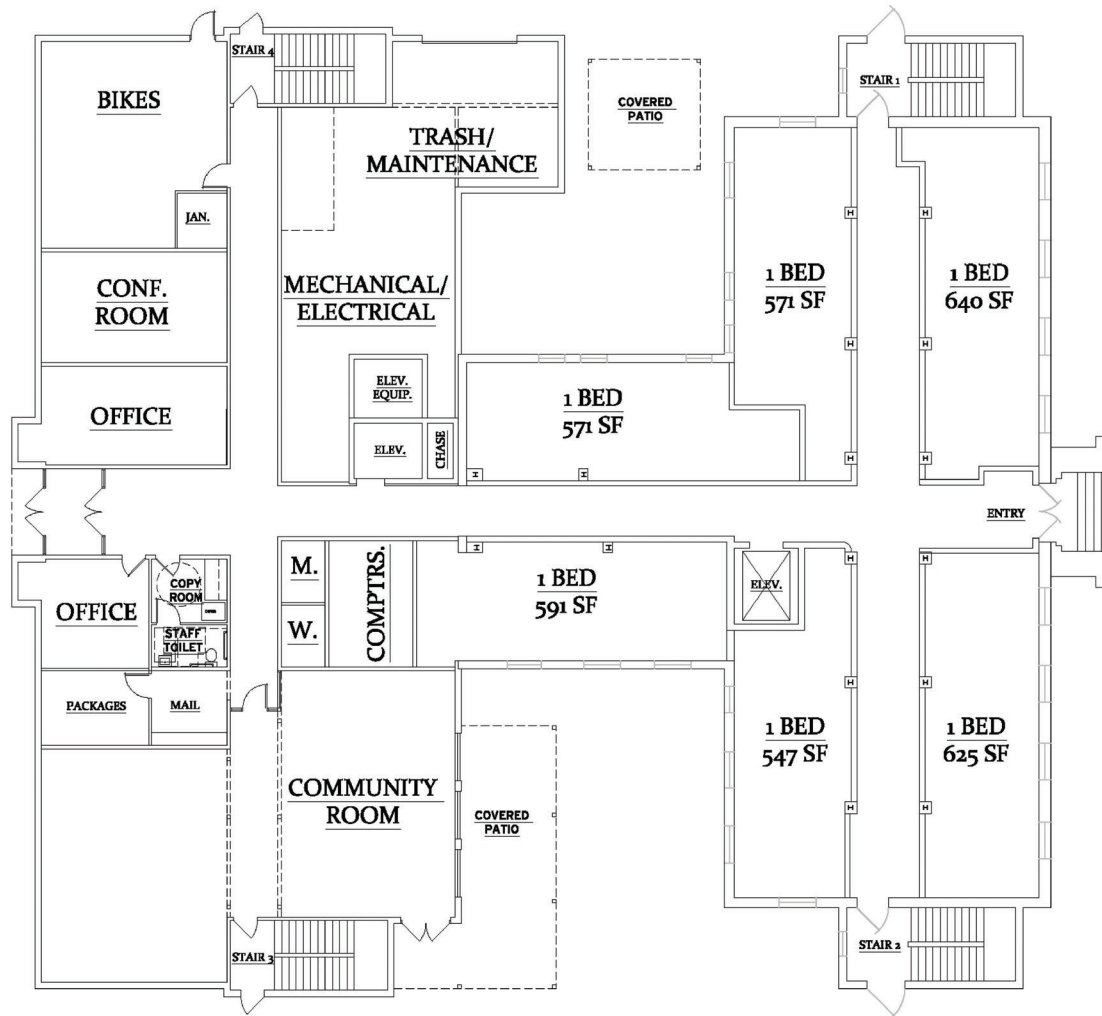




SITE PLAN
KOHR BUILDING
BLOOMINGTON, IN



