



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, SEPTEMBER 20, 2023, 4:00 P.M.

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

### JOIN BY ZOOM

<https://bloomington.zoom.us/j/86325603534?pwd=VlhRWGc1emoybEZrNHViempXQ1RYZz09>

Meeting ID: 863 2560 3534

Passcode: 691669

One tap mobile

+13017158592,,86325603534# US (Washington DC)

+13052241968,,86325603534# US

Find your local number: <https://bloomington.zoom.us/j/86325603534?pwd=VlhRWGc1emoybEZrNHViempXQ1RYZz09>

## MEETING AGENDA

1. Approval of minutes from 8/2/23 meeting
2. Declaration/review of board member conflicts of interest
3. Schedule updates – Deb Kunce, J.S. Held
  - a. Public Offering of Blocks 8-9-10
  - b. IUH Property Conveyance Site Conditions Notice Deadline
  - c. Hopewell West Alley Vacation Request
4. Approval to Release RFI Blocks 1-2-3 – Deb Kunce, J.S. Held
5. Website Update – Valerie Peña, CBCI
6. Phase I East Arts Program – update on Arts Commission by Holly Warren, Interim Director of Economic and Sustainable Development (ESD)



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, AUGUST 2, 2023, 4:00 P.M.

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

## MEETING MINUTES

**Board Members present:** Vice President Valerie Peña, Secretary/Treasurer John West, Member Sarah Bauerle Danzman, Member Doris Sims

**Board Members absent:** President Mick Renneisen

1. Vice President Valerie Peña called the meeting to order: 4:03p.m.
2. Roll call by Assistant City Attorney Colleen Newbill:
  - a. All members present in person as listed above.
3. Approval of meeting minutes from 7/5/23 meeting
  - a. Member Sims noted a typo in section 6d – Staff Liaison Ashley Sparks will fix this before the minutes are sent out for signature.
  - b. Moved by Secretary/Treasurer West, seconded by Member Sims
  - c. Approved 4-0
4. Declaration/review of board member conflicts of interest: Vice-President Peña asked if any to declare, none to declare.
5. Hopewell
  - a. Development Update: Blocks 4-5-6-7 (Legacy Hospital Site) update by Ms. Deb Kunce of JS Held (the project management firm)
    1. IUH Legacy Hospital Property Conveyance process was explained in detail by Ms. Kunce, including the contractual obligation to transfer prior to 12/31/2023. Ms. Kunce described the 45-day Due Diligence Period in detail, including all parties from the City of Bloomington

who are to be involved in each step of the Due Diligence Period.

- a. Secretary/Treasurer John West asked if there are as-builts available for the garage and Kohr building. Ms. Kunce stated that there are existing drawings of both.
2. Primary Plat approval and conditions were outlined by Andrew Wolf from Crossroads.
- a. Member Sims asked about the West side parcel's northern section being a common area. Mr. Wolf answered affirmatively.
  - b. Vice-President Peña asked if only a portion of the West side parcel's area will be a common area. Mr. Wolf answered affirmatively.
  - c. Member Sims asked if the right of way versus common area will line up with University Street. Mr. Wolf clarified that the center line of the road will align with this. Ms. Kunce further clarified that the property is currently owned by the school system.
  - d. Secretary/Treasurer West asked if the cross-section requirements at 1<sup>st</sup>, 2<sup>nd</sup>, and Rogers Streets would have a big impact on Lot 13 as depicted on the illustration. Mr. Wolf answered that the lots will need to be re-sized.
  - e. Member Sims asked if Crossroads will be going to City Council to vacate the alleys on the premises. Mr. Wolf answered affirmatively.
  - f. Member Sims asked when this would be brought to Council. Mr. Wolf answered that the documents are in legal review.
  - g. Member Sims asked if the common areas will be given Lot Numbers when the nomenclature changes on the plat. Mr. Wolf answered affirmatively.

- h. Member Bauerle Danzman asked if it will be clear that these areas will still be common areas for all to use. Mr. Wolf answered affirmatively. Ms. Kunce further clarified that it relates to the definitions within the code.
      - i. Member Bauerle Danzman asked for clarification on the potential absorption of the northern portion of the West University Street lot into Lot 2. Mr. Wolf stated that he needs to obtain further clarification on this matter.
- b. Development Update: Blocks 8-9-10
  - i. Next steps on consideration of proposals
    - 1. Ms. Kunce announced that the interviews for all three proposals have been completed, but not publicly released. U3 has additional questions and financial analysis to complete and an official recommendation is expected by August 14<sup>th</sup> or 15<sup>th</sup>.
  - ii. Security & Demolition considerations at Blocks 8-9-10
    - 1. Ms. Kunce provided an overview of the security and cost challenges, as well as possible solutions, in conjunction with the Redevelopment Commission in this area. No decisions have been made by the RDC yet as they pertain to these issues.
- c. Development Update: Kohr Building LIHTC submission
  - 1. Ms. Kunce announced the LIHTC submission was successful. Mr. John Zody confirmed this information.
  - 2. Member Sims asked if there were any alternate plans in the case of a lack of tax credits. Mr. Zody answered that the building would need reassessed.
- d. U3 Advisor Activities
  - 1. Ms. Kunce reviewed completed and upcoming tasks from U3.
- e. Communications
  - 1. Ms. Kunce outlined recent and upcoming presentations and outreach opportunities.

2. Vice-President Peña discussed the status of the website. Ms. Kunce to provide results from the scope of work review.
  3. Member Sims asked about clarification on the role of CBCI in the decision-making process of the website. Vice-President Peña asked for Ms. Kunce's input. Ms. Kunce further clarified that this is still pending a decision. Member Bauerle Danzman further clarified RDC's involvement in this process.
  4. Member Sims asked for a status report on the website contract. Member Bauerle Danzman stated that the RDC was approached to fund the proposal and provided additional details on the status of the contract as it pertains to the RDC. Vice-President Peña further clarified.
6. Public Comment - none
  7. Motion to adjourn: moved by Member Bauerle Danzman; seconded by Member Sims. Motion passed 4-0. Meeting adjourned: 4:44 p.m.



## City of Bloomington Capital Improvements Board

September 20, 2023

**Subject:** Schedule Updates

**Background:** Multiple initiatives are being planned at Hopewell.

**Activities:** Key activities are being planned. Tentative dates are included below:

1. RFI Blocks 1-2-3
  - a. RFI is being finalized by U3 within input from representatives from CBCI, RDC, City Staff and was facilitated by U3 and J.S. Held.
  - b. Next Step: RFI Release
    - i. September 20 – CBCI approves release of RFI Blocks 1-2-3
    - ii. September 25 – Release RFI
    - iii. Week of Oct 2 – Preproposal meetings
    - iv. December 1 - CBCI receives responses
2. RFI Block 8-9-10
  - a. The Evaluation Team has determined there are viable proposals for this development. The Evaluation Team included representatives from CBCI, RDC, City Staff and was facilitated by U3 and J.S. Held.
  - b. Next Step: Public Offering
    - i. September – Alert RFI proposers of the upcoming Public Offering
    - ii. October 2 - RDC request to issue Public Offering
    - iii. October 17 - 1st publication date
    - iv. October 24 - 2nd publication date
    - v. November 1 - Receipt of bids
    - vi. December 2 – Negotiations could begin (30 day period)
3. IUH Property Conveyance Site Conditions Notice
  - a. IU Health issued the attached Site Conditions Notice on August 10, 2023.
  - b. The City has 45 days to respond to independently verify the completion of the Site Conditions. Our deadline to respond is September 25, 2023.
  - c. The following activities are considered part of our due diligence in regards to this independent verification:
    - i. Geotech and Site Survey work associated with Hopewell West Infrastructure
    - ii. Garage Bldg analysis associated with the CE Solutions Garage Study

- iii. Physical on-site tour with Staff, representing, CBU, Engineering, Hopewell West Design Team, Planning, JS Held
  - iv. Phase II environmental (contracted by the City)
  - v. Kohr Bldg work associated with the Kohr Building Redevelopment (contracted by Brinshore Development)
    - 1. Structural Analysis
    - 2. Kohr Bldg IHCDCA Review/Inspection for LIHTC funding
  - vi. Review as-builts and all available testing reports
4. Hopewell West alley vacation request
- a. There are a former alleys to vacate at Hopewell West
  - b. Seeking Council support in October.
5. Seeking Grants
- a. Department of Transportation Reconnecting Communities and Neighborhoods Program - -grant targeted for submission September 21.  
Goals of this grant:
    - i. Reconnection and transportation
    - ii. Environment resiliency and sustainability
    - iii. Affordability/access to jobs



# Indiana University Health

August 10, 2023

VIA EMAIL AND OVERNIGHT DELIVERY

The City of Bloomington, Indiana  
401 N. Morton Street, Suite 210  
PO Box 100  
Bloomington, IN 47402  
Attn: Larry Allen, Deputy Mayor  
Email: [allenl@bloomington.in.gov](mailto:allenl@bloomington.in.gov)

The City of Bloomington, Indiana  
401 N. Morton Street, Suite 210  
PO Box 100  
Bloomington, IN 47402  
Attn: Beth Cate, Corporation Counsel  
Email: [beth.cate@bloomington.in.gov](mailto:beth.cate@bloomington.in.gov)

*RE: Site Conditions Notice - Agreement for Purchase and Sale of Real Estate effective May 21, 2018 (as amended, the “Agreement”), by and between (i) The City of Bloomington, Indiana (the “City”), by and through the Bloomington Redevelopment Commission (the “RDC”) (collectively, the “City Parties”), and (ii) Indiana University Health Bloomington, Inc. (“Seller”)*

Dear Mr. Allen and Ms. Cate:

In accordance with Section 2.b.iv. of the Agreement, this letter shall serve as notice from Seller to the City Parties that the Site Conditions have been substantially satisfied. The “Site Conditions” consist of (i) Demolition (as defined in Section 2.b.i. of the Agreement), (ii) Remediation (as defined in Section 2.b.i. of the Agreement), and (iii) Vacation (as defined in Section 2.b.iii. of the Agreement). In order to verify substantial completion of Demolition and Remediation as required by the Agreement, I have enclosed herewith the Certificate of Substantial Completion (the “Certificate”), issued by Seller and the demolition contractor, Renascent, Inc., and reviewed by the architect, DLZ Indiana, LLC. Please note that except for the “Work to be Completed or Corrected” as set forth in the attached Certificate, the Site Conditions have been satisfied. Seller verifies that the “Work to be Completed or Corrected” will be completed prior to Closing.

