



# Master Planning Update


February 24, 2020

# Technical Review Committee

## City Staff

- Mick Renneisen, Deputy Mayor
- Mary Catherine Carmichael, Director of Public Engagement
- Scott Robinson, Assistant Director of Planning & Transportation
- Jeff Underwood, Controller
- Alex Crowley, Director of Economic & Sustainable Development
- Philippa Guthrie, Corporation Counsel
- Kelly Boatman, Project Manager

## External Members

- Don Griffin, President of Redevelopment Commission
  - Kate Rosenbarger, City Council
  - Matt Flaherty, City Council
  - Lee Carmichael, Hospital Reuse Committee
  - Cindy Kinnarney, Hospital Reuse Committee
  - Mary Ann Valenta, IU Health
  - Members of Browning Group (ex-officio)
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# Site Master Planning & Design Services

## Consultant Selection Process

- Request for Information (RFI) issued (Nov 2019)
- Received responses from 23 firms (Dec 2019)
- City staff evaluated responses and narrowed to 10 firms (Jan 2020)
- 10 firms invited for in-person interviews with Technical Review Committee (Jan 2020)
- Technical Review Committee interviewed and narrowed list to 4 firms (Jan 2020)
- City staff conducted additional evaluations of the 4 firms resulting in a recommendation to the Mayor of the preferred Master Planning team (Feb 2020)
  - One hour team phone conversation with each firm to refine scope and address questions
  - Reference checks on each firm
  - Evaluation of fee proposals from all four finalist firms



# Preferred Team

# SOM

**SKIDMORE, OWINGS & MERRILL**

## SOM's City Design Practice

The SOM City Design Practice is one of the most awarded urban design and planning studios in the world. It has won the respect of its clients and recognition of its leadership from professional urban design organizations, based on its decades-long record of innovative work on many of the world's largest and most complex urban redevelopment projects.



SOM

# The Team



**Doug Voigt, AIA, AICP**  
Planning Partner, SOM



**Aaron May, AICP**  
Project Manager, SOM



**Rachel Momenee**  
Urban Designer, SOM

# The Team (continued)

KIRKWOOD DESIGN STUDIO



**Mary Krupinski, AIA**  
Local Architect, Kirkwood



CORE PLANNING STRATEGIES



**Deb Kunce, FAIA, LEED AP**  
Community Engagement, CORE



MERRITT CHASE



**Chris Merritt, PLA, ASLA**  
Landscape Design, Merritt  
Chase



# The Team (continued)

SHREWSBERRY



**Karen Valiquett, PE**  
Civil Engineering, Shrewsberry



SB FRIEDMAN



**Ranadip Bose, AICP**  
Vice President, SB Friedman  
Location: Indianapolis  
Available 2026





City of  
Bloomington



Stakeholder  
Groups

Office of the Mayor  
Technical Review Committee  
Hospital Reuse Committee  
City Redevelopment Commission

Project Leadership

**Doug Voigt, AIA, AICP**

Urban Planning and Design Partner, SOM

**Aaron May, AICP**

Project Manager and Point of Contact, SOM







# Projects (continued)

## GREEKTOWN NEIGHBORHOOD FRAMEWORK

Detroit, Michigan

SOM



### Project Facts

Client: Greektown Preservation Society

Scope: Urban Design + Planning

Size: 53 Acres

Completion Date: 2019

# Projects (continued)

## DETROIT EAST RIVERFRONT FRAMEWORK PLAN

Detroit, Michigan

SOM

### Project Facts

Client: Detroit Riverfront Conservancy

Scope: Urban Design + Planning, Civil Engineering and Graphic Design

Size: 480 Acres

Completion Date: 2018





# Projects (continued)

THE 78

Chicago, Illinois

SOM



## Project Facts


Client: Related Midwest

Scope: Urban Design + Planning

Size: 62 Acres

Completion Date: Ongoing

# Selection Rationale

- Project understanding and overall approach
  - Relevant experience and comparable projects (similar size and purpose)
  - Quality/experience of individual team members
  - Team organization, project management, communication and involvement of local firm
  - Public engagement and public process experience
  - Design creativity
  - Overall fit with City of Bloomington vision, spirit, and project objectives
  - Cost
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# Selection Rationale (continued)

- SOM received the highest overall ranking from the TRC during the in-person interview process
- Post-interview follow ups (phone interview and reference checks) with SOM affirmed the in-person interview impressions
- SOM fee proposal was aligned with City of Bloomington scope and estimated budget for project



# Five Phases (March - December)

**PHASE 1: Discovery and Confirmation**

**PHASE 2: Generating Design Options**

**PHASE 3: Draft Master Plan**

**PHASE 4: Final Master Plan**

**PHASE 5: Define Actions**



# Approach (high-level)

- Thorough analysis of the site context
- Review of existing conditions
- Study of the economic realities for the site
- Deep collaboration to understand near, medium, and long term aspirations
- Examples of similar scale developments and design solutions from around US
- Technical rigor to establish site and engineering requirements
- Flexible and compelling approach to stakeholder engagement





# Next Steps

## Approval of Contract

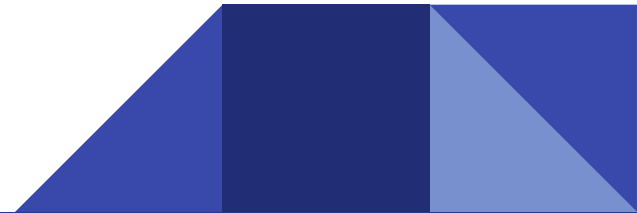
- RDC Meeting - March 2nd

## Project Initiation

- Targeting kickoff meeting for week of March 30th - Date likely 3/31
  - Consultant will meet with TRC in morning, as well as City staff
  - Consultant will host stakeholder meetings in afternoon



Questions?





Thank You