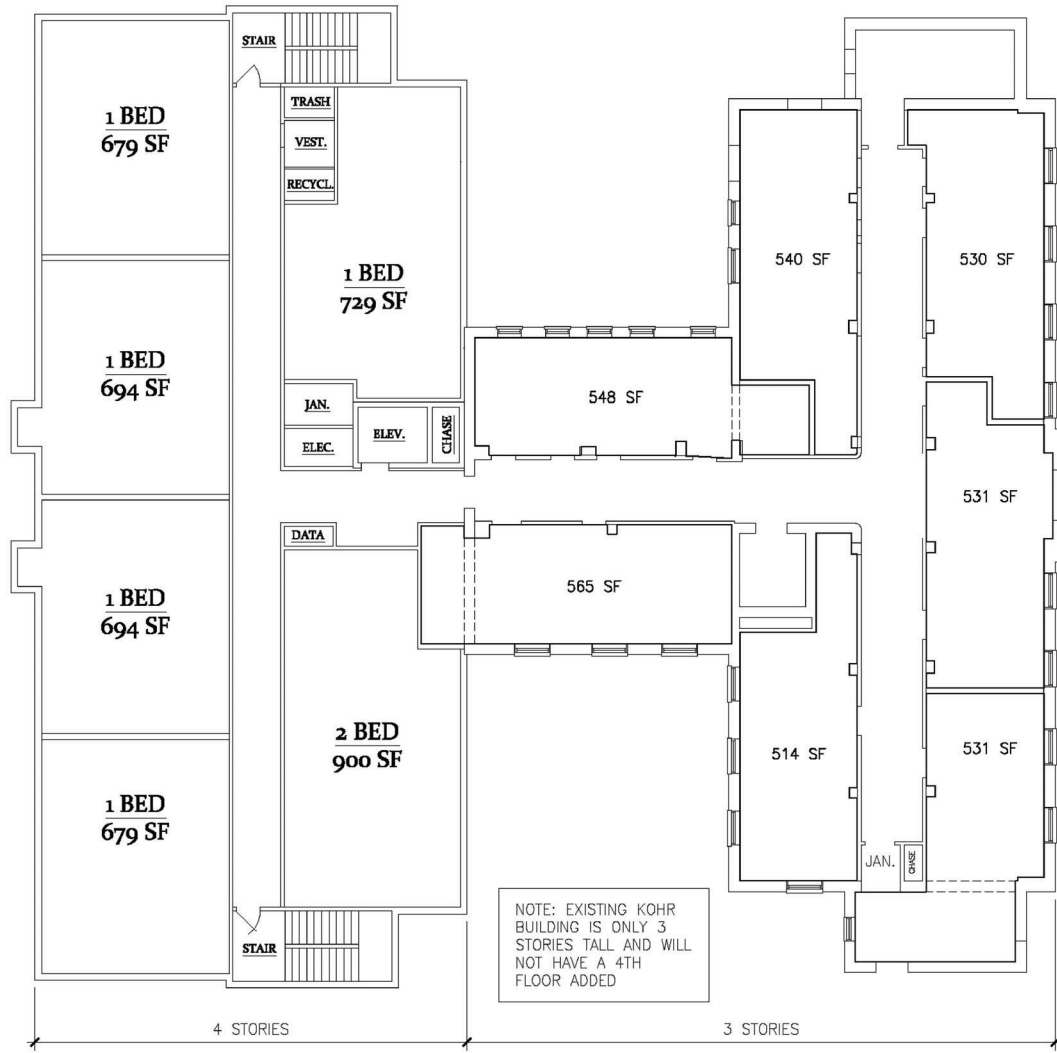
SITE PLAN
KOHHR BUILDING
BLOOMINGTON, IN



