

## Questions

1. Will you remind us what constitutes the "core administrative" building that will remain?

*The Kohr Administration Building is located at the corner of Rogers Street and 1st Street. No decision has been made about the future of the Kohr Administration Building yet -- it may or may not remain on the site.*

2. The City just released a new housing study. How can this redevelopment reflect the recommendations of that study?

*The affordable housing study has been shared with the consultants on this project. The consultant team has reviewed the study and is incorporating the study's demand projections and proposed strategies into this master planning process.*

3. Where did SB Friedman get its population and economic data?

*SB Friedman aggregated a number of data sources for the market assessment. Each slide in their Forum #2 public presentation states the data sources that informed the economic analyses being presented. Sources included CoStar, Esri Business/Community Analyst, Moody's Analytics, STATS Indiana, the US Census Bureau 2018 American Community Survey, and the US Census Bureau Center for Economic Studies.*

4. Are we saying this site can absorb 1000 units, or the County?

*SB Friedman's analysis indicated that the larger planning area (i.e., the 76 acres currently zoned for medical use) could potentially absorb up to that amount over the next 10 years based on market conditions. This will be reconciled with the community's objectives in terms of housing types and density, as well as the physical capacity of the site. That will be a part of the further planning work.*

5. Who do we mean when we say we want this site to be available and accessible to everyone?

*In the context of housing, we mean a site that has a mix of housing types that are accessible to people across a broad range of income levels, from income-restricted housing, to workforce housing, to market rate housing.*

6. In light of the COVID-19 pandemic and the ongoing challenges of in-person education at IU, how will the City allocate this space to serve low income renters who are not transient students or homeowners?

*The City's 2018 Comprehensive Plan and the 2020 Unified Development Ordinance (UDO) include goals, policies and programs for enhancing the affordable housing supply. Those strategies will be consulted as we consider affordable/workforce housing on this site.*

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## Comments

- It should be affordable housing first and foremost.
- If I had to choose a scheme today, I'd go with #2 – The Mews.
- I think option #3 The Greenway is fascinating.

- After seeing all the plans which I really like all of them, I am thinking The Greenway would be a good reflection of our city. Sounds like there will be plenty of space for art, entertainment and community engagement.
- We also spoke about incorporating sustainable energy as a priority in building regardless of the schemes.
- Dream of this unique neighborhood redevelopment opportunity as a model for 21st Century housing, transportation (biking and pedestrian), community/economic development, etc., with a targeted focus on Bloomington/Monroe County culture (e.g, large use of limestone in art, housing, commercial/retail, etc.)
- My primary concern, not included in our breakout summary, is that the current hospital site includes the community's only emergency shelter for families experiencing homelessness and also includes the community's only childcare service targeting these families, enabling them to return to work. I want to be sure that the redevelopment will not lose these important amenities. especially now during the pandemic more families are at risk of homelessness.
- Yeah, there didn't feel like there was space to bring this up in the breakout, but I want to echo that concern ^ New Hope for Families is a very important organization, and I would hope space would be made for them on the new site.
- I am a New Urbanist and Andres Duany is a founder and "God" in this realm. He compared to new urban developments of similar scale. One was build in traditional architectural form and the other was a modernist project. Everything else was similar in the size and scale and concept. The traditional project thrived while the other was not successful. His conclusion was that it was simply not loved.... Traditional form blends with the city's own architecture and becomes a part of the greater whole.
- There are parks all around the site. Making parks in the site makes little sense. It can be an urban like space and its density can activate the surrounding parks which are currently occupied by homeless people. We need to address this and build housing for the least successful among us, but we should not think of a suburban park. Existing parks are all minutes away.
- It seems to me that as we move forward to a hopefully more sustainable society that our focus on neighborhoods should be their walkability. I'm hoping there will be NO on street parking. People desiring a car should park their vehicles in the large existing parking garage
- The key to the site having character is to build in traditional architecture of Bloomington
- Keep the KOHR Building. It will always be the most interesting and important building on the site both historically and architecturally. The economy may go south for some time now and there are funding possibilities with the KOHR building that may help it happen during a recession or worse. It could be affordable single room occupancy or commercial offices for non-profits or both. Save and re-use the ugly concrete building just south of Kohr for the same purposes.

- The eastern intersection with the B-Line is a huge opportunity for quality commercial / community space. If we set the buildings back from the B-Line, we can recreate an outdoor plaza along the trail intersection by adding set backs to the the B-Line right of way. I can see the cafe tables by the trail already and the small shops to check out. This could become one of the places people will love to gather in the future, but setbacks and vision are required now for this to happen and missing the chance will loose it FOREVER.
- We want to create a place people will love. If we can keep egos down and build compatible with our town's character, then we will have a real chance of achieving this goal.
- I would like to suggest affordable housing units with common green areas as a redevelopment idea for the hospital site. The new B-Line Heights apartment building is a good example of housing that looks welcoming, is energy efficient, and is built with long-lasting materials. I would like to suggest permeable paving materials in parking lots and walkways, and native trees and plantings- to help control water runoff and to make it as pleasant as the surrounding neighborhood. Also, the limestone building at 727 W 2nd Street that I think used to be a school and is now IU Behavioral Health, is a very cool looking building and it would be nice to see it kept and restored.