



BLOOMINGTON HOSPITAL SITE REDEVELOPMENT

Existing Conditions Report

July 2020

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Introduction



Purpose of the Report

The intent of this document is to provide a broad context for the future planning work to be undertaken for the Bloomington Hospital Site team as part of this scope of work, and to inform and collate the materials that the Planning team is using to set the framework of dialogue around the future of the site with the public at large.

This document is divided into three key areas of preliminary inquiry: 1) the physical and technical status of the site as it is to be transferred to the City by virtue of the agreement with the City; 2) the preliminary economic and market conditions and assumptions that will inform current and future development opportunity; and 3) the direct feedback from the general public and a large group of stakeholder interests for the site, which were acquired through both online questionnaires and direct interviews.

In addition to the items above, the planning work is to be informed by the 2018 Bloomington Comprehensive Plan, the April 18, 2018 Unified Development Ordinance (UDO), the 2018 Urban Land Institute (ULI) report for the site, and the 2019 Transportation Plan, each of which speak to a capacity for a mixed use future for the site. Each of these documents also call for a site which is publicly accessible and integrated with its context and surroundings.

Key Considerations

Takeaways and assumptions gained from the preliminary assessment include:

- Significant topography on the site will require design inputs to maintain universal access to the public realm of the site.
- The preservation and reuse of the parking structure will impact the economic offering of the site and create opportunities for a more pedestrian friendly environment across the site in early stages.
- The nearby adjacency of the B Line creates a unique opportunity for active transportation connectivity to the site and makes this site strategic in a larger city wide vision.
- The impact of the project on neighboring McDoel Gardens and Prospect Hill neighborhoods should be considered as well as the commercial assets to the immediate east and west of the site.
- The potential for reuse / preservation of the Kohr Administration building is to be assessed as we proceed through the design process.
- There is significant public support for a spectrum of housing types and opportunities on the site, as well as for affordable housing as a significant portion of the land use.
- The site is well served by adjacent or nearby Building Trades Park and Seminary Park, with additional park assets within a 10 minute walk.
- Stress sustainability to ensure the health of the environment, social equity, and economic prosperity.
- Leverage development and investment opportunities to achieve a “Lifetime Community,” defined as a place that promotes social, physical, mental, and emotional well-being for persons of all abilities, across the entire lifetime.
- Emphasize urban design that focuses on live-ability and enhances quality of life for people of all ages, abilities, and socio-economic backgrounds.



Project Background

In May 2018, the City entered into a purchase agreement with IU Health for the 24-acre hospital site (parcels included in yellow). IU Health is expecting to relocate to a new hospital facility in late 2021 and will transfer the existing hospital property to the City.

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 Hospital site, located south of Downtown Bloomington, is bounded by West 2nd Street to the north, West Wylie Street to the south, the B-Line trail to the east, and South Walker Street to the west. Once cleared and remediated, the site will offer the unique opportunity to construct a community hub from the ground up.

An exciting opportunity for Bloomingtonians to thoughtfully reimagine this important location in our city.

- Mayor John Hamilton



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Conditions Analysis

Site History

Bloomington Hospital began as an initiative by the Local Council of Women in 1905 with the construction of the Hopewell House. Since that time, the Bloomington Hospital has been an important landmark in the community. Serving as a beacon of health and well-being, as well as, a hub for innovation for over a century.

1905 Hopewell House

The original Bloomington Hospital included four acres of land and a two-story brick Italianate house and barn built in the 1880s. Using funds raised by the Local Council of Women, it was remodeled to include 17 beds, an operation room, an office, and a reception room. The barn was remodeled and became the Nurses' Home where doctors and nurses could rest. Both were demolished as part of the 1965 expansion.



1919 Wing

The new limestone building, designed by architect Alfred Grindle of Indianapolis, held 35 beds. The Hopewell House was converted into nurses' housing. Construction was funded by the Local Council of Women. The wing was demolished in the 1980's as part of another expansion.



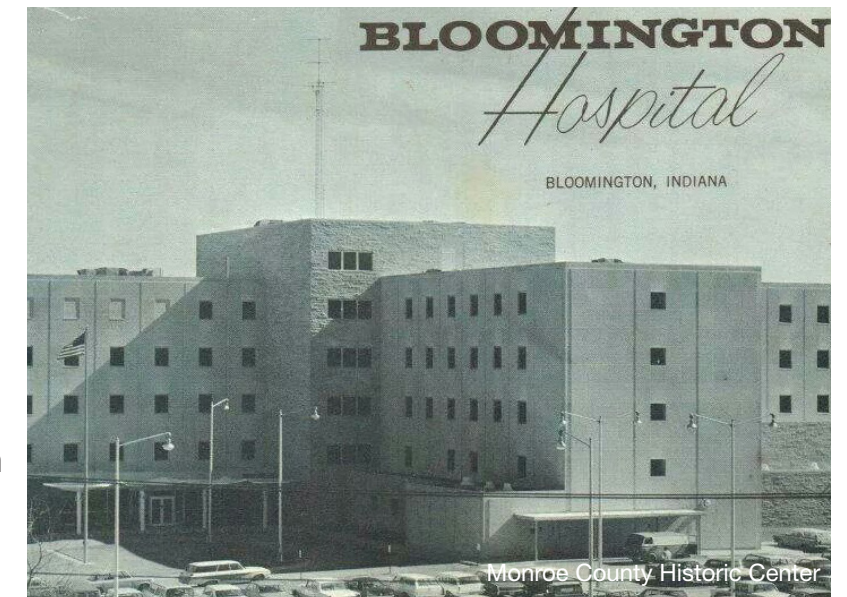
1947 Wing

The limestone addition on the east side of the 1919 Wing was designed by McGuire & Shook and built to treat soldiers returning from WWII. The wing accommodated the expectations of the American Hospital Association which required five beds per 1,000 residents, and included additional hospital services previously unavailable. The building was later renamed the Kohr Administration Building.



1965 Expansion

The Hopewell House was demolished to accommodate the expansion which included an additional 140 beds and 213,000 square feet of space. Two additional stories were added during construction for future expansion, and the 1919 and 1945 Wings were remodeled as a 60-bed convalescent hospital with space for employees and records.



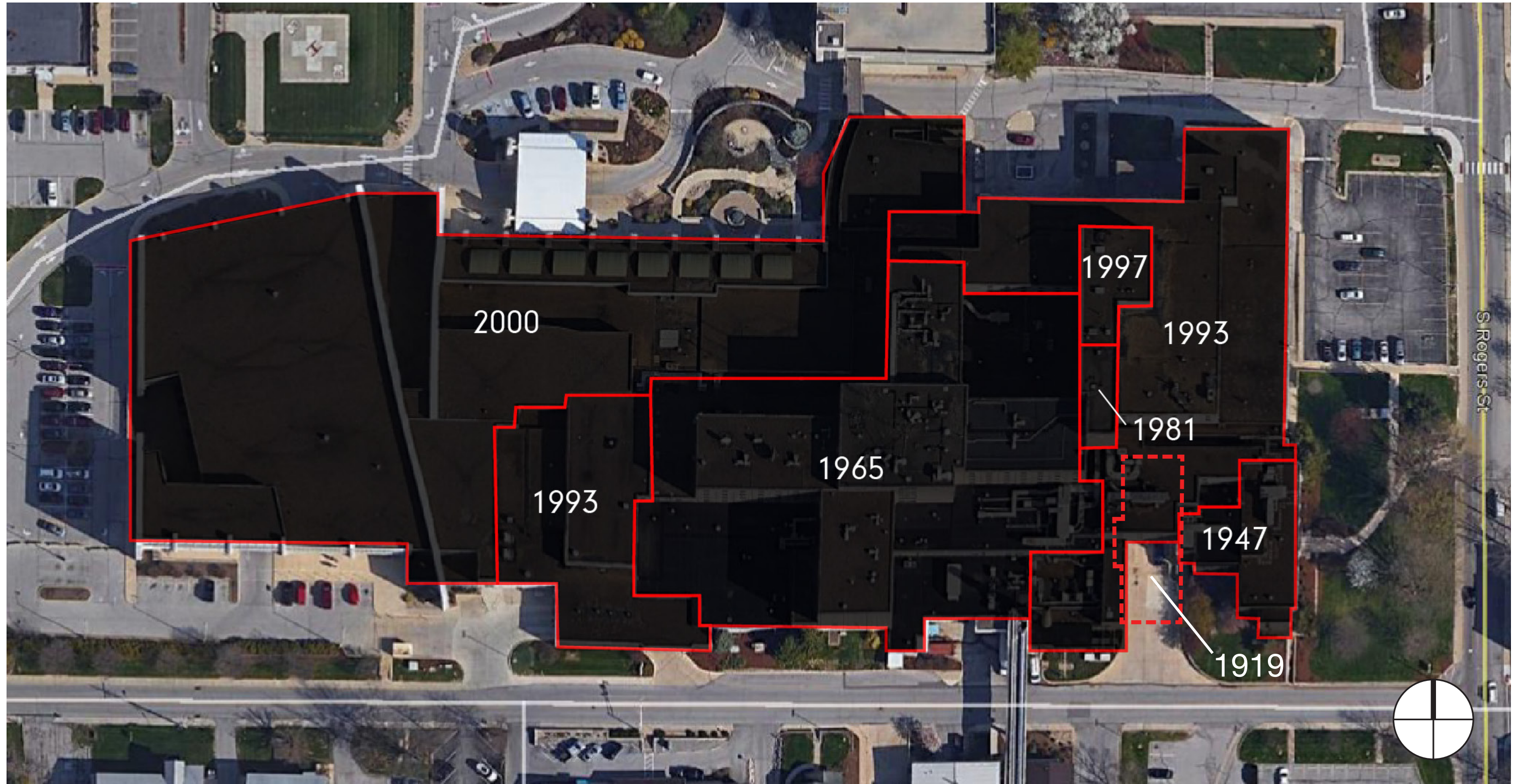
Post-1965 Additions

The two stories left unfinished during the 1963 construction were completed in 1970. New buildings and services added since 1965 have included expansion to the emergency services department and maternity department, upgraded surgical facilities, additional outpatient services, a cancer unit, and a parking garage.



Building Timeline

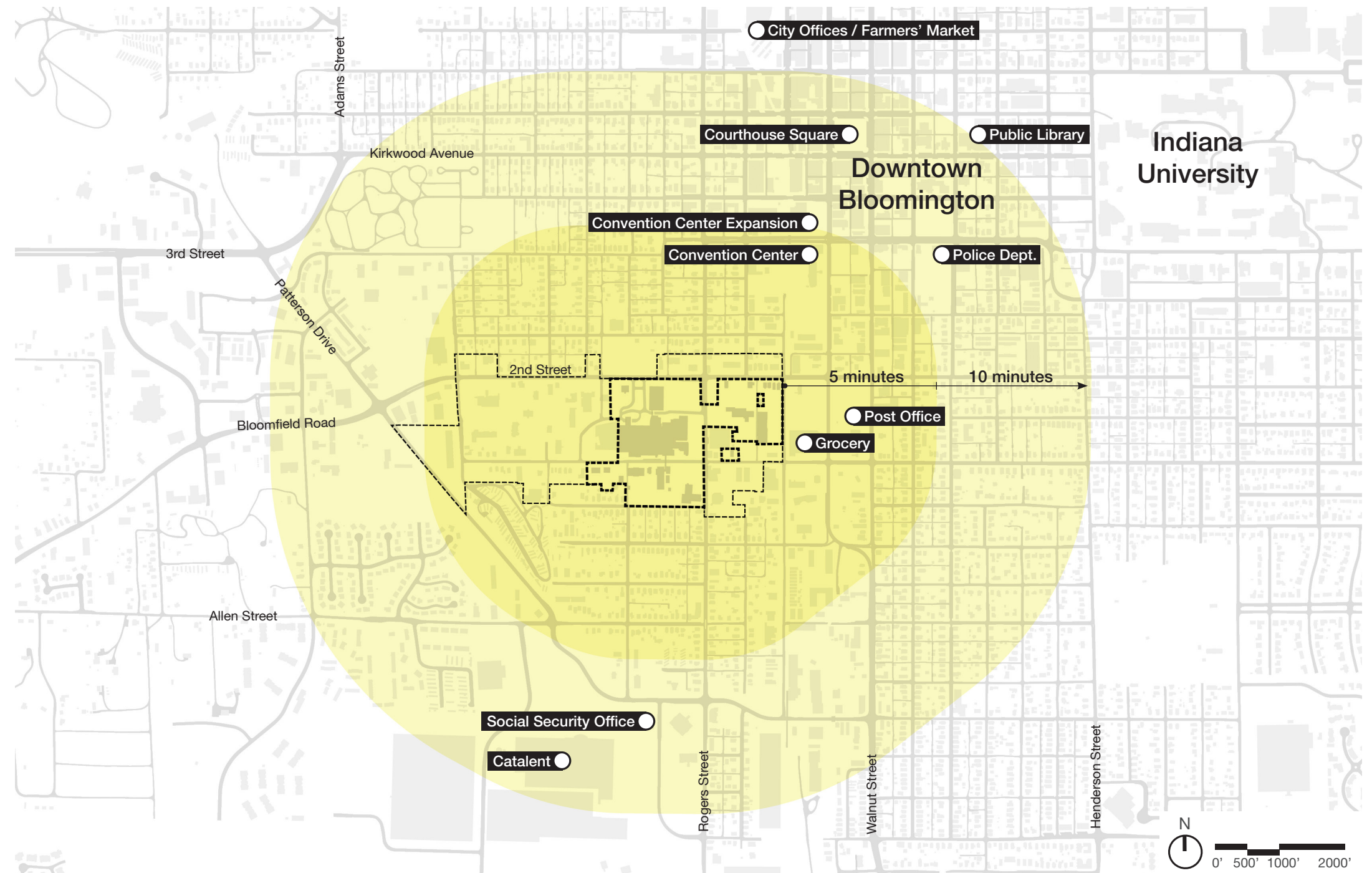
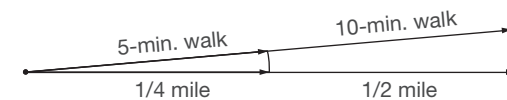
Dates listed are the year that portion of construction was completed.