Pursuant to Section 2.b.iv. of the Agreement, following receipt of this Site Conditions Notice, the City Parties have forty-five (45) days to independently verify the completion of the Site Conditions. Assuming the City Parties verify completion of the Site Conditions within the City’s Response Period, the parties shall proceed to Closing in accordance with the Agreement. At Closing, the Second Payment (in the amount of \$2,500,000) will be due to Seller, with the Third Payment (in the amount of \$2,500,000) to be due on the earlier of (i) use of or transfer of the Real Estate, or (ii) December 31, 2025.

## Legal Services

Fairbanks Hall  
340 West 10th Street Suite 3100  
Indianapolis, IN 46202-3082

T 317.962-2000 F 317.962-3528

[iuhealth.org](http://iuhealth.org)



In addition to the foregoing, Seller discloses the matters set forth on Exhibit A (“**Disclosures**”), which Disclosures will assist the City Parties in connection with its verification process within the City’s Response Period.

If you have any questions regarding this Site Conditions Notice or the enclosed Certificate, please do not hesitate to contact me. On behalf of Seller, we look forward to working with you to complete the transfer of the Real Estate.

Sincerely,



Samuel J. Arena, Associate General Counsel  
On behalf of Indiana University Health Bloomington, Inc.

Acknowledgment

On behalf of the City Parties, I acknowledge receipt of this Site Conditions Notice and agree that the City’s Response Period commenced on August 11, 2023. In the event that this acknowledgment has not been signed and returned to Seller within five (5) business days following the date of this Site Conditions Notice, the City Parties will be deemed to have signed this acknowledgment.

THE CITY OF BLOOMINGTON, INDIANA,  
by and through the BLOOMINGTON  
REDEVELOPMENT COMMISSION

By: \_\_\_\_\_  
Printed: \_\_\_\_\_  
Title: \_\_\_\_\_

**Legal Services**

Fairbanks Hall  
340 West 10th Street Suite 3100  
Indianapolis, IN 46202-3082

T 317.963.2000 F 317.962.3528

[iuhealth.org](http://iuhealth.org)

## EXHIBIT A

- 1) Remediation has been completed. The Independent Closure Process (ICP) Completion Report prepared in relation to the removal of the 8,000-gallon #2 Fuel Oil UST has been submitted to the Indiana Department of Environmental Management (IDEM) for its review and approval. This report is required before IDEM can make a No Further Action determination. Seller has no control over the timing of IDEM's review and/or approval of the ICP Report or issuance of a No Further Action letter; provided, however, in the event that IDEM has not issued a No Further Action letter or its equivalent on or before closing, Seller will continue to work diligently with IDEM to obtain same.
- 2) All voids and grading at the site were performed in accordance with the requirements set forth in ASTM D698.
- 3) Because the parking garage was not demolished, Seller did not disconnect the storm line that exists at the north side of the parking garage and connects to the storm sewer in 2nd Street. This storm line was not connected to any of the other internal storm sewer infrastructure located at the site that was abandoned and removed. All other utilities have been terminated.

### **Legal Services**

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340 West 10th Street Suite 3100  
Indianapolis, IN 46202-3082

T 317.963.2000 F 317.962.3528

[luhealth.org](http://luhealth.org)



City of Bloomington Capital  
Improvement, Inc. (CBCI)

Request for Information (RFI)

# Hopewell Blocks 1-2-3

**DRAFT SEPTEMBER 15, 2023**



Issued September \_\_, 2023

U3ADVISORS.COM

# Table of Contents

TO BE ADDED AT FINAL DRAFT



## Supporting Documents:

A. Blocks 1, 2, and 3 Primary Plat

B. Bloomington Hospital Site  
Redevelopment Master Plan Report  
(January 2021)

C. Site Survey

D. Phase I and II Environmental Report,  
Blocks 1, 2,3

# 1. Introduction

*The Hopewell Neighborhood is poised to become Bloomington's next great place to be - a welcoming community for all Bloomingtonians to live, work and play.*

The City of Bloomington Capital Improvement, Inc. (CBCI), in partnership with the City of Bloomington, seeks proposals from qualified developers through this Request for Information (RFI) for the development of the second phase of Hopewell, a new mixed-use neighborhood forming in the heart of Bloomington, Indiana. In this second phase, the City seeks development of 3.6 acres of the neighborhood - called Blocks 1, 2, and 3 - with a partner or partners to produce high-quality and mixed-income housing options. This RFI aims to identify qualified development partners to develop, finance, and manage new development that will advance the City's critical housing goals as well as demonstrate what neighborhoods of the future should be.

The overall 24-acre Hopewell Neighborhood, the location of the former Bloomington Hospital, was acquired by the City in 2018 to address critical citywide housing needs. From the start of his service in 2016, Mayor Hamilton and his administration have focused on Bloomington's significant affordable housing challenges and the need to address sustainability and design excellence. The Hopewell Neighborhood offers a crucial opportunity to significantly expand Bloomington's housing supply with quality,

diverse, and mixed-income units while also exemplifying new neighborhood development and connectivity for Bloomington. The City recognizes that Blocks 1, 2, and 3 are particularly prime opportunities to meet these goals and, as such, is investing over \$17 million into site infrastructure and public green space improvements on these 3 blocks alone.

The City issued a first RFI for the first 3.5 acres (called Blocks 8, 9, and 10) on February 14, 2023. A third and final RFI for another 9.3 acres will be issued in the near future.

## *Project Vision*

- *Bloomington must diversify and expand opportunities for all. Hopewell should be an inclusive neighborhood where people from all walks of life, 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.*



## 2. About Bloomington

*Nestled in the rolling hills of southern Indiana, Bloomington is a small town with big-city amenities, atmosphere, and culture.*

Bloomington is home of Indiana University’s flagship Bloomington campus (IUB), a leading Tier-1 Research University. Bloomington also features award-winning parks and trails; 200 restaurants with worldwide cuisines; the Little 500 bicycle race; the Lotus World Music & Arts Festival; fantastic museums; a thriving music scene; and some of America’s most sought-after craft beers. The city is frequently heralded as a desirable place to live and work and has received national-level recognition for its business- and entrepreneur-friendly environment and innovation-economy growth.

### Growing Population

Bloomington is Indiana’s sixth most populous city, with 85,000 residents living in relative density, at 3,440 people per square mile (more densely populated than, for example, Austin TX, Madison WI, Fort Collins, CO, Lansing, MI or Everett, WA) .

The city’s strong population and employment growth over the last 10 years is anticipated to continue across all age cohorts, with adults and seniors gaining the most population over the next 5 years. The most recent housing study for Monroe County, where Bloomington is situated, will be released in the near future.

2019 population is shown to illustrate pre-Covid population trends.

	2021	2019	2011	2021-2011 % Change	2019-2011 % Change
Total population	80,064	84,116	79,662	0.5%	5.6%
Population density	3,443	3,620	3,440	0.1%	5.2%
Median income	\$41,995	\$37,077	\$26,516	58.4%	39.8%
Average income	\$62,744	\$58,306	\$44,814	40.0%	30.1%

	2021	2019	2011	2021-2011 % Change	2019-2011 % Change
Under 18 years	9,203	9,348	8,778	4.8%	6.5%
18-34 years	44,623	48,236	47,458	-6.0%	1.6%
35-64 years	18,153	18,510	17,099	6.2%	8.3%
65 and over	8,085	8,022	6,327	27.8%	26.8%
Total population	80,064	84,116	79,662	0.5%	5.6%

Source: ACS 2021, 2019, and 2011 5-Year Estimates



Indiana University Bloomington

### Thriving Economy

Bloomington supports a vibrant economy and a business district composed of roughly 6,000 establishments, with particular economic strengths in pharmaceuticals, medical devices, technology, healthcare, craft beverages, and the arts.

Two higher education institutions anchor the Bloomington region’s economic dynamism. Indiana University Bloomington (IUB), the flagship campus of Indiana’s eight-campus university system, with a total Fall 2023 enrollment of 47,527, is renowned for teaching and research in fields ranging from informatics and chemistry to African studies and music. IUB receives top national rankings for the O’Neill School of Public and Environmental Affairs, the Kelley School of Business, and the Jacobs School of Music, to name just a few. Just down the road, Ivy Tech Community College, part of the nation’s largest community college system, boasts numerous region-specific programs to prepare the area’s workforce for future success.

With major health and research anchors, Bloomington’s concentration of employment

in the life sciences is six times greater than the U.S. average and growing. Indiana University, IU Health, and IU Health Bloomington Hospital recently opened a new regional academic health center that will employ thousands and expand opportunities for health sciences education and research.

Bloomington Major Employers	Num. of employees
Indiana University – Bloomington	7,700+
IU Health Bloomington	2,200+
Cook Group	3,300
Catalent	3,000
Baxter Healthcare Pharmaceutical	1,100
Nearby:	
Crane Naval Surface Warfare Center (NSWC)	5,000
Boston Scientific	800

Beyond major employers, downtown Bloomington itself boasts more than 140 local and unique restaurants, bars, and coffee shops, seven local breweries, and a distillery. Our vibrant community has earned recognition as one of the “best college towns to live in forever.”

