CITY OF BLOOMINGTON

BLOOMINGTON HOSPITAL SITE REDEVELOPMENT

Public Forum 1 June 16, 2020

SOM KIRKWOOD designstudio CORE PLANNING STRATEGIES MERRITT CHASE shrewsberry

Welcome

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

Project Overview

<u>You</u> - 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

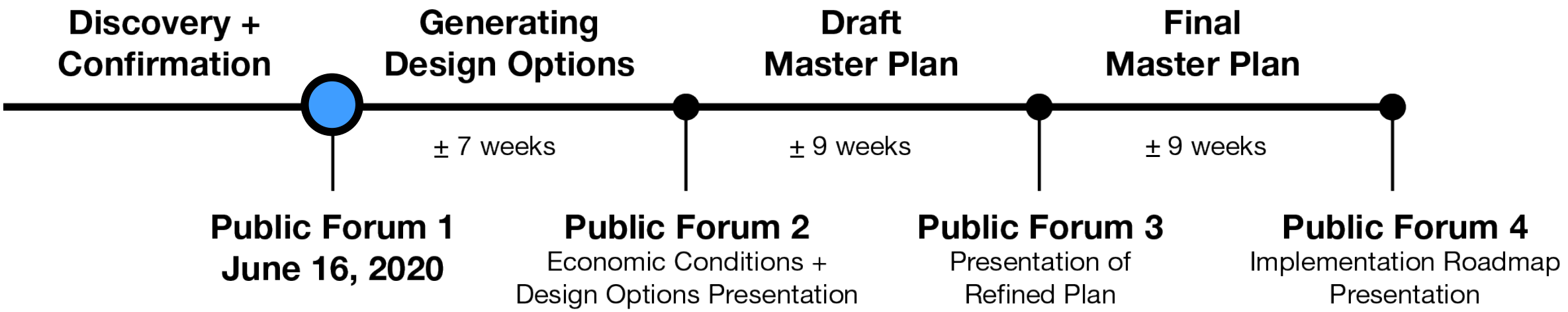
Merritt Chase
Landscape Architecture and Public Realm Design

Shrewsberry & Associates LLC
Site Civil and Traffic Engineering

Master Planning Process

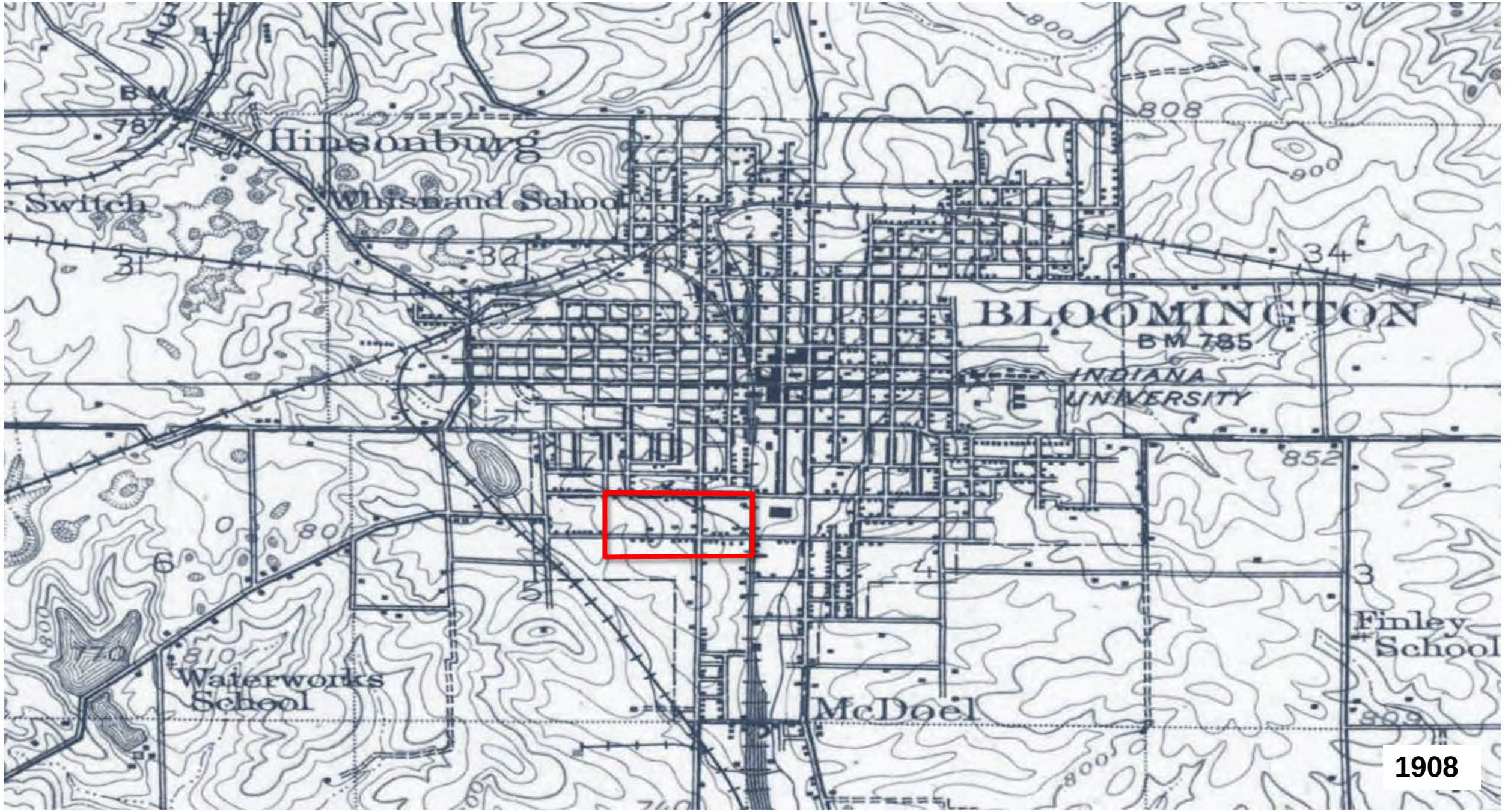
- Kicked off in April 2020 with public input and consultation with the City, the Redevelopment Commission, the Hospital Reuse Committee, and the Project Review Committee
- Goal is to create a comprehensive plan for the site
- Team is currently gathering stakeholder input and concluding an existing conditions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

Project Timeline



Master Planning Process

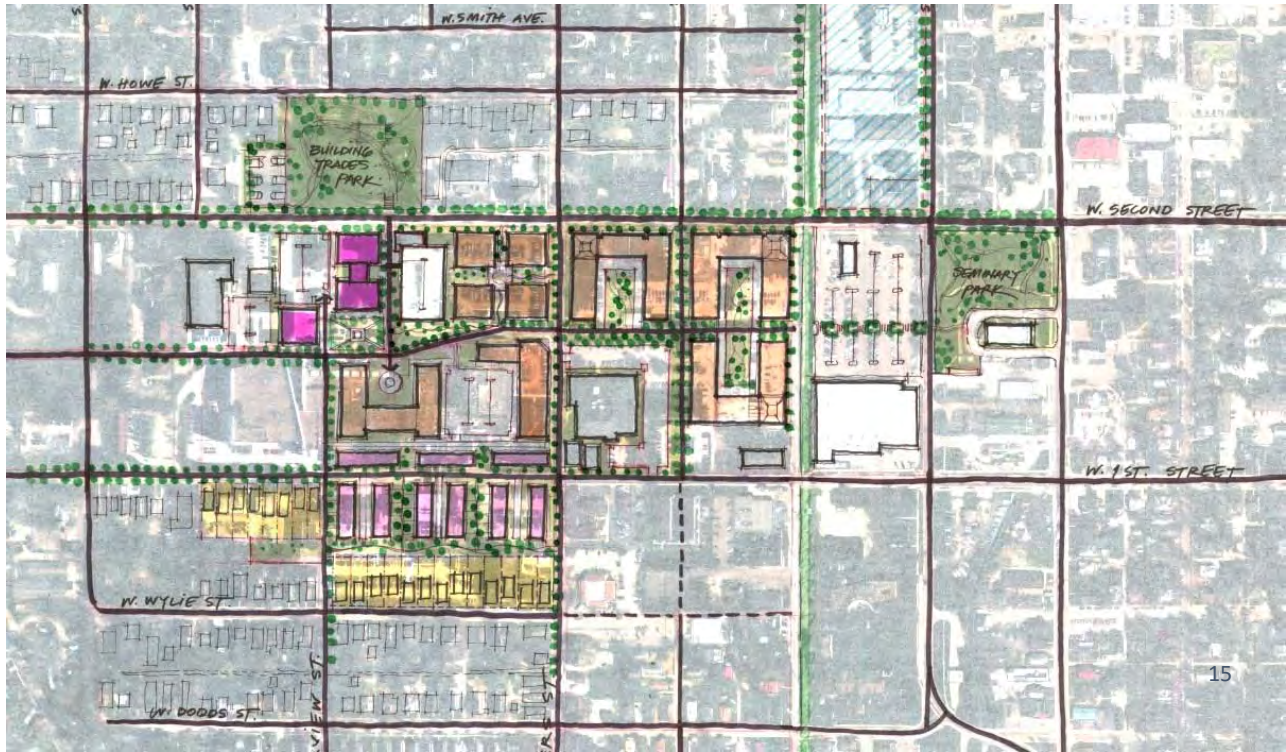
View looking north


Hinesonburg
Whitsand School
Switch
BLOOMINGTON
BM 785
INDIANA
UNIVERSITY
McDoel
Waterworks
School
Finley
School
808
900
852
800
810
780
BM
787
31
32
34
6
5
4
3
1908