Site Relationship

- Conveniently located +/- 3 miles from Interstate 69, State Road 45 and State Road 46, making it easily accessible from all directions. Once off these major thoroughfares, local primary roads deliver you to the site.
- Ideally located between the recreation of Switchyard Park to the southeast, and convenience of downtown to the northeast, with each of these areas a 10-minute walking distance.
- Connecting suburban big box retail centers to the west with the more traditional downtown mixed uses to the east and north of the site.
- Site is located between two historical neighborhoods and provides an opportunity to activate and connect to neighborhood edges.
- Walking distance to large area employers, healthcare, coffee shops, boutiques, and schools for access to a wide range of resources and amenities.
- Current convention center with future expansion is situated between the site and downtown. The expanded convention center will serve as a new anchor for cultural life in Bloomington and a hub for the community.

- - - - - Redevelopment Site
 - - - - - Existing MH Zoned Area



Surrounding Amenities

Destinations & Activities

Downtown Bloomington



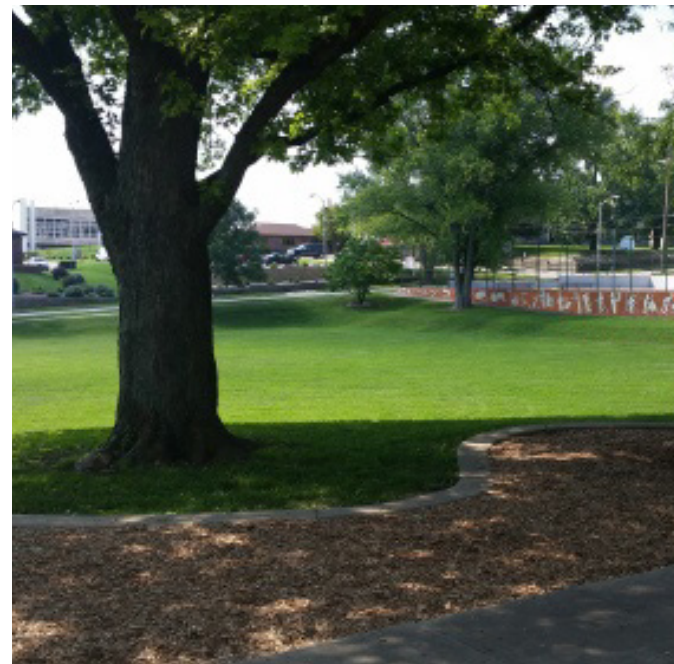
The AME Group

Sample Gates - Indiana University



IUPUI

Building Trades Park



Bloomington Farmers' Market



WBIW

Greenspace & Recreation

B-Line Trail



IU Bloomington

Switchyard Park



Waldron, Hill and Buskirk Park



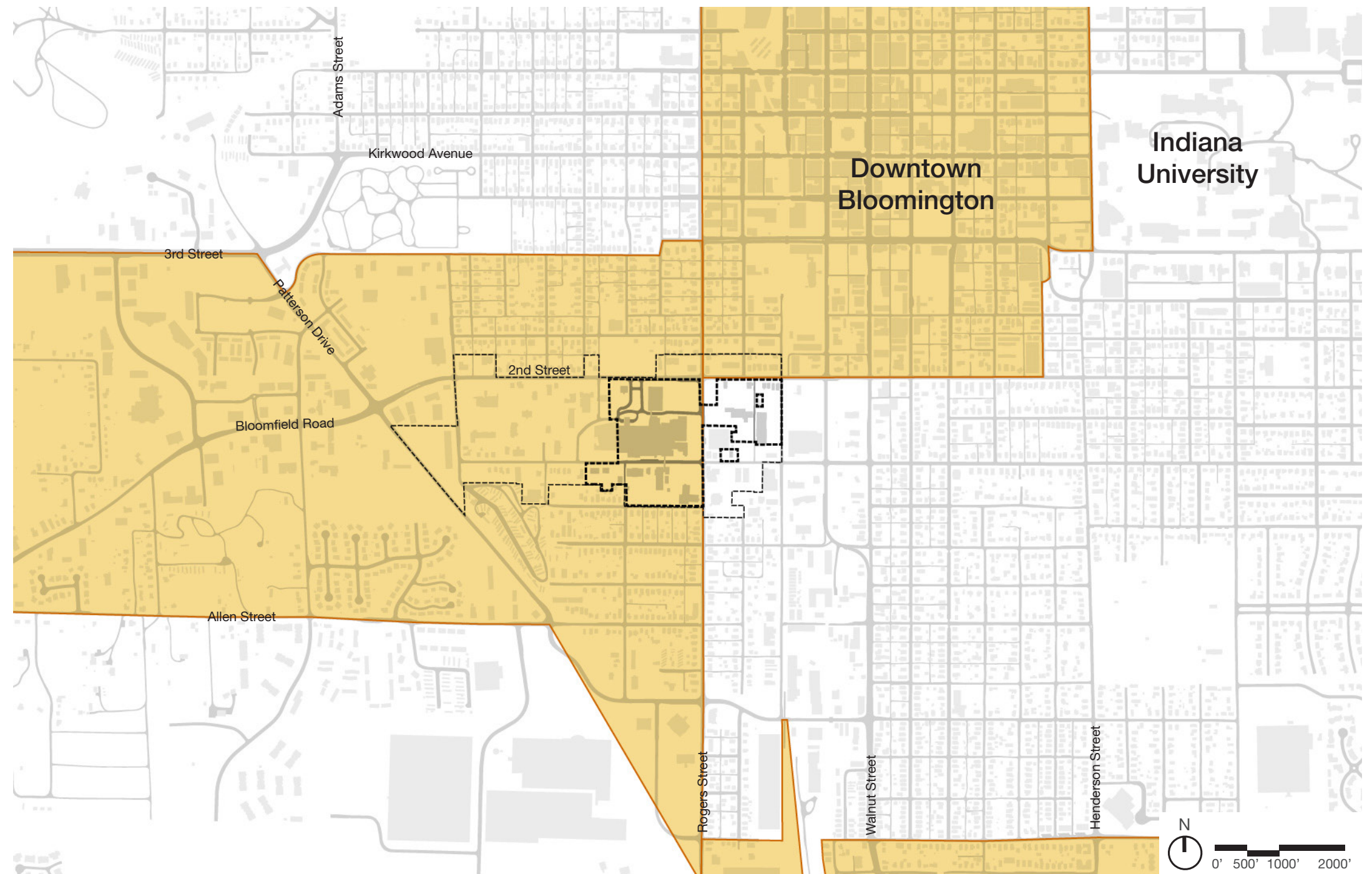
Twin Lakes Recreation Center



Visit Bloomington

Opportunity Zone

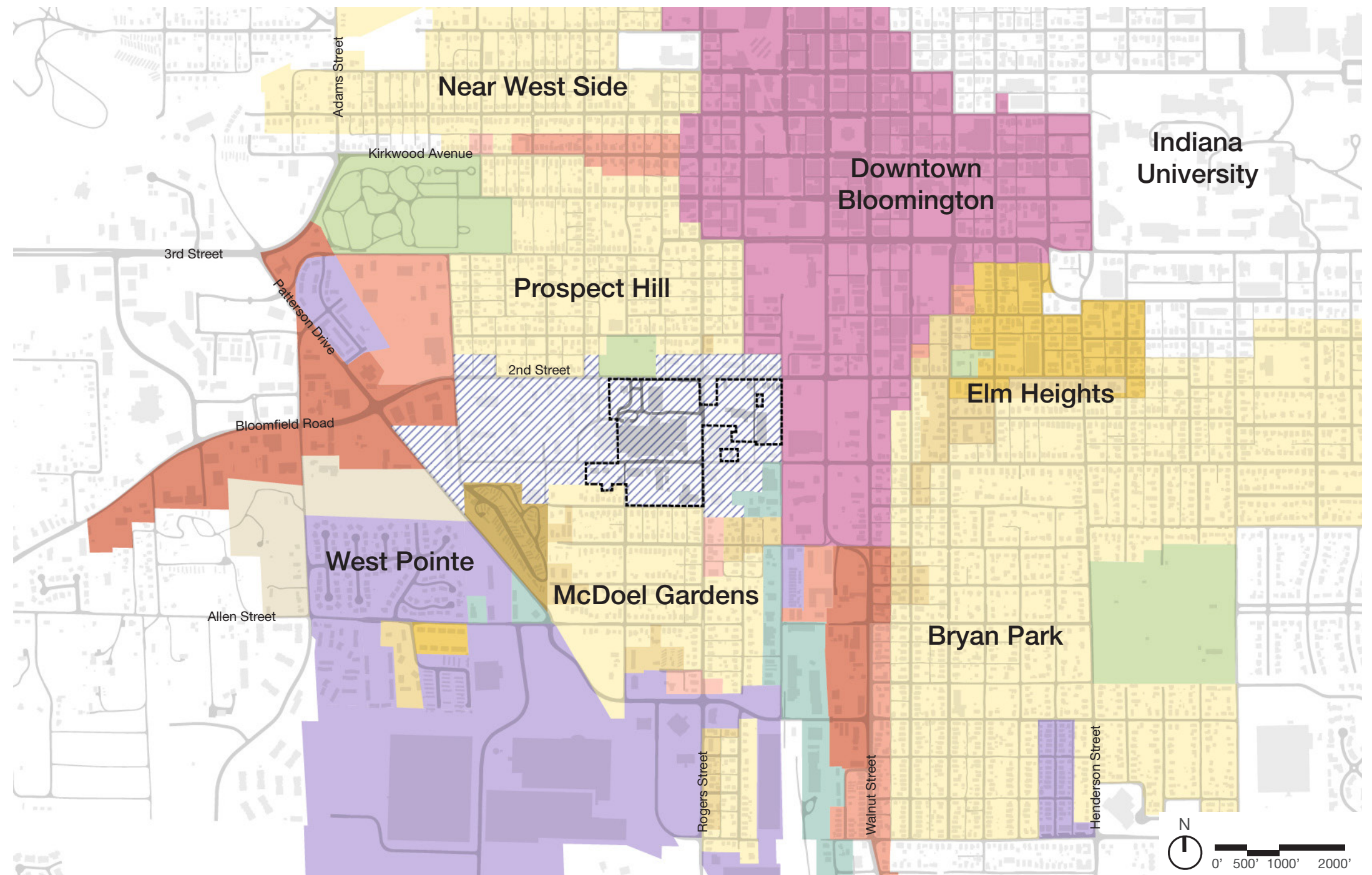
- A portion of the Bloomington Hospital site west of Rogers street is within the boundary of one of Bloomington's four Opportunity Zones.
- The census tract that comprises this Opportunity Zone had an estimated median income of \$58,895 in 2019 with just over 30% of its residents living below the poverty line.
- An additional Opportunity Zone is directly adjacent to the site beginning at the intersection of Rogers Street and 2nd Street and encompassing the Downtown Bloomington area.
- Opportunity Zones encourage investments in low-income census tracts that are nominated by the governor and approved by the U.S. Department of Treasury.



Zoning & Surrounding Area

- Site is currently zoned within the Mixed-Use Healthcare District.
- North: Prospect Hill Neighborhood, zoned mostly residential small lot for single family uses.
- South: McDoel Gardens Neighborhood, zoned mostly residential small lot for single family uses.
- East: Downtown Bloomington, zoned Mixed-Use Downtown for moderate to high density development with active street edges.
- West: Transition Area between pre-WWII development patterns and uses with post-WWII development patterns and uses.

- Redevelopment Site
- /// 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



Neighborhood Character

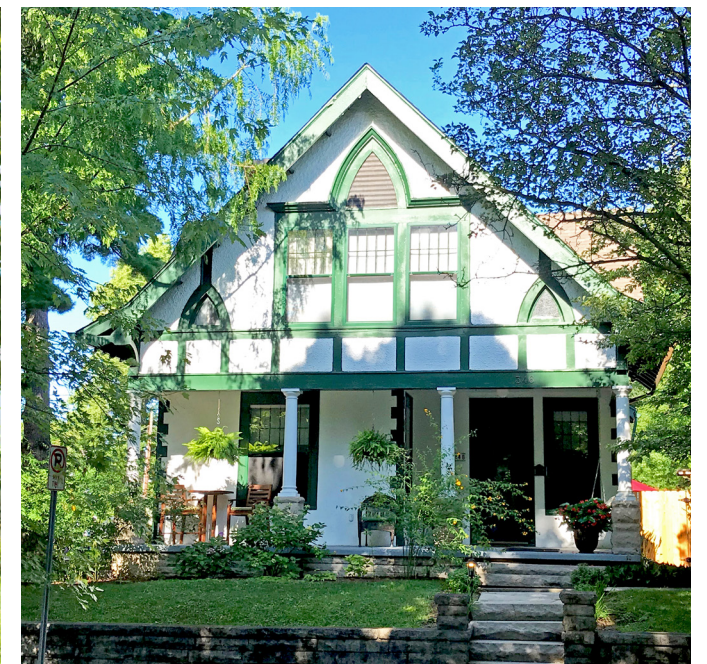
McDoel Gardens

- Residential neighborhood with many single family homes built to house the local workers of the factories and mills of the area in the early 20th century. A large section of homes in this neighborhood are bungalows, with another large portion of homes being built by pre-fabricated house construction kits. WPA concrete sidewalks, from the Great Depression area, still line some of the streets in this neighborhood.



Prospect Hill

- One of the oldest neighborhoods in Bloomington that has single family homes largely built between 1890 and 1925 utilizing Queen Anne, Free Classic, and Period Revival Style architecture. These houses were influenced by high styles during a period of economic growth in Bloomington. Many of these homes have been restored in recent years, and as of March 1991, the Prospect Hill Historic District has been listed on the National Register of Historic Places.



Neighborhood Character

East Commercial Corridor & Downtown

- Just east of the site, fast food chain restaurants and large, commercial groceries on the south side of the corridor give way to more dense, historic buildings as the corridor heads north to downtown. The large grocery store building, with ample surface parking, building setbacks and required landscaping, are balanced out by local restaurants, bars and small convenience stores situated in 3-story brick buildings, with sandwich board signs and on-street parking.



West Commercial Corridor

- The west corridor is flanked and bisected by major roads. When looking at an aerial of the site, it is obvious that the corridor was a result of sprawl. It leaves the old network of roads behind, along with the architecture of that era. The architecture of this portion of town seems to be constructed with the speed of the times, focusing on function and leaving character behind.



