

Questions

1. Will the New Hope Family Shelter homes be removed as part of the agreed-upon demolition?

The New Hope homes will not remain on the site. The City is working with New Hope to extend their opportunity to stay on the site as long as is practical and it doesn't impede future development of the site.

2. There have been various efforts to ask for citizen input. How is/has that been incorporated into this new process?

Each phase of input stands on the shoulders of the input and work that went before it. You may notice several references to prior conversations, committee work, public input and the ULI Report throughout the current website.

How will we know that this input (and past input) will be used to make decisions going forward?

Each stage of planning will have public review prior to moving forward. The impact of the public input will be clear in each iteration of the planning process. Throughout the planning process you will probably hear a lot of, "We thought about X, but the public told us that Y would be a better solution, so let's look at that..."

Will stakeholder input (vs "citizen input") weigh more heavily when making decisions?

We believe that everyone involved brings something of importance to this planning process. It may be professional expertise, or it may be a deeply rooted knowledge of the area or any number of points of wisdom -- all are valuable and will contribute to a successful plan.

3. Part 1, has the space assessment study been considered as part of the analysis? In terms of space needs from the cultural sector, especially performance based groups? We are in desperate need for a medium sized and flexible auditorium.

The arts/culture space needs assessment will be completed by our consultant by July 6. This will help us understand the overall needs and we will share this information with the SOM team and other stakeholders. Having said this, some questions remain: 1) what organization would run such an additional space if recommended and 2) how would other potential development projects (e.g., the Convention Center) contribute to the long-term solution.

4. Part 2, would be interested in knowing if a cultural center (across disciplines) has been considered—a scaled down "Lincoln Center" that can serve both professional and community groups. A space that can span free and ticketed events alike.

At this point no decisions have been made on any dedicated uses of the site. We are taking community input to help ultimately inform the redevelopment of the site. It is worth noting that

the Urban Land Institute study (https://bloomington.in.gov/sites/default/files/2018-08/Bloomington_IN_PanelReport-v6_textcover.pdf) from 2018 suggested a possible need for community arts space on the site.

5. Can the Building Trades Park be included in this re-development project? I think it is an underutilized asset that needs updating.

The area around the hospital is being studied for the appropriate zoning overlay for the future. While the city is acquiring 24 acres, the medical use zoned area is 76 acres. The City is going through the Unified Development Ordinance mapping stage right now, and the mapping process will be informed by this master planning process. Because of the proximity of the many parks that are around this site, it's natural to assess whether Building Trades Park needs some refreshing. We will inform the Parks Department about this request.

6. Do you have a plan for how the project will be phased? Will it be rezoned all at once and then the development phased?

We anticipate that this project will take many years to complete and very likely will develop in phases. The master planning team will provide feedback on appropriate phasing options. They also will assist with recommendations to the City's Planning & Transportation Department on appropriate zoning for the site. The City currently is working on the zoning mapping component of the recently City Council-approved Unified Development Ordinance. The mapping component should be ready for Council approval in early 2021 and the master plan team's guidance should assist, and coincide, with the mapping component. This mapping component is a city-wide effort and will be done all at once with guidance from the 2018 Comprehensive Plan on locations to consider. This includes the medical zoning area that surrounds the current Bloomington Hospital location.

7. I understand your team will be hosting small group sessions and individual discussions with stakeholders. Will your team be hosting meetings specifically with McDoel Gardens and Prospect Hill neighborhood associations?

Representatives from both of those organizations have been participating in the small group sessions. To get a better understanding of the wishes of the neighborhoods closest to the project it will be necessary to reach beyond the relatively small number of neighborhood association members. We hope outreach on or near the site will encourage McDoel Gardens and Prospect Hill residents to participate.

Will you be provided a transparent accounting of groups you plan to gather ideas from?

The list of individuals with whom planners are meeting is available on our website bloomingtonhospital.com Some of these individuals represent interest groups like the arts community or specific neighborhoods. Everyone and any group is welcome to participate in this planning process and we hope they will!

Will your team will be conducting small group discussions with a variety of different demographic populations to determine needs for different types of amenities?

COVID-19 has made that a bigger challenge than it was prior to the pandemic, but yes. Some of those discussions have already taken place and will be part of a report that will be released. In addition, project representatives will be meeting with the Council on Accessibility for their input later this month.

8. Preliminary environmental assessments revealed possible soil and water contamination that may require remediation. How will your team make sure potential contamination is investigated and remediated?

