

HOPEWELL DEVELOPMENT UPDATE

Hopewell Steering Committee
Update Meeting

June 15, 2022



AGENDA

- **Welcome & Opening Comments** Mayor Hamilton & Vi Simpson
- **Project Vision & Identity Update** Mary Catherine Carmichael
- **Stakeholder Engagement Update** Mary Catherine Carmichael & Don Griffin
- **Real Estate Update** Larry Allen
- **Schedule Update** Deb Kunce
- **Infrastructure Updates** Andrew Cibor
- **Development Opportunities**
 - **Design** Alex Crowley
 - **Sustainability** Alex Crowley
 - **Affordability** John Zody
- **Looking Ahead & Attendee Questions** Don Griffin
- **Wrap Up & Next Meeting** Mayor Hamilton & Vi Simpson

PROJECT VISION + IDENTITY UPDATE

- **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.



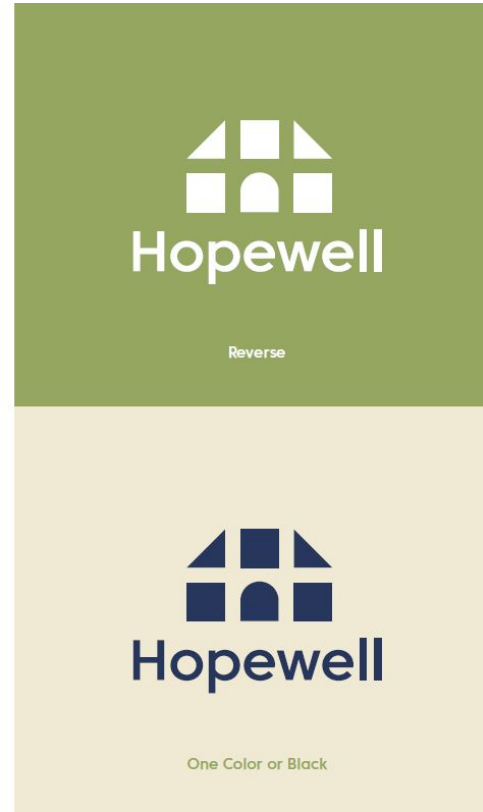
PROJECT NAME: HOPEWELL

- Generated more than 200 potential names across a range of thematic options generated from Discovery phase
- Selected name: *Hopewell*
- Pays homage to the site's history while also looking to the future
- Hopewell represents the care that the residents of Bloomington have for one another.

HOPEWELL LOGO



Full Color



LOGO EXAMPLE APPLICATIONS



Green	Green
HEX: #4CAF50	HEX: #4CAF50
HEX: #8BC34A	HEX: #8BC34A
HEX: #C8E6C9	HEX: #C8E6C9
HEX: #E8F5E9	HEX: #E8F5E9
HEX: #F1F8E9	HEX: #F1F8E9
Yellow	Blue
HEX: #FFEB3B	HEX: #2196F3
HEX: #FFF9C4	HEX: #2196F3
HEX: #FFF176	HEX: #2196F3
HEX: #FFF176	HEX: #2196F3
HEX: #FFF176	HEX: #2196F3