### New Investments

Billions of dollars of public and private investment across the city in the past several years have fueled growth and transformation. The City’s public investments in quality of life have led to ambitious new public spaces, from the 65-acre Switchyard Park that transformed a shuttered rail yard into a new destination for the city and region to the extension of the wildly popular B-Line Trail currently in planning.



B-Line Trail





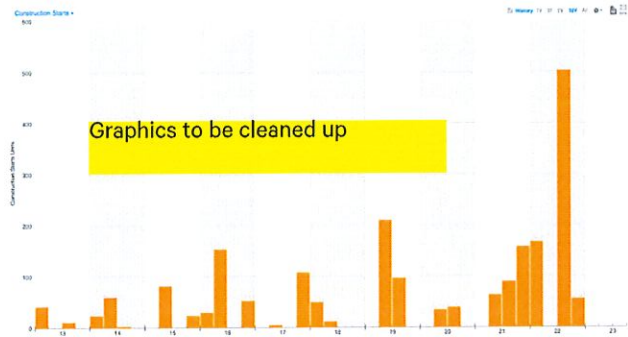
Switchyard Park

Private investment has also fueled new construction, particularly in and around downtown, responding to Bloomington’s desirability and growing innovation economy. For example, the City has catalyzed recent growth of the Bloomington Trades District, Bloomington’s Certified Technology Park and home to innovation-based start-ups and growth companies. The District features The Mill, which launched in 2018 as a nonprofit center for entrepreneurship and coworking and has since been instrumental in Bloomington’s growth as an innovation hub.

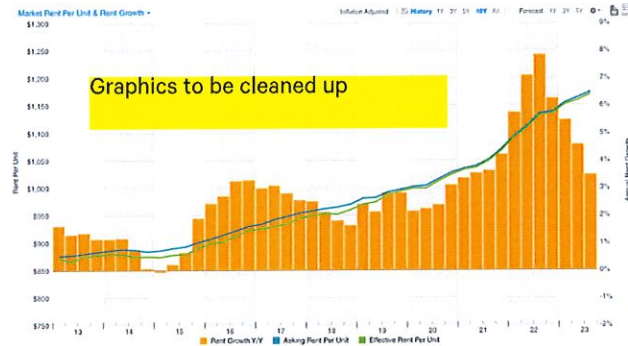
The housing sector has also seen robust growth as the city continues to attract new residents, including over 5,600 total housing units built or approved between 2016-2022, totaling over 11,000 bedrooms . New construction starts have increased in recent years; as of September 2023, over 550 units are currently under construction. Annual rent growth also remains steady, averaging 3.5% annually since 2018. Notably, the majority of this new multifamily rental housing is designed for and marketed towards the IU student population.

City of Bloomington	All MF Units
Asking rent average annual increase, since 2018	3.5%
Asking rent per unit, 2023 YTD	\$1,160
Asking rent per unit, 2023 YTD - for units built since 2018	\$1,342
Average vacancy since 2018	3.5%

Multifamily Construction Starts, 2013-2023

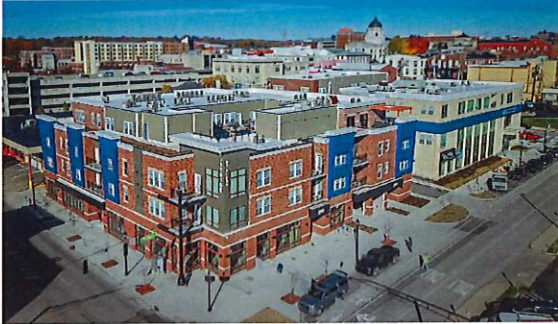


Multifamily Market Rent Growth, 2013-2023



Recent multifamily developments include:

**250 S Washington St / CitySide by Alexa**  
78-unit multifamily development opened in 2018



**318 E 3rd St**  
35-unit multifamily development opened in 2021



**B-Line Heights**  
34 unit-affordable housing multifamily development, opened in 2019



**229 S Grant St / The Annex of Bloomington**  
102-unit multifamily development with 16 units of workforce housing





# 3. About the Hopewell Neighborhood

## A. Background

The Hopewell site served as home to the Bloomington Hospital, a landmark in the community for over a century and a beacon of health and well-being. The new Hopewell Neighborhood will continue that legacy by modeling high-quality, inclusive, sustainable housing that supports Bloomington’s ongoing transformation – a great new neighborhood for the 21st century.

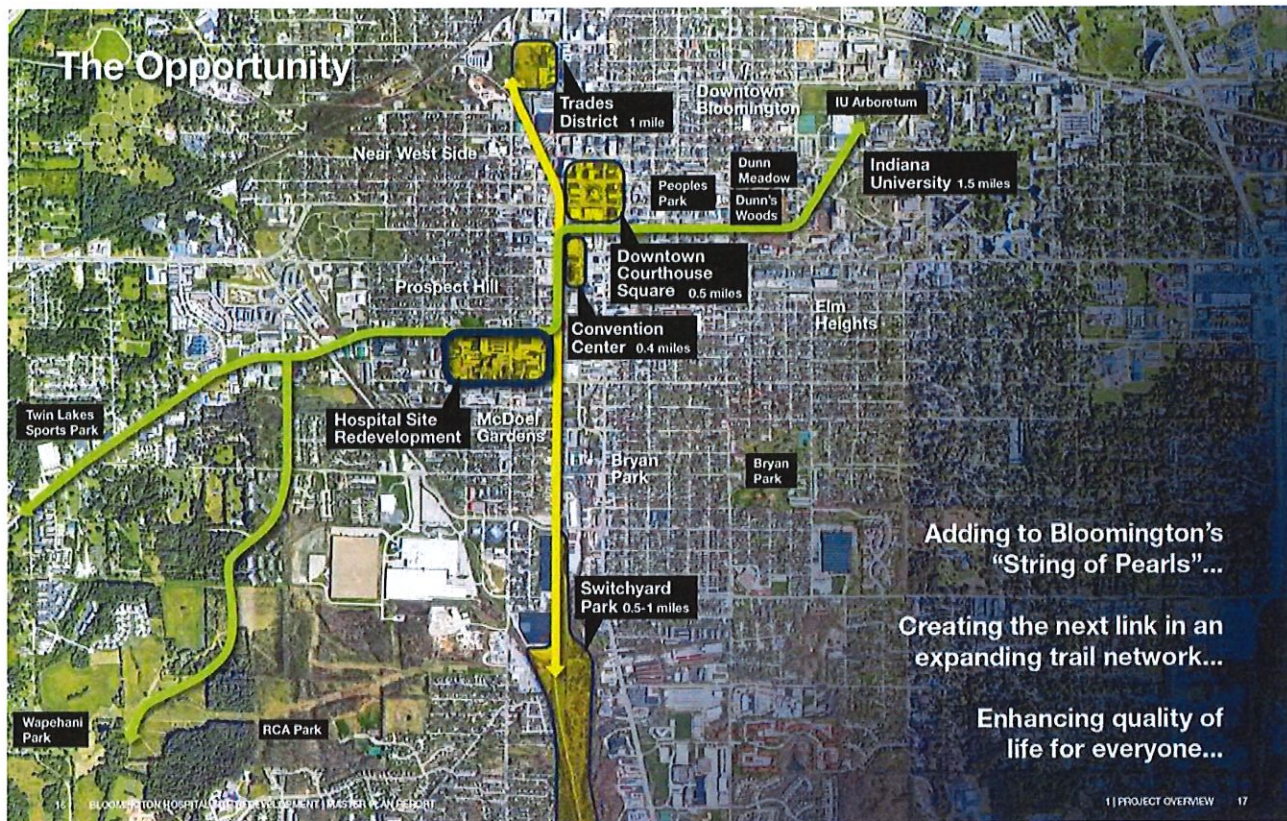
**Site History**  
*In 1905, Bloomington’s Local Council of Women bought the 10-room red brick house that would become our community’s first hospital. The house had previously belonged to a local man named Isaac Hopewell. The property came to be known by his name, linking “Hopewell” to the site for generations to come. The Local Council of Women turned the structure into a much-needed local hospital, which they supported with canned goods, garden produce, and fundraisers – even raising chickens to help feed patients! Hopewell House served as part of Bloomington’s hospital for nearly six decades, eventually being razed in the summer of 1963. The beautiful legacy of Hopewell House – residents taking action to care for each other – continues to inspire the many individuals working to ensure that this new neighborhood in the heart of Bloomington remains a place of compassion, good health, and perpetual optimism.*

In May 2018, Indiana University Health (IU Health) agreed to sell the 24-acre Bloomington Hospital site to the City. IU Health relocated to a new hospital facility in late 2021. Some of the property has already been conveyed to the City, and the remaining will transfer to the City before December 31, 2023. A Hospital Reuse Committee was formed in 2015 and continues its work as the Hopewell Steering Committee to offer input and provide guidance to the planning process.

## B. Neighborhood Context

Located just a half-mile southwest of Bloomington’s downtown central square, the Hopewell Site is an essential community-centered node along the city’s String of Pearls - a series of four development opportunities dotted along the B-Line Trail, a 3-mile-long linear urban trail corridor with the Trades District and the Convention Center to the north and Switchyard Park to the south. Along with the Downtown Courthouse Square and the short link to IU’s historic campus, they together form a set of critical development centers shaping the future of Bloomington.

Hopewell is easily walkable and bikeable to Bloomington’s major employment centers: Downtown Bloomington, Indiana University, and Catalent Pharmaceuticals. The site also



neighbors the established neighborhoods of McDoel Gardens and Prospect Hill, offering an opportunity to link the two neighborhoods together.

Finally, Hopewell is well-served by green space, including Building Trades Park, B-Line Trail, and Switchyard Park, as well as a planned new green space directly on Blocks 1-2-3 to be built and managed by the City.

Hopewell is bounded roughly by West 2nd Street to the north, West Wylie Street to the south, the B-Line Trail to the east, and South Walker Street to the west.