On parcel A where the hospital is located, the purchase agreement between the City and IU Health requires IU Health to remediate any and all contamination related to the demolition and to deliver a clean site to the City. If contamination requiring remediation is identified on other parcels being acquired, the City will conduct such required remediation. Investigations undertaken as part of the due diligence have not indicated areas of serious concern.

9. Will the recording be mailed out?

This recording, and all future public forum recordings or minutes, will be posted on the website bloomingtonhospital.com

10. Will Hunter School and the old BCC building at First and Rogers be included?

Hunter School is owned by MCCSC and leased to IU Health and is not part of this redevelopment project. BCC, at 714 S. Rogers, is included in the 24 acres that are transferring to the City as part of the purchase agreement with IU Health,

so it is part of the area that is being reimagined in the master planning process. No decisions have been made about the building at this point.

The ambulance depot?

The ambulance depot is being relocated by IU Health to a new site just west of the existing hospital site on 1st Street.

11. What is the reasoning behind keeping the Kohr Admin. Bldg?

No decision has been made to keep or remove the Kohr Administration Building. The building is still being evaluated for its historic significance, cost of upkeep/repairs and potential reuse. The review of the building will continue throughout the master planning process with a recommendation on the future status of the building expected to be made late in 2020.

12. Once the land uses, transportation connections, and design guidelines are established under this effort, what potential is there for incremental development of the site by many small developers, rather than a single large, transformative project by a master developer?

The City does not envision a master developer being used for this project. There may be opportunities for incremental development due to various parcels of property being transferred to the City at different stages as IU Health departs the site. The City is willing to consider the possibility of multiple developers, large and small, constructing elements of the master plan on the site.

13. Bloomington sees itself as a retirement destination and Monroe County has an estimated 1700-1800 people living with dementia. How does this team use the ideas of lifetime communities/age friendly design when they think about making this a space for ALL?

The consulting team, led by SOM, will look at all of the aspects and research around these topics. As it relates to design itself, it's not just the building and the type pathology of multi-generational housing, it's really the entire environment at large, its relationship to the outdoor spaces, the importance of activation of safety. It's quite a large site now and is likely going to be broken up into smaller pieces, a site with shorter distances, so that you're able to interact at many different scales. All of this is supportive of health and wellbeing as it relates to the different needs of not just today's residents or what was suggested in the question, future changes to demographics that will represent the majority of future populations and residents in Bloomington. These are great questions to bring forward at future meetings when we get into specific uses and different scenarios. At that time we can bring research and examples and concepts on how to respond to those elements within parts of the plan and how you would design the entire framework to meet the needs and requirements of every group that will be accessing and participating in the site.

14. How do we even begin to put a dollar figure to this overwhelming undertaking, regardless of what the final plan will be?

The ULI report (https://bloomington.in.gov/sites/default/files/2018-08/Bloomington_IN_PanelReport-v6_textcover.pdf) suggested in 2018 that this project could cost 100 million dollars or more, and it would take a decade or more to develop. It's important to note that there's going to be some public sector money involved via the cost of the land and probably some infrastructure investment. The value of the land could potentially be used to incentivize private sector development. It's likely the bulk of the investment in redevelopment will come from the private sector.

15. We cannot discuss the needs of the Bloomington community without discussing how to help people experiencing homelessness. This is an incredible opportunity to not only transform this space, but in meeting these needs also change existing spaces like Seminary Park. There have been multiple neighborhoods across the country experimenting with the "tiny house" trend as use in transitional housing. Providing people with an individual space with safety, access to

community resources, and proximity to opportunities for jobs and activities could promote widescale recovery. How will you ensure this project helps the most vulnerable in our community and NOT contribute to the problem of skyrocketing housing costs and forcing low income people out of the city?

Mayor Hamilton: We have built strategies to help usher affordable rentals. We're working on home ownership in new ways that you'll be hearing about soon, but this kind of site is where we help put those values in place. We need to protect the ability of all kinds of people from all walks of life to live here, just like we did around Switchyard Park, where you saw the first housing units that we've been partnering with to be to be affordable units, just like you saw around the Trades District, where the first housing units that we've been collaborating with are to be affordable to people who otherwise couldn't be there. In this development we need to ensure with intentional efforts, with permanent affordability and other structures, that we not only make it possible now, but for the future as well. When we design things we need to all listen to each other, to what we want, but we also have to consciously represent people who are not at the table today or people who aren't even in our community. People will join our community in 10 and 20 years, and we have to think, what will be those amenities and those approaches that will make it possible for people to join our community who may not be here yet?