FLOOR 1



PLAN
KOHR BUILDING
BLOOMINGTON, IN



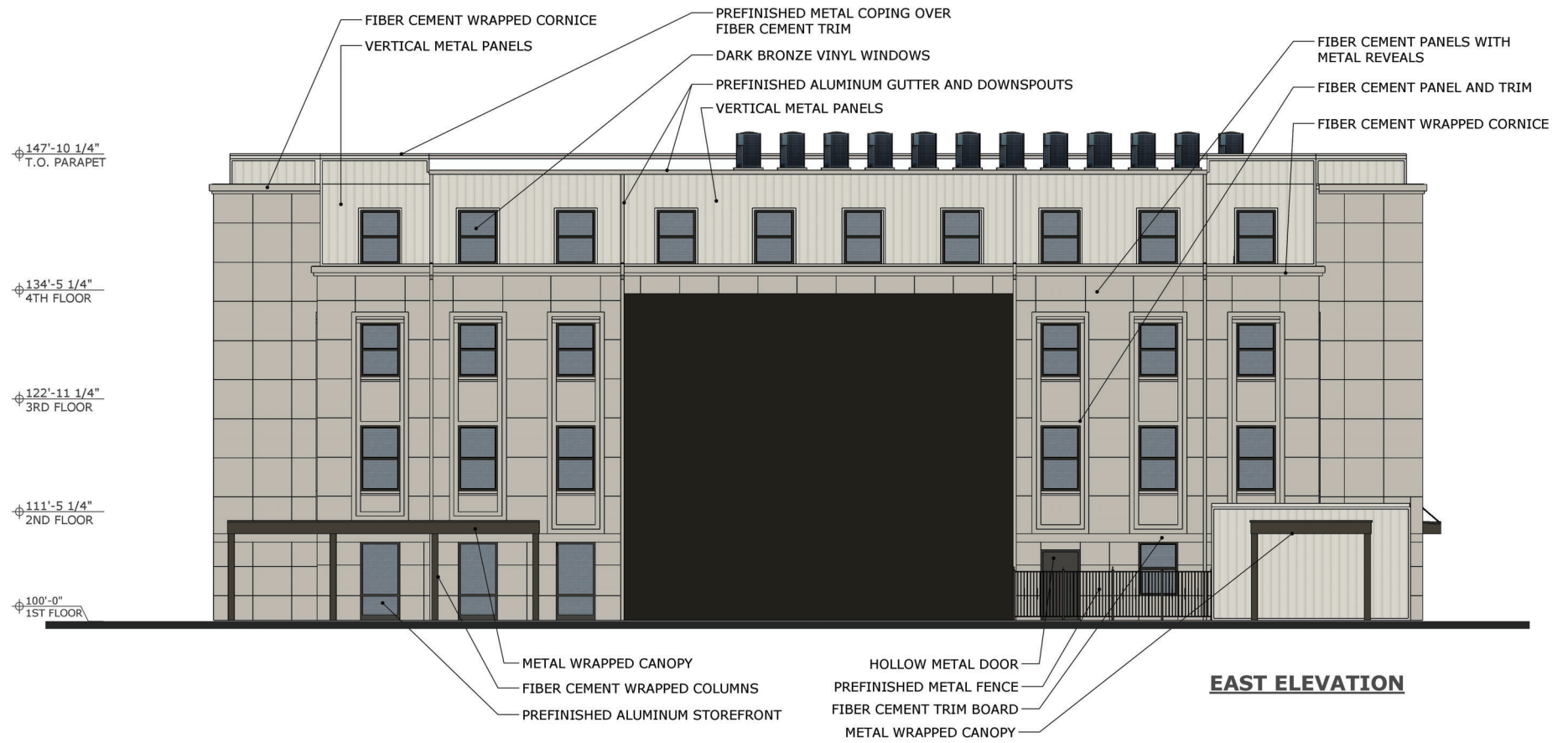
FLOORS 2-4



PLAN
**KOHR BUILDING
 BLOOMINGTON, IN**

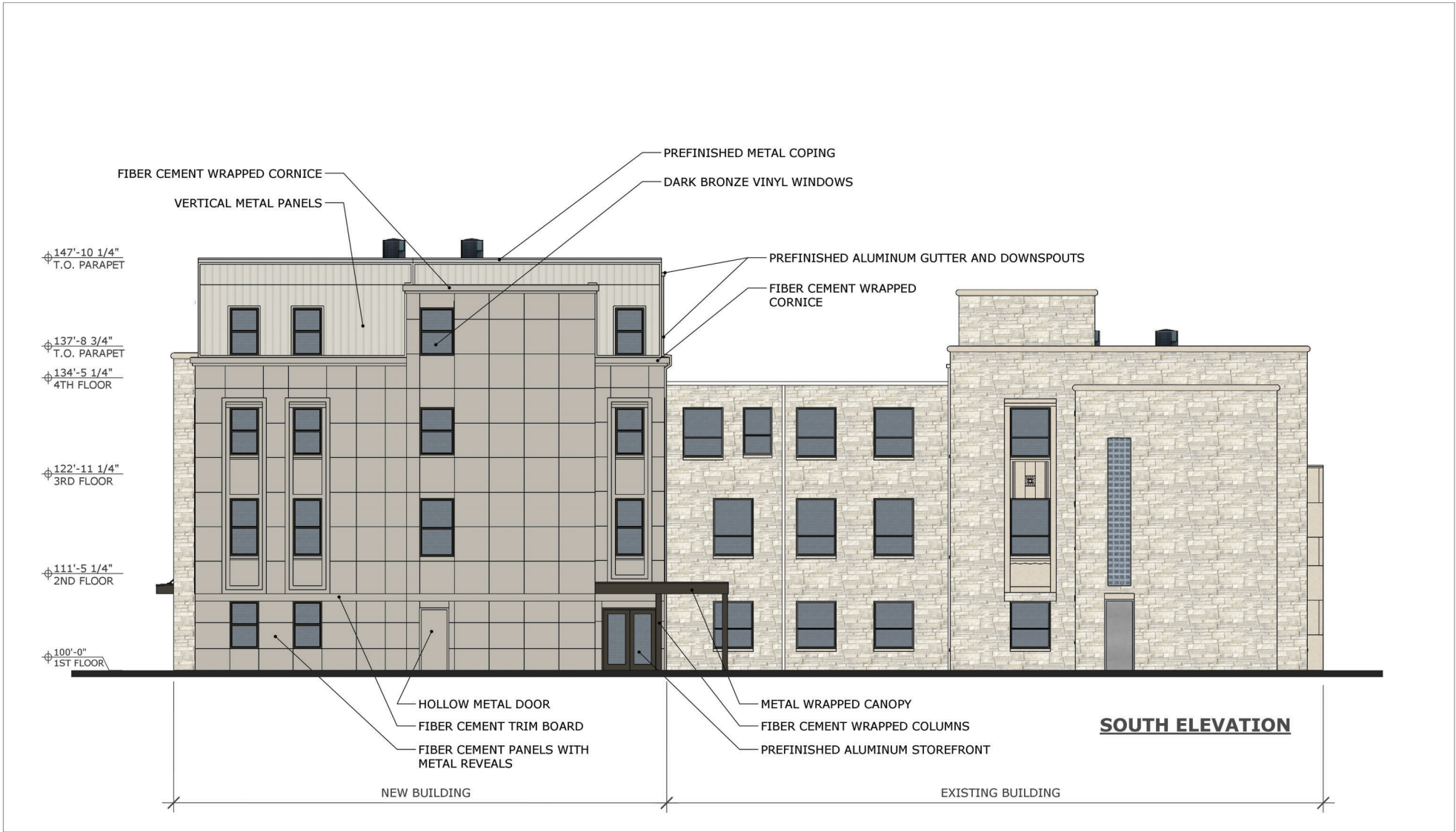