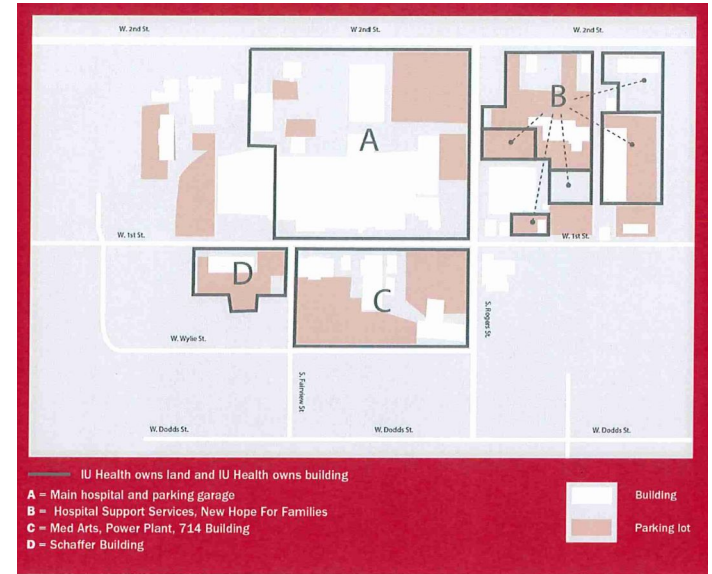


STAKEHOLDER ENGAGEMENT

- **Direct Outreach through Neighborhood Organizations**
 - CONA
 - Prospect Hill
 - McDoel Gardens
 - Near Westside
- **Alerts about Upcoming Work**
 - City's weekly infrastructure update
 - Door hangers
 - City Council and Redevelopment Commission Meetings
 - Continue to maintain hopewellbloomington.org with online opt-in group
- **Hopewell Steering Committee**
 - Share the message
- **IUH Updates**
 - Hosting regular community meetings to update demolition

REAL ESTATE UPDATE

- **IUH**
 - Parcels B, C, D Early Turnover – by June 2022
 - Parcel A Turnover after Demolition – by Dec 2023
 - Parking Garage & Kohr Building – not slated for IUH demolition
 - Demolition on-going for 2023 completion
- **Centerstone @ Phase I East**
- **Upcoming Public Conversations**
 - Phase I East Alley Vacation (Council Approved)
 - Plat Approval
 - Overlay District?



SCHEDULE OVERVIEW



Hopewell Project Schedule



INFRASTRUCTURE UPDATES – PHASE 1 EAST

University Ave

- **Phase 1 East Demo**
 - Demolition
 - Reclamation and recycling
- **Phase I Infrastructure**
 - Bidding
 - Seeking Primary Plat Approval
 - Seeking Centerstone Approvals
 - Work completes