16. Can the city and developers make a firm commitment to affordable housing, at least 20-25% of all residential on the site?

That's a great issue to talk about as we work together to plan the site. We want this to be a place where people from all walks of life can live. Bloomington has made good progress in affordable housing options over the last 5 years, but we need more. Mayor Hamilton is a huge proponent of affordable housing on this site and will continue to listen to public input about the right mix of housing there throughout the planning process.

17. How will the addition of urban housing have effects on public school attendance, and is the city ready for these increases in students?

The Monroe County School System regularly assesses population demographics in regards to school-aged children. The length of time that this project will take to develop should give them ample time to address any potential changes related to school enrollment.

18. Do we know the history of the site before it was a hospital? I mean specifically racial & income data from the census perhaps? Was it ever residential?

The hospital began in 1905. Income data was not collected by the census prior to the 1930s. On the 1907 Sanborn map #19 this area is a mix of residences and industries (<https://libraries.indiana.edu/union-list-sanborn-maps>). There were several limestone mills located in the area with the railroad linking them together. The historic tour brochure for McDoel Gardens also contains some information about the area. It can be accessed at this link: https://bloomington.in.gov/sites/default/files/2017-05/mcdoel_gardens_brochure.pdf.

Below are a few examples of area residents and businesses found in the City Directories for 1900 and 1909-1910:

- Benjamin Hopewell at 500 S. Rogers in 1900. His house was purchased to establish the hospital in 1905.
- Mrs. Indiana Bowman at 806 W. 2nd Street in 1900
- Coffman Family on S. Rogers in 1909-1910
- South Side Coal Company on W. 2nd Street in 1909-1910
- Mr. & Mrs. Henry Bates at 601 W. 1st Street in 1900. Mr. Bates was the registrar at IU. His widow Mary became a nurse. His daughter was school teacher.

19. What about McCalla school? (Note: McCalla School is located at 10th and Indiana. We think the question pertains to Hunter School located just west of the current hospital.)

This property is not part of the purchase agreement.

20. One of the sites to consider for New Hope is this development, right?

No use commitments have been made to any entities for this project.

21. Prior to the COVID crisis, the City of Bloomington stated it wanted to begin taking Climate Change seriously and stop high carbon business-as-usual. What steps are being taken so future generations will look back at this as a forward-thinking project rather than high carbon blight?

The public realm provides a great opportunity to make visible innovation around sustainable infrastructure, in terms of how we deal with runoff, how we recharge the aquifer and being very careful with the natural resources on, in and around the site.

We will also contemplate integrating nature, not just through parks and open space at the street level, but perhaps green rooftops and sustainable building materials. We could imagine this being the greenest district anywhere in Indiana, the Midwest, or even the country.

The consulting team will use regenerative thinking about the land, about ecology, about health and wellbeing, and to look at it beyond just the lifespan of this study and to understand the larger impacts it will have on the health and wellbeing of future generations. Clearly that comes through an opportunity to demonstrate innovation around materials. But also how we look at other resources such as the ability to harvest water or to recharge the aquifer. We're starting to map many of the creeks and understand those historic patterns, if there's the ability to not only restore but to improve the health of our waterways in the aquifer and to look at renewable energy. As an example, SOM worked on a project called the Bullet Center in Seattle, which produces all its energy and provides its own potable water on site through collection of rainwater and other sources. There are many opportunities on these 24-acres in Bloomington to set the next benchmark.

22. Are there any notions on what to do with the Kohr Building and the parking structure?

The existing parking structure will remain. It was evaluated and is in good condition and is likely to support anticipated reuse of the site though it is uncertain, at this time, exactly how it will best suit and support future development. The Kohr Administration building is still being assessed for potential reuse or removal. No decision has been made at this time.

23. How do you plan to make a zoom meeting into a Public Forum?

During the pandemic closure/shutdown period (April-June) the consultant successfully conducted background research as well as numerous stakeholder groups interviews and listening sessions. The virtual town hall held on June 16th attracted over 200 participants. We anticipate conducting an in-person public input session in August when the consultant's initial site design options will be available for review and feedback. In addition, two more public input sessions are planned for October and December to help finalize the plan.