Building Density

- Building density shown using the figure ground technique; showing only building locations in a black
- When looking at a plan for this portion of the city using the figure ground technique, a few items immediately stand out:
 - The three large boxes at the bottom of the screen, outlined with a blue dashed line, are quick to draw your eye. These large structures, surrounded by areas of white, indicate an industrial use with large areas of surface parking.
 - To the north, the traditional downtown, outlined with a purple dashed line, can be recognized with its zero lot line setbacks and 100 percent coverage. This allows the grid of roadways to show through.
 - Large areas of blank canvas with no significant buildings present parks or open space like Bryan Park to the east, outlined with a green dashed line.
- The majority of the map is residential with enough density to differentiate the smooth line of the front yards and roadways from the rough alignments of the backyards.



--- Redevelopment Site
--- Existing MH zoned Area

Public Open Space

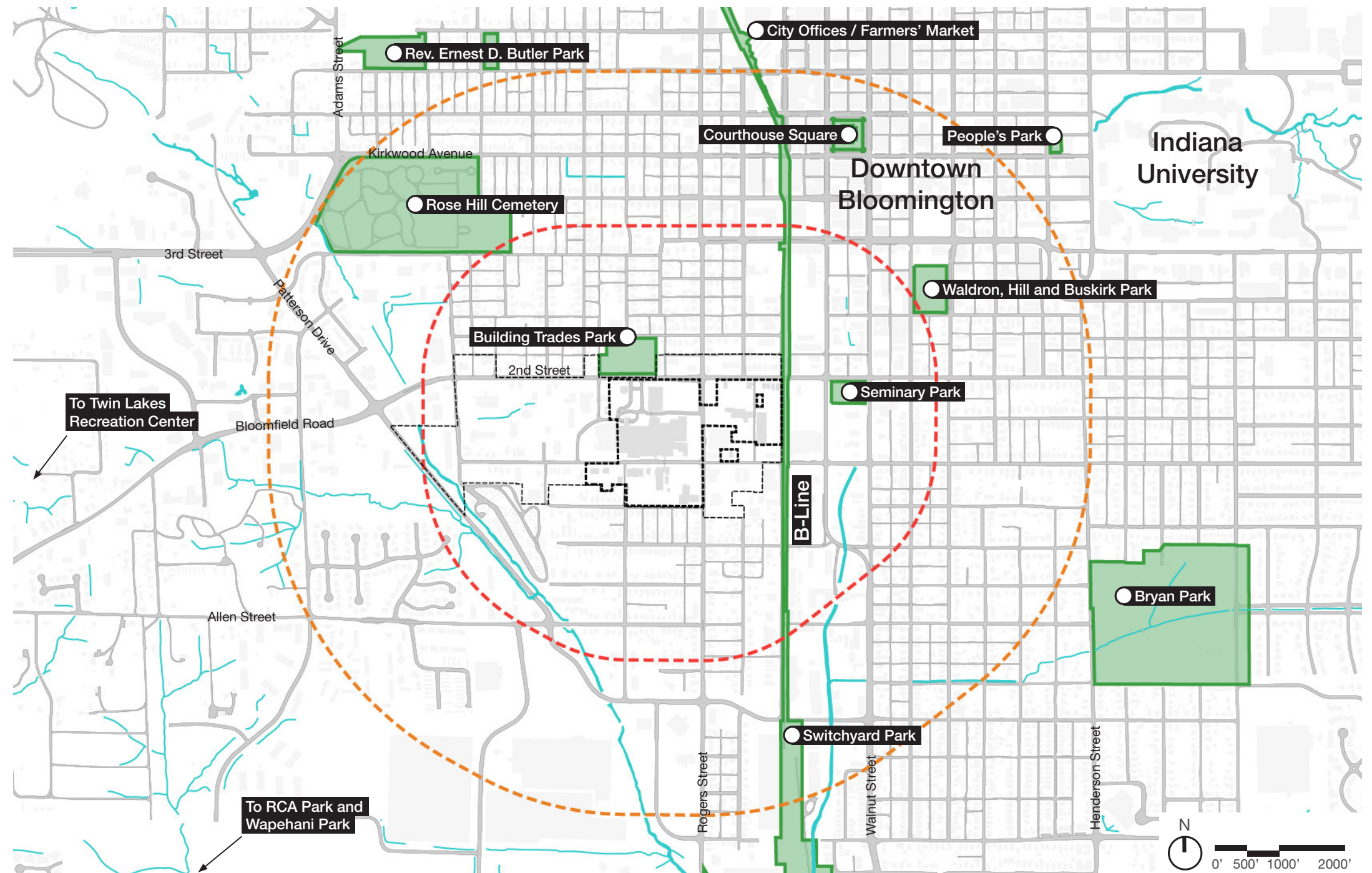
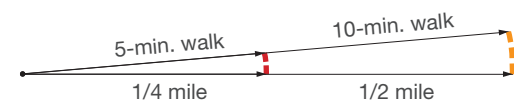
- Parks within 10-minute walking distance:

- Building Trades Park, 3.3 acres, Basketball goals, Loop Trail, Shelters, Restrooms
- Seminary Square: 1 acres, National Register of Historic Places, Original location of Indiana Seminary
- Waldron, Hill and Buskirk Park: 5.5 acres, Bandstand, Fountain, Open Space
- Switchyard Park: 65.25 acres, Basketball, Pickleball, Bocce Ball, Community Gardens, Skate Park, Fitness stations, Shelters, Pavilion, Amphitheater, Splash Pad, Playground, Dog Park, B-Line Trail

- Amenities that are close, but outside of the 10-minute waling distance:

- Twin Lakes Recreation Center: Indoor Basketball Courts, Indoor Turf Field, Fitness Classes, Weight Room, Exercise Studio, Indoor Track
- Farmer's Market: Saturday from April to November and Tuesday from May to September
- Indiana University: Home to 48,000 students situated on 1,940 acres

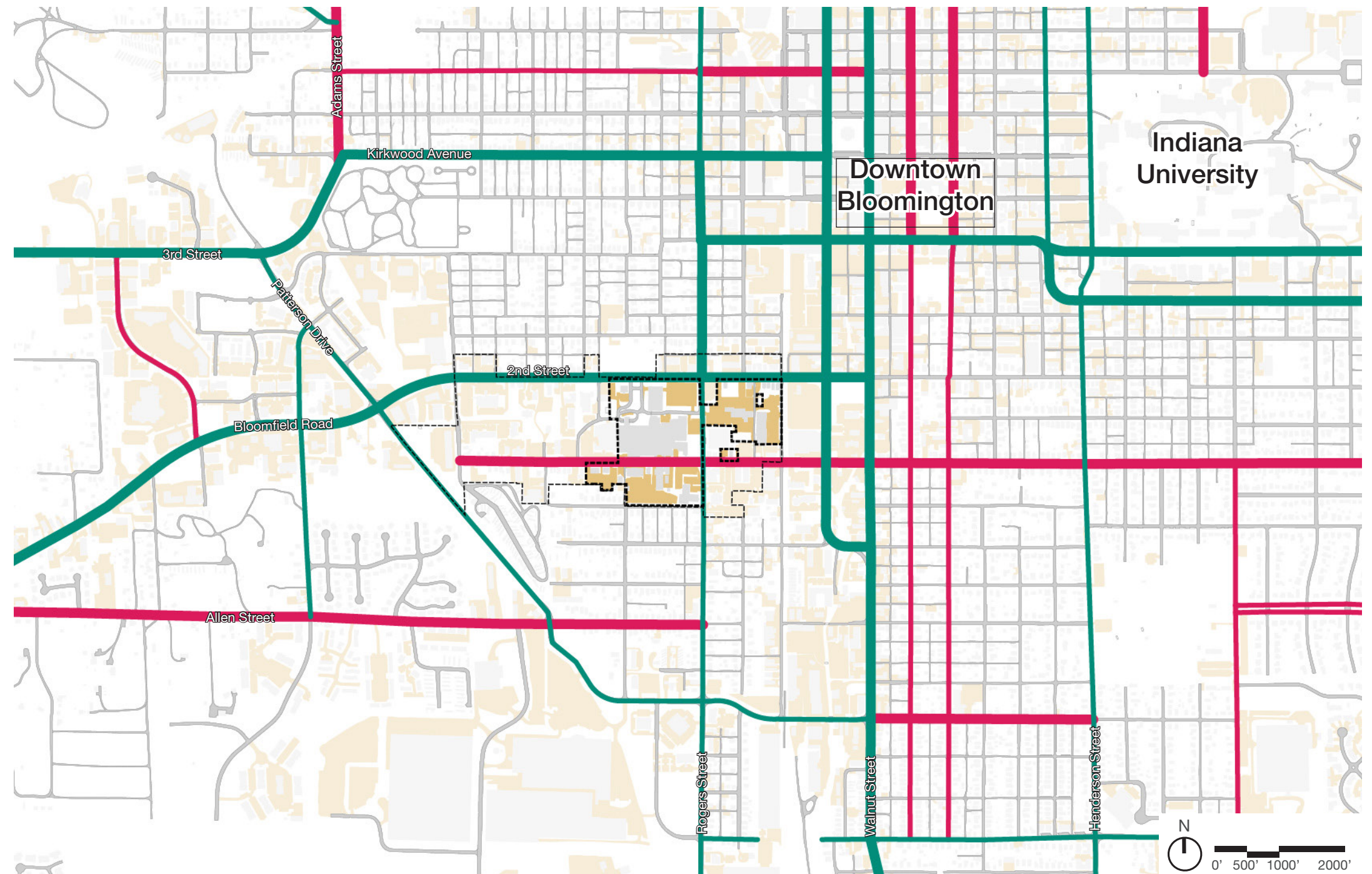
- Redevelopment Site
- Existing MH zoned Area
- Streams
- Public Open Space



Road Classifications & Parking Lots

- 1st Street is a smaller road that connects the project site to the surrounding neighborhoods to the east and functions as a local bike route. The street, however, deadends into Walker Street to the west of the site.
- 2nd Street loses its east-west function heading west of the focus area where it turns into Bloomfield Road. This is where the grid of the old streets of town begins to disapeate. The road falls to the southwest, where it intersects Interstate 69.
- 3rd Street is a mile north of the hospital. It is a major east-west connector that turns into Kirkwood Avenue, which runs along the south side of the courthouse.
- Morton Street functions as a local connection for those traveling north-south. The B-line trail is just east of the street, making the corridor usable for those in vehicles or those utilizing other forms of transportation.
- Rogers Street is a major North-South thoroughfare. North of downtown it becomes Kinser Pike and connects to State Road 45.

- Redevelopment Site
- Existing MH zoned Area
- █ Primary Arterial
- █ Primary Collector
- █ Secondary Collector
- █ Local
- █ On-Site Parking Lot
- █ Parking Lot



Typical Right-Of-Way

- 1st Street is a two lane asphalt roadway and primary collector. It has concrete sidewalks directly adjacent to the drive lanes, and is designated as a bike route.
- 2nd Street is a two lane asphalt roadway and primary arterial that connects directly to I-69. It has concrete sidewalks behind tree lawns on both sides, does not allow on-street parking, and has an occasional turn lane.

1st Street



2nd Street



- Rogers Street is a primary arterial, two lane asphalt roadway. It has concrete sidewalks directly adjacent to the drive lanes and allows for on-street parking in various locations.
- Morton Street is a local street, two lane asphalt roadway. It has a concrete sidewalk on the west side. On the east side there is a ditch that separates the roadway from the B-Line Trail