### C. Hopewell Site Strategy

Since acquiring the site, the City has invested significant resources to continue engaging neighborhood and stakeholder groups on the site's future redevelopment, including conducting a Master Plan process, led by the

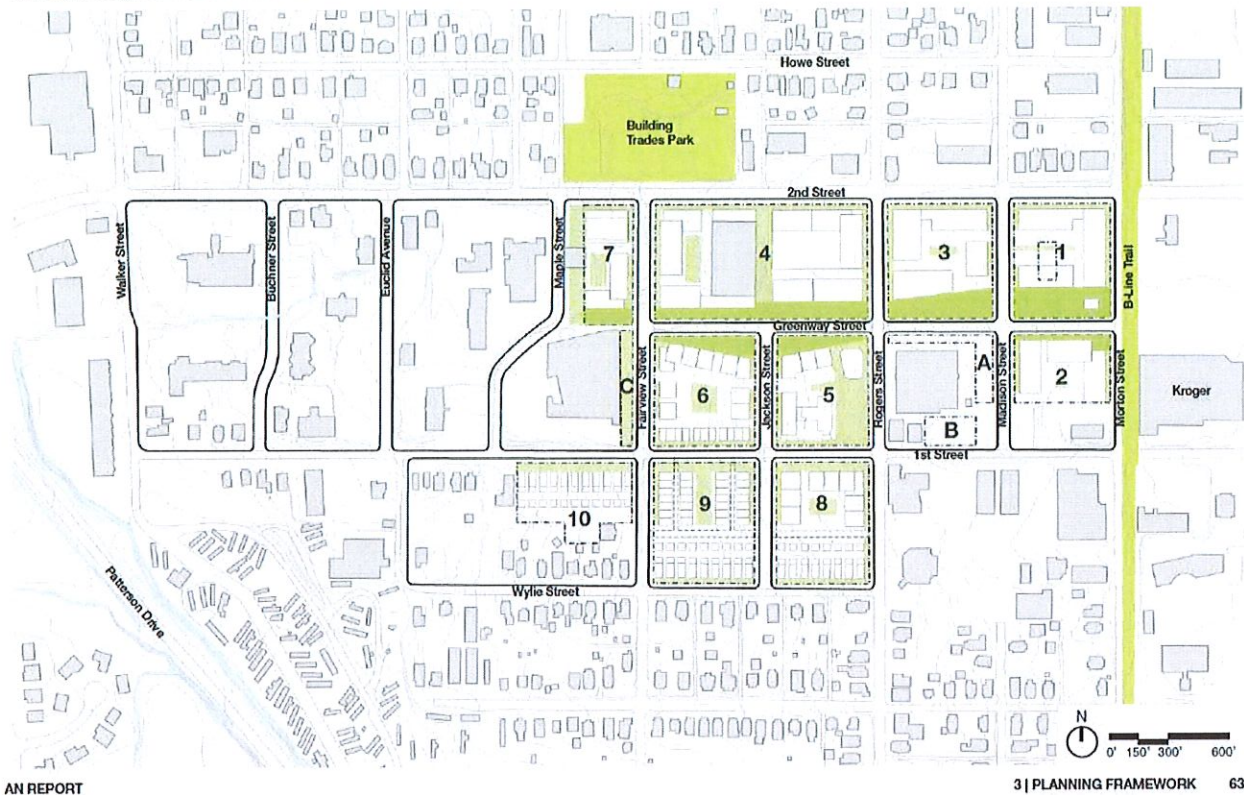
planning and design firm SOM, and a market study for the site.

Increasing housing supply in general, and affordable housing and home ownership opportunities in particular, is a key driver of the site vision. For the approximately 1,000 housing units anticipated across the site, the City is targeting a minimum of 20% affordable units, including units at or below 80% of Area Median Income (AMI) and workforce housing units at 80%-120% of AMI.

### Master Plan

Based on the Master Plan, the City has established three key phases of development, envisioned as:

**1: Blocks 8, 9, 10** - Mixed-unit types, lower-density residential units that respect adjacent neighborhood densities and typologies, such as townhomes and single-family cottages for



AN REPORT

3 | PLANNING FRAMEWORK 63

blocks 9, and 10. Block 8 also allows mid-rise apartments as a transition to the other blocks to the north.

**2: Blocks 1, 2, 3** - Mid-rise apartments with retail and other amenities for an active ground floor

**3: Blocks 4, 5, 6, 7** - Mix of unit types including multifamily

The existing 427-space parking garage on Block 4 will remain and will be available for parking space leasing. The historic Kohr Administration Building on Block 5 will also remain, to be renovated for affordable housing. (The City has supported an application for a reservation of 9% LIHTC for this renovation.) All other existing buildings have been or will be demolished.

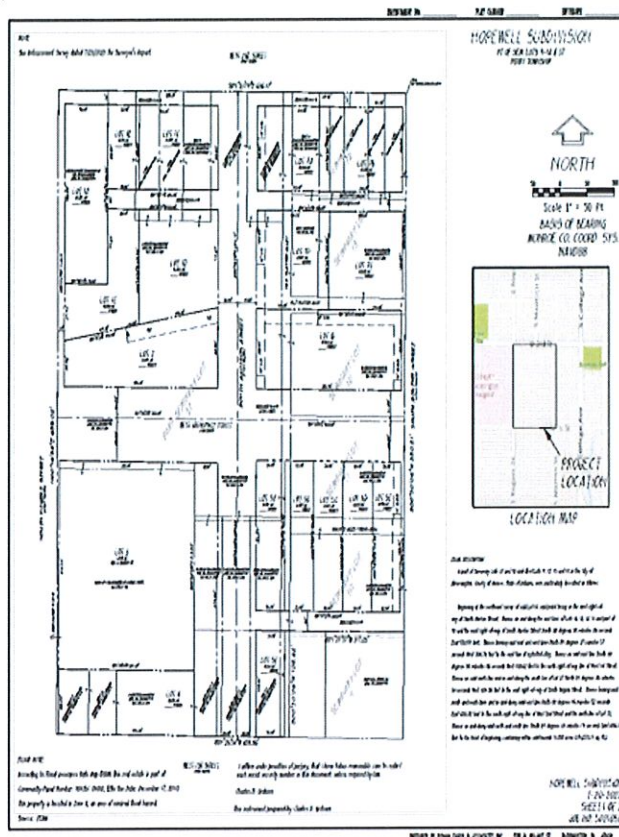
Please refer to the Bloomington Hospital Redevelopment Master Plan report for more details on the overall Hopewell neighborhood vision and strategy.

**Blocks 1, 2, and 3 Parcel Strategy**

Blocks 1, 2, and 3 offer the most direct adjacency and visibility to existing neighborhood commercial corridors and destinations, with frontage along West 2nd St and the B-Line Trail. These streets offer readily available retail and other amenities within a 5-minute walk, including a Kroger grocery store, a wide range of restaurants, bars, and coffee shops, and a rock-climbing gym.

Following the Master Plan, the City approved and implemented subdivisions of Blocks 1, 2, and 3 that promote the desired fine-grain neighborhood character, including a mix of building and housing unit types and scales. Individual adjacent lots may be combined into consolidated zoning lots. Please see below and **Attachment A** for the most recent primary plat of Blocks 1, 2, and 3.

Additionally, the City approved the Transform Redevelopment Overlay (TRO) zoning district



to promote the desired development, including, for example, removing minimum side yard requirements and parking minimums. See Section 5: Development Requirements for more detail on the TRO requirements and allowances, and the full TRO requirements in the City's Unified Development Ordinance (UDO) at <https://bloomington.in.gov/planning/udo>.

#### D. Site Preparation

The City has undertaken extensive work to ensure the Hopewell site, and Blocks 1, 2, and 3 in particular, are well-positioned for redevelopment.

Per the land transfer agreement between the City and IU Health, IU Health cleared and remediated a portion of the site, including the main hospital building and the area bound by 2nd, Rogers, 1st, and Fairview Streets. Moreover, the City is investing over \$30 million directly in further planning and infrastructure for the

redevelopment effort, supported through a citywide TIF. Across the entire Hopewell site, the City has completed the following:

- Comprehensive housing market study for the City of Bloomington
- Bloomington Hospital Reuse Master Plan (led by the planning and design firm SOM), shaped by regular public and stakeholder consultation
- Land control (secured)
- Phase I and II Environmental Studies
- Rezoning process
- Overlay District designation
- Prioritized planning review meetings for this RFI

The City is also currently pursuing or planning:

- A 9% LIHTC deal in 2023 with a selected developer for the redevelopment and expansion of the historic Kohr Building (Block 5)
- 1st St Reconstruction (at north side of Blocks 8-9-10) - The project will install UDO compliant sidewalks, lighting, and tree plots along both sides of West 1st Street in the project area.