Site History

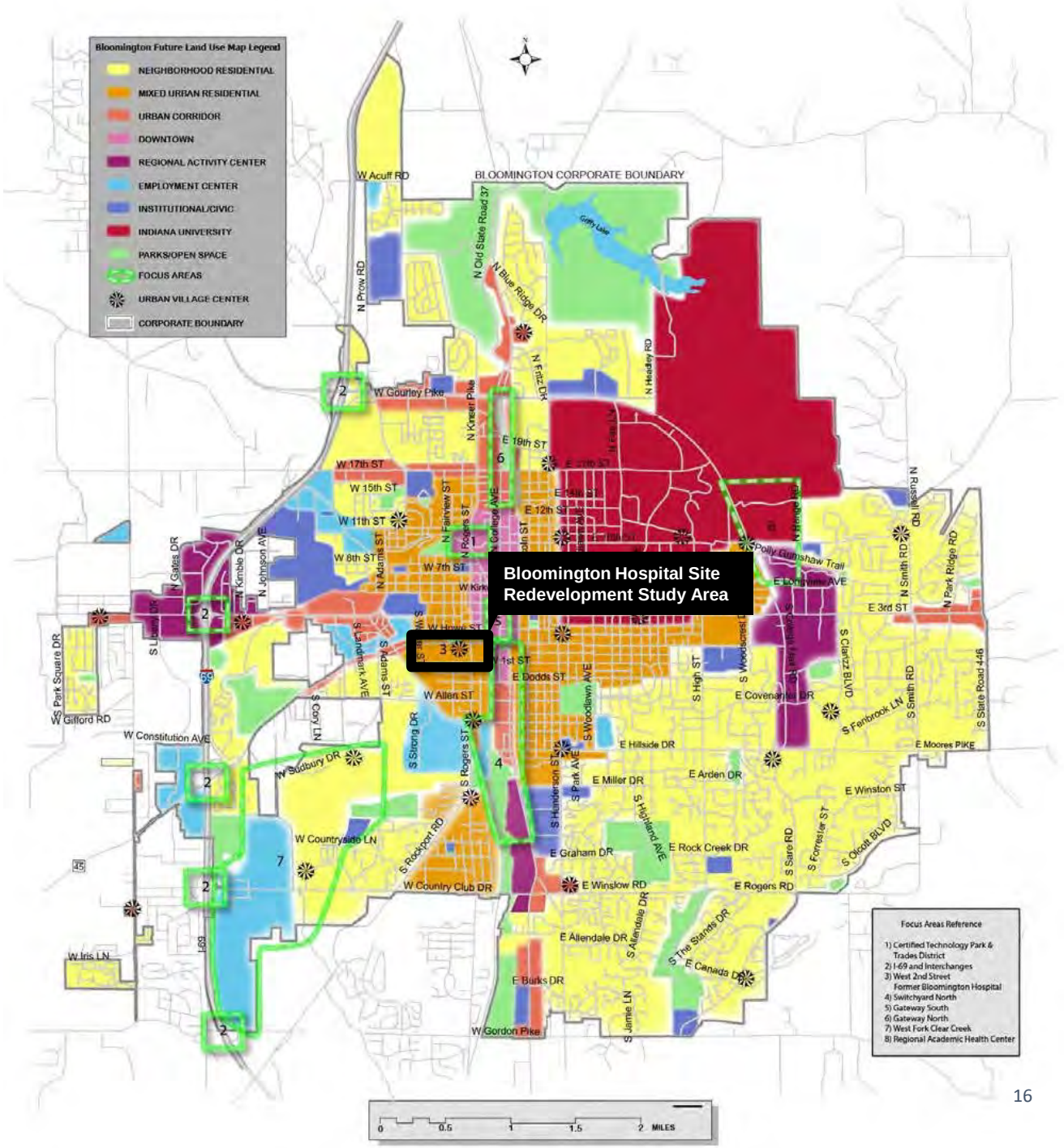
2018 Urban Land Institute Report

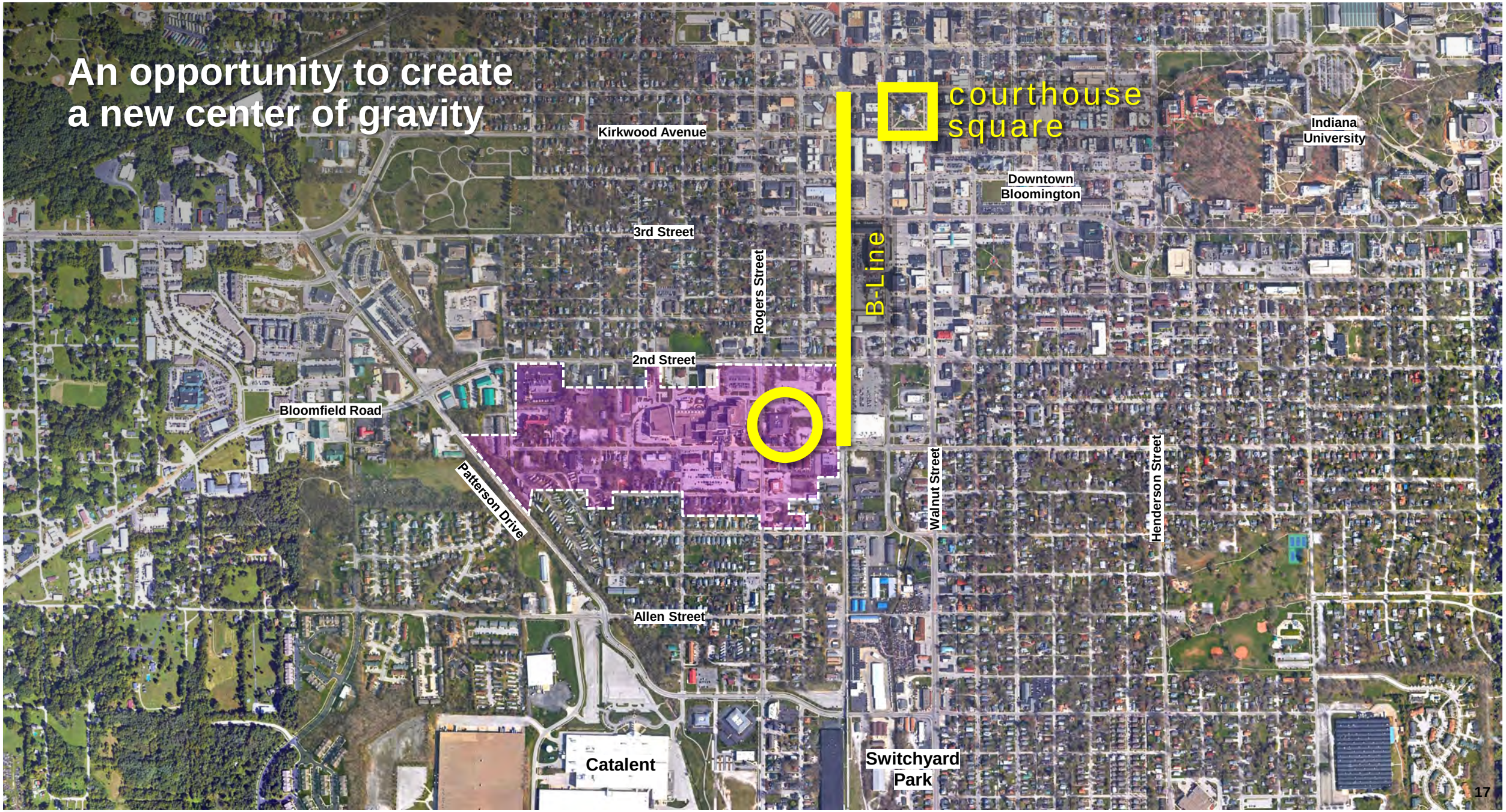
- A variety of housing types for different income levels
- Office space for new and existing businesses
- Maintain neighborhood scale
- Contribute to the network of public space
- Re-stitch the street grid
- Link key assets to strengthen connections between people and places
- Include community assets,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



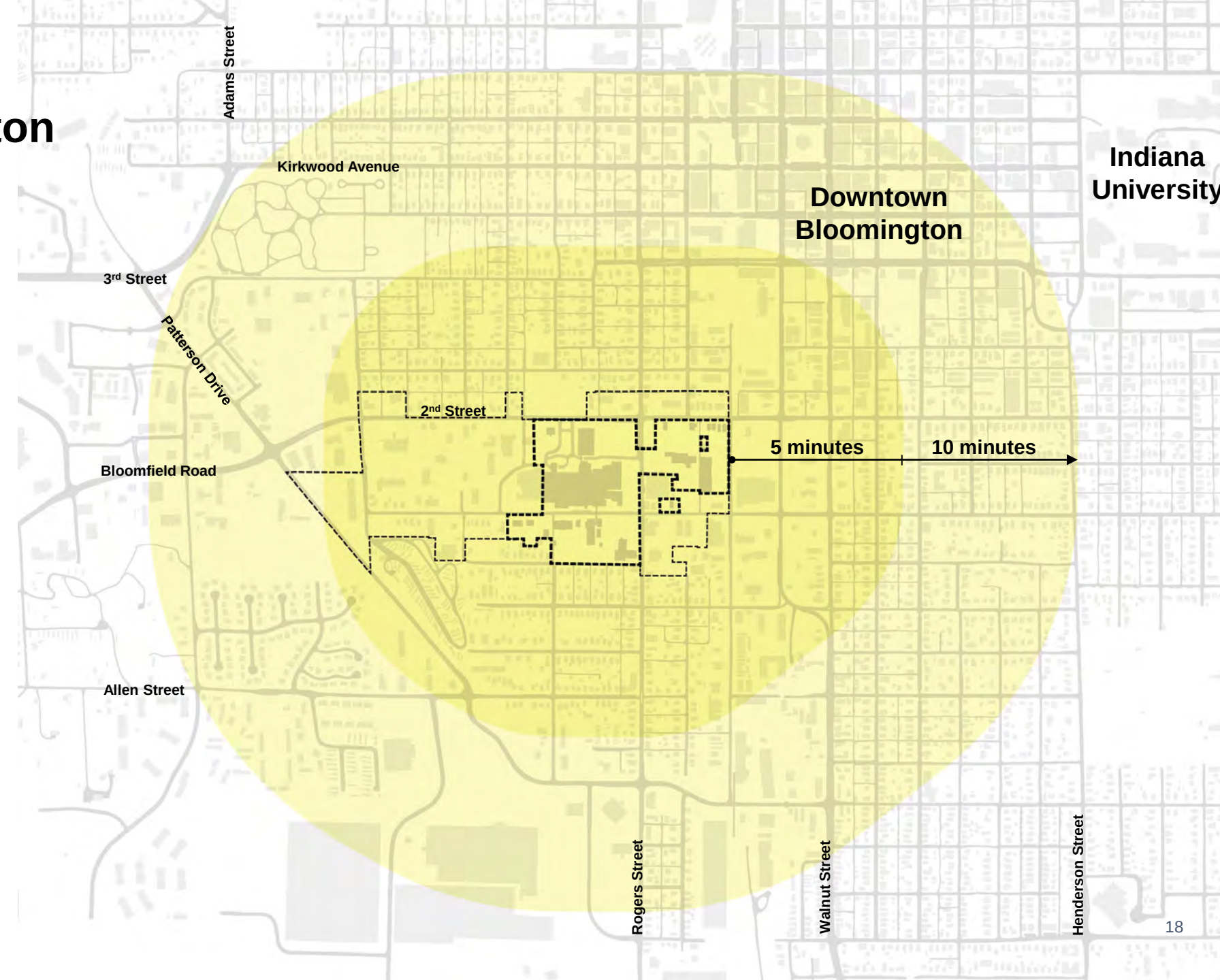
2018 Comprehensive Plan

- 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”



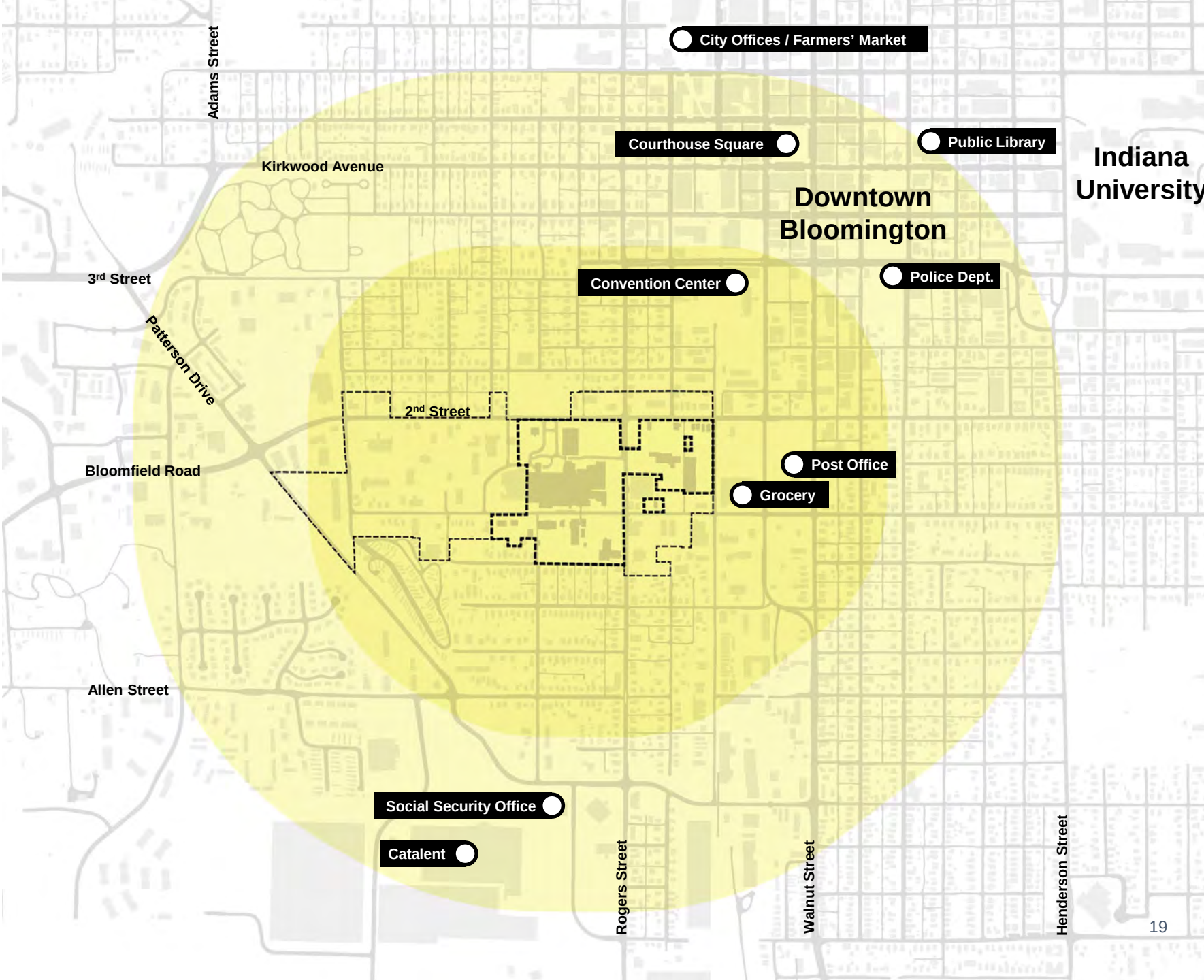

An opportunity to create a new center of gravity
courthouse square
Kirkwood Avenue
Indiana University
Downtown Bloomington
3rd Street
Rogers Street
B-Line
2nd Street
Bloomfield Road
Patterson Drive
Walnut Street
Henderson Street
Allen Street
Catalent
Switchyard Park