Rogers Street

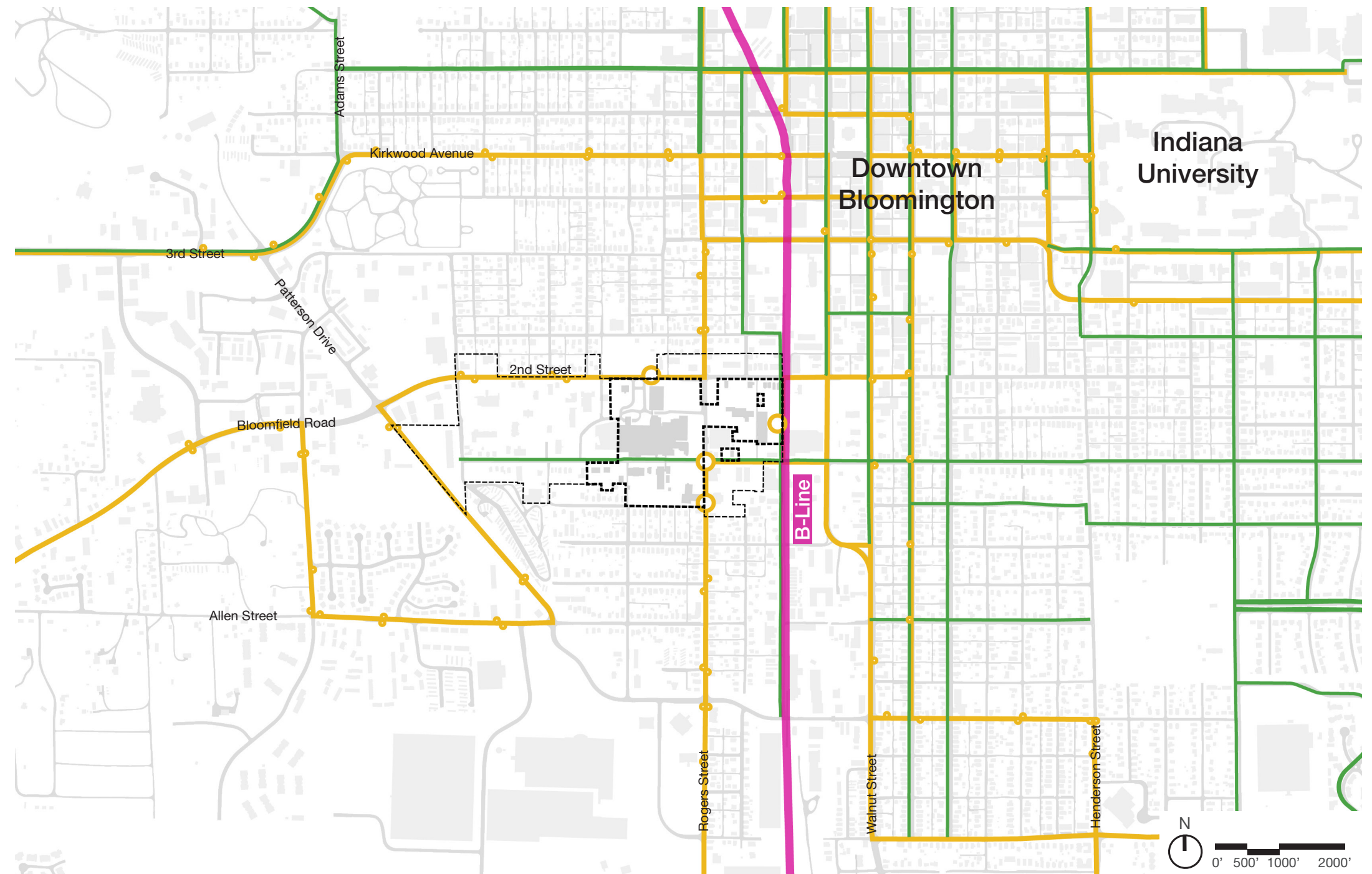


Morton Street



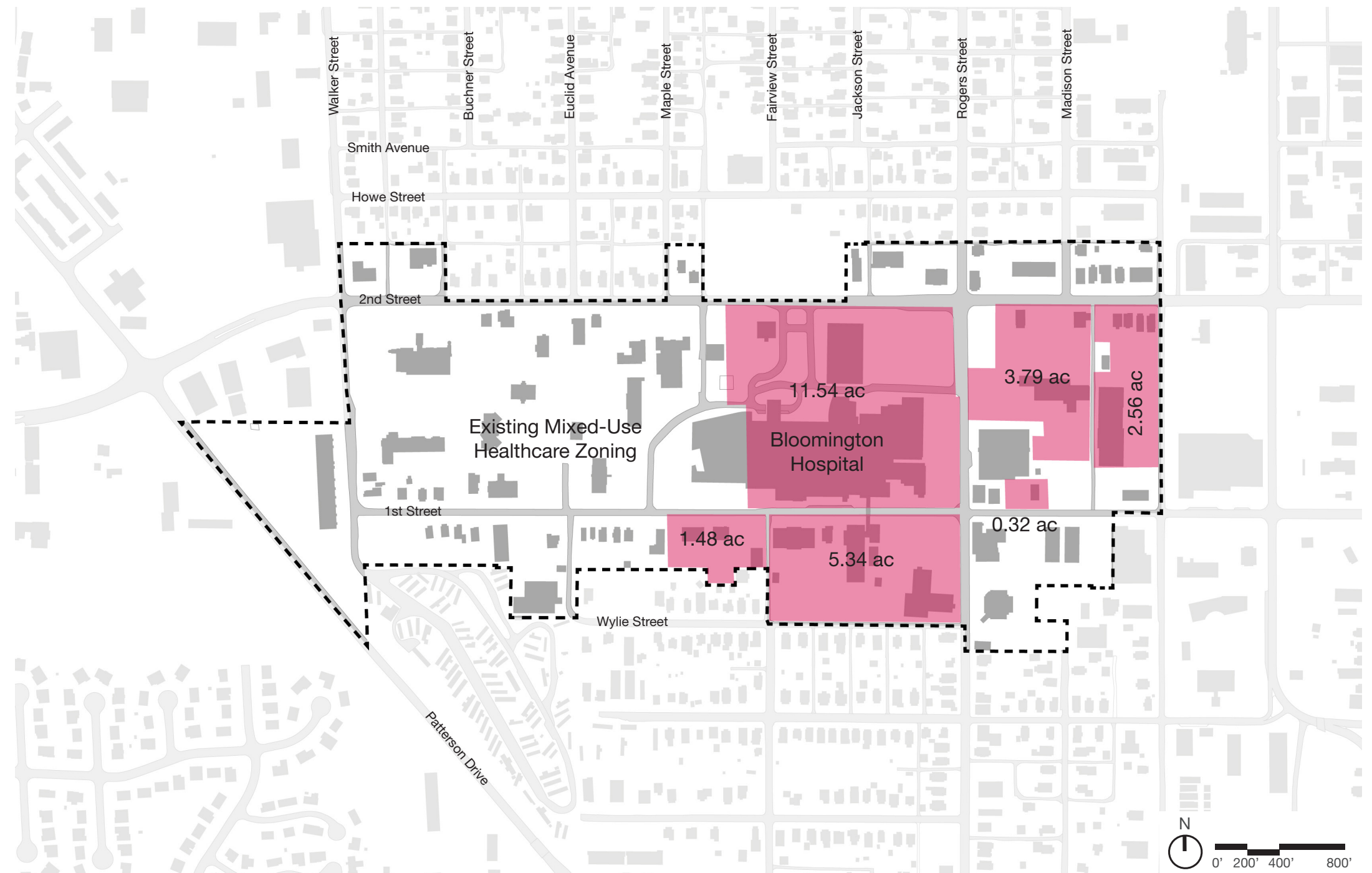
Community Circulation

- Project is adjacent to the B-Line trail, which extends a total of 3.1 miles, from Adams Street to Country Club Drive
 - Connects to the Bloomington Rail Trail to the south - additional 2 miles of trail
- Bike routes along 1st Street and Madison Street are signed bike routes, but not dedicated bike lanes
 - This will change as the City expands its bike network
- 4 bus stops adjacent to project site, and buses on this route run every 30-60 minutes
 - Route 2: West 11th Street via Showers Complex, South Rogers/Countryview
 - Route 4: High Street/Sherwood Oaks, Bloomfield Road/Heatherwood



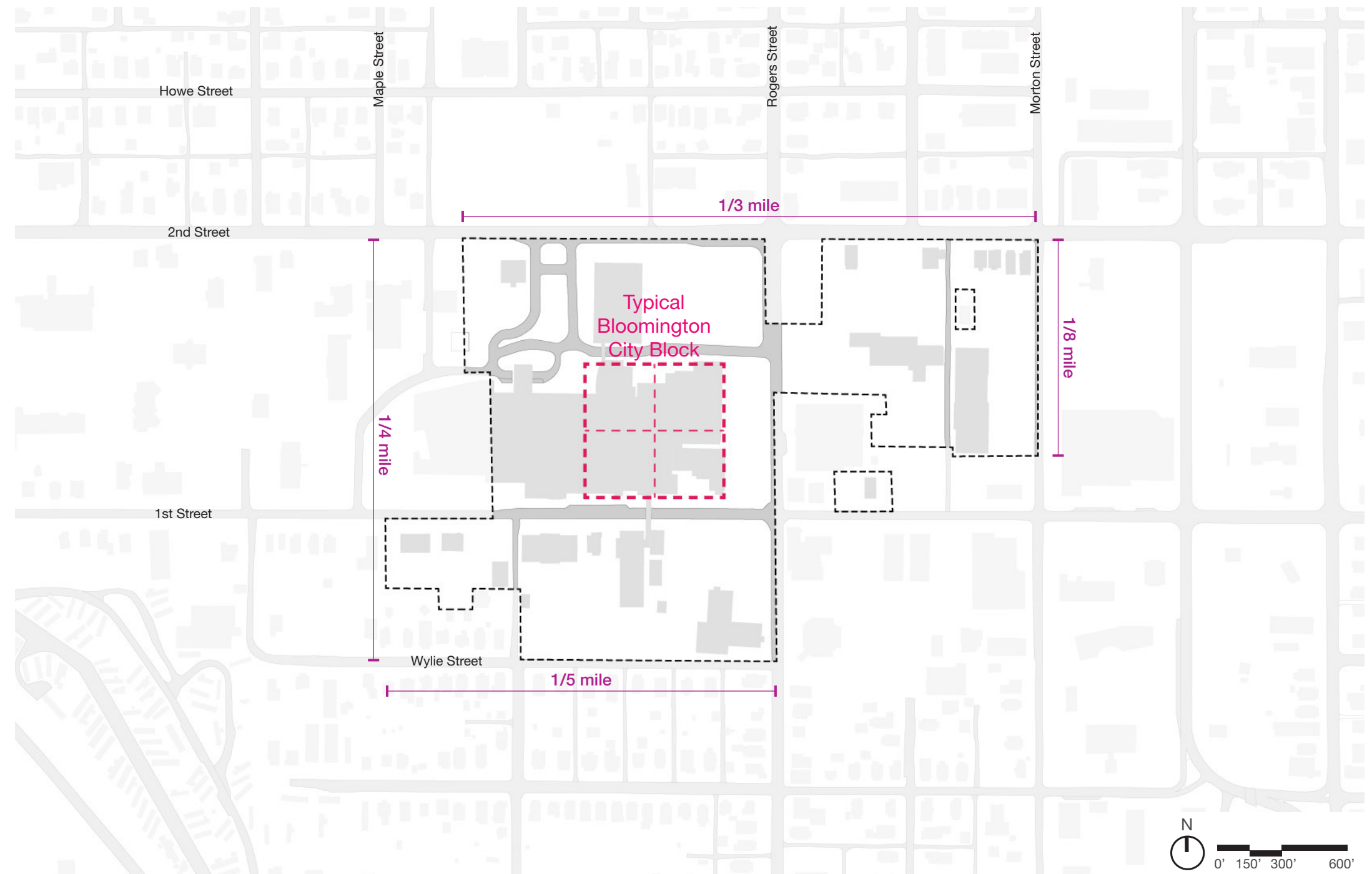
Study Area

- Study area includes the existing Mixed-Use Healthcare Zone: ± 76 Acres
- Redevelopment Site: ± 24 Acres
- Mixed-Use Healthcare Zone to be explored for rezoning. This will allow the uses of the redevelopment site to expand as demand for redevelopment stretches across the rest of the zoning area.
- Redevelopment Site (pink) to be handed over to the city following necessary site demolition and remediation, per purchase agreement. This will leave a largely blank canvas that can be backfilled with the results of this master plan.



Site Boundary & Size

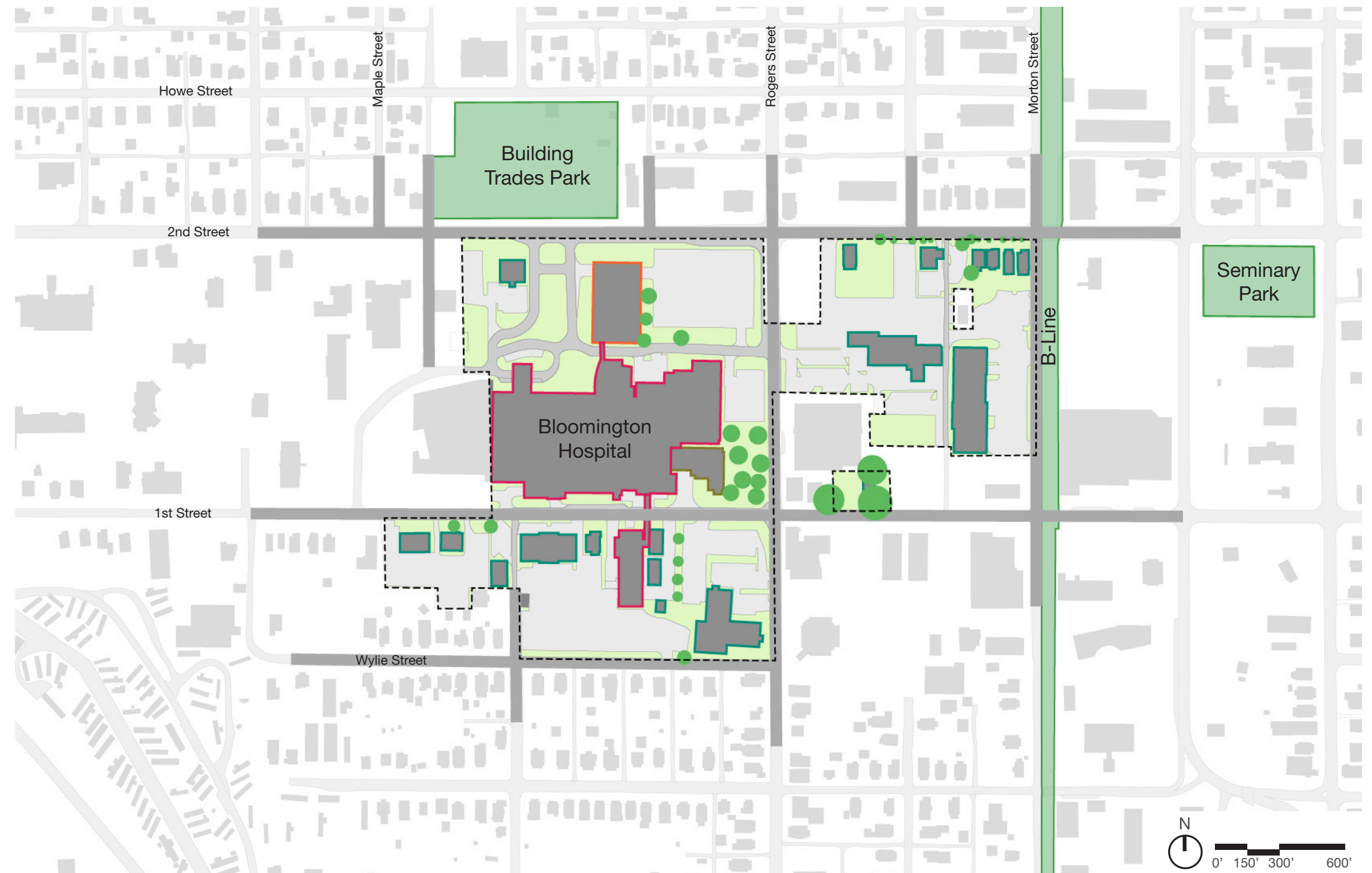
- 1/3 mile of frontage along 2nd Street, opposite Residential/Park Uses
- 1/4 mile of frontage along Rogers Street, opposite Business/Office Uses
- 1/5 mile of frontage along 1st Street, all included in the Mixed-Use Health Use
- 1/8 mile of frontage along Madison Street, B-Line, commercial use
- Site perimeter totals 1.25 miles
- Expansive street frontage along 2nd Street and Rogers Street provide opportunity for commercial/retail