24. Bloomington is upside down in student rental housing. How can the City design for predominantly ownership forms of housing and only have rentals in mixed-use buildings as supporting uses? Given the current social climate and high rental costs in Bloomington how can the City best provide for shared wealth thru homeownership? Can Downpayment Assistance, etc. be a core goal for the local population and local opportunities?

Mayor Hamilton: Those are really important values and I hope people will keep talking about them. They show up in our citywide survey, that the city needs to do more to help affordability. I certainly support it. I think the more people say that, the more we're able to invest the public resources in doing so.

25. The comp plan also calls for deep public participation (not just input). How will the team adapt its participation activities for different, often marginalized groups - people with dementia, children, elders, homeless, people with disabilities?

The City is committed to ensuring robust public engagement throughout this master planning process. Our original engagement plans called for pop-up engagement opportunities, which COVID-19 has put on hold at least temporarily. Utility bill inserts went out to each City of Bloomington Utilities Department customer, informing customers about the project website and inviting public participation. Additional outreach will be held where people gather -- Banneker Center, shopping areas, Downtown -- when conditions allow. The next public meeting on August 6 will be in person unless COVID-19 safety concerns prevent it.

26. So the parking structure IS staying for sure? Mick says except for the parking structure, everything else is up for debate. Is that true or not?

The City has determined that the parking structure is in good condition and has value for the future redevelopment of the site. It will stay. The Kohr Administration Building is the only other building on the site that has the option of remaining. No decision has been made on that building at this time. The main hospital building must be demolished, per the agreement with IU Health, at their cost, and the site must be turned over to the City in "clean" remediated condition.

27. Has water management been looked at? The creek that runs down Patterson Dr has created a FEMA flood plain on Allen St. How will this be looked at to prevent additional water flow into this waterway.

The southwestern portion of the hospital site does slope down towards the creek along Patterson Drive, therefore stormwater runoff does flow in that direction today. As a part of this project, the team is looking at both the constraints and opportunities to address infrastructure challenges, including stormwater management. The team will be developing a conceptual plan for public realm landscape that will include public open space, streetscapes, as well as rooftops, and how they can holistically address stormwater management across the site, as well as, improve accessibility and connectivity, provide human comfort, activate programming and support other city-wide initiatives of tree canopy, public health and sustainability.

28. In the late 1990's my husband and I were able to purchase our first home on West Wylie behind the hospital. We were a one income family (low moderate income) with a young child, with one car -it checked all our boxes. Affordable, safe, walkable with access to food, schools, parks and amenities - wonderful middle class neighborhood. I'm so excited about this opportunity to envision this space, but worried that the neighborhoods next to this area will become "gentrified" and the next new desirable area to live. What can we do to ensure that this doesn't happen?

This starts in the master planning process where we must work to create an inclusive master plan and development strategy. We must work toward a master plan that provides choice and equity alongside traditional development goals, and builds affordability into the plan by providing a variety of housing types at all levels--a plan that ensures everyone can benefit from and access the opportunities provided.

29. Is it possible for some areas to be accessible sooner than 10 years? The need is there!

We certainly hope so! The 10-year horizon was an estimate on how long it might take for the 24 acres to be completely redeveloped. That's just a guess. It could be faster and it could take longer depending on market conditions. IU Health will be moving from the main hospital structure to their new site on SR 45/46 in late 2021. The current hospital will need to be demolished and the area remediated before transfer of that property to the City will occur. It's likely that work will take through 2022 to complete. There are other peripheral areas of the property being acquired by the City that may be

available prior to IU Health's main moving date. The master plan, and then community interest, will determine how fast the site redevelops.

30. What is the status of Browning Development? Are they still in the picture as a major player / developer of the site? Has the City signed a contract with them?

The City is in discussions with Browning as an owner's representative. An owner's representative serves as the City's representative to manage the site development process in accordance with the master plan. The land will be owned by the City, and the owner's representative would assist with identifying parties interested in developing portions of the site as well as overseeing the development process to ensure the owner's (City's) interests are met. The City has not signed an owner's representative contract with Browning.

31. Months ago the City was engaged in a Housing Study. Do you know the outcome of that study and if it is being used in the analysis of Bloomington's housing needs and how the Hospital Site can meet some of those needs?

The Indiana Uplands Regional Housing Study was completed by ROI (Regional Opportunities Initiative) in September 2019. This study has been shared with the consultant who is leading the master planning process for the hospital site. Incorporation of affordable housing strategies is included in the scope of the master planning process. The City is working with RDG to complete a housing study for Bloomington that builds on the findings of the earlier ROI study. The Bloomington-focused study is anticipated to be finalized soon and will be shared with Skidmore Owings and Merrill.

