Public Forum #1
Agenda

1. Project Overview - Mayor John Hamilton, Vi Simpson, Mick Renneisen
   ○ Introduction
   ○ The opportunity
   ○ Engagement
   ○ Timeline

2. Master Planning Process
   ○ Building on past planning
   ○ Identifying key planning considerations (City and neighborhood context)
   ○ Understanding the current site conditions (site scale)

3. Exploring What’s Possible
   ○ Programming and mix of use
   ○ Connectivity
   ○ Parks and open space
   ○ Sustainability
You - the people who will potentially live, work and recreate at this site - are being asked to consider …

What you would like to see develop here?

What are your values that you would like to see reflected in this redevelopment?

What’s missing in the area that you would like to see?
Project Overview

• In May 2018, the City entered into a purchase agreement with IU Health for the 24-acre hospital site

• IU Health will relocate to a new facility in late 2021

• The agreement states that the City will receive a cleared and remediated site

• The existing parking garage will remain and the Kohr Administration Building may remain

• A Hospital Reuse Committee and Project Review Committee were formed to offer input and provide guidance to the planning process
“The redevelopment of the Bloomington Hospital site is a once-in-a-lifetime chance to rebuild a neighborhood in the core of our 202-year-old city to reflect who we are now and how we want to live, work and recreate into the next century.”

- Mayor John Hamilton
Design and Planning Team

Skidmore, Owings & Merrill
Team Lead
Project Management, and Urban Design/Planning

Core Planning Strategies
Public and Stakeholder Engagement

Kirkwood Design Studio
Bloomington Based Local Architect and Liaison

SB Friedman
Economic and Market Analysis

Merritt Chase
Landscape Architecture and Public Realm Design

Shrewsberry & Associates LLC
Site Civil and Traffic Engineering
Master Planning Process

- Kicked off in April 2020 with public input and consultation with the City, the Redevelopment Commission, the Hospital Reuse Committee, and the Project Review Committee
- Goal is to create a comprehensive plan for the site
- Team is currently gathering stakeholder input and concluding an existing conditions analysis
Project Timeline

Discovery + Confirmation

Generating Design Options
± 7 weeks

Draft Master Plan
± 9 weeks

Final Master Plan
± 9 weeks

Public Forum 1
June 16, 2020

Public Forum 2
Economic Conditions + Design Options Presentation

Public Forum 3
Presentation of Refined Plan

Public Forum 4
Implementation Roadmap Presentation
Master Planning Process
View looking north
Site History
2018 Urban Land Institute Report

- A variety of housing types for different income levels
- Office space for new and existing businesses
- Maintain neighborhood scale
- Contribute to the network of public space
- Re-stitch the street grid
- Link key assets to strengthen connections between people and places
- Include community assets, such as an arts and activity center, healthcare, education and skilled trades training facilities
2018 Comprehensive Plan

• Stress sustainability and a lifetime community
• Consider development themes of maintain, enhance, and transform
• Create a multi-use, multi-generation, multi-income community
• Promote an urban mixed-use district
• Emphasize urban design, walkability, mobility, connectivity, and affordability
• Develop a “20-minute neighborhood”
An opportunity to create a new center of gravity
Relationship to Downtown Bloomington

- ¼ mile; 5-minute walk
- ½ mile; 10-minute walk
Relationship to community resources

- Redevelopment Site
- Existing MH Zoned Area
- ¼ mile; 5-minute walk
- ½ mile; 10-minute walk

- Bloomfield Road
- 3rd Street
- Kirkwood Avenue
- 2nd Street
- Rogers Street
- Walnut Street
- Henderson Street
- Adams Street
- 3rd Street
- 2nd Street
- City Offices / Farmers’ Market
- Public Library
- Convention Center
- Courthouse Square
- Post Office
- Social Security Office
- Catalent
- Grocery
- Downtown Bloomington
- Indiana University
- Downtown Bloomington
- Post Office
- Police Dept.
- Public Library
- City Offices / Farmers’ Market
- Social Security Office
Access to Open Space

Parks within a 10-minute walk:

- Building Trades Park: 2 acres
- Seminary Park: 2 acres
- Waldron, Hill and Buskirk Park: 3.5 acres
- Switchyard Park: 65 acres

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Redevelopment Site

Existing MH Zoned Area

Streams

Public Open Space
Connectivity

- Project is adjacent to the B-line trail, which extends a total of 3.1 miles, from Adams Street to Country Club Drive
- Signed bike routes along 1st Street and Madison Street
- 4 bus stops adjacent to project site, buses on this route run every 30 minutes
Current Land Use