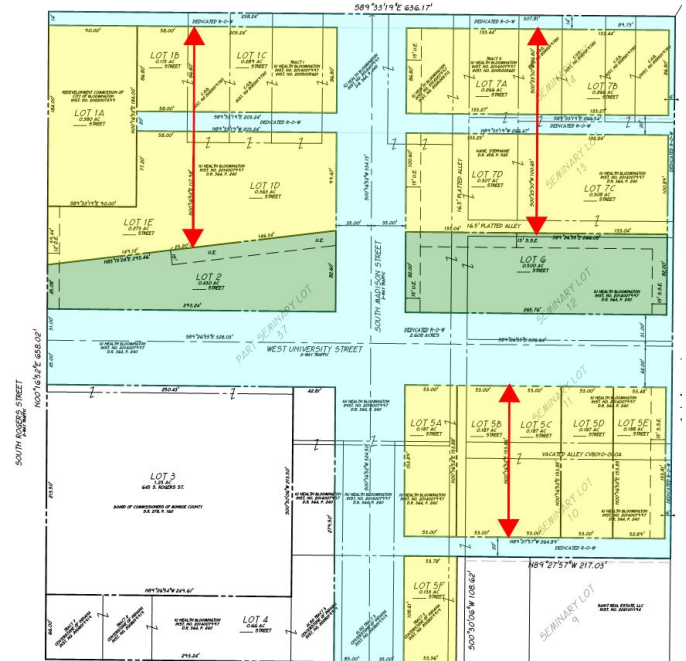
July – Sept '22

Qtr 3 2022

Qtr 3 2022

Qtr 3-4 2022

Qtr 2 2024

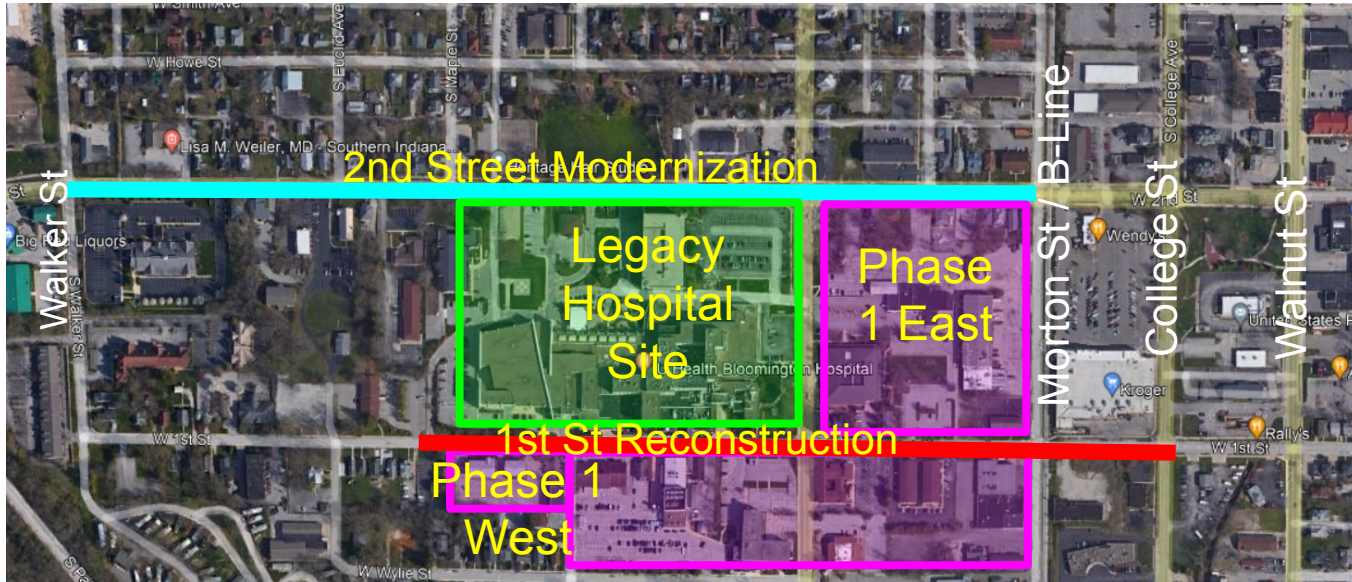


INFRASTRUCTURE UPDATES – PHASE 1 EAST



INFRASTRUCTURE UPDATES

- **1st Street Reconstruction Targeted Construction begins 2023**
 - Consolidate TIF + \$2.9M of federal funding
 - ROW acquisition begins soon (appraisals under review)
- **2nd Street Modernization Targeted Construction begins 2025**
 - \$1.5M Parks G.O. Bond + \$3.1M of federal funding