Specific to Blocks 1, 2, and 3, the City has completed substantial site preparation and infrastructure work, totaling over \$17 million of public investment in these blocks alone. This is a significant investment that the City chose to make in these specific blocks, due to the opportunity and value they represent. The investments include:

- Complete demolition of existing structures (completed)
- Phase I and II Environmental Studies (completed)
- Underground stormwater detention (construction in progress with targeted

completion Fall 2024)

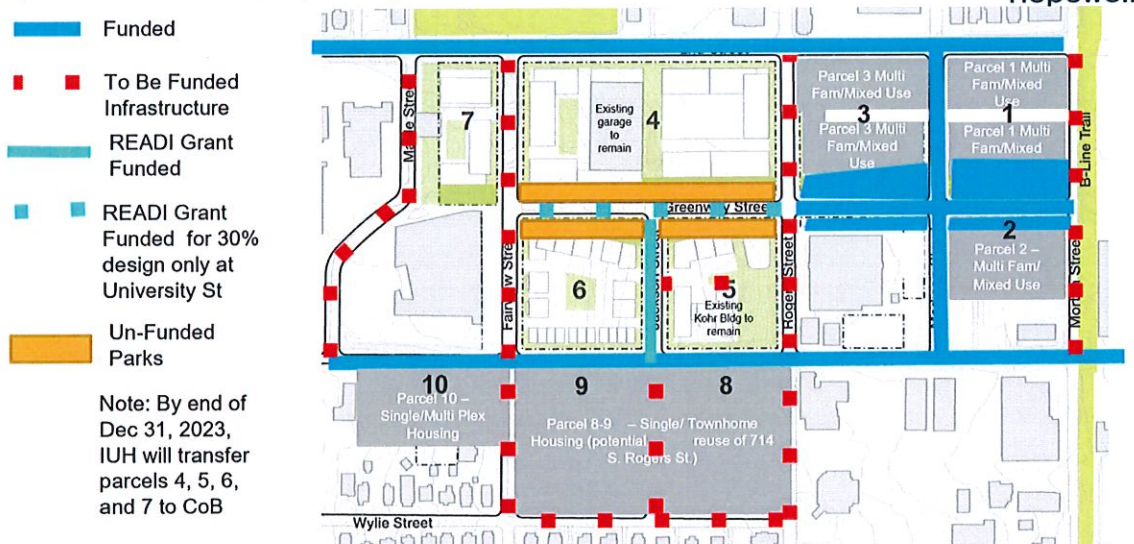
- New roads (in progress)
- New greenway (in progress)

The City is undertaking new roads and a greenway within Blocks 1, 2, and 3 as part of the City’s Hopewell East Infrastructure project, which focuses on University Street between South Rogers on the west and South Morton Street on the east. The greenway entrance will create an inviting, pedestrian-friendly, and accessible front door to the new Hopewell neighborhood. The greenway will be built and maintained by the City on parcels that the City will retain.

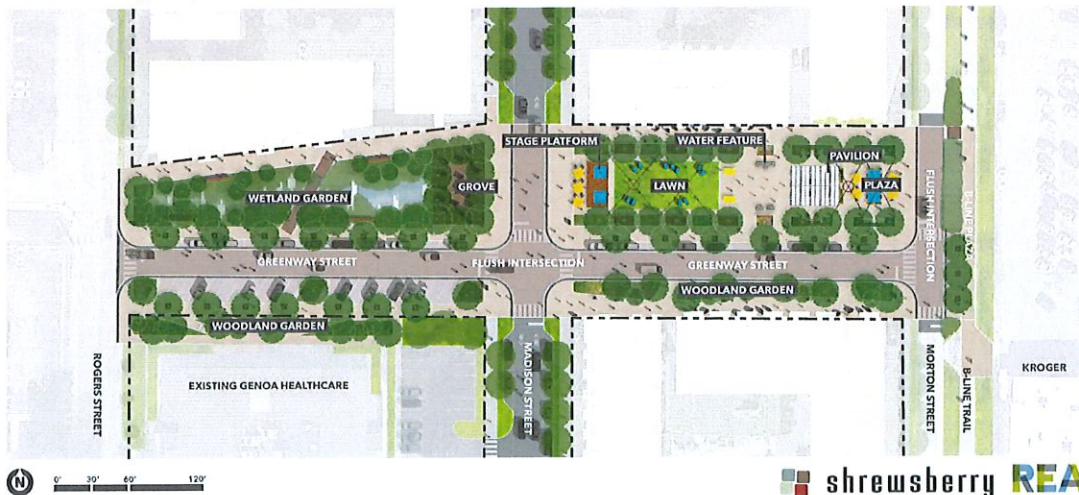
Features of the greenway include:

- Street parking to support future development
- Recreational areas for public use
- Permeable pavers to allow for better water runoff
- Underground detention to mitigate stormwater collection
- A variety of seating options for gathering with neighbors and other residents
- Stage to provide public entertainment
- Site trees for shade and landscaping to enhance the pedestrian experience

City-Funded Infrastructure Plan, Hopewell Neighborhood



City-Funded Greenway Plan, Blocks 1-2-3



City-Funded Greenway Rendering, Blocks 1-2-3



### E. Parking

Note that the TDO implemented by the City removes parking minimums at this site. Additionally, the existing 427-space parking garage on Block 4 will remain, and spaces will be available for lease to residents across the Hopewell housing units as well as retail uses at Hopewell. [More detail on parking availability]

### F. 300-314 W 1st Street

The parcels constituting 300-314 W 1st Street are located on the southeast corner of Block 2 and are the only lots on this block not controlled by the City. The lots are currently on the market for sale by the owner, via F.C. Tucker Realtors. The City would be interested in responses to this RFI that outline a process to acquire and include these parcels into the development vision.







## 4. Blocks 1, 2, and 3 Development Goals and Objectives

As the previous sections illustrate, Blocks 1, 2, and 3 are critical anchors for the overall Hopewell Neighborhood vision, given their high visibility and connectivity to existing neighborhood corridors and capacity for greater density of units and amenities. The City's key goals for Blocks 1, 2, 3 include:

### A. Housing

- Contribute to increasing housing product variety and options available to Bloomington households.
- Produce a mix of market-rate and affordable multifamily housing.
- Target a minimum of 20% of total housing units as affordable, including options for households at a range of incomes (including 120% AMI or less) and at a range of household sizes. Strive for permanent affordability in affordable units.
- Produce home ownership opportunities within the denser development envisioned at Blocks 1, 2, and 3, such as condominium development.

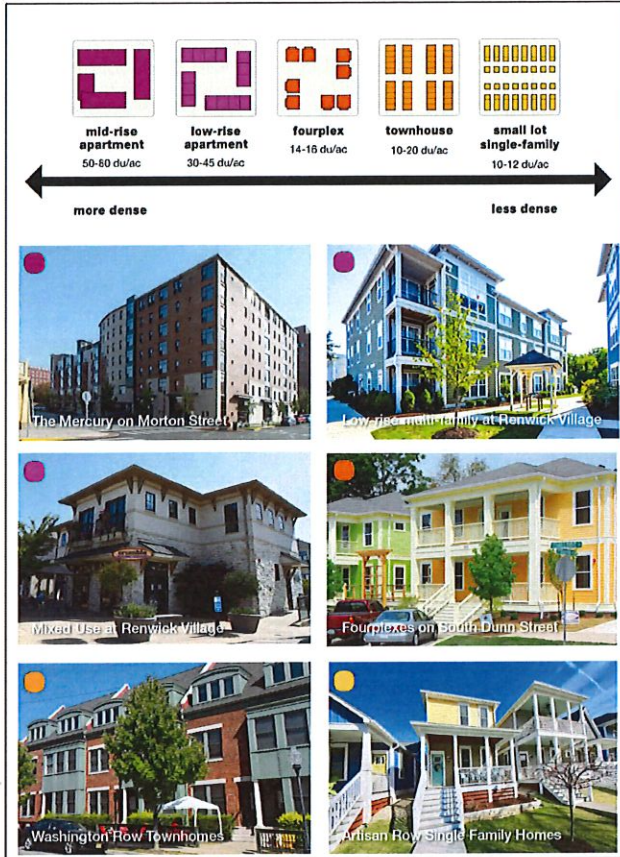
Please note the housing program is *not* intended for undergraduate student housing, and instead is intended to target groups underserved by recent development, including

young professionals and household seeking home ownership opportunities.

Please see Section 3 below for more detailed development requirements.

### B. Neighborhood Place-Making

- Create robust neighborhood retail, commercial, and cultural amenities that establish a unique identity for the neighborhood, activate the ground floor public space, and connect between neighborhoods and to the B-Line Trail. (See list of potential desired ground floor uses in the following Section 3.)
- Support connectivity to adjacent neighborhoods through pedestrian-friendly design and public infrastructure.
- Enhance quality of life for people of all ages, abilities, and socioeconomic backgrounds.
- Support the City of Bloomington's public arts commitment. The City of Bloomington has committed all public investments to include a 1% arts investment and strongly encourages private development partners to support these goals through public art projects on-site or contribution to the City's public arts fund.



## Public Realm Character Courtyards

Throughout the plan, public private courtyards are proposed to provide green connections from the public realm to the interior of each block. The courtyards

are designed to be primarily green space balancing active and passive recreation with amenities for respite, play, and growing food.



### C. Design & Sustainability

- Demonstrate accessibility to Bloomington residents of all backgrounds and abilities.
- Model superior design and building quality throughout, in accordance with the City of Bloomington’s Unified Development Ordinance and the Transform Redevelopment Overlay.
- Support the City of Bloomington’s Climate Action Plan, which set a zero emissions goal by 2050, and for the building and energy sector, reduction of greenhouse gas emissions by 17% below 2018 levels.
- Model best practices in sustainable development, meeting at minimum LEED Silver standards and driving towards a

more ambitious standard for sustainability, including but not limited to 100% electric solutions, solar or other renewable energies, increase in non-automobile transportation, and an increase of green space and permeable surfaces.

### D. Financial

- Generate land value for the City of Bloomington realized through a ground lease. A ground lease is also intended to support the City’s goals of preserving the community-development purposes of the neighborhood long-term.
- Sustain maintenance costs for the greenway and public space through redevelopment fees.



# 5. Blocks 1, 2, and 3 Development Requirements

*Note:* Submitters can choose to submit on Block 1, 2, 3, or any combination of the three, but must submit a proposal for at least one entire block.

## A. Development Program & Site Plan

The Unified Development Ordinance (UDO) permits a range of residential uses for the 3.6 developable areas across Blocks 1, 2, 3, resulting in approximately 429,000 square feet of gross floor area and between 210-330 total residential units.

Blocks (acreage shown based on primary plat)	AC	Residential Units #	Total GFA SF
1	1.147	70-110	126,000
2	1.069	60-90	98,000
3	1.352	80-130	205,000
Total	3.568	210-330	429,000

The recently-approved primary plat for Blocks 1, 2, and 3 illustrate the City’s desire for a mix of building and unit types and a fine-grain neighborhood character. (See Appendix A.) Individual adjacent lots may be combined into consolidated zoning lots. Respondents should address their proposed development program and strategy in light of the approved primary plat. Please note that Lot 2 and Lot 6 as labeled on the primary plat will be retained by the City for the public greenway.