- Site is currently zoned Mixed-Use Healthcare
- Adjacent to Prospect Hill and McDoel Gardens neighborhoods
- Borders Mixed-Use Downtown zoning
Mix of Uses & Activities
McDoel Gardens
Greenspace & Recreation
Study Area

- Study area includes the existing Mixed-Use Healthcare Zone: ± 76 acres
- Redevelopment Site: ± 24 acres
Existing Site Conditions

- ± 24 acre redevelopment site
- ± 5 acre hospital building footprint to be demolished
- 7 story parking garage with approx. 500 parking spaces
- ± 2400' linear feet of private roads
- ± 10 acres of surface parking
- Consider notable trees in planning future upgrades
Topography

- Main Site: Elevation from 800’ – 760’; large retaining wall in several areas
- South Parcels: Elevations from 795’ – 770’
- East Parcels: Elevations from 755’ – 740’
Buildings to be Removed

- Main hospital and power plant buildings to be removed, per IU Health Purchase Agreement
- Parking Garage to remain
- Kohr Administration Building yet to be determined
The opportunity
The opportunity
The opportunity
The opportunity
The opportunity
Exploring what’s possible
Some places are special …

What are the values that should be reflected in the vision for the site?

• What is Bloomington’s ideal future for this site?
• What types of uses do you want to see on site?
• What types of activities do you want to do on site?
• What don’t you want to see on site?
• Are you familiar with planning that’s already been done pertaining to the site?
• What’s your interest in the project?
• Would you like to be involved moving forward?

To take the survey go to: www.bloomingtonhospitalsite.com
What should this place become?

Who is it for?

What will they do here?

How should this site reflect our community values for future generations?
Land Use & Activities
Creating a diverse mix of use and activities that support the broader community.

Connectivity
Increasing accessibility and linkages with the rest of Bloomington.

Parks & Open Space
Integrating nature and healthy lifestyles for everyone.

Sustainability
Making sustainable living a seamless part of our community.

How can we design this place together?
Land Use & Activities

Creating a diverse mix of use and activities that support the broader community

Possible strategies may include:

- diversity of housing types… livability, sustainability and affordability for all, flexible homes for life, families and multi-generational, shared living room
- community uses… community services, neighbor social spaces, community tool shed, retail/local amenities, youth and elderly care
- health & wellness… mobile care to health clinic and education, wellness services, activity center, fitness/open gym
- job training… apprentice space, skills training, career mentoring/employment services, tech/tools and learning, start-up incubator
- arts & culture… performance exchange, studios/artist lofts, gathering and exhibition space, expanded art walk
- education… data/media/learning hub, expanded library program/bookmobile hub, hands-on learning for all ages
- workshop/office space… co-working space, event space, maker space
- nutrition & food… culinary hub, shared kitchen, dining, micro market, cafes
urban lifestyle
a diversity of housing types
mixed-use living
a place for local business
opportunities for everyone

learning
shared kitchens
to micro markets
grown locally
job training & opportunities
a variety of uses
Connectivity

*Increasing accessibility and linkages within the community*

Possible strategies may include:

- stitching the site into the existing urban fabric/city grid
- making new streets “complete streets”
- creating a “living street”
- activate neighborhood events and identity
- make vibrancy visible (inside & outside)
- streets important for social and physical connectivity
- bike hub
- connection to the B-Line and beyond
- coordinate bus, vehicle and bike infrastructure
- lighting and creating a safe, inviting nighttime experience
- distinct and green streetscape
- designed for year-round accessibility and comfort
complete streets
distinctive streetscape
transit first
mixed-used development
connecting to the B-Line and beyond
tied to stormwater systems
pedestrian laneways
reclaimed public space
Parks & Open Space

*Integrating nature and healthy lifestyles for everyone*

Possible strategies may include:

- establish habitats
- create spaces for outdoor exercise and recreation
- make an ecologically diverse neighborhood
- utilize topography to create exciting landscape feature
- plan spaces to play, socialize, relax and enjoy nature
- integrate stormwater management
- outdoor gardens/food forest
- green roofs/greenhouses
- preserve important landscape features
- outdoor classrooms
- community gathering/event space
meaningful places to gather
listen and activate
health and wellness
integrating nature
promote active lifestyles
places to play
a place for community
flexible spaces
an energized place
Sustainability

Making sustainable living a seamless part of our community.

Possible strategies may include:

- moving beyond code requirements
- water harvesting
- renewable energy
- microgrids and energy storage
- localized composting
- car sharing
- material sourcing and carbon offsetting
- sustainability and affordability
- design and management guidelines
regenerative thinking
sustainable materials
water harvesting
renewable energy
rooftop farming
ecologically efficient and socially harmonious
In Bloomington, we are _______ about the ______________.

We believe in the power of ______________ to bring us together and ______ our city.
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what if ...
Questions

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