- Redevelopment Site
- Typical Bloomington City Block
- - - Typical Bloomington City Quarter Block

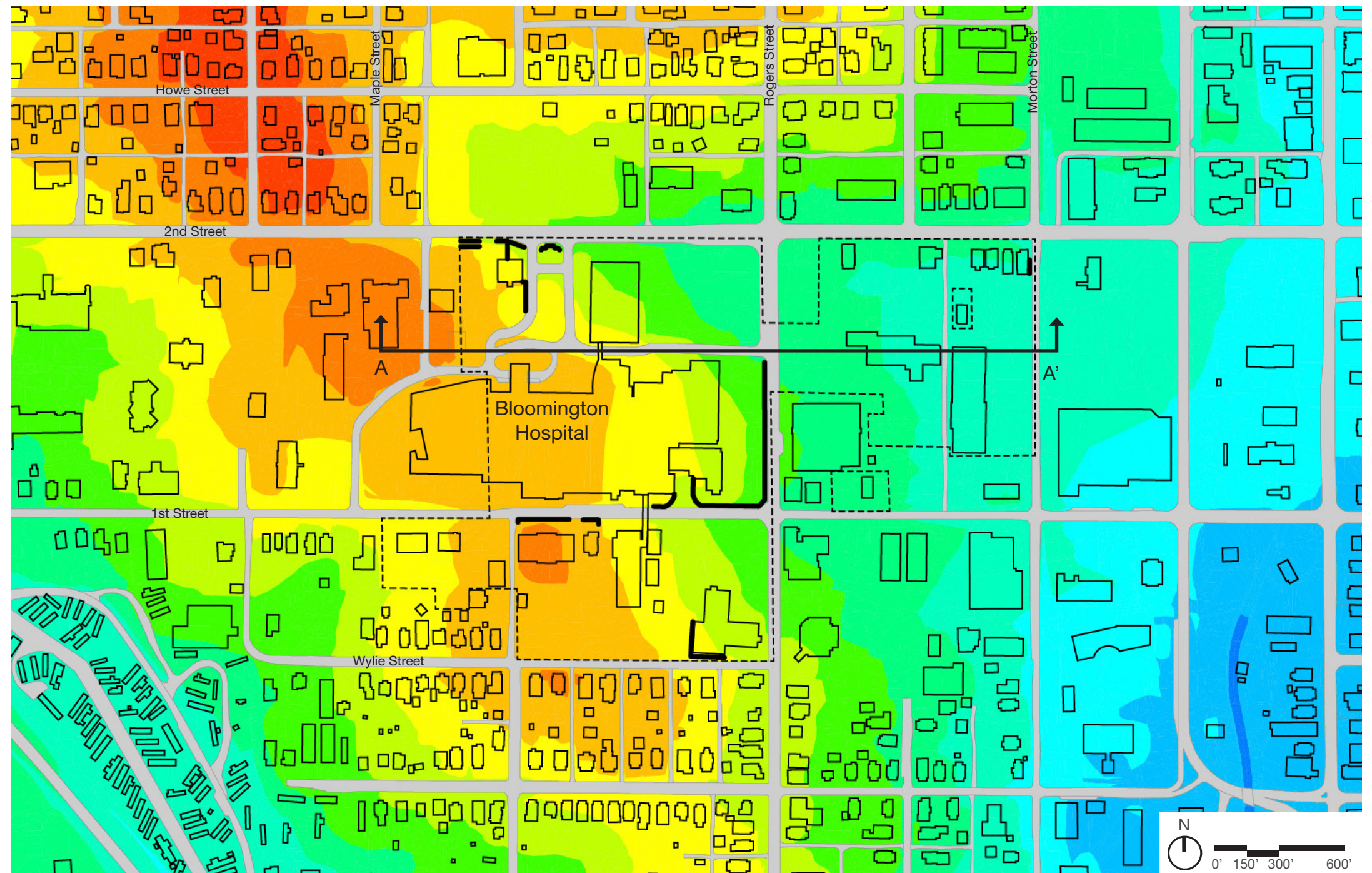
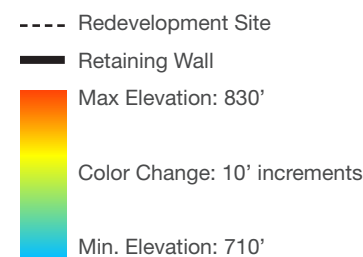
Site Conditions

- ± 5.0 Acre hospital building to be demolished per purchase agreement
- ± 2.75 Acres non-IU medical office buildings to remain
- 5-story parking garage with approx. 390 parking spaces
- ± 2400' LF of private roads
- ± 10 acres of surface parking
- Consider notable trees in planning future upgrades



Elevation Analysis

- Main Site: Elevation from 800' – 760'; large retaining wall in several areas
- South Parcels: Elevations from 795' – 770'
- East Parcels – Elevations from 755' – 740'
- Slopes vary from 0.5% to 22% on site
- Site east of Rogers Street is relatively flat - 1.5% average
- Site north of existing hospital building is the steepest portion of the site - 10% average
- Slopes provide natural drainage on site
- Site high point allows for expansive views to the east and into downtown
- Site low point adjacent to the B-Line
- Retaining walls on-site range from 2' to 12' in height
- The existing hospital building is at a high point elevation of the site which slopes down to the northeast and southeast



On-Site Retaining Walls

Northwest corner of Rogers Street & 1st Street intersection



Hospital entrance on 2nd Street



High point of 1st Street, south site

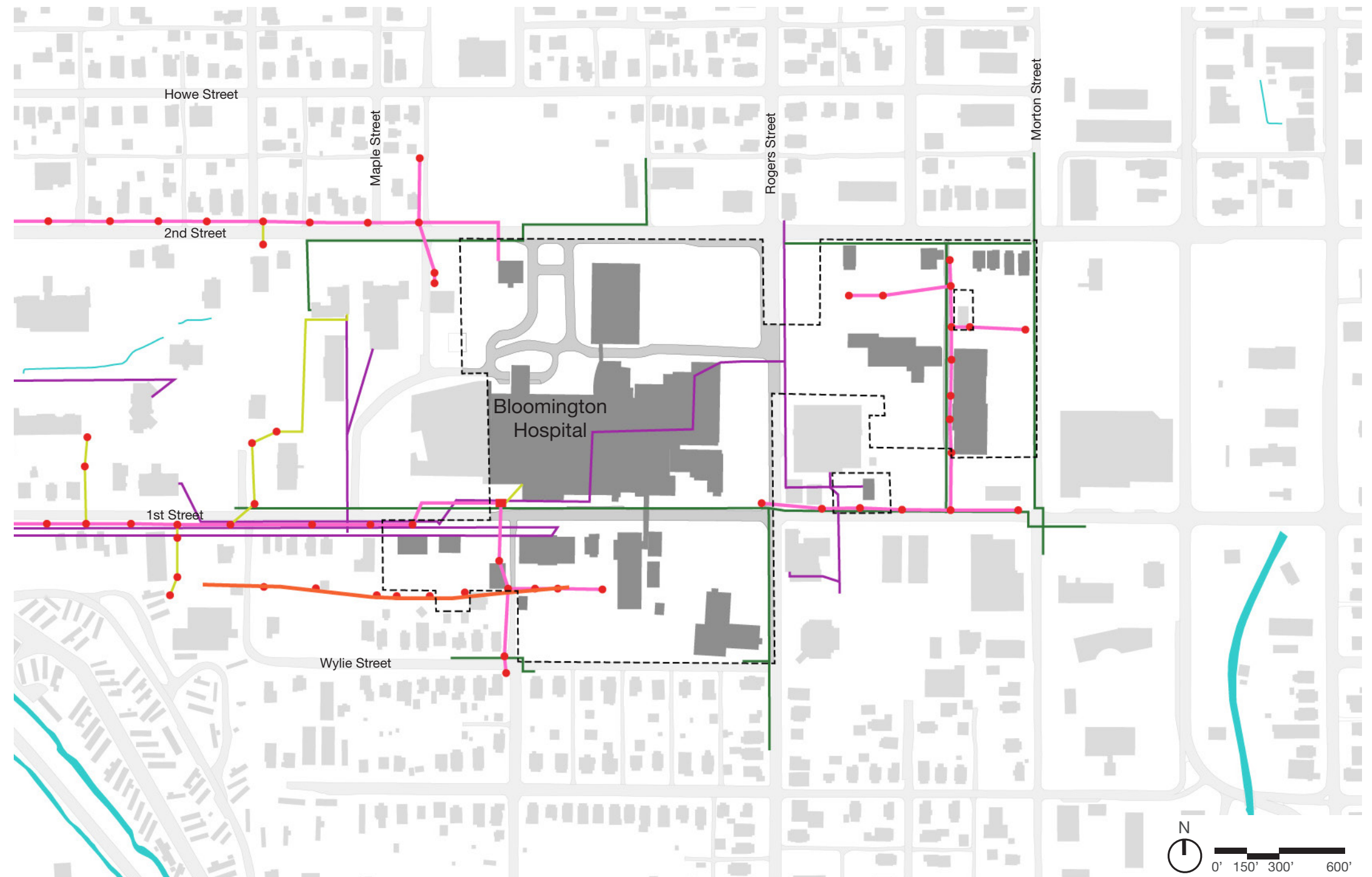


Looking east on 2nd Street



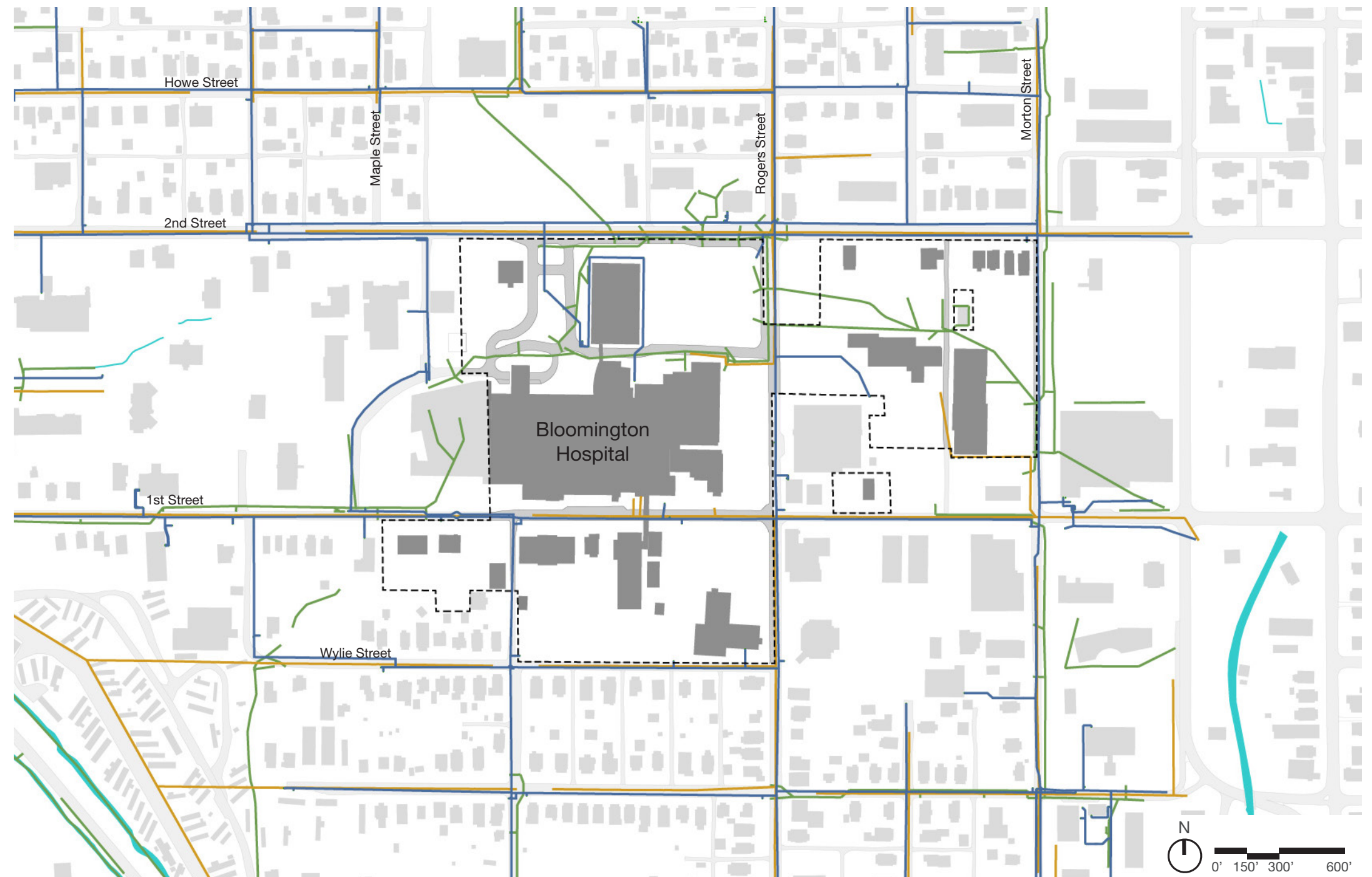
Dry Site Utilities

- Electrical Service: Duke supplied, service currently on 2nd and 1st Streets, as well as Morton; hospital is on its own circuit
 - Site has several overhead electric lines as well as subgrade electrical
- Gas Service: Vectren supplied, 6" Steel on 1st, 2" PE on 2nd, 2" PE on Rogers, 10" steel on Morton
- Telecom/Cable: Smithville supplied