## Affordability Targets

The City is seeking a mixed-income development with affordable, workforce, and market-rate units. For affordable units, the City envisions long-term affordability at Hopewell at a minimum of 20 percent of total housing units, across a range of affordability tiers up to and including 120 percent of Area Median Income (AMI), for a term of at least 99 years. Respondents may propose a greater percentage of total units and deeper AMI levels.

## Home Ownership

Providing a broader range of home ownership opportunities to households, ideally at purchase prices less than \$250,000, is a key goal of the City. The City seeks a minimum of 15% of units at Blocks 1, 2, and 3 to be developed for ownership, such as through a condominium development within the site area.

## Ground Floor Uses

The City seeks proposals with active ground floor commercial and retail uses in these blocks that serve to activate the public realm into and across the site. Possible non-residential ground floor uses permitted in the UDO include:

- Retail sales, small and medium
- Office
- Day-care center, adult or child
- Medical clinic

- Community center
- Fitness center
- Manufacturing, artisan
- Food production or processing
- Brewpub, distillery, or winery
- School, trade or business
- Restaurant/Bar - includes café & coffee shop
- Personal service small and large (includes dry cleaners, barbershop, and salon)
- Art gallery, museum, or library
- Artist studio or workshop

## B. Zoning & Standards

Proposed development must adhere to the applicable required zoning and standards. Please review the City of Bloomington's - Unified Development Ordinance (UDO). Note that Blocks 1, 2, and 3 are zoned Mixed-Use Medium Scale (MM) and also falls within the Transform Redevelopment Overlay (TRO). Responding firms are encouraged to contact the City of Bloomington Department of Planning & Transportation with questions relating to the development standards.

### *Unified Development Ordinance*

The City's UDO establishes form and location standards for all development within the city. These standards include, but are not limited to, subdivision standards, building envelope include setbacks, parking design, environment and floodplain regulation, accessibility and circulation, and architectural requirements.

### *Transform Redevelopment Overlay*

In alignment with the Hopewell Master Plan's objectives, Blocks 1, 2, and 3 have been zoned to be within the TRO. This overlay district entails a set of guidelines, encompassing a range of requirements and allowances:

- Developments that achieve either affordable housing or sustainability incentives are permitted an increase in base building floor plate and height limits.
- Alleys are required for all parcels
- Drive access required off alleys rather than streets
- Enlarged buildable area
  - No minimum side setback requirements, reduced minimum rear setbacks, and flexible build-to range for front setback.
  - Expanded maximum impervious surface coverage, and decreased required minimum landscape area.
- Reduced minimum lot size
- Eliminated minimum vehicle parking requirements
- Requirements for parking surface material
- Pedestrian-scale development standards
- New use-specific standards for multifamily and restaurant uses
- Additional allowable primary building materials
- Departures allow for form based adjustments or deviations to provide an alternative means of compliance by



providing greater flexibility through exceptional architectural design.

Please refer to the UDO, at <https://bloomington.in.gov/planning/udo>.

### **C. Responsibilities of the Developer**

The selected developer will be responsible for leading the predevelopment process, including entitlements and approvals, secondary plat, additional environmental assessments and testing (Phase I and II reports are completed and available), and community engagement in partnership with the City. The developer would also lead project design, securing financing, overseeing construction, leasing, and ongoing property and assessment management.

As described above, the City has or is in the process of completing the bulk of necessary infrastructure and sitework. The City is presenting Blocks 1, 2, and 3 as a development-ready site in recognition of the important opportunity it represents.

### **D. Transaction Structure**

The City is primarily seeking to structure the development of Blocks 1, 2, and 3 as a long-term ground lease.

### **E. Redevelopment Fee**

The developer will be asked to propose a redevelopment fee, supportable by the project, that would go to the City to support the ongoing maintenance of municipal infrastructure on the site. The City projects total operations and maintenance of the public green space and infrastructure will cost \$315,000 annually, or between \$335-\$543 per unit.

### **F. Sustainability**

The project should model best practices in environmental sustainability in design and construction and support Bloomington's

Climate Action Plan. A sustainability goal of no less than LEED Silver is expected.

Hopewell's sustainable development is strongly encouraged to support the City's zero emissions by 2050 targets by utilizing 100% electric and renewable energy, including consideration of on-site solar PV installation. More ambitious and specific sustainability targets are also encouraged.

Selected developers will work in collaboration with the City's sustainability consultant to ensure the minimum LEED Silver certification is obtained.

### **G. Incentives and Financing**

The City of Bloomington is willing to discuss financial and non-financial incentives with those considering proposal submissions commensurate with a public benefit. Developers should outline intended incentives to be requested. Financial planning for potential development should consider traditional housing incentives such as tax credits, federal funds, abatements, and City of Bloomington Unified Development Ordinance (UDO) incentives. The City of Bloomington also has a locally-funded Housing Development Fund available for affordable housing grants and loans.

Additionally, CDFI Friendly Bloomington (CFB), a 501(c)(3) nonprofit, was formed in 2018 to attract Community Development Financial Institution (CDFI) investments to Bloomington and has assembled \$4.25 million in financing to supplement outside CDFI investment (which has totaled \$24 million in the past three years). The City encourages developers to consider leveraging CDFI investments, and CFB may participate as a co-investor in housing projects such as this one. The Bloomington Land Trust may also serve as a partner.

# 6. RFI Submission Requirements

Respondents should provide the following in a written response. Please note respondents are welcome to form development teams.

## Section 1: Statement of interest

- Provide a statement of interest (1 page maximum) outlining your team’s vision for the development of Blocks 1, 2, and/or 3. In this statement include why your team is interested in the property, why your team is best qualified to serve as the City of Bloomington’s development partner, and a summary of your proposal’s alignment with the City’s objectives.
- Interest in future phases and general process and approach for the other anticipated blocks.

## Section 2: Developer Qualifications and Capacity

### A. Team Information

- Identify the team’s single point of contact (preferably executive level) for your organization with whom to communicate during the solicitation process, along with contact information.
- Describe the development team, identifying key individuals and providing resumes. While not required at this stage, if you have partners in mind such as architects, engineers, builders, etc., please submit their qualifications.
- Provide an organizational chart describing the project team, entities, and key personnel.
- If the respondent is a joint venture or partnership, describe the organizational structure and legal framework by which the work would be carried out.
- Developers are strongly encouraged to share information about W/MBE participation on prior projects, including recruitment strategies and participation rates.

### B. Team Qualifications and Experience

- Describe the team’s overall expertise and description of the portfolio of development projects.

- Provide three to five detailed examples of your experience developing and/or operating projects of similar size, scope, and character, with emphasis on any projects related to affordable housing, notable sustainability-oriented developments, and urban infill development. Include the following information for each project provided:
  - Project name and location
  - Date of award of contract
  - Start/end dates of construction, including phasing plan if applicable
  - Program description and uses, including residential by type, retail, office, and/or community use
  - Gross square footage and unit counts. For residential, note market rate versus affordable units and identify AMI levels.
  - Development partners and other partners involved
  - Project budget versus final total development cost
  - Financing structures, including:
    - Names of financing institutions, including lenders and equity provider
    - Any public subsidy or tax credit programs received in the development of the project
    - Any public financing utilized
  - Photographs/renderings
  - Project reference (contact person, phone number, and email address)

***C. Team financial capacity to implement the proposed project, including:***

- Demonstrate evidence of your firm’s financial capacity to take on this project
- Identify any financial partners and evidence of their capacity
- Information about recent closings

**Section 3: Project Description and Approach**

*Note:* Submitters can choose to submit on Block 1, 2, 3, or any combination of the three, but must submit a proposal for at least one entire block.

**A. Describe the proposed development concept, including:**

- Preliminary site plan and design concepts. Renderings/graphic portrayals of the project concept may be submitted but are not required.
- Development program and uses
- Gross square footage by use and residential unit counts. For residential, note market rate versus affordable unit counts and identify AMI levels.
- Parking strategy, location(s), and parking unit count for each location(s), including the existing parking garage on Block 4

**B. Describe how the proposal meets the city’s Development Goals and Objectives and Program requirements outlined in the RFI, particularly:**

- Affordability amount and terms, including number of affordable units specified by AMI level
- Sustainability goals and specific features
- Design excellence
- UDO and Overlay compliance

**C. Describe the proposed approach to the non-City-owned parcels on Block 2 (300-314 W 1st Street) currently available on the market, including:**

- Level of interest in acquiring the site
- Approach to acquisition and phasing
- Impact on site plan and other major considerations

**D. Provide a projected development schedule through completion, including all pre-development and phasing stages across the blocks.**

**E. Provide how local and diverse vendors and subcontractors would be engaged for this project.**

**F. Describe the overall proposed transaction structure.**

- Include proposed ground lease payments and structure.
- Include proposed supportable redevelopment fees.

**G. Describe City, state, federal and other public funds or incentives that may be requested, including type, proposed use, and proposed amount.**

**H. Provide a financial pro forma in Excel for the project, including:**

- Projected itemized development costs, including hard, soft, and financing costs by use, and specify developer and construction management fees.
- Estimated sources and uses of funds, including proposed incentives and subsidies.
- Cash flow model including projected residential and commercial rents, parking revenue, vacancy, operating expenses, capital reserve, real estate taxes, annual escalations, and developer IRR, target yield on cost, or other return metrics.
- Specify capitalization rates.

The pro forma will be treated and reviewed confidentially and will not become a part of the public record. However, the pro forma must be received at the same time as the RFI submittal.



# 7. RFI Response Review Process

CBCI will review submissions for completeness and to verify that both the applicant(s) and the proposed project(s) respond to the requirements of this RFI. The committee will not be making a selection for the project, but instead will be reviewing that there are viable submissions for a potential future Public Offering. Submissions determined to be non-responsive will not be considered or evaluated.