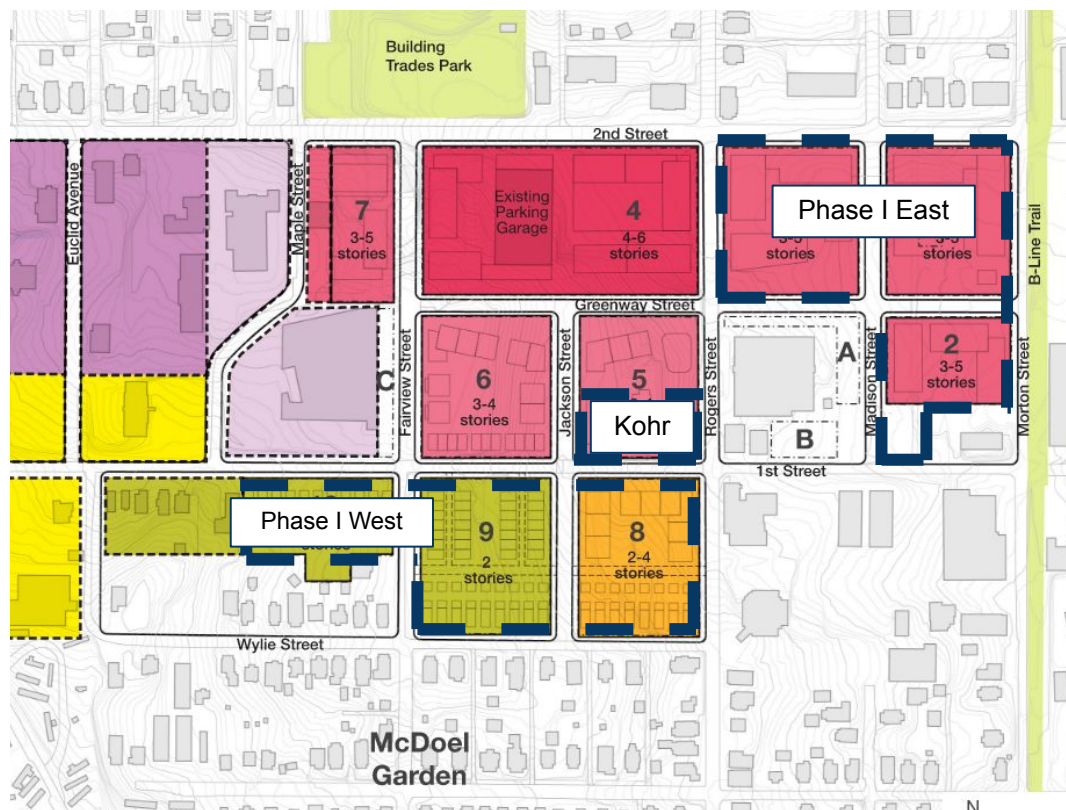


DEVELOPMENT - MOVING FORWARD

- **Once-in-a-generation opportunity!**
 - Design Excellence
 - Sustainability
 - Affordability
- **Leverage Development Partners to create awareness**
 - Commercial Real Estate Broker
 - Development Owner's Rep
 - Outreach to small- and large-scale developers as well as local and national

DEVELOPMENT OPPORTUNITIES – TIMING

- **Kohr Building**
 - Affordable Housing
 - RFI issued and potential developer identified
- **Phase I West**
 - Mix of Housing – multi-family and single-family
 - RFI to be released Fall 2022
- **Phase I East**
 - Multi-Family Housing + Retail
 - RFI to be released Fall 2022



DEVELOPMENT – DESIGN EXCELLENCE

- **Master Plan as Foundation**
 - Neighborhood anchors on ground floors (such as cafes, shops, childcare, event space, community centers, etc.)
 - People-first street design
 - Easy walkability with an emphasis on greenspace and community nodes
 - Utilize height to mitigate the visual impact of the 6-story parking garage
 - Mix of scales to create unique + effective transitions between neighborhoods
 - Network of public space that encourages time outdoors + together
- **Design Excellence**
 - Stimulate and incentivize design excellence in Hopewell private development
 - Overcome current regional/national trend of ‘cookie-cutter’ designs
 - Create model for Bloomington and region/state
 - Collaboration with Exhibit Columbus -- City’s Asst. Director for the Arts is co-curator

DEVELOPMENT – NEIGHBORHOOD DESIGN



“the intersection of housing, retail, and natural greenspace”

“natural look and feel”

“public activation without hardscaping”

“long, connected views of green”

“stormwater management, room for native vegetation and outdoor places for smaller group activities in light of pandemic concerns”

“spaces to bike, walk, and explore”

DEVELOPMENT – STREET + COMMUNITY DESIGN



DEVELOPMENT – SUSTAINABILITY

Master Plan as Foundation

- Extensive input through the Master Planning effort in 2020
- Design a new standard of sustainability
- A blueprint for truly climate positive communities
- A neighborhood that embraces diversity, sustainability, and people-first design

Convert Master Plan “framework” into map for implementation

DEVELOPMENT – SUSTAINABILITY

Aligning Sustainability Strategy (Guidon)

- Workshop to evaluate and incorporate potential sustainability requirements to include in developer transactions.
 - Align with and support the master plan goals.
 - Basis for evaluating the financial impacts of incorporating specific sustainability requirements, performance measures, and standards that could be built into the parcel sale agreements and listings.
- Workshop to inform which strategies are viable to present to the Redevelopment Commission.

DEVELOPMENT – SUSTAINABILITY

Sustainability Strategy

- Institute ambitious sustainability standards
- Align the best sustainable development requirements for Hopewell
- Exhibit best practices in sustainable redevelopment
- Create a blueprint for a more equitable, livable, and resilient Bloomington
- Tap into established measurable systems, if suitable
 - LEED Neighborhood Design (categories include “Smart Location & Linkage,” “Neighborhood Pattern & Design,” and “Green Infrastructure and Buildings”)
 - Minimum LEED requirement (e.g., Silver) for private development