Relationship to Downtown Bloomington



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

Relationship to community resources

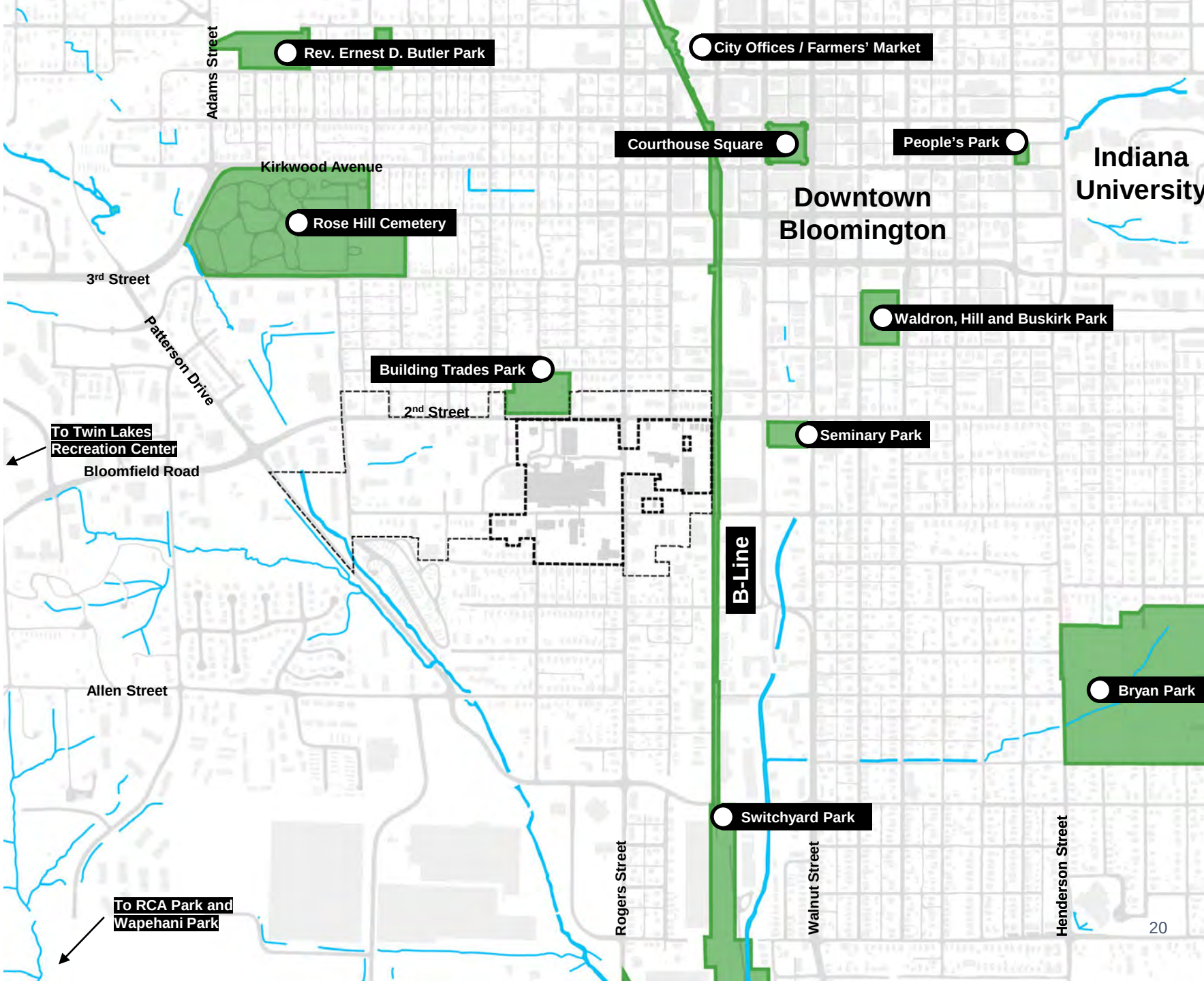


- Redevelopment Site
- Existing MH Zoned Area
- ¼ mile; 5-minute walk
- ½ mile; 10-minute walk

Access to Open Space

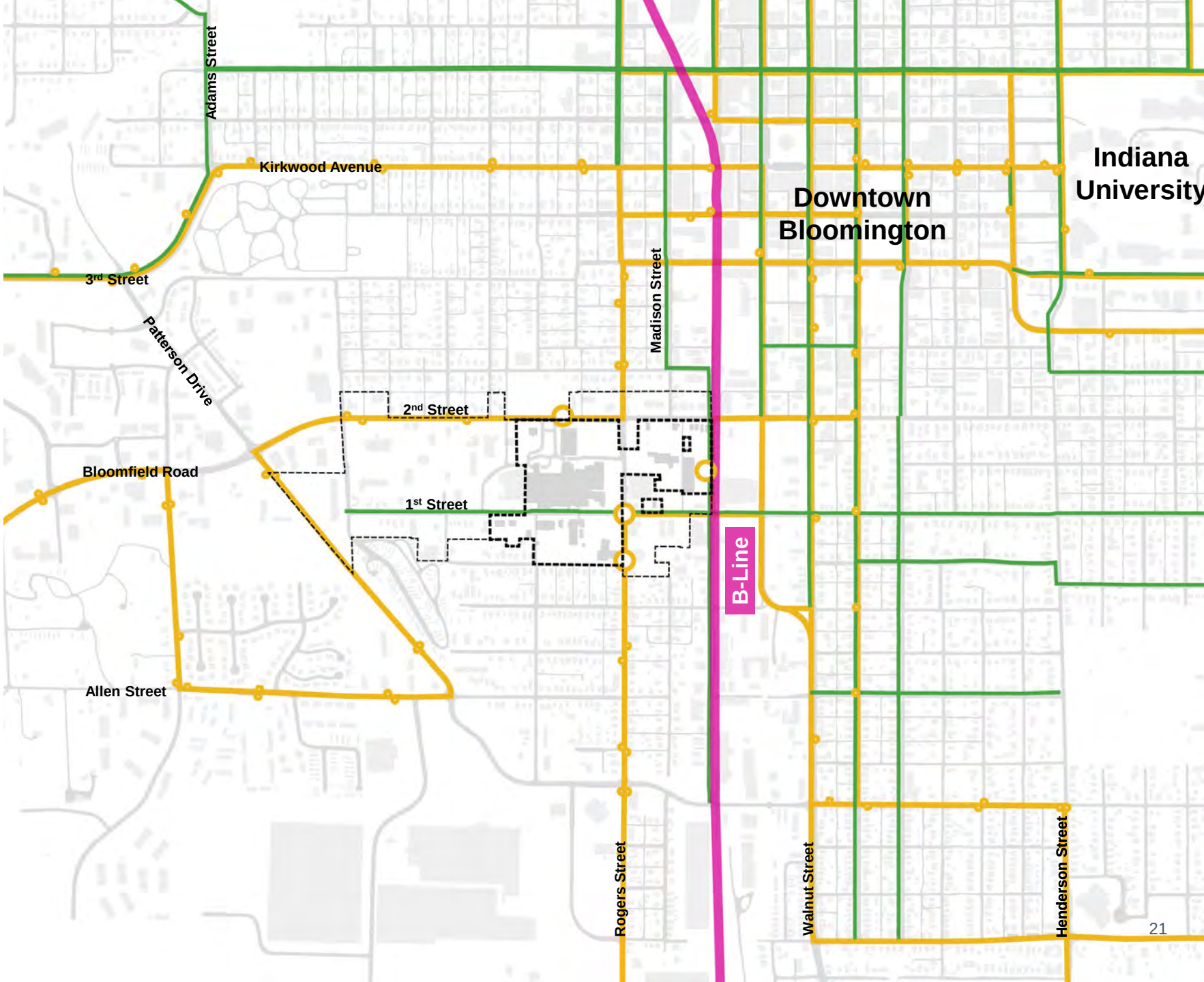
Parks within a 10-minute walk:

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



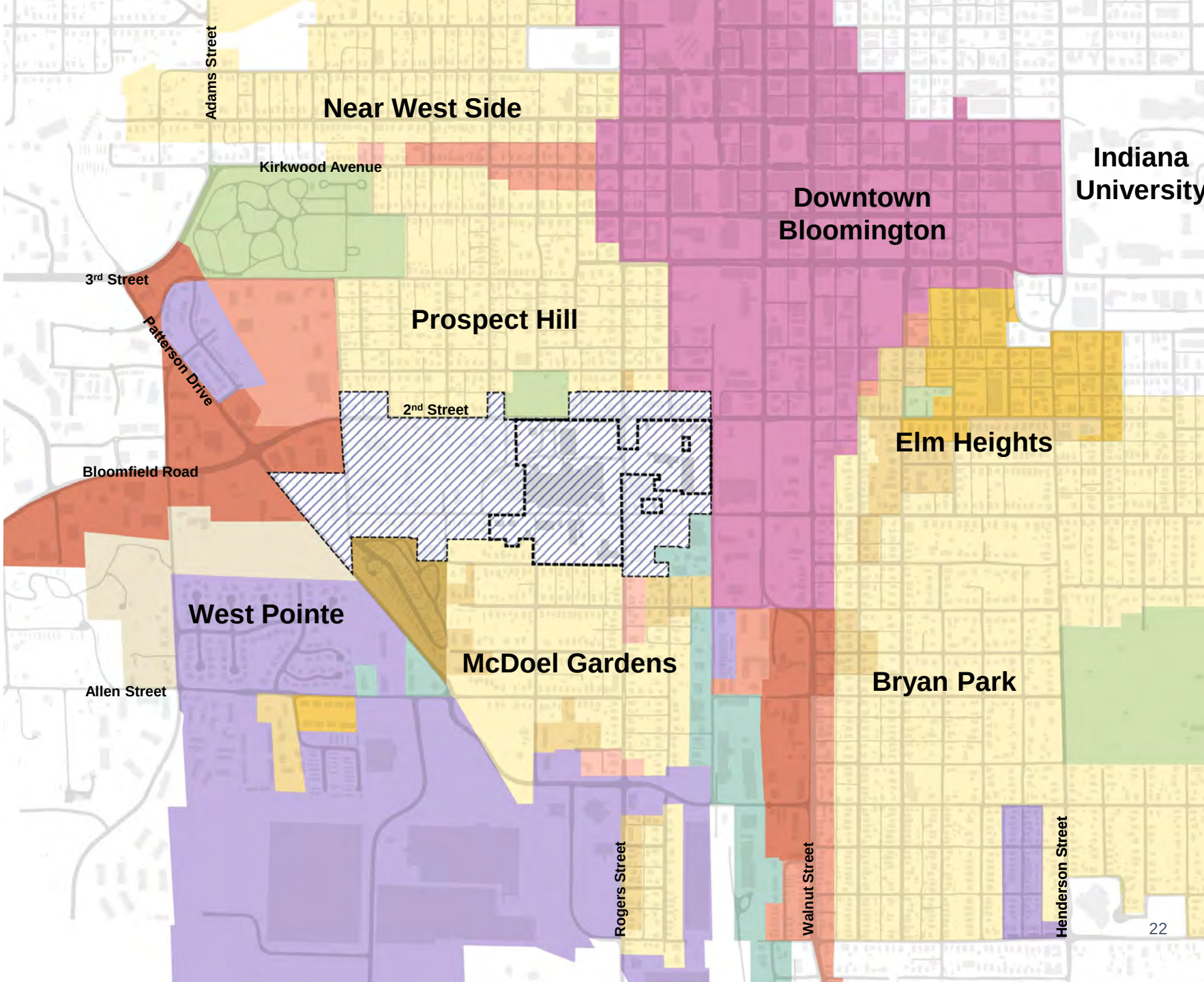
Connectivity

- 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

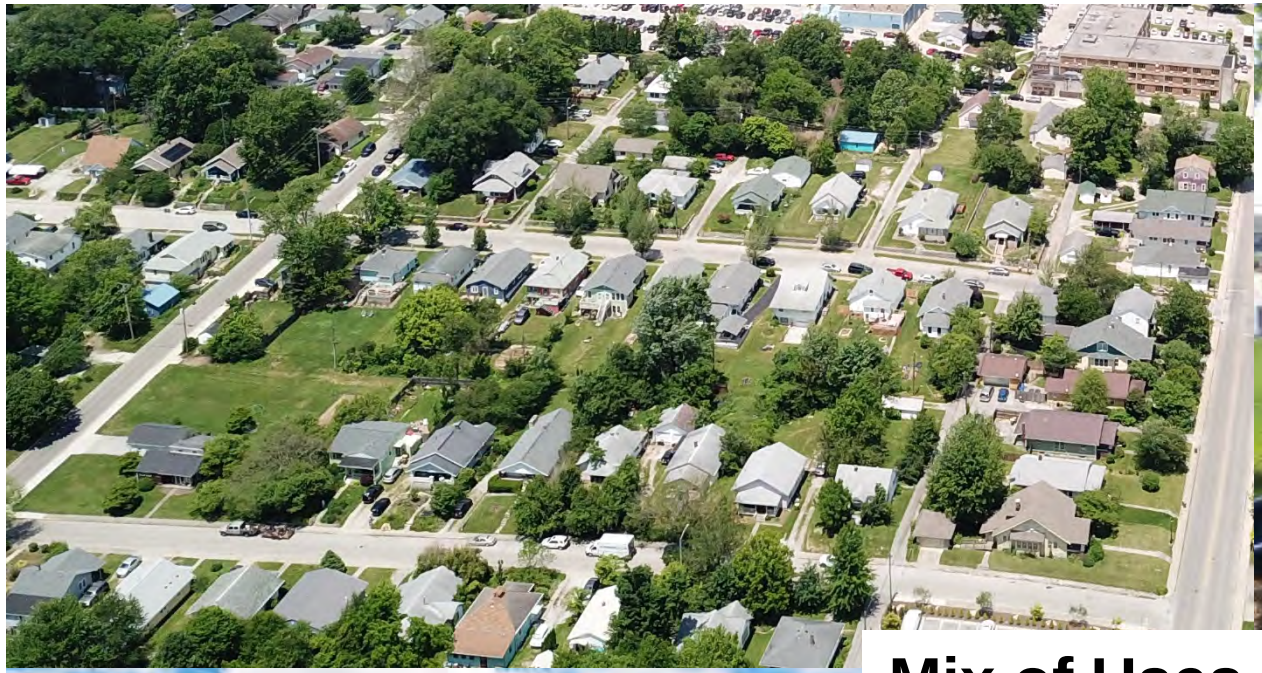


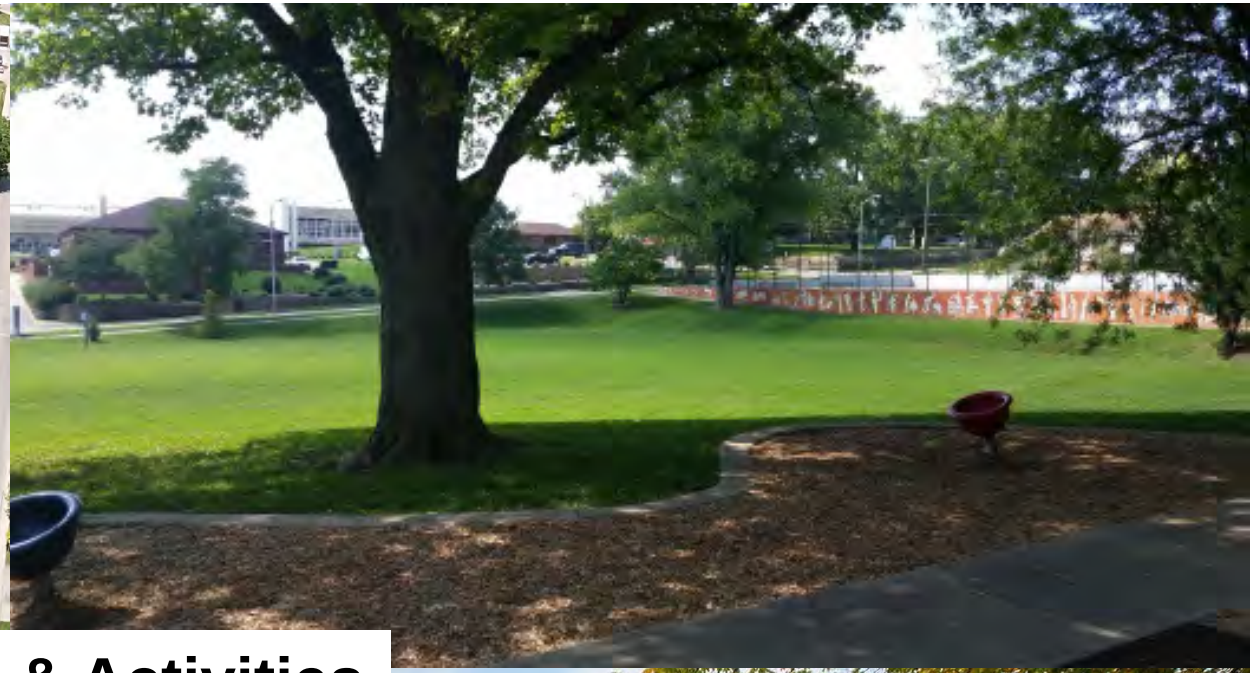
Current Land Use

- Site is currently zoned Mixed-Use Healthcare
- Adjacent to Prospect Hill and McDoel Gardens neighborhoods
- Borders Mixed-Use Downtown zoning

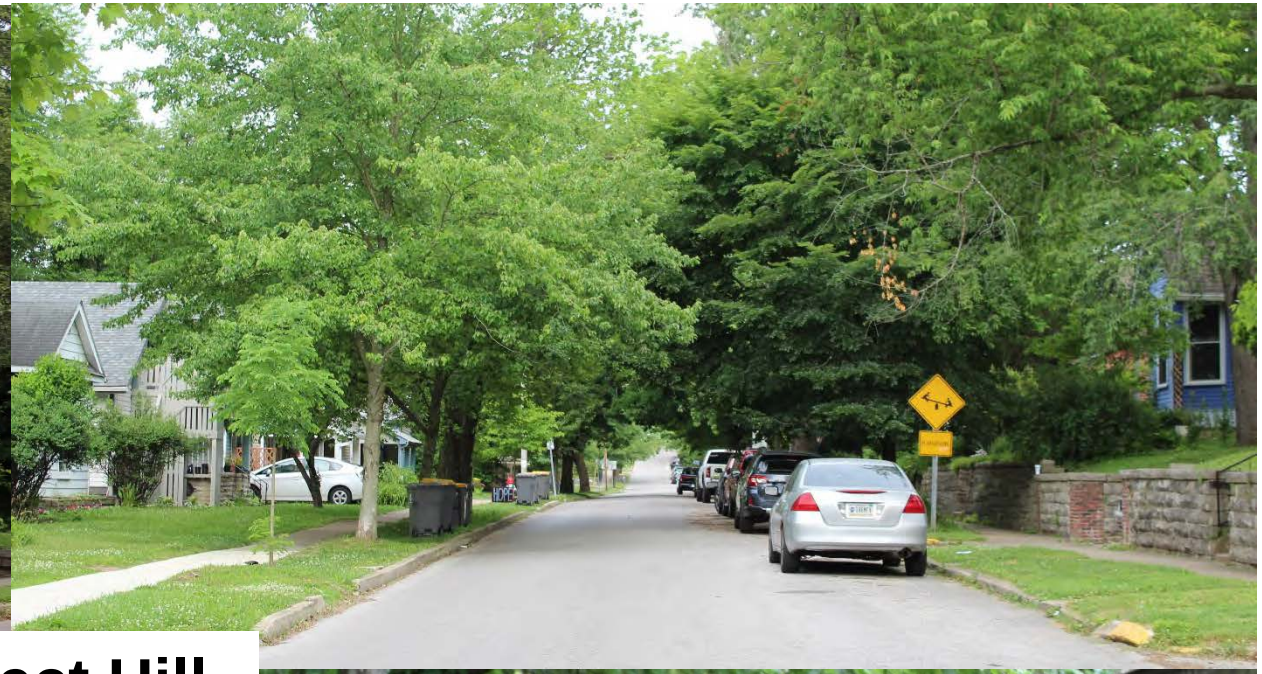


- Redevelopment Site
- Existing MH Zoned Area
- Mixed-Use Healthcare
- Residential Medium Lot
- Residential Small Lot
- Residential Multifamily
- Residential High-Density Multifamily
- Manufactured/Mobile Home Park
- Mixed-Use Neighborhood Scale
- Mixed-Use Medium Scale
- Mixed-Use Corridor
- Mixed-Use Downtown
- Planned Unit Development
- Employment
- Public Open Space