The review committee will review the qualifications of each team, considering each element of the response. The committee will review responses based on the following criteria:

- Alignment of project proposal with the goals and objectives outlined in this RFI as well as the City's Comprehensive Plan, zoning (UDO and TRO), and the Hopewell Master Plan vision
- Demonstration of an organized team capable of partnering with CBCI and the City of Bloomington and successfully executing the proposed project
- Experience developing mixed-use, affordable, and mixed-income housing at complex sites
- Demonstration of financial capacity and proven ability to secure financing for similar projects
- Proven ability to deliver projects on time and to guarantee completion
- Commitment and demonstration of high-quality design, materials, and construction
- Commitment and demonstration of sustainability in project design and construction
- Experience working with public sector entities and delivering public benefit

Respondents may be asked to attend subsequent meetings to further describe their responses.

## RFI Submission Timeline

RFI Issue Date: September 25, 2023

Pre-proposal meetings: week of October 2, 2023

Deadline for to submit questions: Monday, October 16, 2023

Deadline to submit response: Friday, December 1, 2023

## Submittal Requirements

All responses, including any supporting documents, shall be submitted electronically to Stephany Lin at U3 Advisors, at [slin@u3advisors.com](mailto:slin@u3advisors.com), by the specified deadline. Proposals that are not received by the specified deadline will not be accepted.

All questions regarding the RFI should be addressed in writing and submitted by e-mail with “Hopewell RFI for Blocks 1, 2, 3” in the subject line to Stephany Lin at U3 Advisors, at: [slin@u3advisors.com](mailto:slin@u3advisors.com).

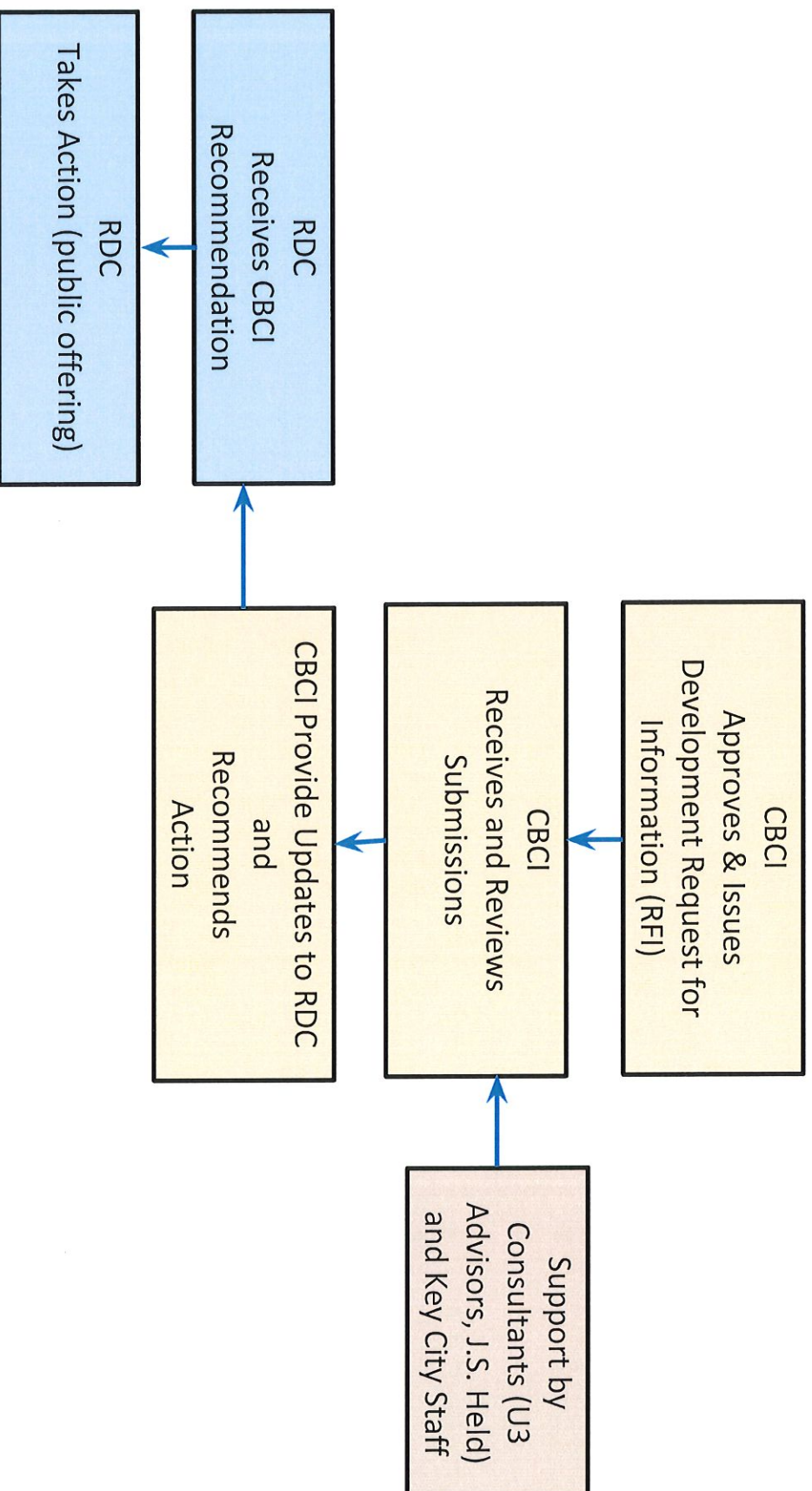
## Public Records

Pursuant to the Indiana Public Records Act found in Indiana Code 5-14-3, unless otherwise excepted from the law, all documents submitted in response to this RFI will be considered public records and will be made available to the public upon request. Materials exempted from disclosure by statute may be found at Indiana Code Section 5-14-3-4, Submissions received may be posted on the City’s website as part of the review process. Please do not submit any information to the City that you wish to keep confidential.