Wet Site Utilities

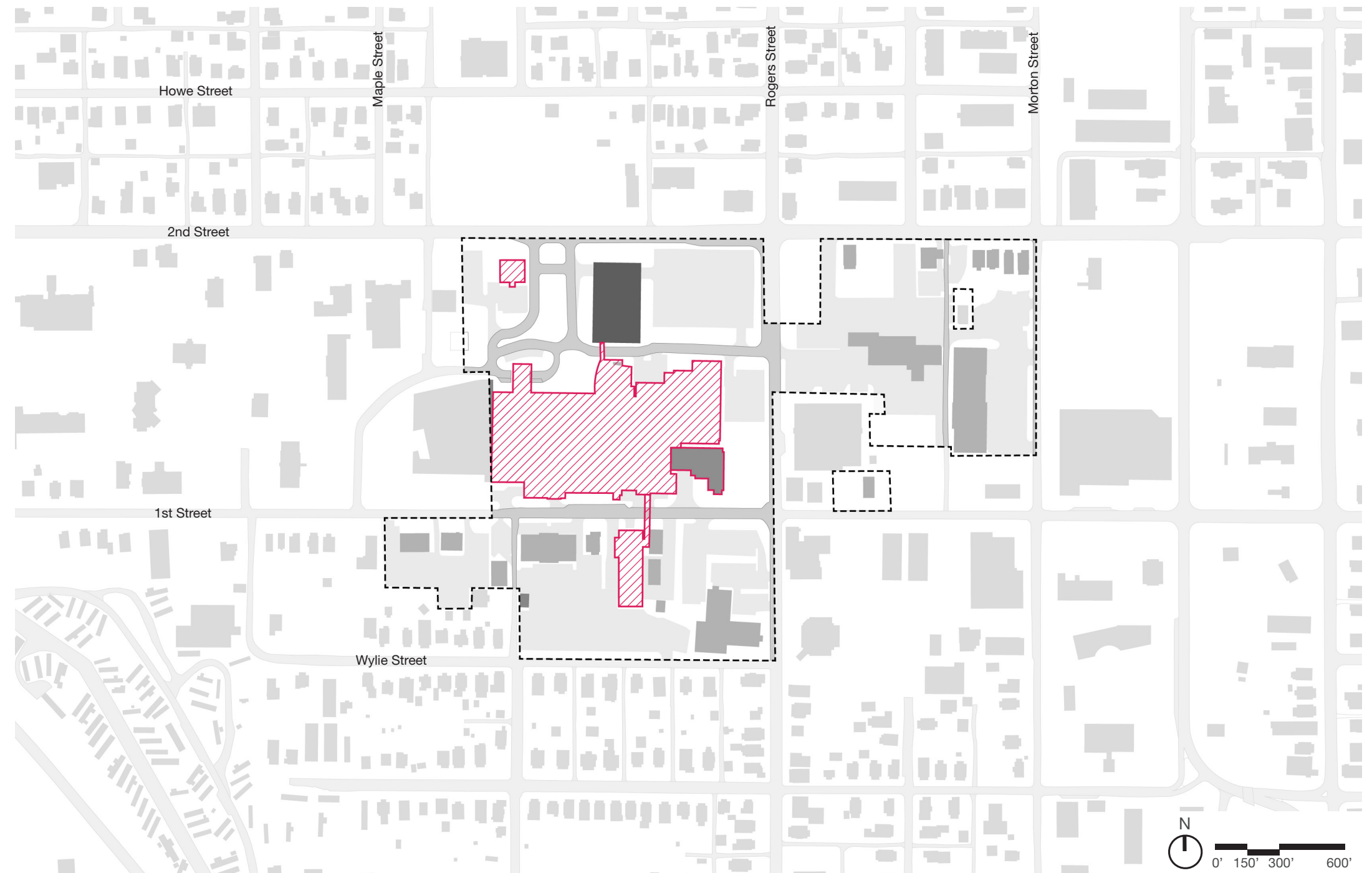
- Sanitary Service: City supplied, 24" on Walnut, <12" on all other streets
- Storm Service: City supplied, 12" RCP on 1st Street, 24" RCP on Rogers, 30" RCP on 2nd, 24" CMP on Morton. There are no apparent BMPs on site. These are required to clean stormwater runoff before it leaves the site.
- Water Service: City supplied, 24" on Rogers, 12" on 2nd, 8" on Morton



- Redevelopment Site
- Stream
- Storm (Subgrade)
- Water (Subgrade)
- Sewer (Subgrade)

Demolition Strategy

- Per IU Health purchase agreement, the following buildings will be removed:
 - Main Hospital, not including Emergency Services Department
 - Hospital Power Plant
 - Cardiovascular Surgery Building
- Parking Garage to remain
- Kohr Administration Building is being evaluated for potential reuse or removal
- Before property transfer to the City, IU Health will perform the necessary remediation to the former facility area. This will ensure that the City is handed an environmentally clean area for future construction.



- Redevelopment Site
- Parking Garage to Remain
- Kohr Building Reuse or Removal to be Determined
- ▨ mined

Parking Garage to Remain

The on-site parking garage was built in 1989 and is structurally sound with an estimated 20-25 years of use remaining. It has access onto 2nd Street, as well as secondary access on the second floor which connects to a hospital service road.

The garage as it stands now has five stories with 390 parking spaces. Aisles are two way.



Kohr Administration Building Reuse or Removal to be Determined

The Kohr Building was designed by McGuire & Shook, a prominent Indianapolis architecture firm known for their hospital and school designs. Constructed in 1947, it is the only portion of the existing hospital structure that has retained architectural significance and maintains a high degree of integrity on its exterior, and a low to moderate degree of integrity on its interior.

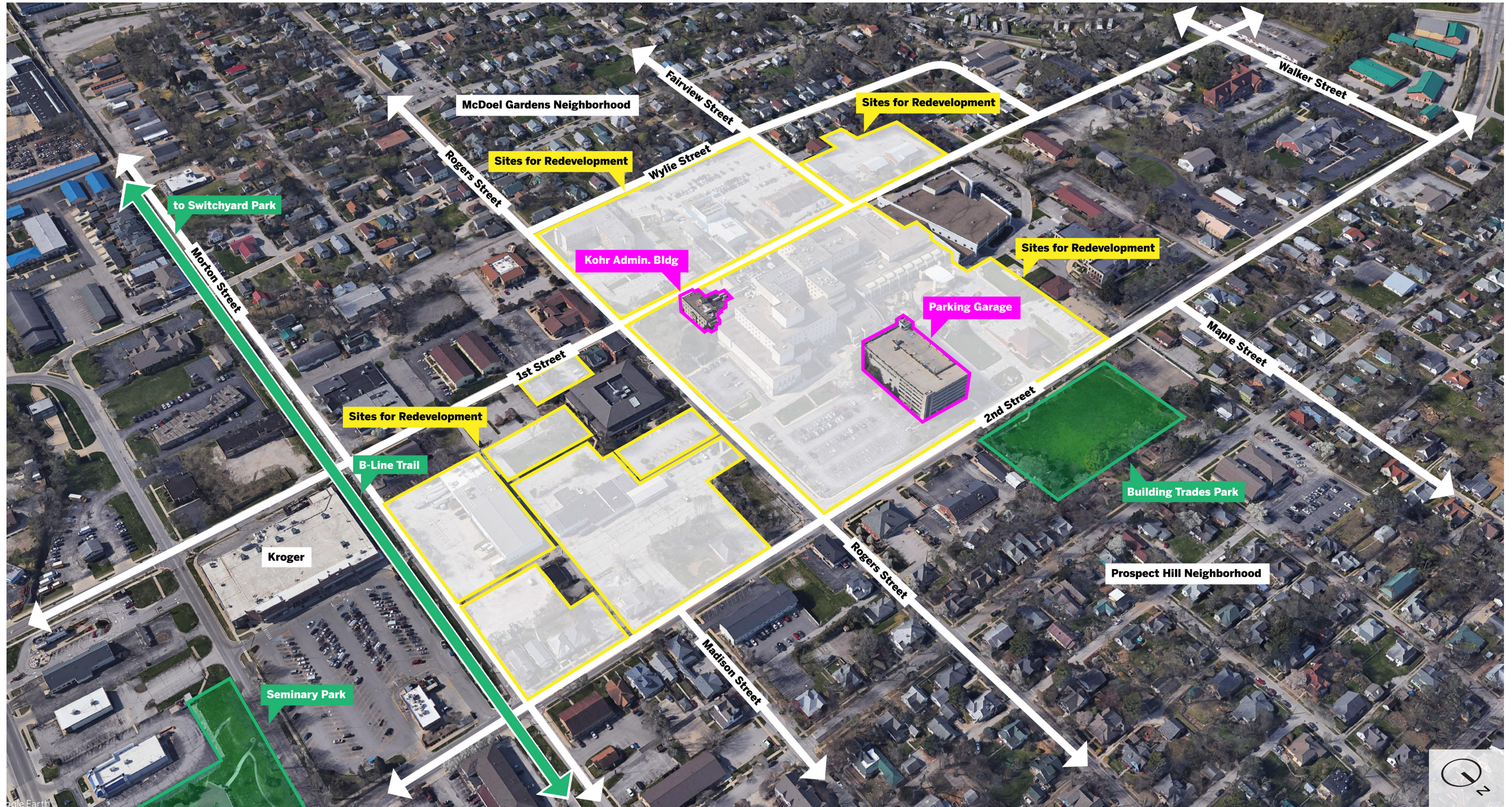
The building is currently not listed in the National Register of Historic Places or the Indiana Register of Historic Sites & Structures. It is not within a local historic district or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

The building as it stands now has four stories and 23,000 square feet, including basement level.



City of Bloomington

Site Opportunity



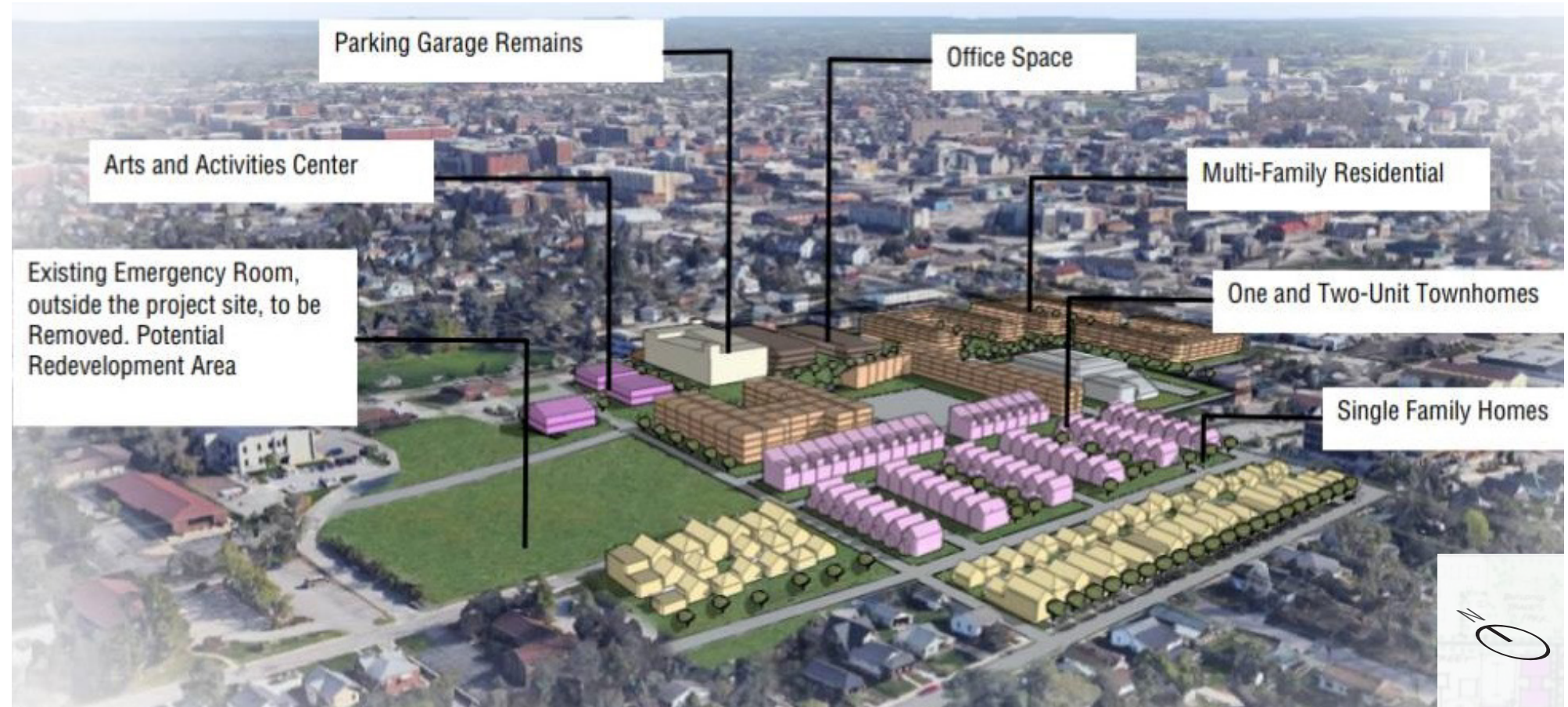
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Past Planning

2018 Urban Land Institute Report

A group of nationally renowned land use and urban planning experts representing the Urban Land Institute (ULI) has made recommendations to the City of Bloomington regarding redevelopment possibilities for Bloomington Hospital and the 24-acre hospital site. Goals for redevelopment of the site include:

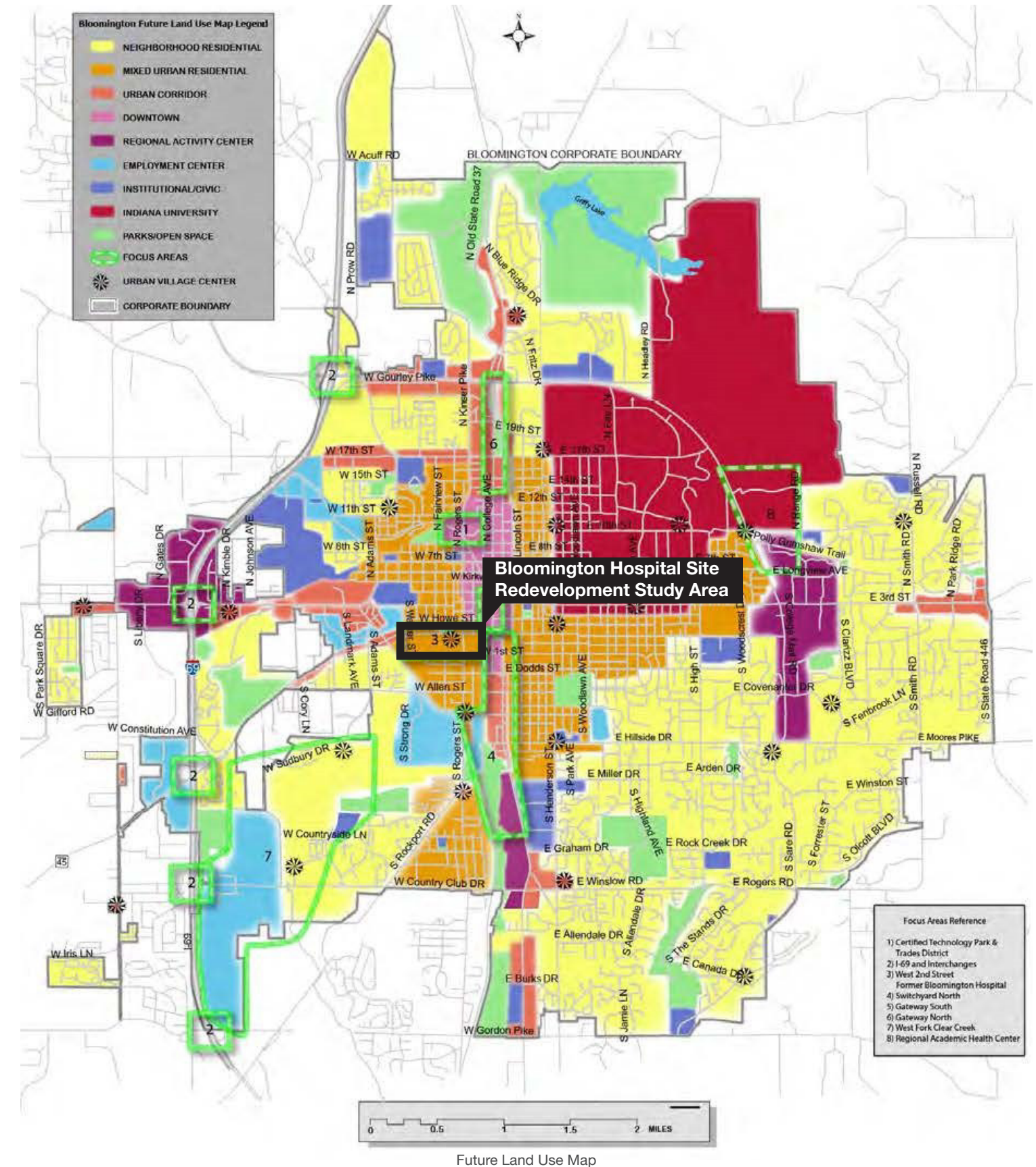
- A variety of housing types for different income levels
- Office space for new and existing businesses
- Maintain neighborhood scale
- Contribute to the network of public space
- Re-stitch the street grid
- Link key assets to strengthen connections between people and places
- Include community assets,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



These graphics and information are taken from Urban Land Institute report "Redevelopment Strategies for the Bloomington Hospital Site" April 2018 for City of Bloomington.

2018 Comprehensive Plan

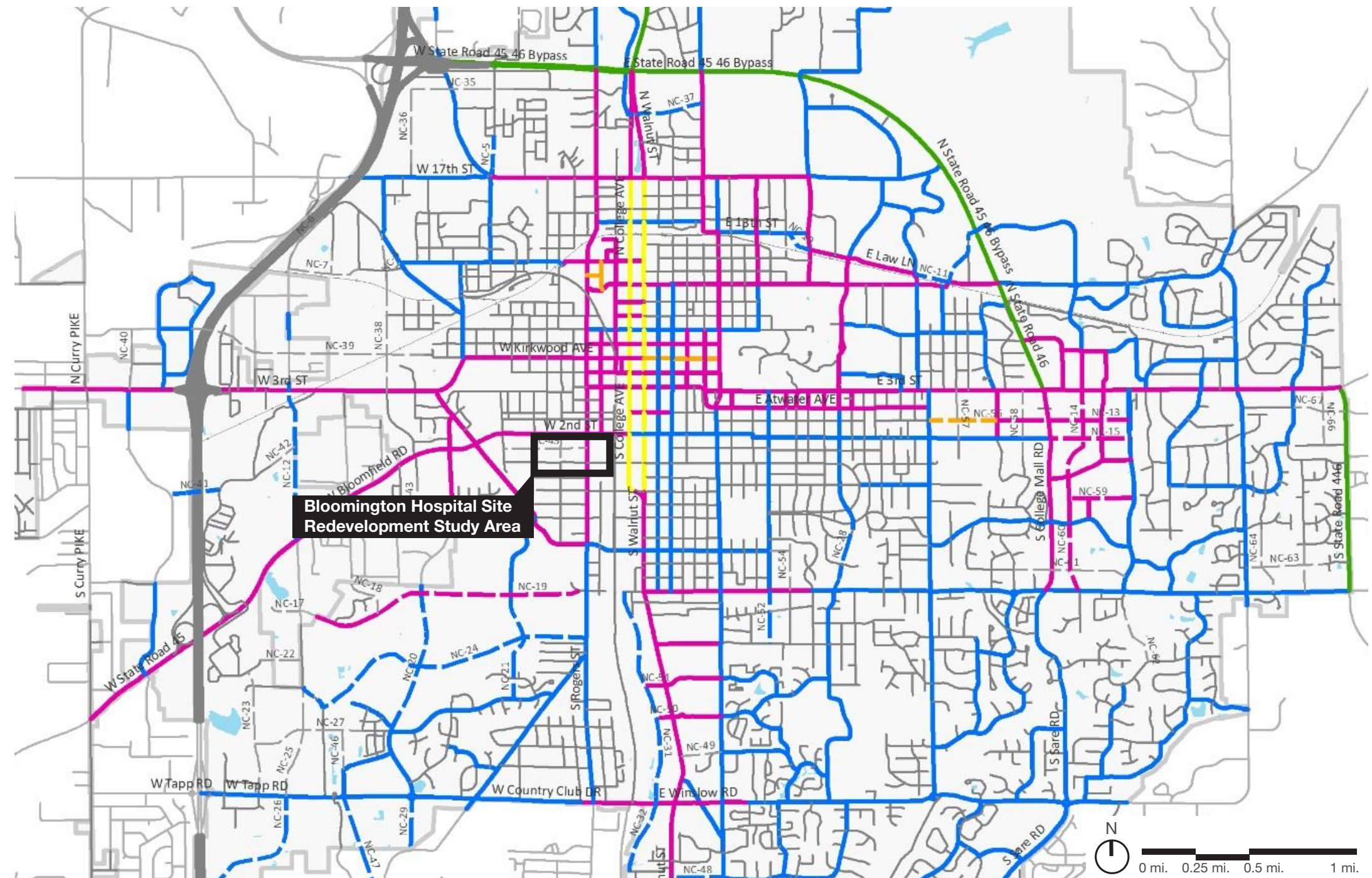
- The Bloomington Comprehensive Plan addresses the physical growth of the community, while also recognizing the variety of human and natural systems interactions necessary to achieve a sustainable community with a high quality of life for Bloomingtonians.
- The Bloomington Hospital site is designated as a Focus Area, locations expected to see significant change in land use activities over the next decade.
- As the current Bloomington Hospital is slated for demolition this focus area should follow the development theme : Transform.
- Transformation of the site will depend on the highest and best use for the community as a whole promoting urban, interconnected development with increased mobility and green amenities.
- Stress sustainability to ensure the health of the environment, social equity, and economic prosperity.
- Leverage development and investment opportunities to achieve a "Lifetime Community," defined as a place that promotes social, physical, mental, and emotional well-being for persons of all abilities, across the entire lifetime.
- Emphasize urban design that focuses on livability and enhances quality of life for people of all ages, abilities, and socio-economic backgrounds.



2019 Transportation Plan

Proposed Street Typology

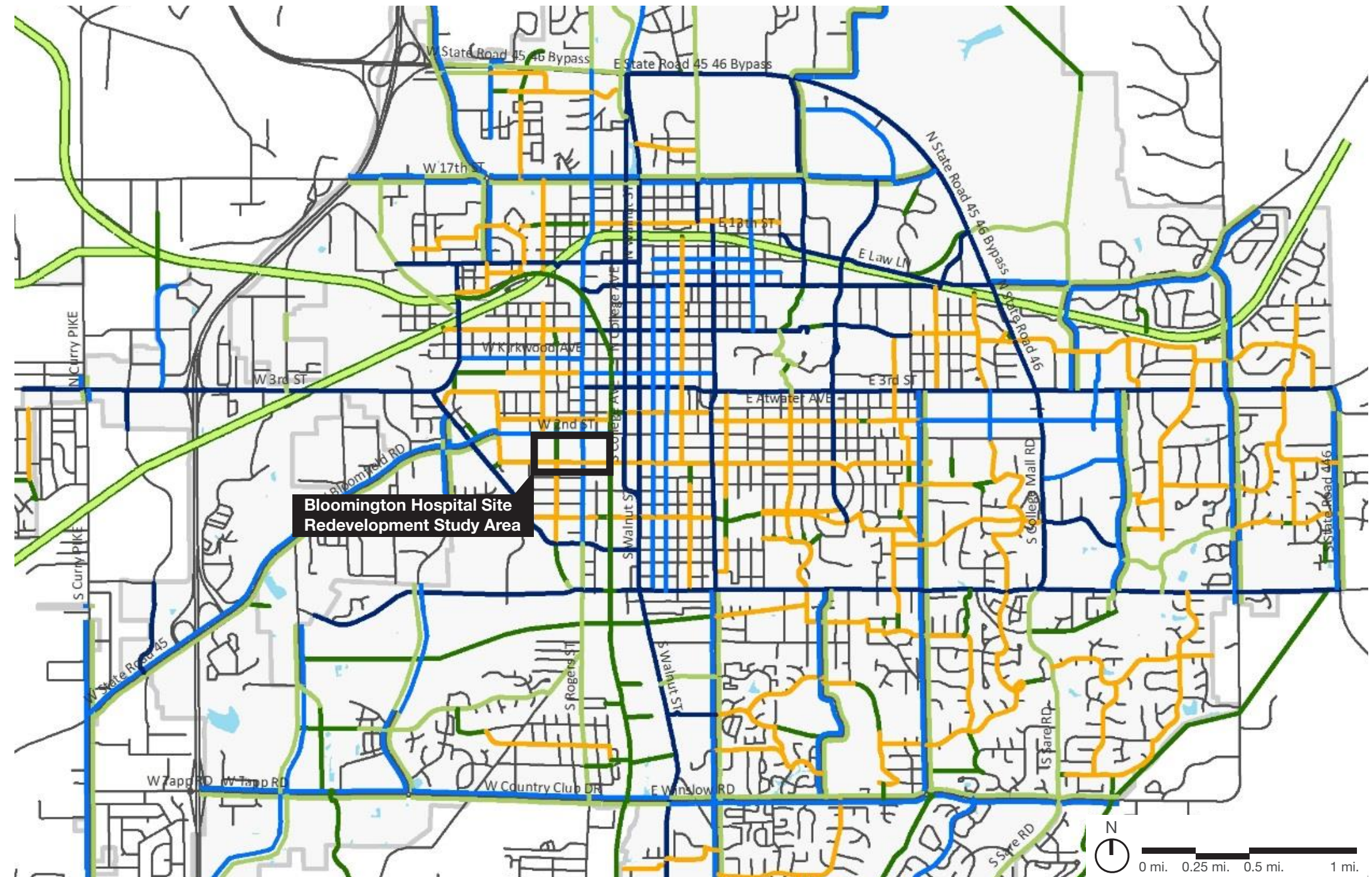
- New street typologies were developed for the Transportation Plan and are intended to compliment the traditional road classifications.
- Typologies consider local context and appreciate the City's limits to expand most roadways. All typologies follow a Complete Streets approach.



2019 Transportation Plan

Proposed Bike Network

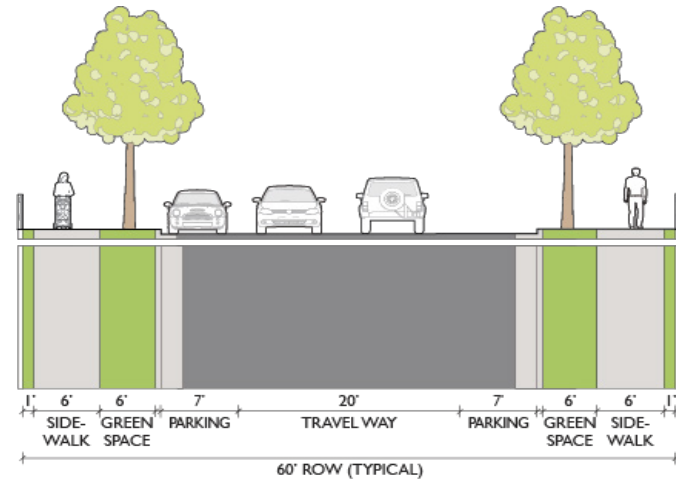
- Proposed bike facilities are included in street typology design and are follow national design guidance such as the Manual on Uniform Traffic Control Devices.
- Facilities are located within street right-of-ways and as separate entities such as the B-Line trail



Typical Street Cross-Section

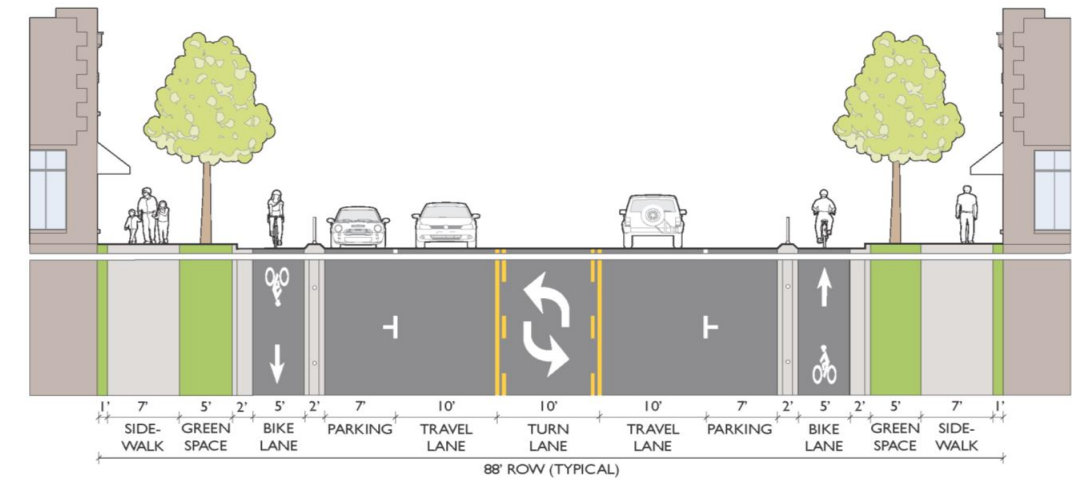
Neighborhood Residential

- Neighborhood Residential streets near the project include: 1st Street, Wylie Street, Fairview Street, and Morton Street. They are intended for accessing low-density residential areas, with priority given to pedestrians.