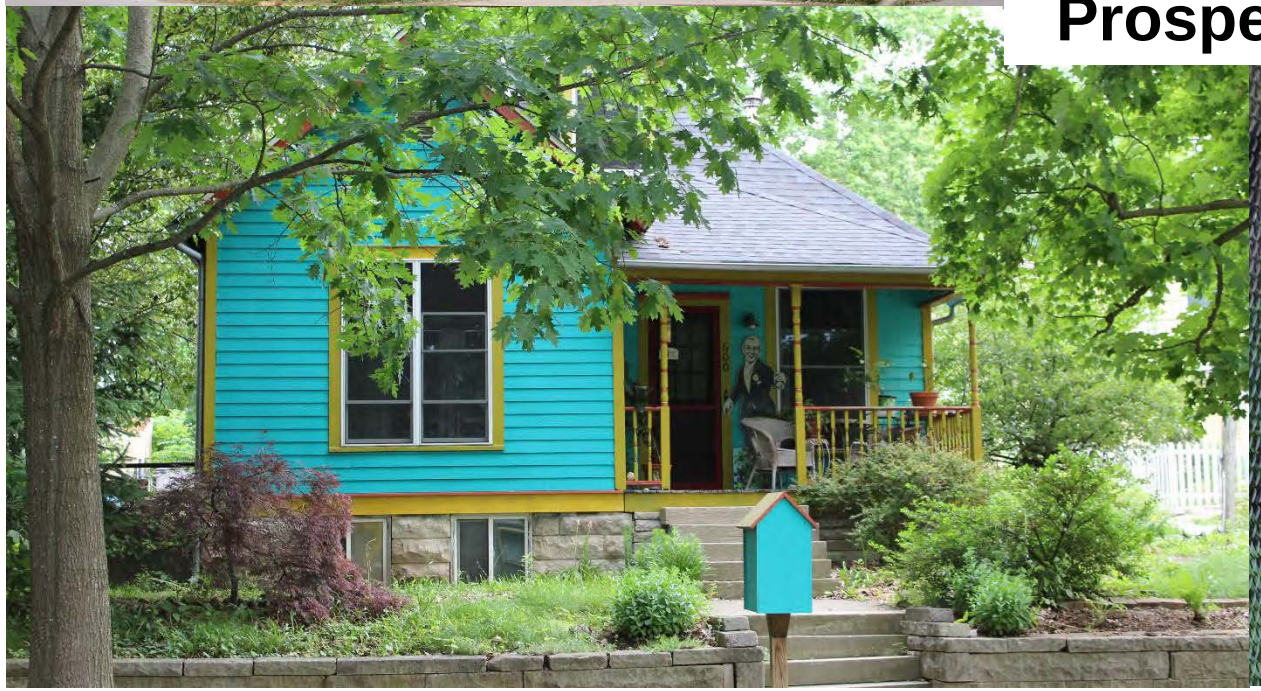


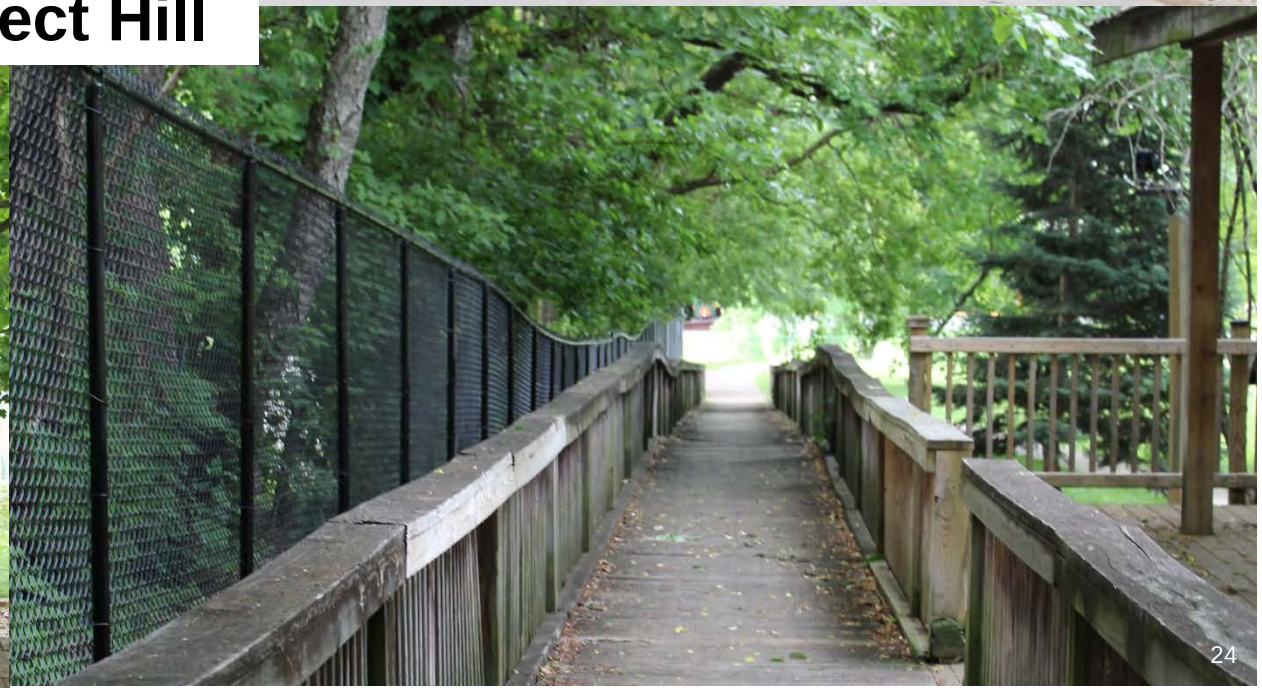


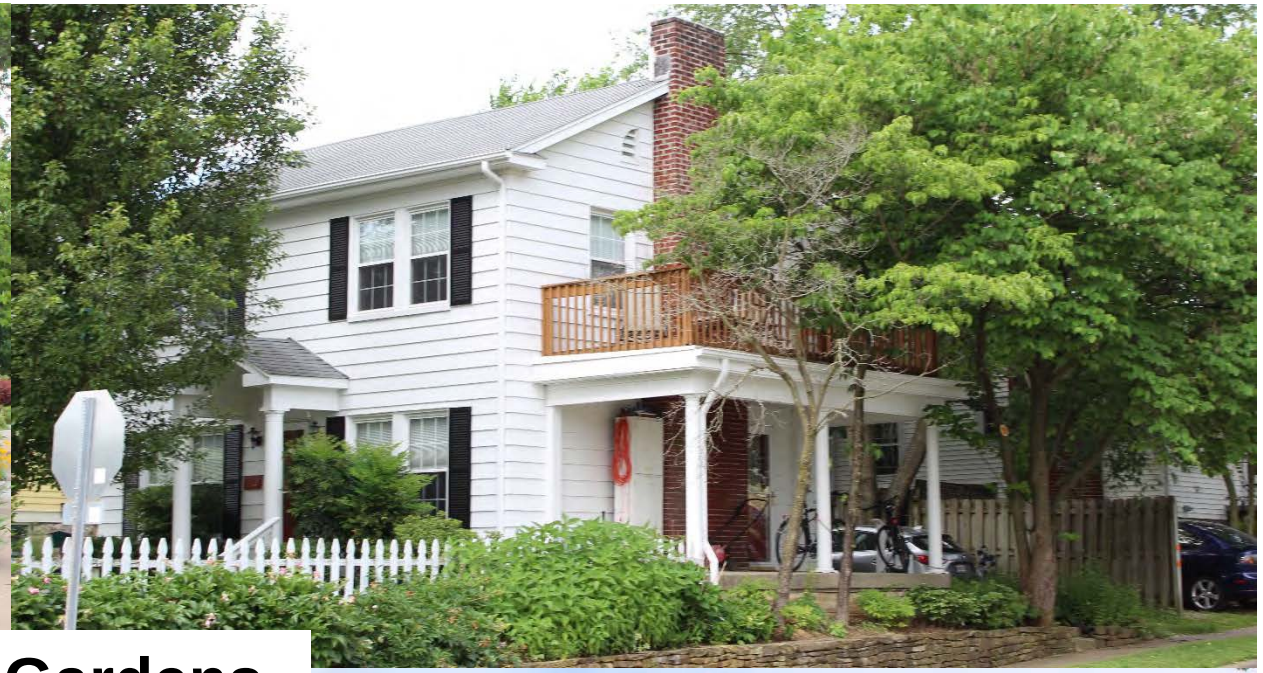
Mix of Uses & Activities



Prospect Hill

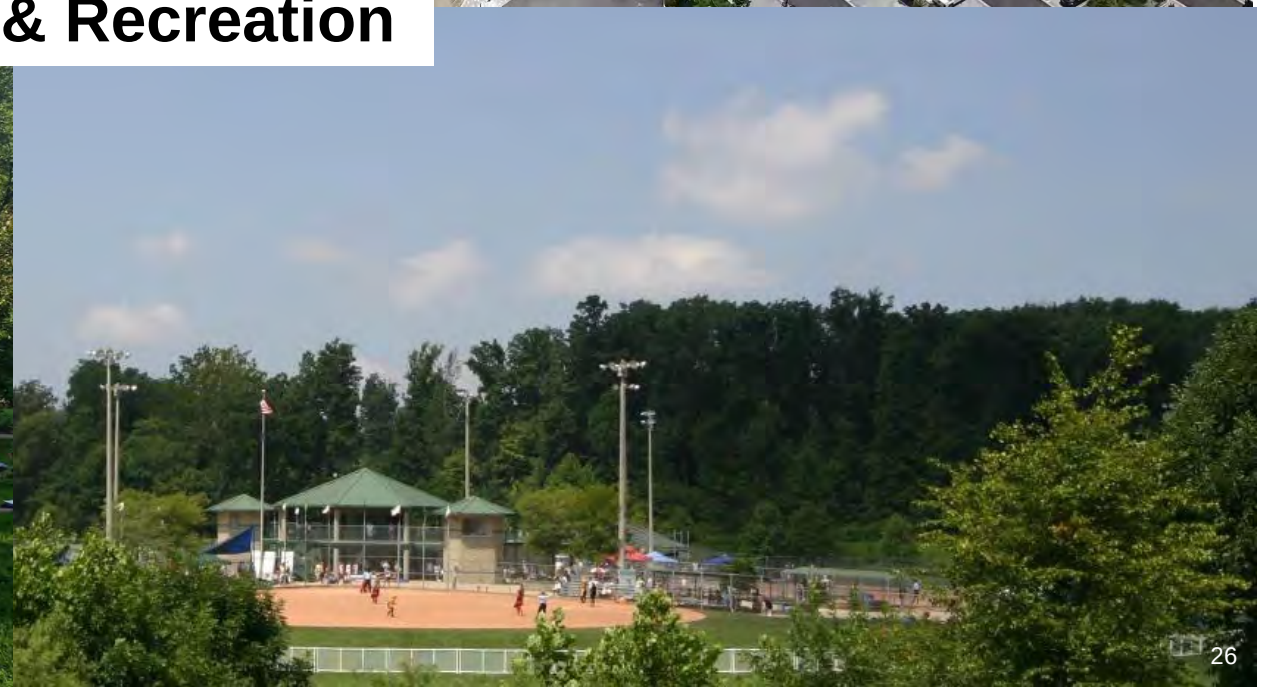




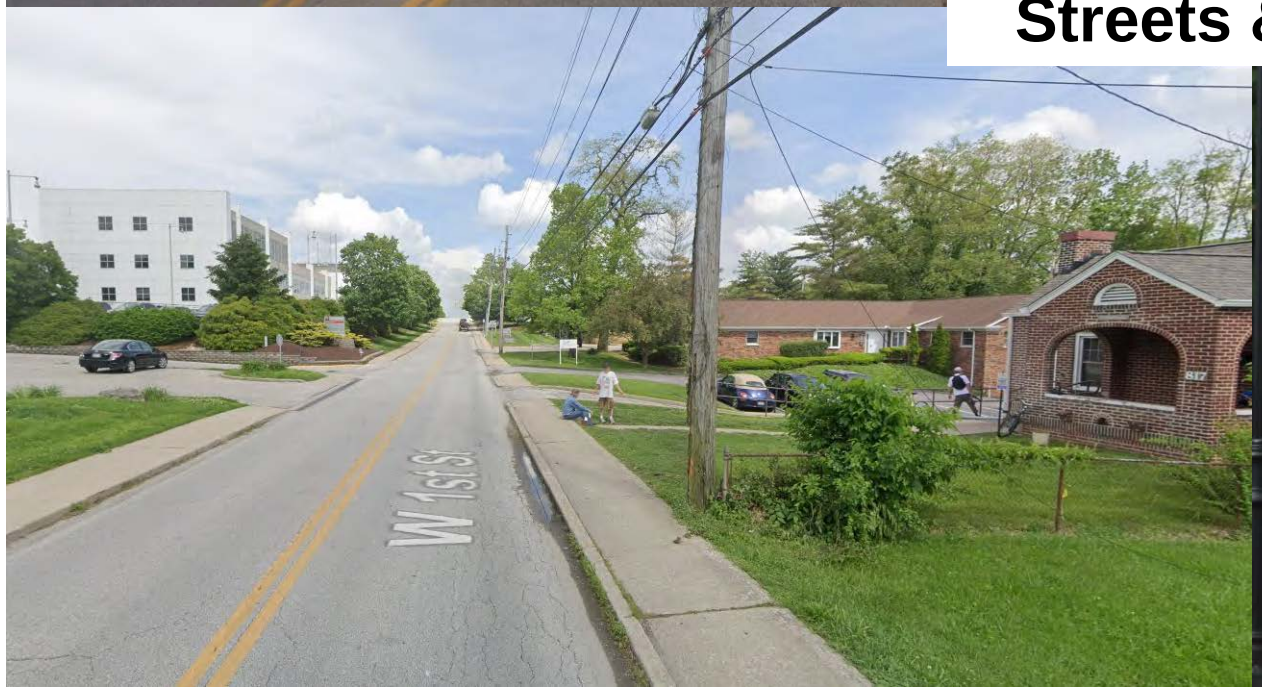


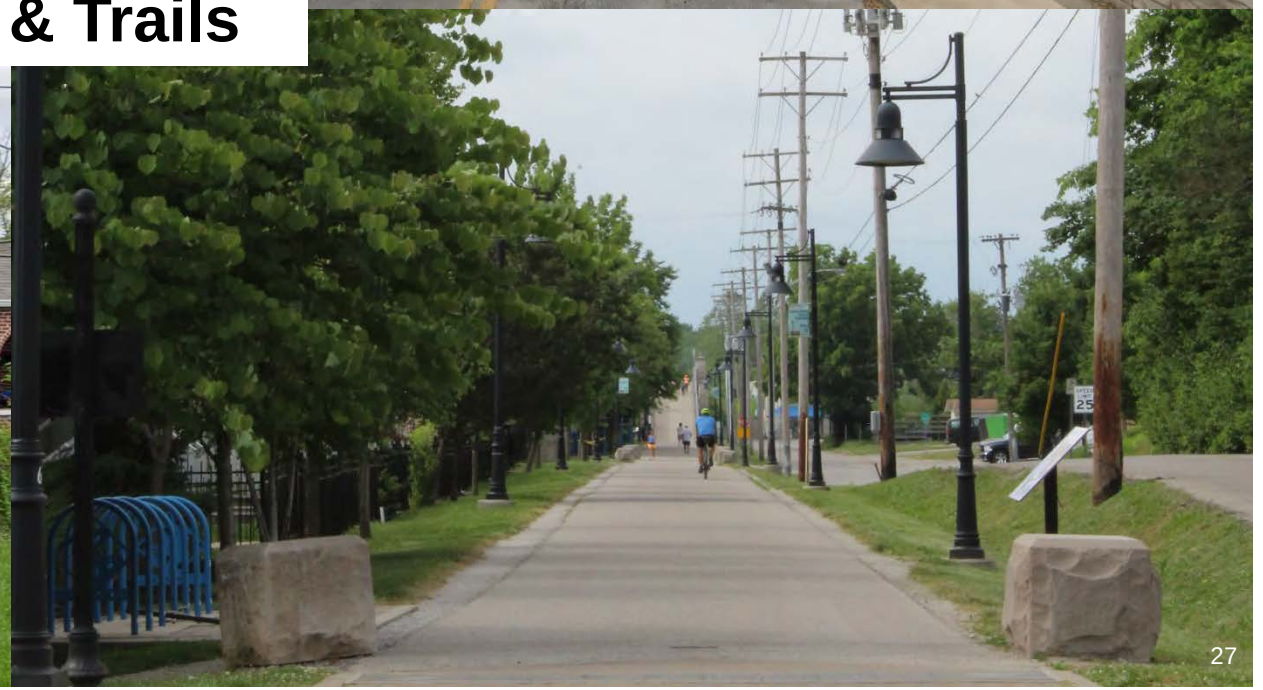
McDoel Gardens

Greenspace & Recreation



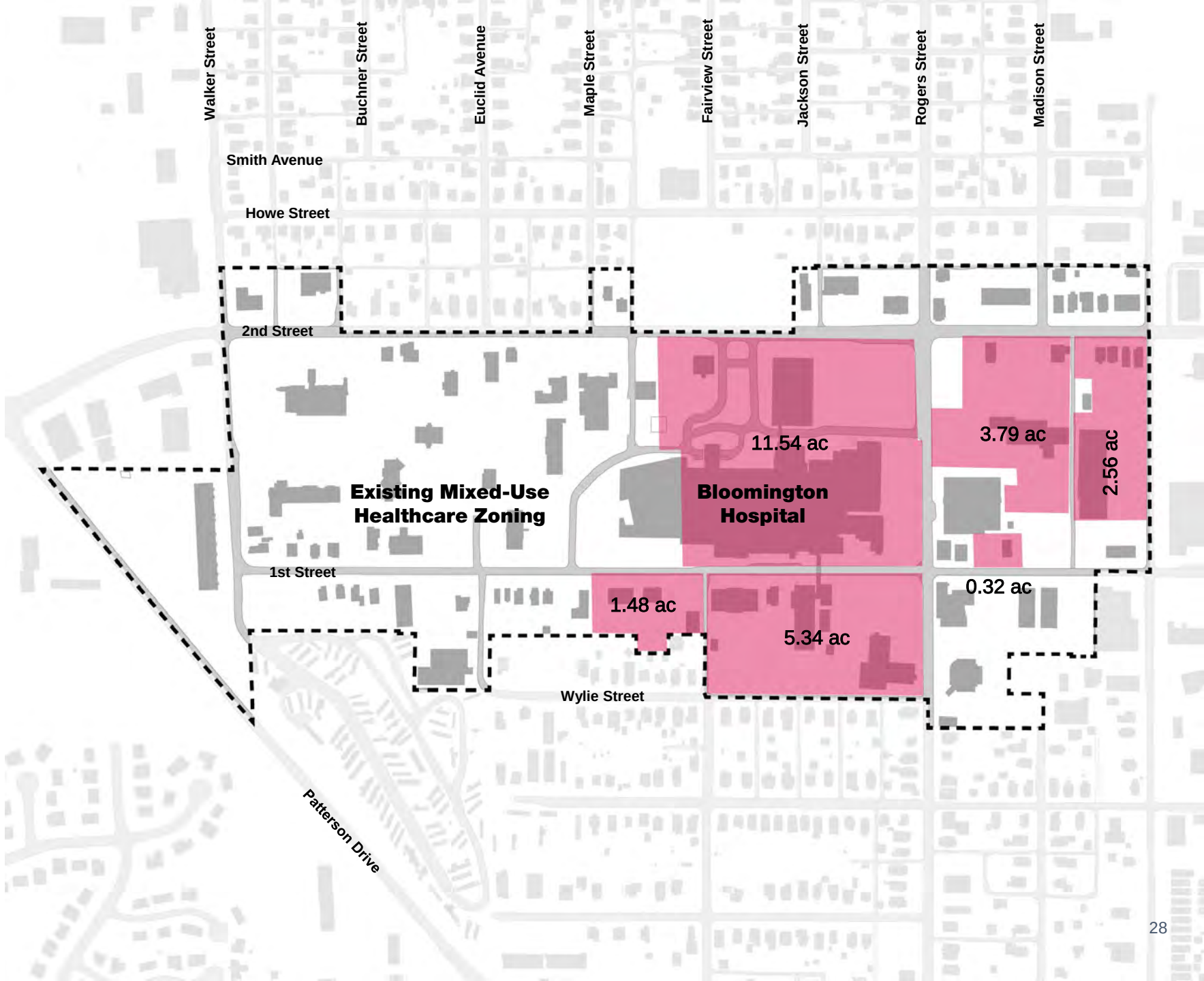
Streets & Trails





Study Area

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

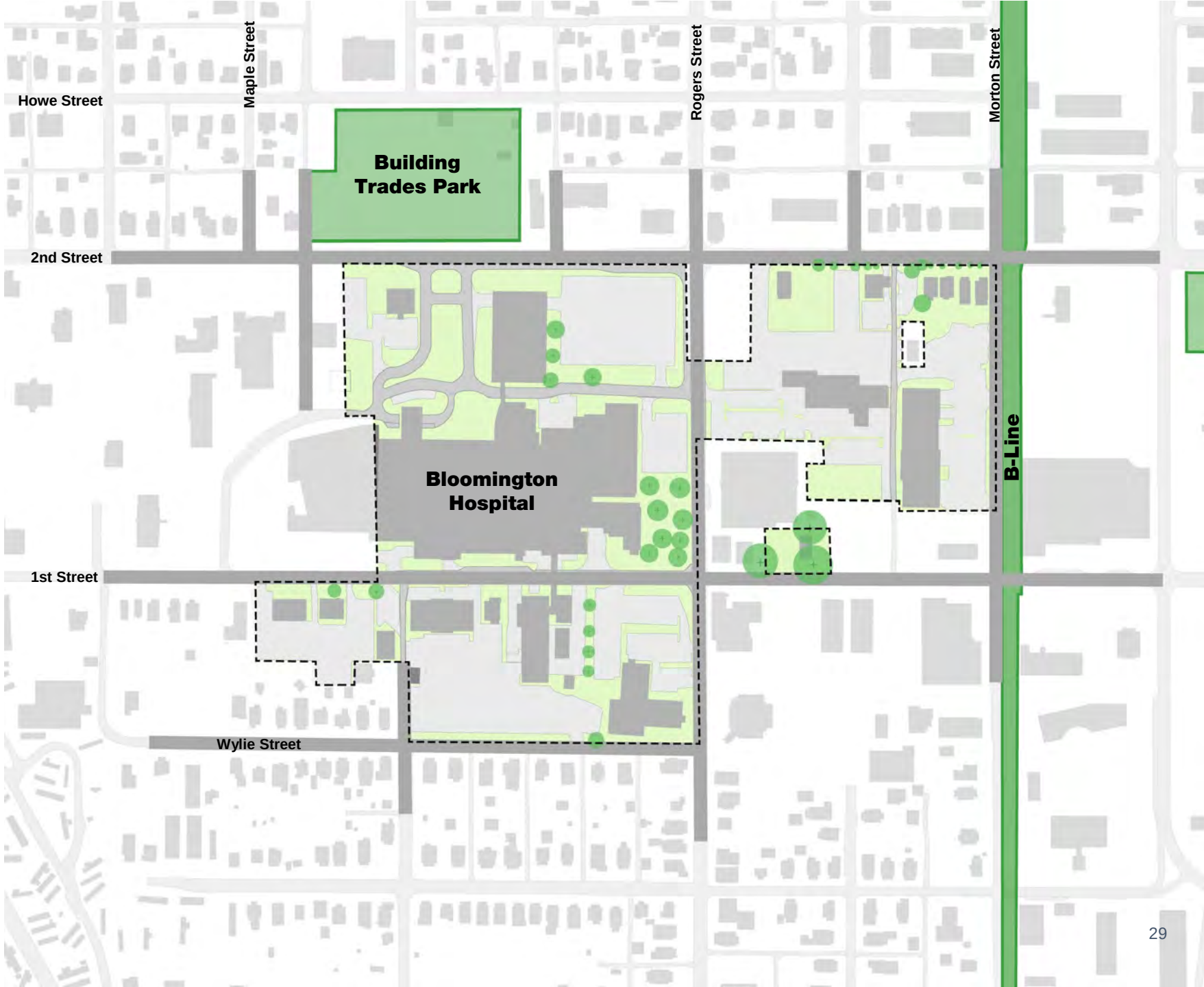


Redevelopment Site

Existing MH Zoned Area

Existing Site Conditions