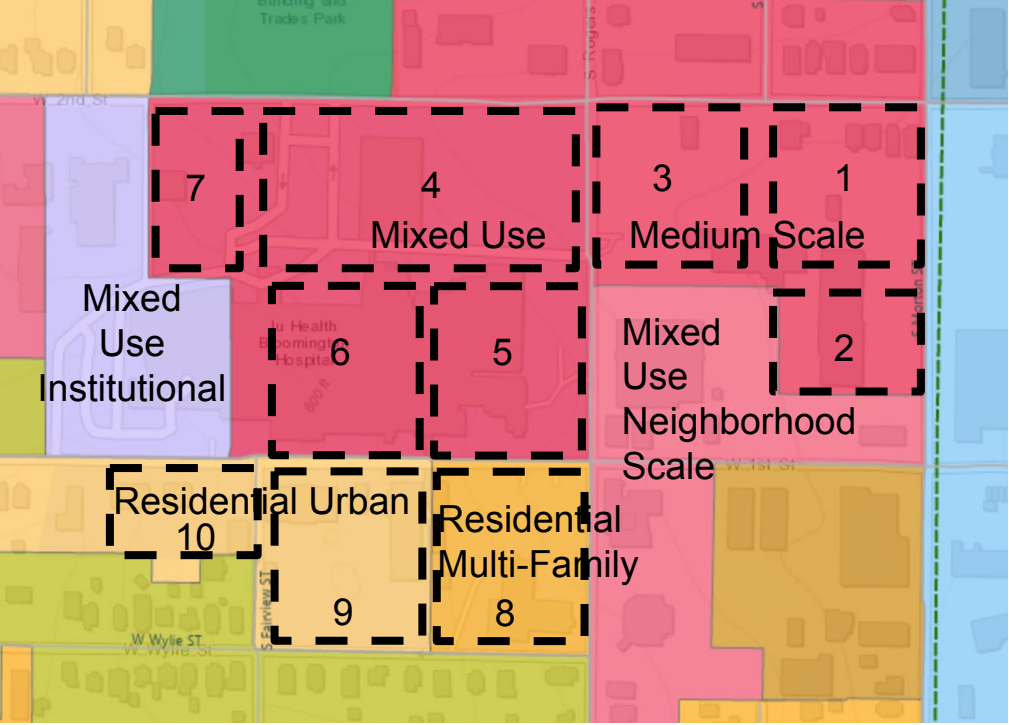
DEVELOPMENT – AFFORDABILITY

- **Targeting affordability at Hopewell**
 - 80% of Area Median Income (AMI) and below - “traditional” affordable
 - 80% - 120% AMI - “workforce” housing
 - Bloomington AMI for 2022: \$91,400 (family of 4)
- **How do we get to permanent affordability at Hopewell?**
 - Robust mix of housing types
 - Creative land use
 - Market unique incentive packages
 - Maximize the number of affordable units
 - Quality Design

DEVELOPMENT – AFFORDABILITY

- **Housing Goals: 2020 Housing Study and Master Plan as Foundations**
 - **2020 Bloomington Housing Study: add 2,592 units by 2030**
 - 1,555 owner-occupied (970 at roughly 120% AMI and below)
 - 1,037 rental (808 at roughly 120% AMI and below)
 - **Hopewell Master Plan: total housing unit range of 650-1000**
 - 80% AMI and below: 130-300 units
 - 80% - 120% AMI: 45-50 SFHs
225-305 Multifamily units
 - Greater than 120% AMI (market rate): 100-125 SFH attached/small lot
160-225 Multifamily

DEVELOPMENT – AFFORDABILITY MAPPING



DEVELOPMENT – AFFORDABILITY

- **Where We Are Today**

- Kohr Administration Building (Parcel Five)
 - Developer and project identified - projected to apply for Low Income Housing Tax Credits (LIHTC) in July 2023 for a possible project start of Summer 2024.
 - Unit target: 40 affordable units at (30%-60% AMI)
- Parcel 10 (south of First St./west of Fairview St.)
 - Targeting release of an RFI for the market by Fall 2022.
 - Unit target: number of possibilities - SFHs, up to a potential range of 18-23 total units, 20% of units permanently affordable
- Working with other departments on utility capacity, zoning, and density with Master Plan as the Foundation.

HOPEWELL

- **Hopewell has high standards**
 - Design Excellence
 - Sustainability
 - Affordability
- **These standards will position Hopewell and Bloomington for success over the next many decades**
- **These standards do not need to compete with each other**



LOOKING AHEAD

- IUH Demolition continues
- Phase I East demolition + infrastructure work begins
- Development opportunities coming soon
- Continued exploration of Design, Sustainability, and Affordability



"The redevelopment of the Bloomington Hospital site is a once-in-a-lifetime chance to rebuild a neighborhood in the core of our 204-year-old city to reflect who we are now and how we want to live, work and recreate into the next century. The **Hopewell** name honors the many acts of care and compassion provided to, and by, the Bloomington residents who came before us."

– Mayor John Hamilton

WRAP UP + NEXT MEETING

- Steering Committee upcoming meeting
- Final Remarks

THANK YOU.

Questions?