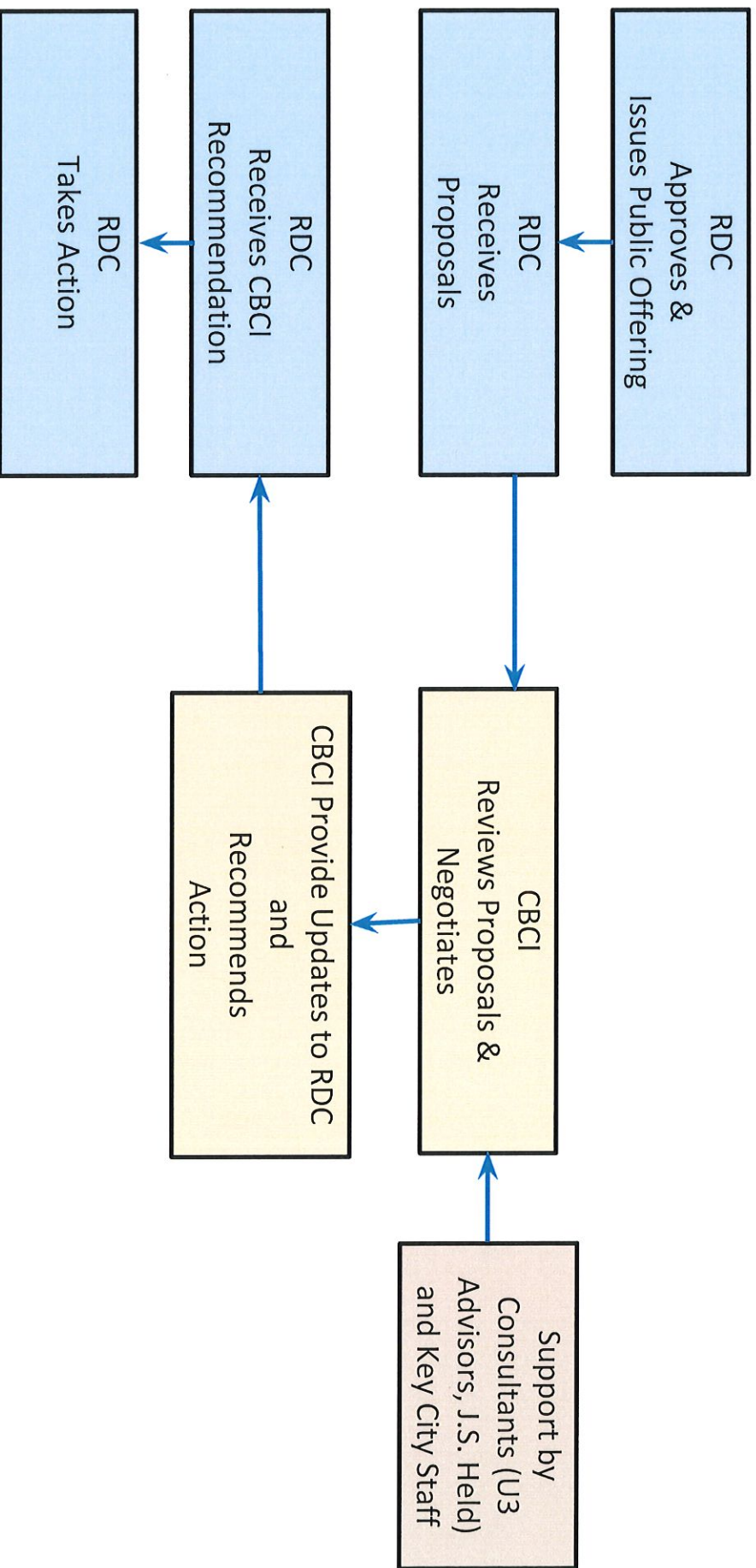
# Hopewell Development RFI Flow

Draft 9/6/23



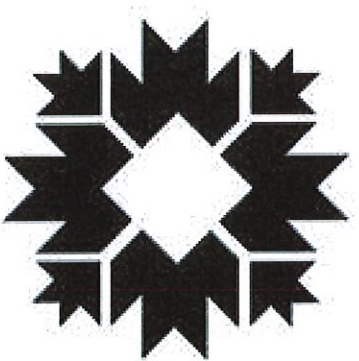
# Hopewell Public Offering Flow

Draft 9/6/23



# City of Bloomington Bloomington Arts Commission

Exploring Ideas for  
1% for the Arts Project  
Hopewell Phase 1 East



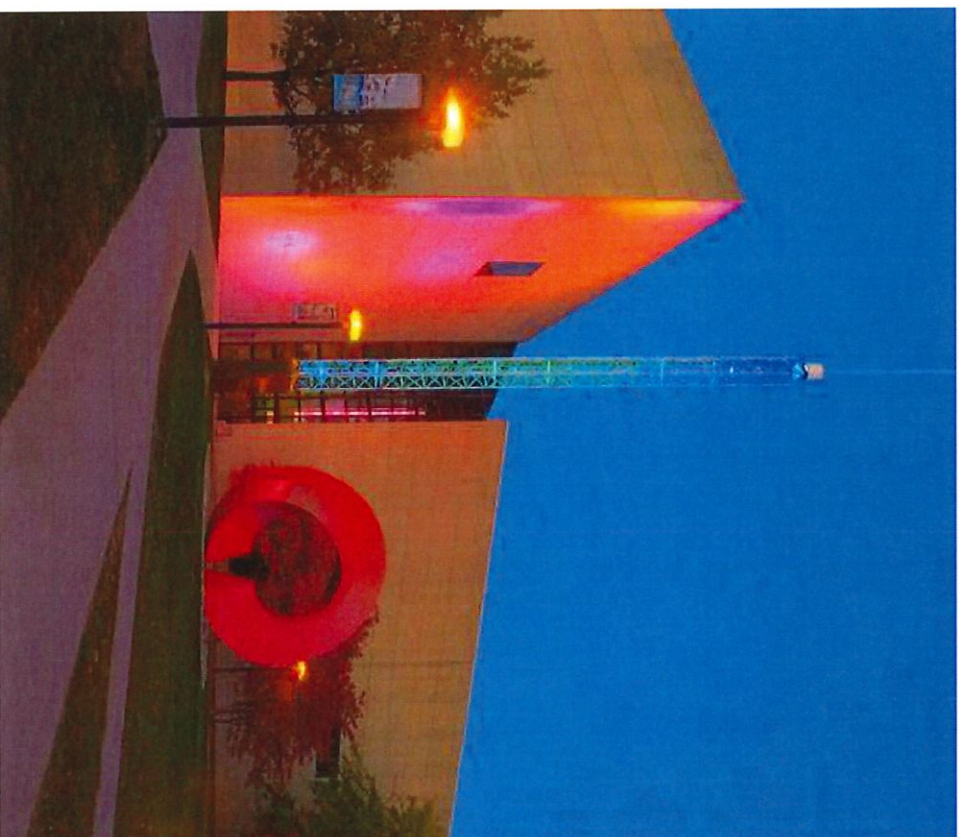
**CITY OF BLOOMINGTON**  
arts commission

# DESIGN DEVELOPMENT PLAN

Background image source: Google Earth



# Possible Art Medium Example: Sculpture

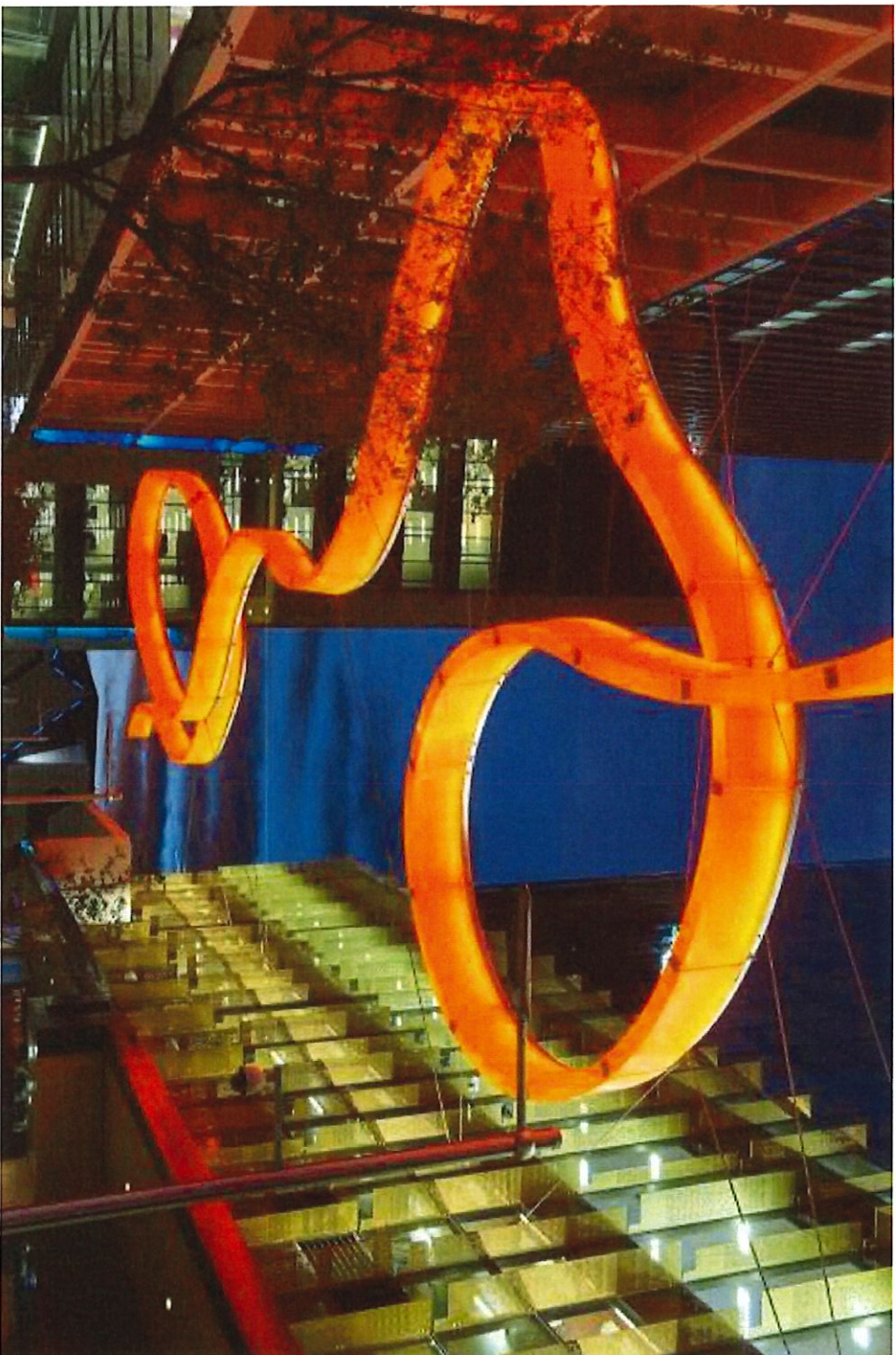




# Possible Art Medium Example: Sculpture



# Possible Art Medium Example: Suspended Sculpture



# Possible Art Medium Example: Suspended Sculpture



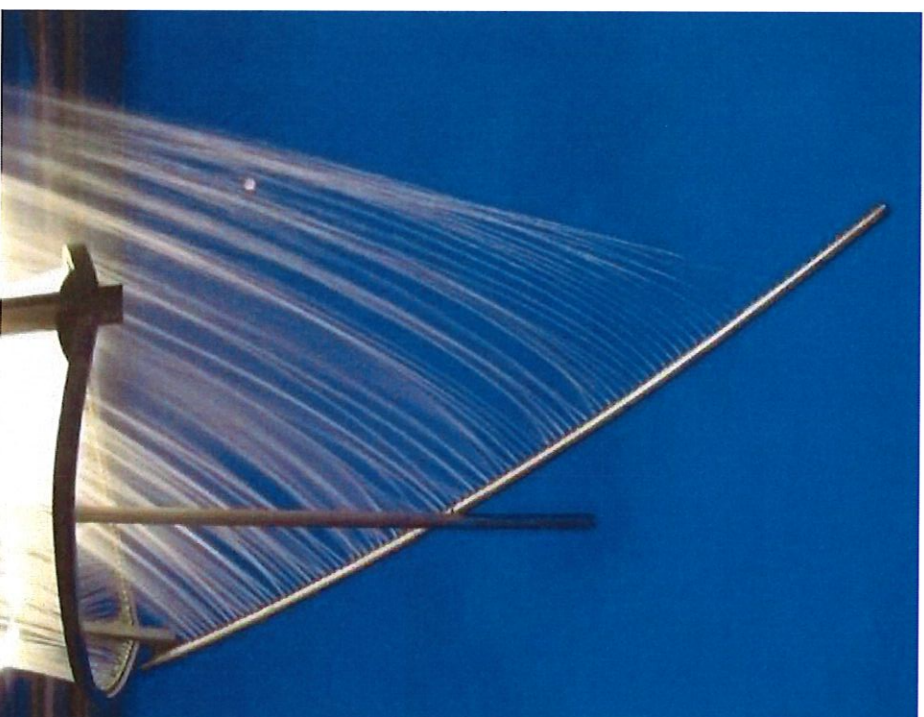
# Possible Art Medium Example: Suspended Sculpture



# Possible Art Medium Examples: Water Installation



# Possible Art Medium Example: Water Installation



# Anticipated Timeline

- **October 2024:** Proposed art medium to Redevelopment Commission for Approval
- **November 2024:** Call for Artist Proposals issued by Bloomington Arts Commission
- **February 2024:** Review of proposals by committee comprised of BAC members and community stakeholders
- **March 2024:** Selection of 3 finalist proposals for review by committee and shared with public for community feedback
- **April 2024:** Final candidate selected and shared with Redevelopment Commission for approval