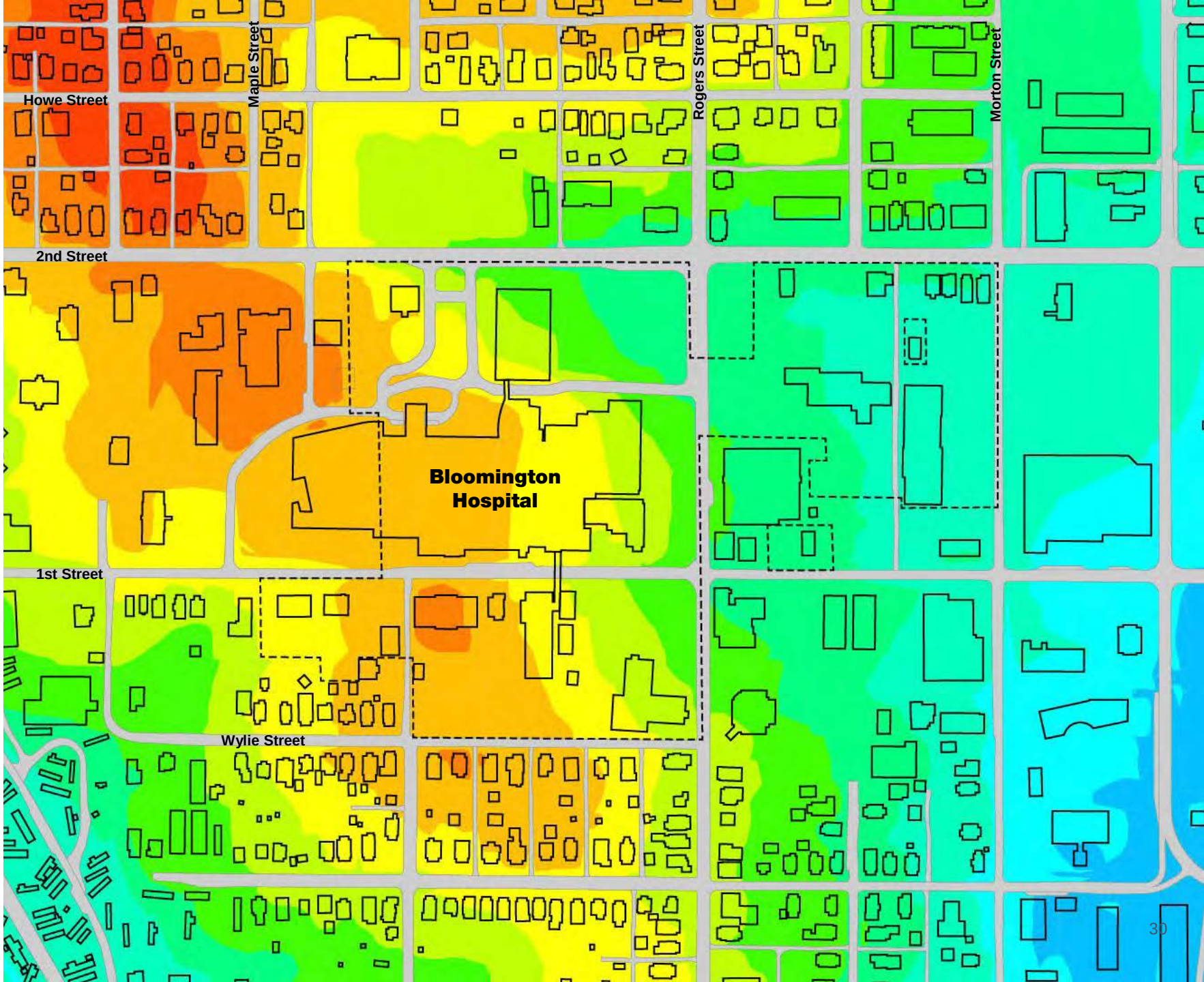
- ± 24 acre redevelopment site
- ± 5 acre hospital building footprint to be demolished
- 7 story parking garage with approx. 500 parking spaces
- ± 2400’ linear feet of private roads
- ± 10 acres of surface parking
- Consider notable trees in planning future upgrades



Redevelopment Site
Existing Buildings
Parking Lot
Retaining Wall
Public Open Space
Landscaped Area/Lawn
Notable On-Site Tree

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’



------- Redevelopment Site

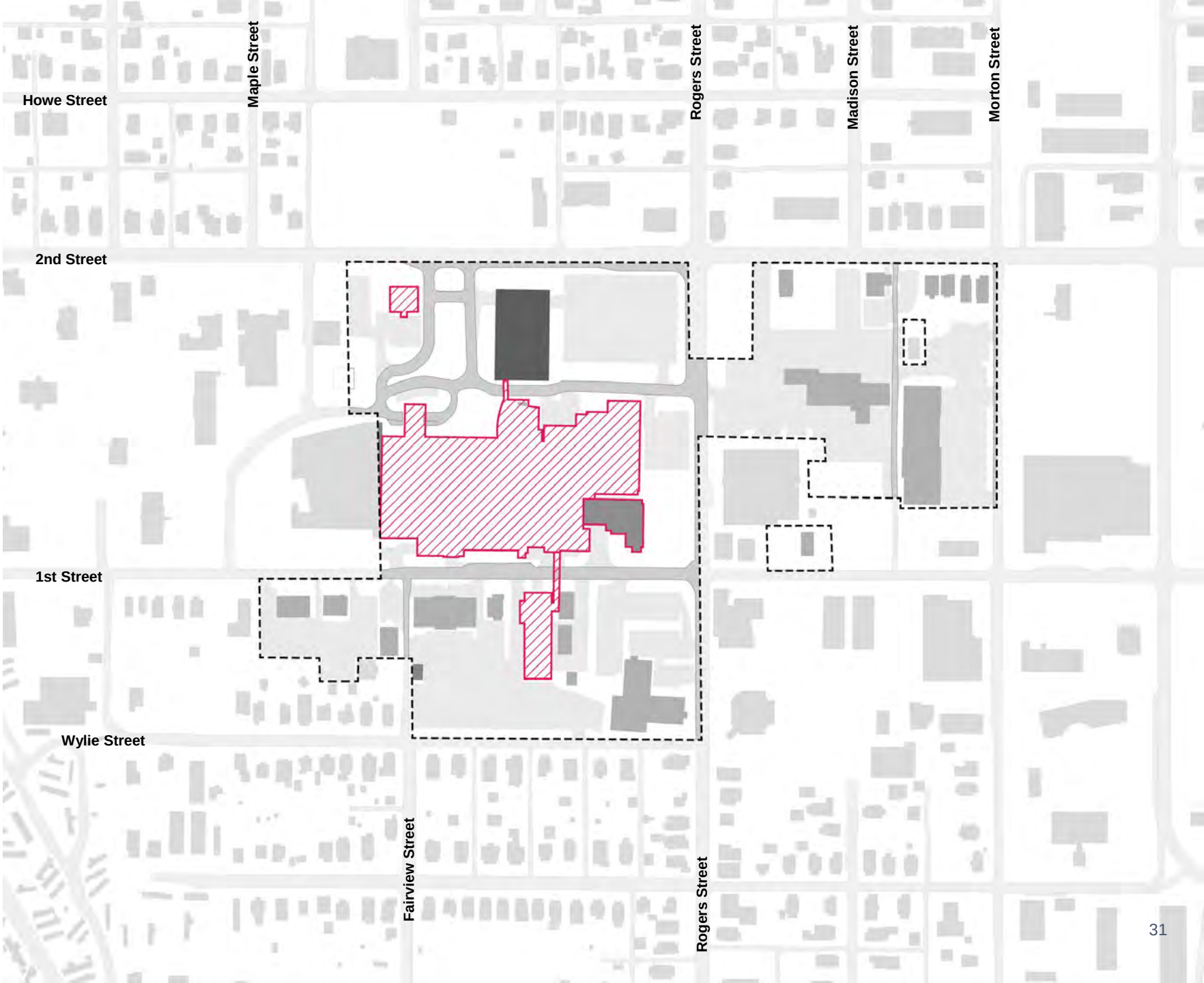
Max Elevation: 830’