ELEVATION
KOHR BUILDING
BLOOMINGTON, IN

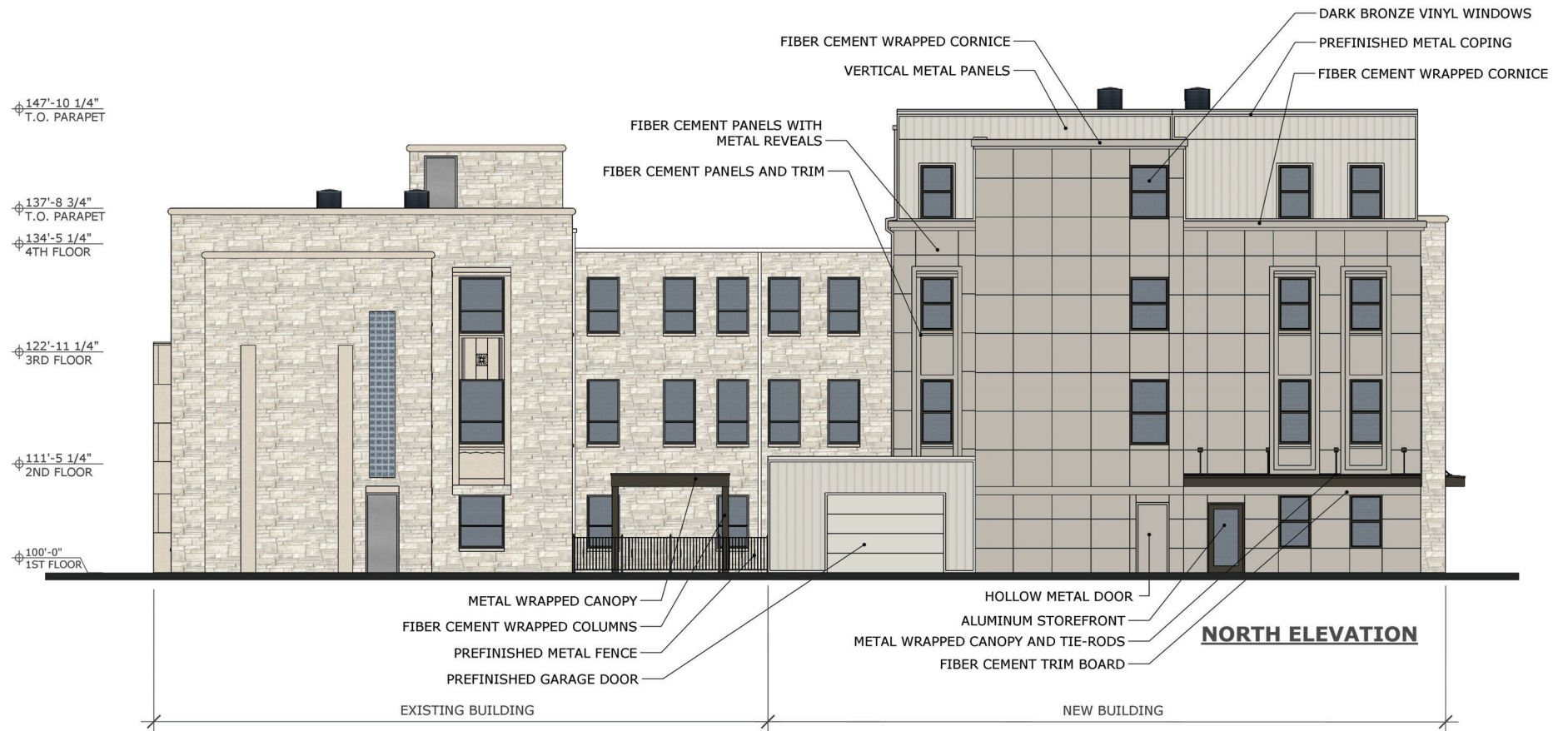


EAST ELEVATION

ELEVATION
**KOHR BUILDING
 BLOOMINGTON, IN**