32. To what extent is climate change being considered in the analysis and development planning of the site?

Sustainability strategies are included in the consultant's scope of work for the hospital site master plan. The consulting team will use regenerative thinking about the land, about ecology, about health and wellbeing, and look beyond just the lifespan of this study to understand the larger impacts it will have on the health and wellbeing of future generations. As an example, SOM worked on a project called the Bullet Center in Seattle, which produces all its energy and provides its own potable water on site through collection of rainwater and other sources.

33. In 2018 the City engaged the Urban Land Institute to do a brief survey of the community about how the site could be developed. To what extent is the current process using the ULI Draft Report?

The consultant is confirming and building on the initial work done by ULI. The 2018 ULI study has been shared with the consultant (SOM) for their review and consideration in the current master planning process for the site.

34. This process (the Hospital Site Redevelopment initiative) was begun before the world was hit with the current pandemic. It has greatly limited the ability to conduct public meetings. Since the hospital site will not be available to the City for several years, why is the process still moving forward at this time? Would it not be better to pause the process until we (the community) can become more fully engaged with in-person meetings and forums, charettes and design collaborations? Technology is useful to an extent, but I believe the real creativity of people will only be achieved by person to person discussions, debates and dialogue.

The City is committed to ensuring robust public engagement throughout this master planning process. During the pandemic closure/shutdown period (April-June) the consultant successfully conducted background research and numerous stakeholder interviews/listening sessions. The virtual town hall held on June 16th attracted over 200 participants. We anticipate conducting an in-person public input session in August when the consultant's initial site design options will be available for review and feedback. In addition, two more public input sessions are planned for October and December to help finalize the plan.

35. Has the consultant been hired by the City yet? Will the process be open to the public or will everything be decided by the City administration and the public told about it later? The Urban Land Institute (ULI) study was a "cookie cutter"



approach that even showed visually examples of other places than Bloomington. Will this new approach be more in line with what Bloomington residents want?

The City has hired Skidmore, Owings, and Merrill (SOM) to provide master planning and design services for redevelopment of the hospital site. The master planning process has just begun and includes a robust public engagement component. It includes one on one and small group stakeholder interviews with members of the Bloomington community and four public meetings during which the community can review the consultant's progress to date and provide input to help shape the final master plan. Over 200 people attended the first public meeting, a virtual town hall, which was held on June 16th. In addition, there is a project website www.bloomingtonhospitalsite.com where the public can access project information and provide feedback on the plan. We encourage you to visit the website to stay up-to-date on the project as it progresses. You will see from the website that the master planning process is not a cookie cutter approach. The community is invited to help visualize the future of the site and design together with the master planning team to ensure the plan reflects the values of the Bloomington community.

36. Will there be a complete rezone of the site and surrounding areas before offering possibilities to potential developers?

The zoning designation for the 24-acre hospital site and the surrounding area that is currently zoned MH (mixed-use healthcare) will be evaluated as part of the master planning process. New zoning designations to align with land uses outlined in the hospital site master plan will be proposed. The City is currently updating the Bloomington zoning map as part of the Unified Development Ordinance (UDO) process and the hope is to include the zoning designation updates for the hospital site and surrounding MH zoned area as part of the UDO process.

37. Will the infrastructure be put in after the rezone? Along with infrastructure, will the streets be laid out in a grid pattern?

Any new or improved infrastructure cannot be built until after IU Health vacates the site, and the demolition and remediation activities have been completed. Based on IU Health's current timeline, the earliest that infrastructure improvements could start would be sometime in 2022. Any rezoning that needs to occur will take place yet this year or in early 2021, which will be well before the start of any site and infrastructure improvements.

38. Will the City require green construction on the project? Will the City allow plenty of green spaces on the site? Will there be different types of housing blended on the site?

These questions will be answered as part of the master planning process that is now underway. SOM presented four broad design themes at the June 16th public forum. They are:

- *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*
- *Park & Open Space - integrating nature and healthy lifestyles for everyone*
- *Sustainability - making sustainable living a seamless part of our community*

Design options have not yet been proposed by SOM, but are expected in August. The design options will take into account the site research, information gathering, and community input that has been received, compiled, and analyzed during Phase I of this master planning process.

39. The City had a consultant do a housing study that will be publicized in July, 2020. Will this be a part of the planning of the site? Will this study be available to the Public?