Color change: 10’ increments

Min. Elevation: 710’

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



------- Redevelopment Site

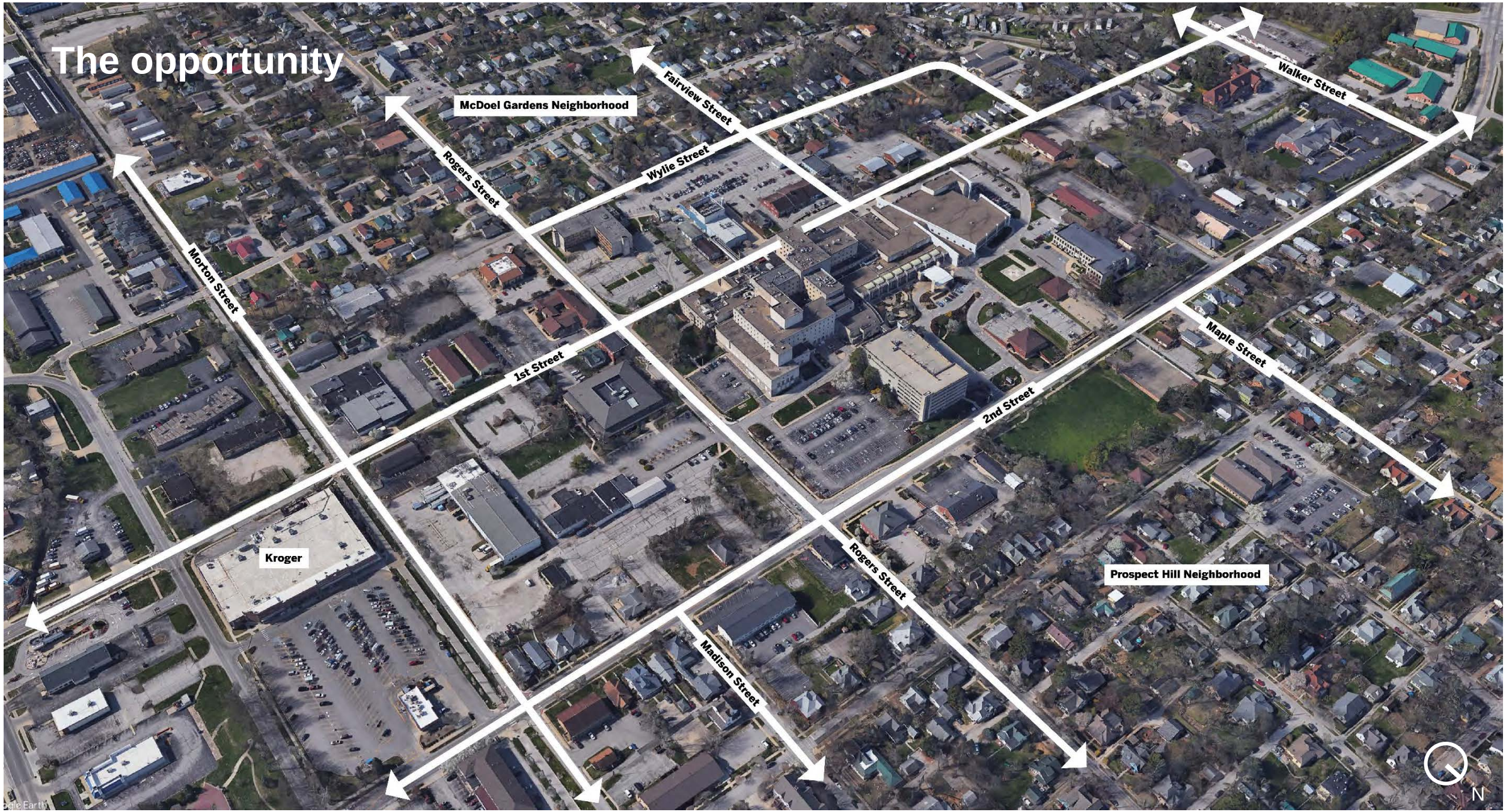
Parking Garage to Remain

Kohr Building to Potentially Remain

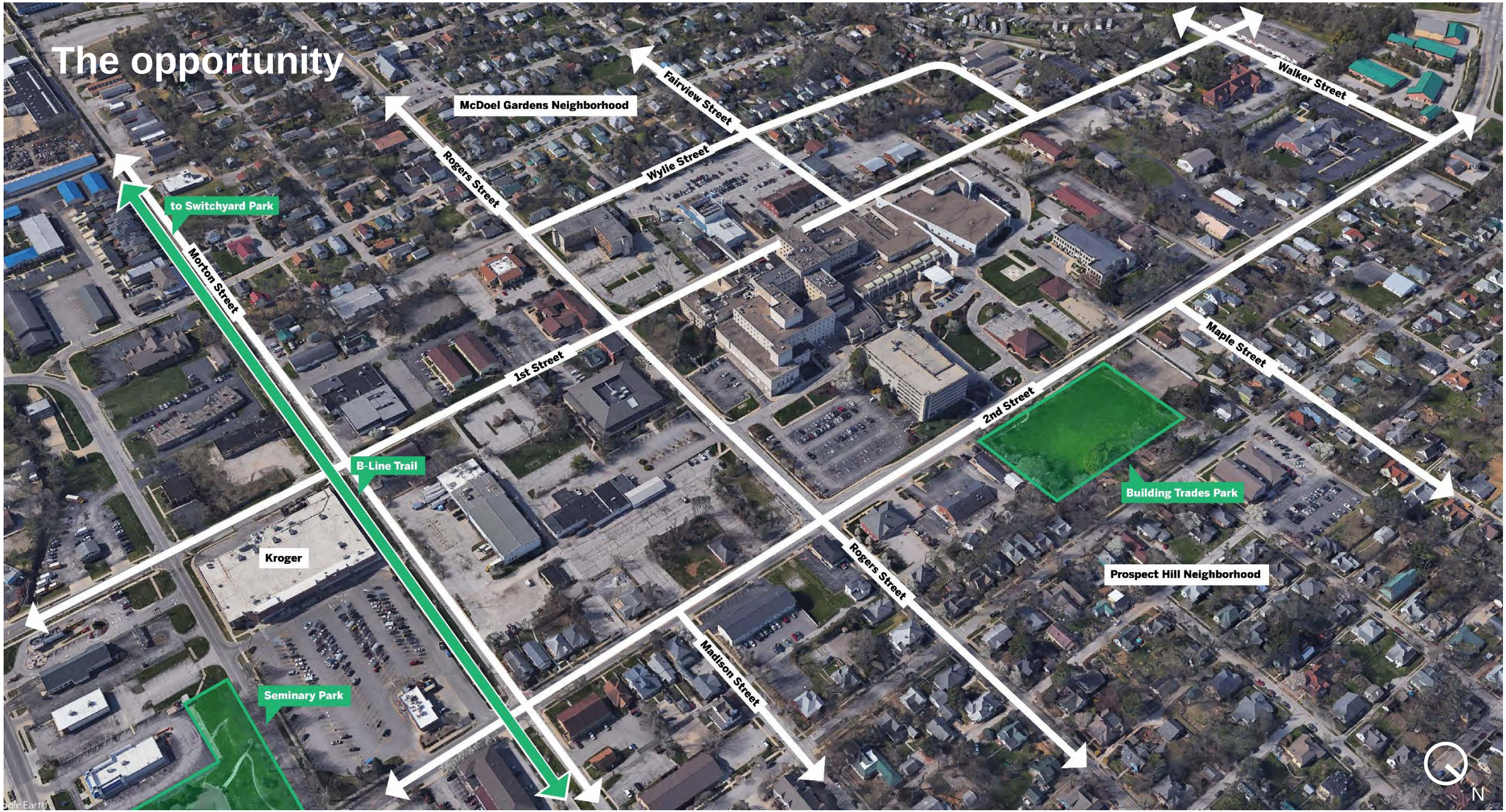
Building to be Removed

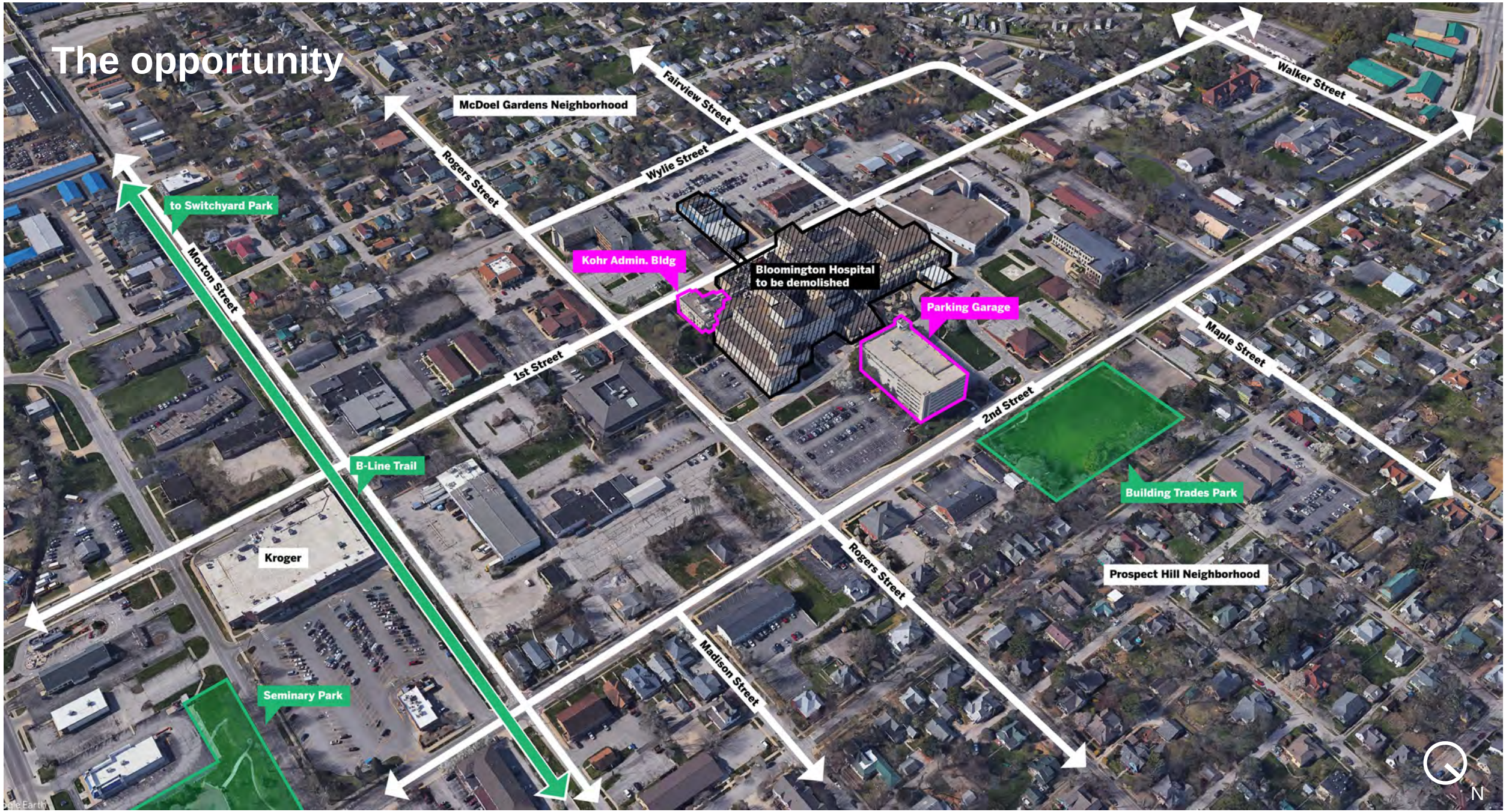
The opportunity

The opportunity

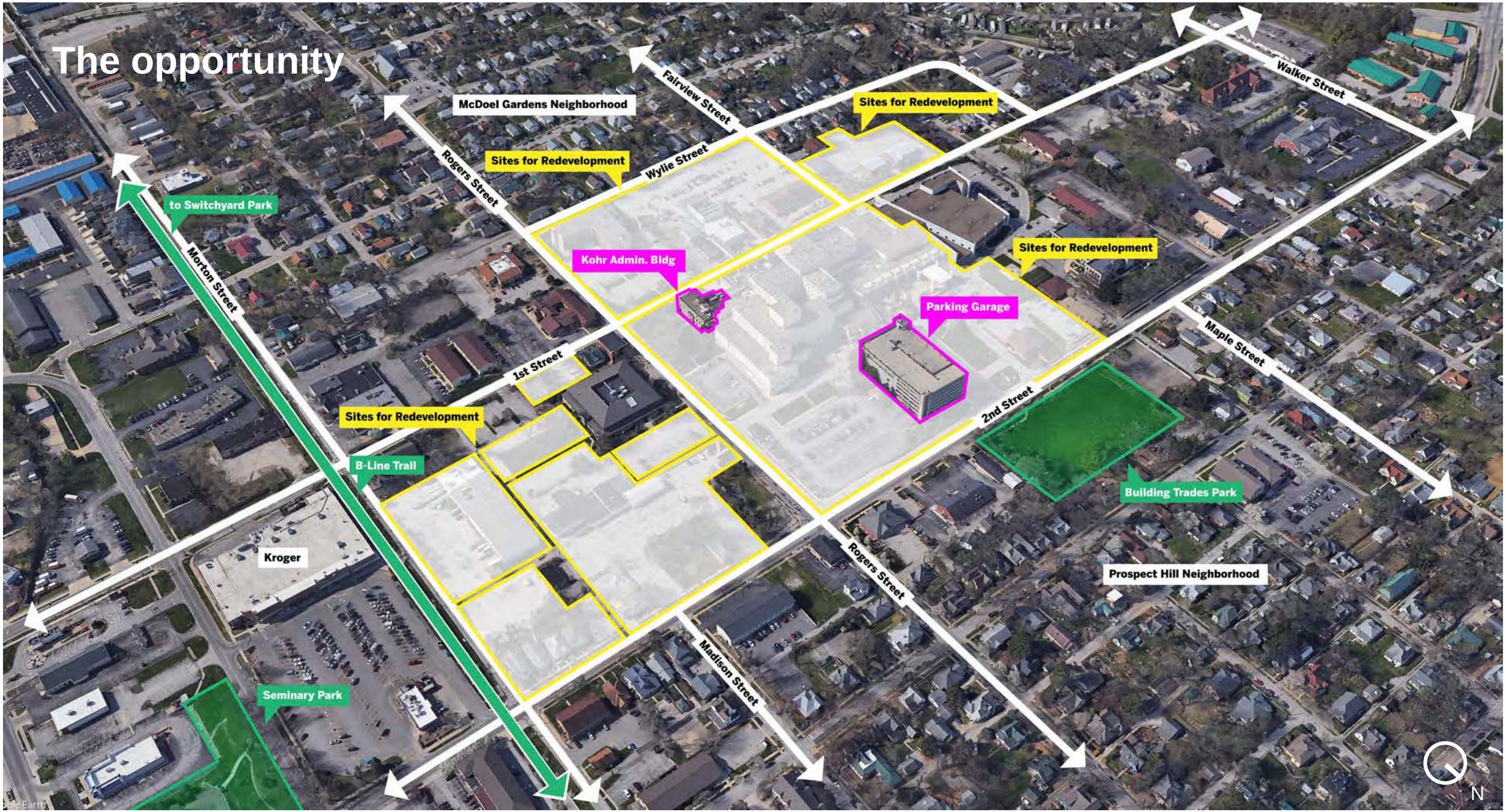


The opportunity




The opportunity
McDoel Gardens Neighborhood
Fairview Street
Walker Street
Rogers Street
Wylie Street
to Switchyard Park
Morton Street
Kohr Admin. Bldg
Bloomington Hospital
to be demolished
Parking Garage
1st Street
Maple Street
2nd Street
B-Line Trail
Building Trades Park
Kroger
Rogers Street
Prospect Hill Neighborhood
Madison Street
Seminary Park
N

The opportunity

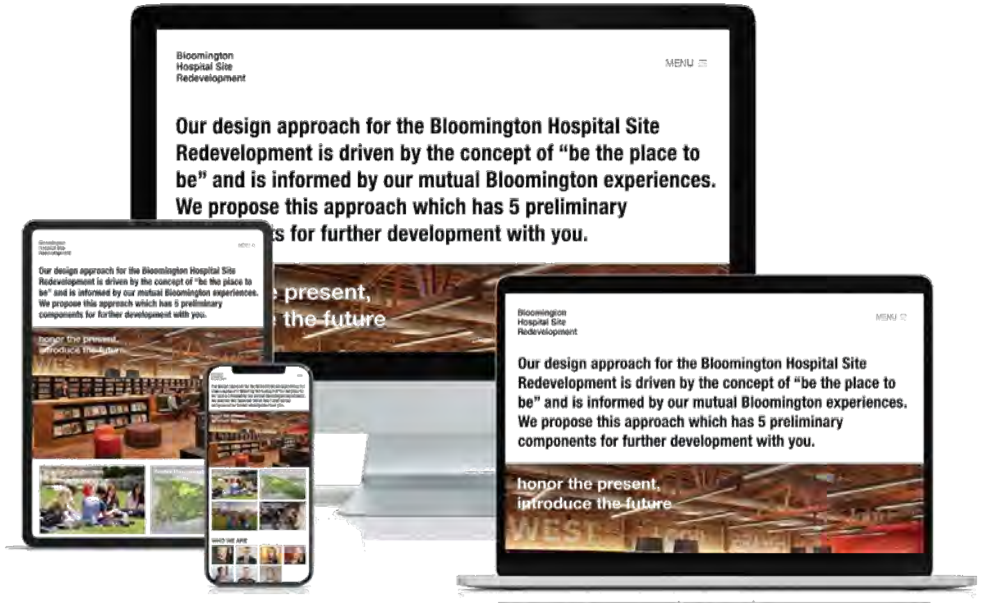


Exploring what’s possible

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?

How can we design this place together?

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.

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
ONE
WAY

art
& culture

a place for
local business
THE MONOCLE SHOP
106

community
workshop

learning

opportunities for everyone

shared kitchens