ELEVATION
**KOHR BUILDING
 BLOOMINGTON, IN**



ELEVATION
**KOHR BUILDING
 BLOOMINGTON, IN**



PERSPECTIVE
KOH R BUILDING
BLOOMINGTON, IN



PERSPECTIVE
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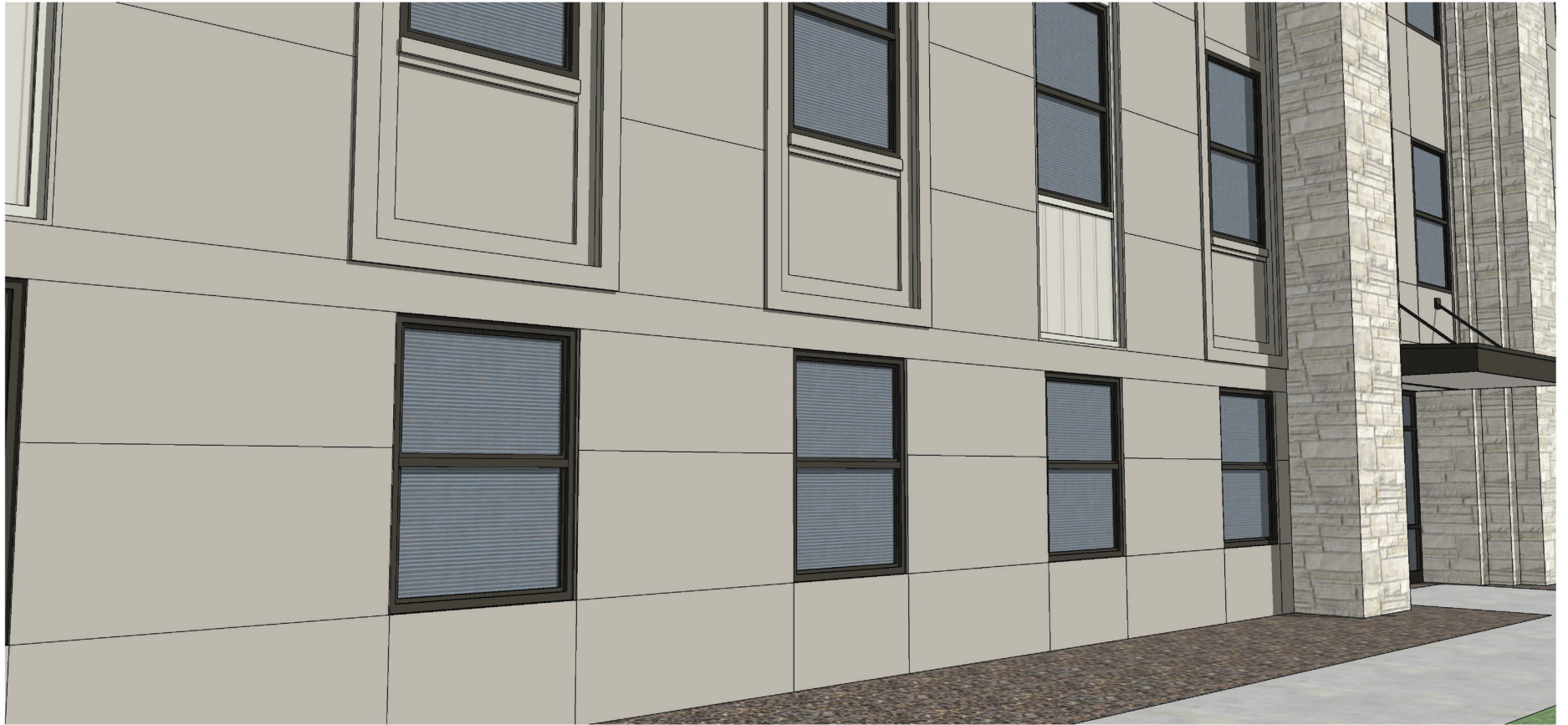
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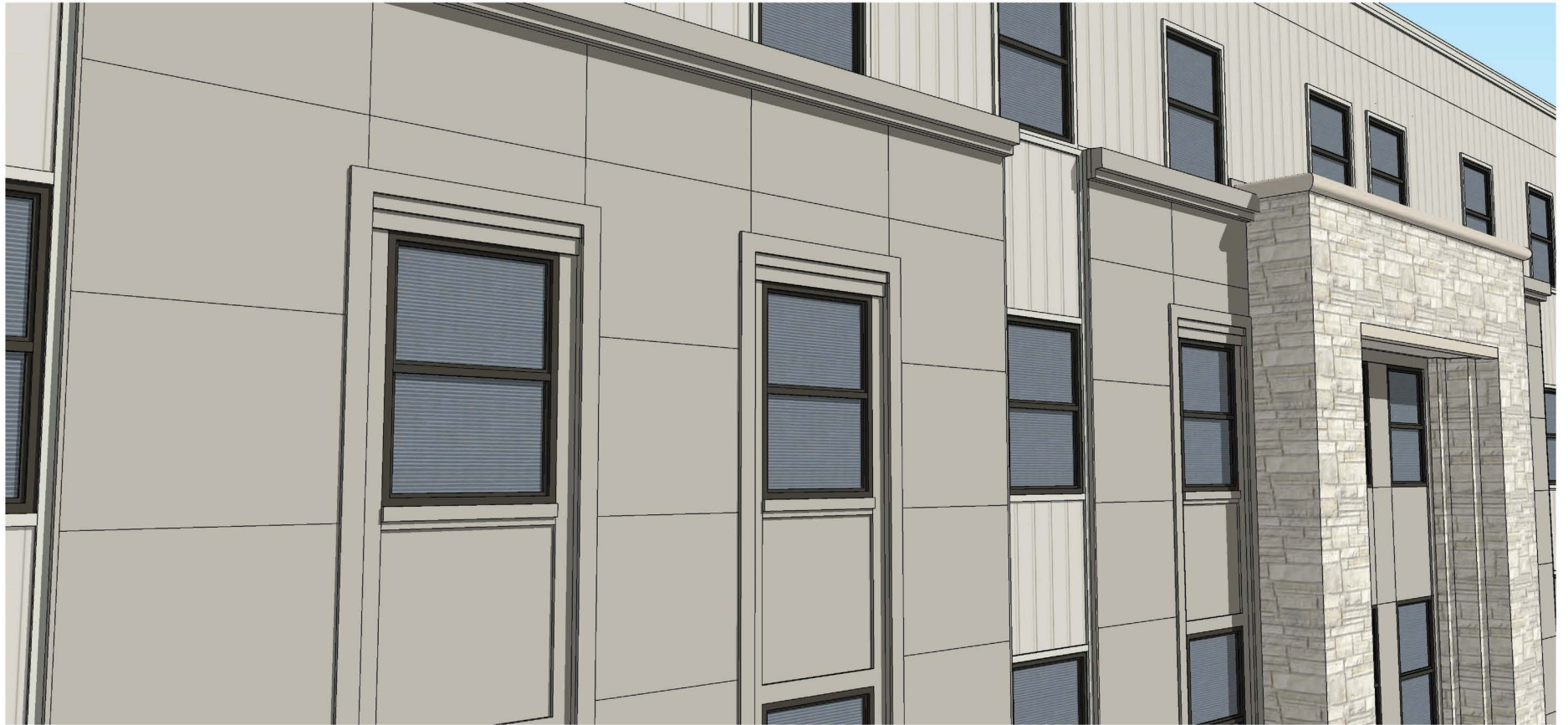
PERSPECTIVE
KOHHR BUILDING
BLOOMINGTON, IN



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PERSPECTIVE

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