The study will be publicly available when finalized, and it will be shared with SOM for consideration in the master planning process for the hospital site.

40. What efforts will be made by the City to preserve the large trees currently existing on the site--particularly those at Rogers and First, near the historic Kohr Building?

The evaluation and incorporation of greenspace will be part of the master planning process that is currently underway. No decisions regarding specific trees have been made at this time. Code requirements, the site master plan, and recommendations of the City's Urban Forester will be important factors in making those determinations as the process goes forward.

41. Can someone address the potential for green infrastructure on the site?

The master planning consultant, SOM, will be looking at strategies, such as green infrastructure, to integrate nature and sustainable living in the hospital site master plan.

42. What will be done to use part or all of this space for affordable housing?

Mayor Hamilton is a huge proponent of affordable housing on this site and will continue to listen to public input about the right mix of housing throughout the planning process. Additionally, the Indiana Uplands Regional Housing Study was completed by ROI (Regional Opportunities Initiative) in September 2019. This study has been shared with the consultant (Skidmore Owings and Merrill) who is leading the master planning process for the hospital site. Incorporation of affordable housing strategies is included in the scope of the master planning process for the hospital site. Concurrent with the hospital site master planning process, the City is finalizing a housing study for Bloomington that builds on the findings of the earlier ROI study. The Bloomington-focused housing study is anticipated to be finalized soon and will be shared with Skidmore Owings and Merrill for consideration in the hospital site master planning process.

43. Who decided to tear it all down anyway. And why. Never saw the engineering report on the 4th street garage. Is this more of the same?

Demolition and environmental remediation of the parcel that contains the main hospital building was set forth as a condition in the purchase agreement that was executed between the City and IU Health, with the hospital parking garage and the Kohr administration building being the only exceptions to that condition, if the City requests that those remain.

Comments

- An open Workshop or Charrette process requires a public interaction process and dialog that cannot be replicated by writing in questions. This process should be delayed until a transparent and public meeting process can be implemented.
- El Mercado, a new artisan and cultural market in town has noted the need for a cultural and community center with space for learning self sufficiency skills. A multi purposeful space that creates access to small business development and skill building and sharing in permaculture, food growing and production, community investing, product development etc centering the most marginalized communities. This is the goal of El Mercado, its been hard to find a place to hold the market and to call home. Having access to a community led and driven space like this would help us bring exposure to community projects and creative ideas of our community members. Exploring and modeling

cooperative and alt housing and business structures that reach and center BIPOC working class people could really us start building solutions to the local housing crisis.

- For this to really meet the needs of the community this project would have to be community led centering marginalized communities
- This is an opportunity for Bloomington to recreate a community that values the most vulnerable and makes resources accessible, we could be a model for other small cities to reimagine what community means
- I am hopeful "housing affordable for all" includes homes middle income individuals and families can afford.
- Here is a chance where policy and spending and planning and development can address our community's long standing problems of housing and other needs for the most vulnerable in our community. This is our chance, I hope we don't blow it by gentrifying and beautifying while ignoring those pressing needs.
- That would be really sad :(this project has given El Mercado some hope
- The City of Bloomington needs to use this space as part of addressing the climate change crisis. Trees, green space and full carbon-neutral building. This is the beginning of reprioritizing city resources to address the climate crisis.
- I would like to see a self contained, self sustaining, demographically diverse community designed for middle income individuals and families including a multi-generational community center for young families and adults 50+; child and adult day care; and a small urgent care facility, A residential TIF could be created to fund infrastructure to help make housing affordable for that demographic.
- yes small scale, coalition building with orgs and individuals!
- It [Kohr Building] has historical significance.
- Ferris wheel or observation tower on top of the hill PLEASE

- The transit hub should be a place not just for bikes, but for walkers seeking information, shared cars, golf carts (need an ordinance on this), tricycles,- everything mobility.
- Remember that a ten minute walk for someone 80 is a shorter distance. Thanks, Doug, for mentioning destinations at ALL scales.
- There are a number of low down payment loan programs available. A bigger problem is the unaffordable purchase price for owner occupied homes.
- Thanks for the opportunity of community involvement... very much appreciated.
- There are reasons beyond the purely financial ones to save the Kohr building. And even financially, it is a good structure that can be an anchor of time and place for this reuse of the old hospital site.
- I propose a community center for 50+ residents similar to the Mill Race Center in Columbus be considered for the hospital site. Here is a link to their website. <https://www.millracecenter.org/>