to micro markets
grown locally
FILTER
ESPRESSO
GSKU 889
45G1

job training
& opportunities

a variety of uses
MAKER SPACE

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

car sharing

transit first

mixed-used development

connecting
to the B-Line and beyond

tied to
stormwater
systems

pedestrian
laneways
KURT
FARM
SHOP
BAR
FERDINAND
CLOSED
FOR
PRIVATE
EVENT
CIDER
PET NAT

reclaimed
public space
AKASHA
YOGA
SOPHIAS
GROTTO
24 HOUR

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

dynamic
public
realm

listen and
activate

health and
wellness

integrating
nature

promote
active
lifestyles

places
play to

a place for
community

flexible
spaces

an energized place

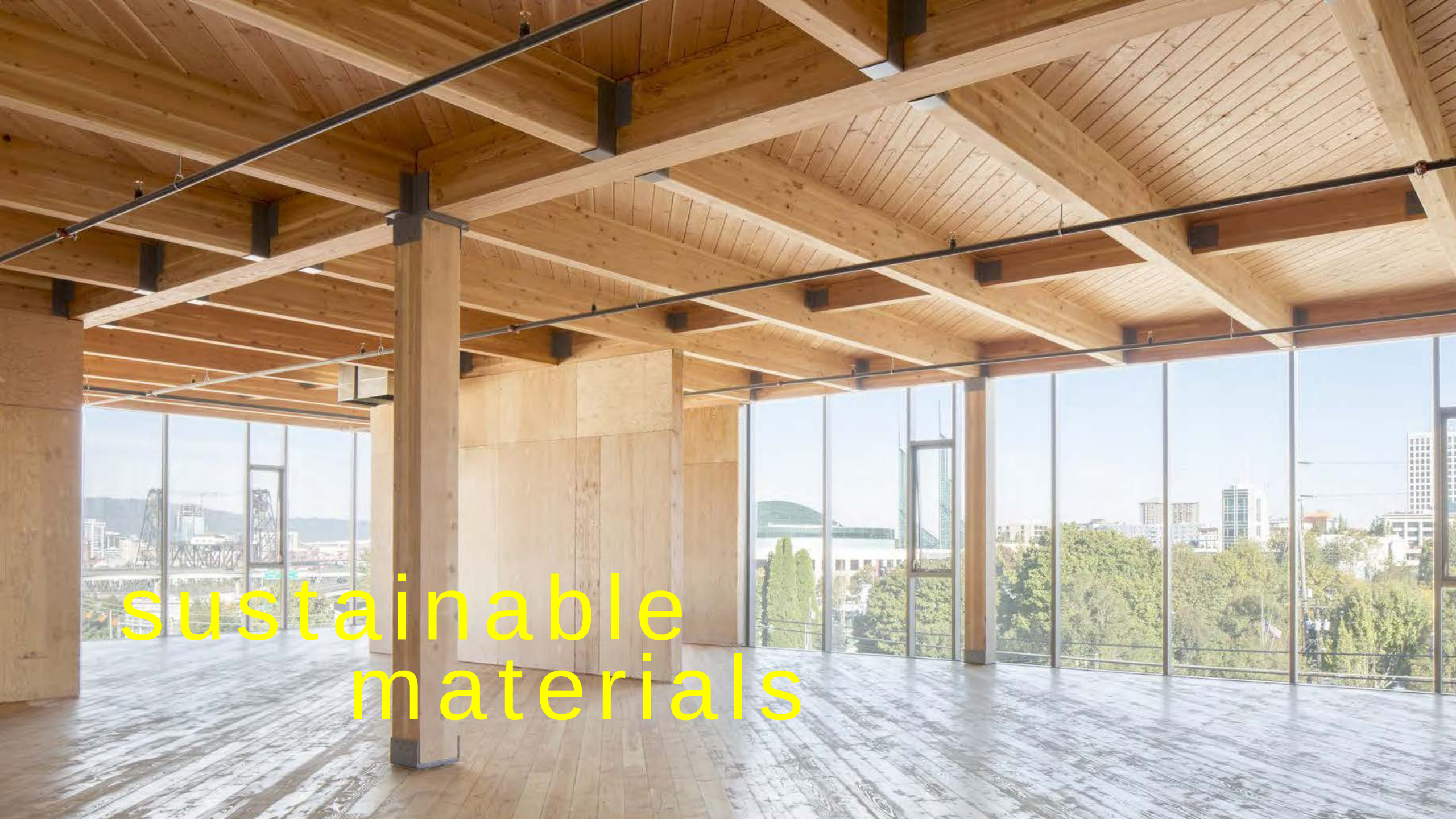
Sustainability

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

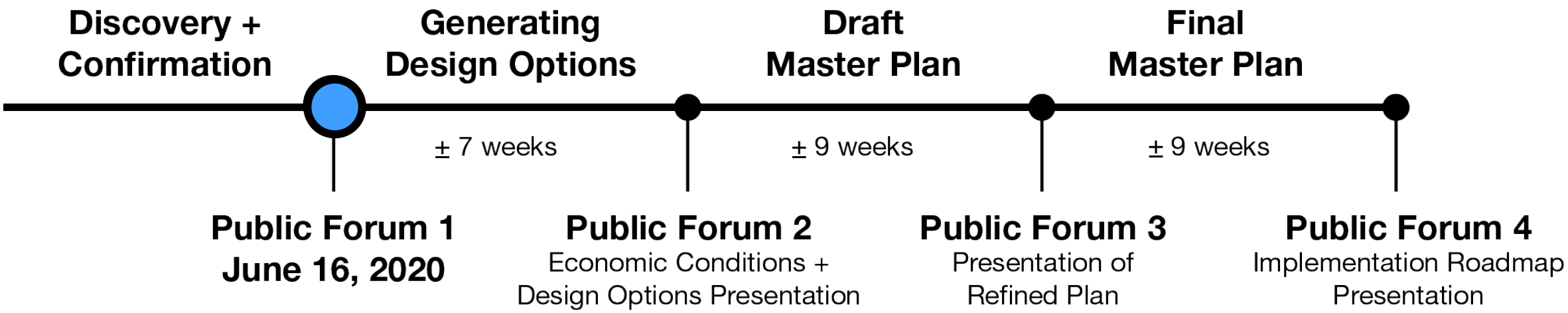
rooftop farming

ecologically
efficient
and socially
harmonious

In Bloomington, we are _____ about the _____.

We believe in the power of _____ to bring us together and _____ our city.

Project Timeline



what if ...

Questions

BLOOMINGTON
HOSPITAL SITE
REDEVELOPMENT

CITY OF
BLOOMINGTON

Please send us additional comments and to take the survey go to:
www.bloomingtonhospitalsite.com