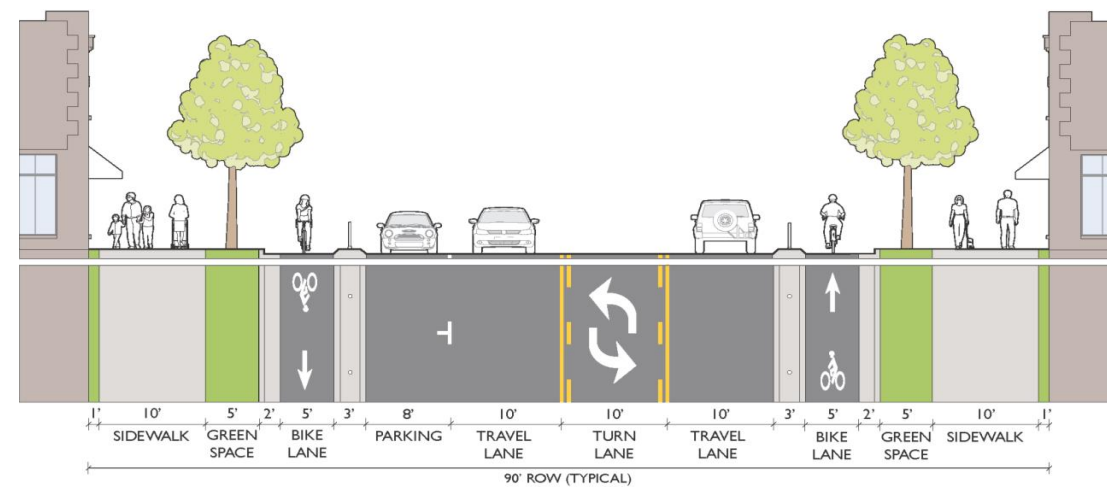
Main Street

- Main Street streets near the project include College Avenue and Walnut Street. There are no Main Street streets adjacent to the site. They are primarily surrounded by businesses and restaurants, and accommodate a high amount of pedestrian traffic.



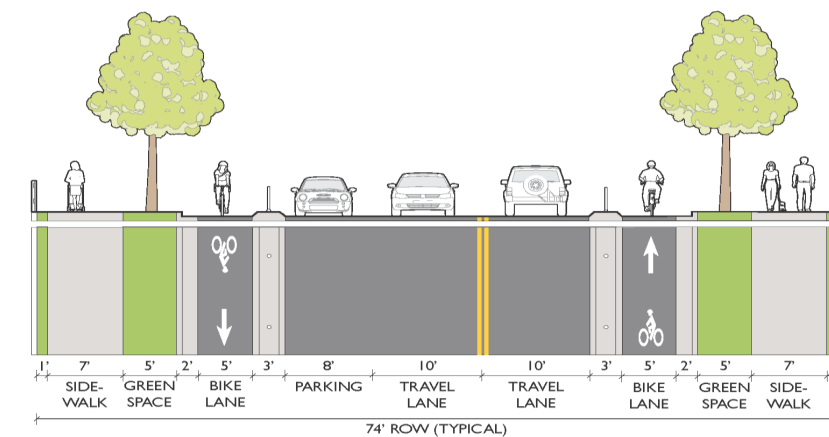
General Urban

- General Urban streets near the project site include: 2nd Street and Rogers Street. They are used to connect suburban areas and the downtown area, and coincide with truck routes for downtown deliveries.



Neighborhood Connector

- Neighborhood Connector streets near the project include: 2nd Street to the east and Rogers Street to the south. There are no Neighborhood Connector streets adjacent to the site. They connect residential streets to the broader street network.



4

Economic and Market Considerations

Economic and Market Considerations Summary

Local market dynamics will drive redevelopment of the Site. To build an understanding of local market conditions, SB Friedman analyzed the following key economic and market indicators:

- Recent and projected demographic trends;
- Workforce trends, composition, and commuting patterns;
- Existing housing supply and recent development;
- Local housing trends and preferences; and
- Existing retail supply and market performance.

Population and employment growth are the primary drivers of demand for new residential and retail product. Bloomington has experienced strong growth in both population and employment over the last 10 years, a trend that is anticipated to continue. This growth is driven in large part by the presence of Indiana University. Population growth is expected to occur in all age cohorts with adults (age 35-54) and seniors (age 75+) gaining the most population over the next 5 years. Furthermore, growth is anticipated to occur largely in the income cohorts that could afford new construction, market-rate housing.

Moody's is projecting relatively stable employment sectors over the next 10 years, with the exception of the leisure and hospitality sector, which is being impacted by the COVID-19 pandemic. Approximately 72% of the Bloomington workforce commutes from outside the City. Commuters could be a target market for new development and the percentage of commuters relative to the total workforce likely illustrates a need for additional workforce housing in the City.

Over the next 5 years, households earning less than \$35,000 annually - particularly senior households - are projected to increase. Furthermore, approximately 1,800 owner-households in Bloomington are cost-burdened (spending over 30% of income on housing), as are over 11,900 renter-households. The latter is impacted by the student

population whose income is largely driven by parental support, loans, etc. However, despite the impact of the student population, there appears to be a need for additional affordable housing, including income-restricted senior housing, within the market. The City is currently undertaking an affordable housing assessment to further quantify unmet needs.

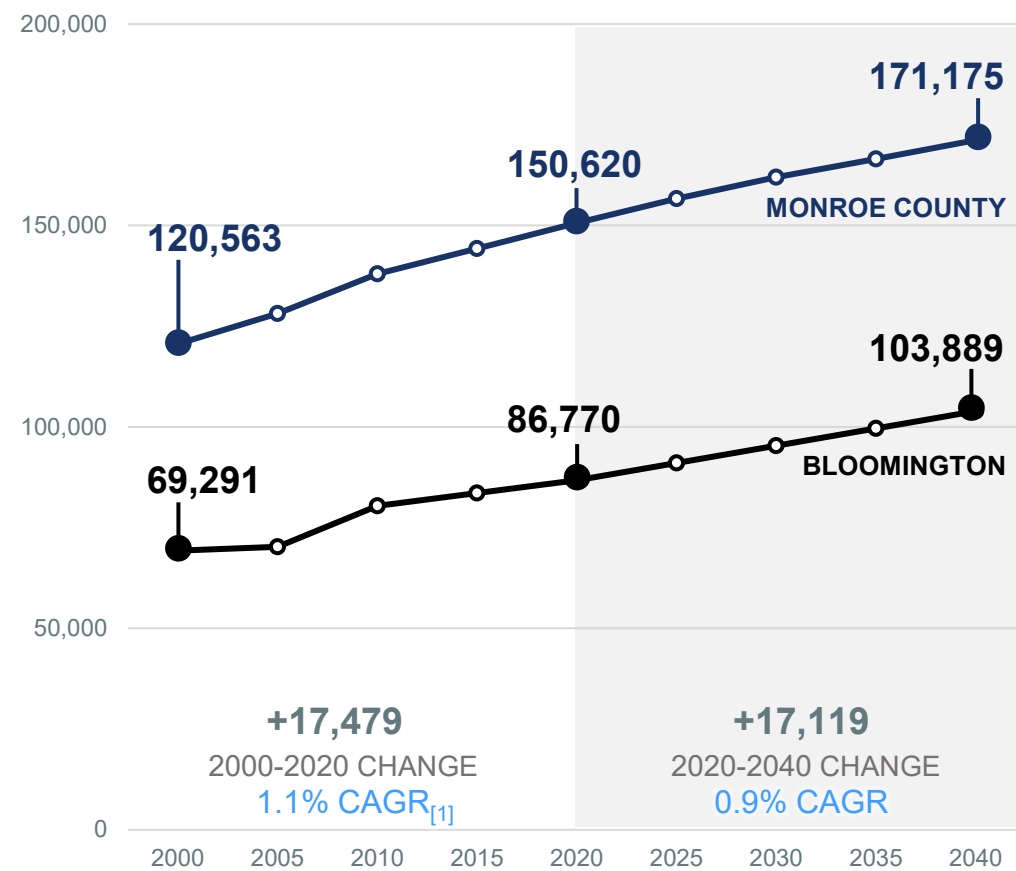
Approximately 35% of housing units are owner-occupied and single-family attached and detached housing accounts for only 45% of the total housing stock. This illustrates the impact of the student population on the housing market. Multifamily development has outpaced single-family development since the Great Recession. New multifamily product has been largely designed for or occupied by students and has performed well in terms of rents and occupancy. New single-family development has continued in Bloomington – though at a lower rate than pre-Great Recession levels. Single family construction has occurred throughout the City with larger single-family housing developments located in the southern and eastern portions of the City. Notable developments include a variety of housing types, a model that is expected to be replicated at two planned redevelopments in the City – Switchyard Park and the Trades District – and a strategy that would be appropriate for the Site.

There is approximately 6.5 million square feet of existing retail space in Bloomington. According to CoStar, retail vacancy is low, recently falling below 2%. Most retail is concentrated in one of three clusters. The regional power center on the City's west side and the College Mall area on the east side both attract major chain retailers. Downtown and the north/south corridors leading out of downtown are home to many of the area's local businesses. The Site is on the edge of the downtown core and would likely appeal most to more local retailers. Competitive advantages of the Site for smaller-scale retail uses include relatively strong traffic counts along 2nd Street and Rogers Street, as well as proximity to the B-Line Trail and nearby grocery anchor.

The economic and market information outlined above form the basis for defining a market-supportable development program for the initial phases of Site redevelopment. Demand projections are currently being prepared to estimate the market potential for residential and retail uses on the Site.

Population and Household Characteristics

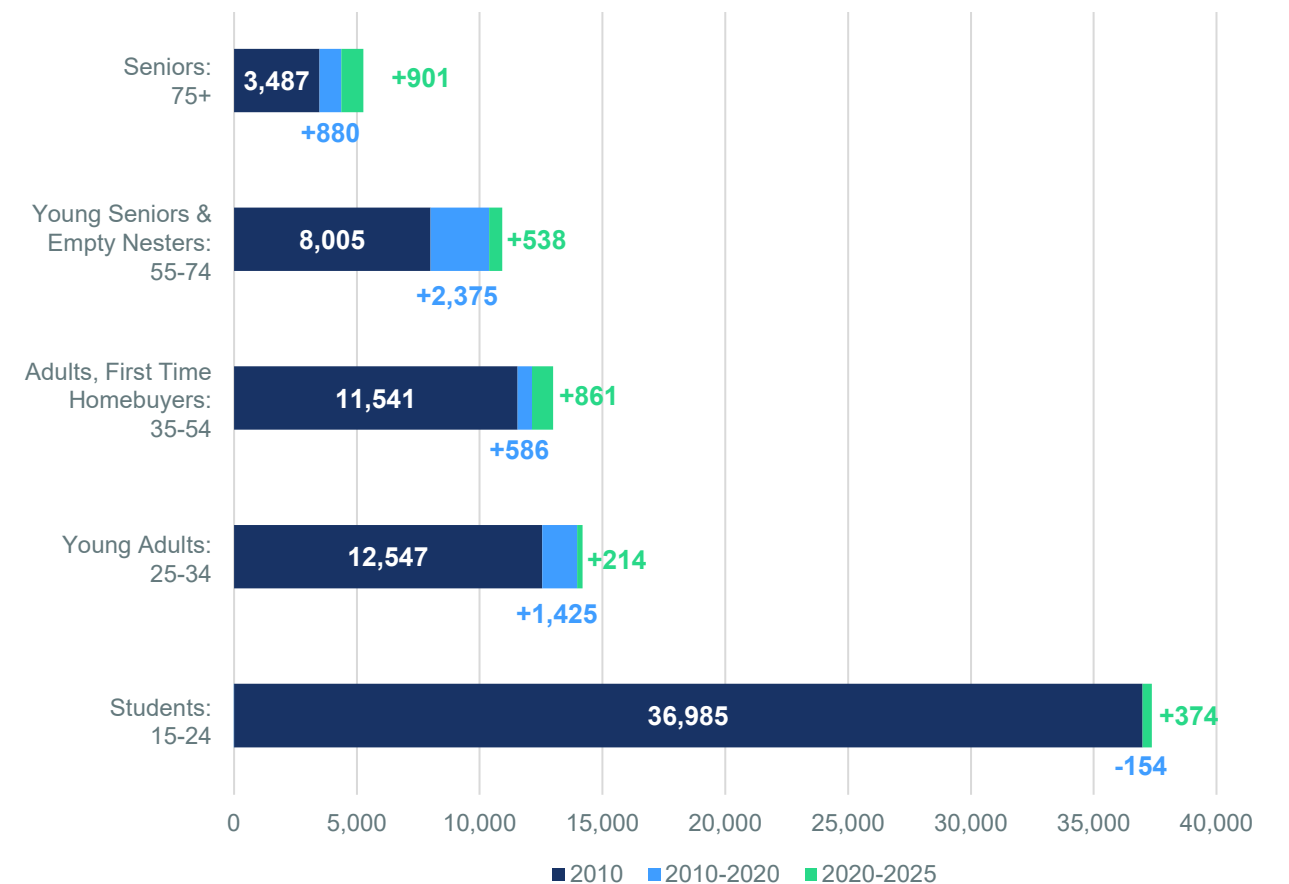
Historic and Projected Population (Monroe County, 2000-2040)



- Monroe County experienced strong population growth from 2000 to 2020, increasing from 120,563 to 150,620 residents. Projections by STATS Indiana indicate the County will continue to grow over the next 20 years, increasing to over 171,000 residents by 2040.
- The City is projected to grow faster than the County over the next 20 years.

Source: City of Bloomington; SB Friedman; STATS Indiana; US Census Bureau
 [1] Compound Annual Growth Rate

Historic and Projected Adult Population Change (Bloomington, 2010-2025)

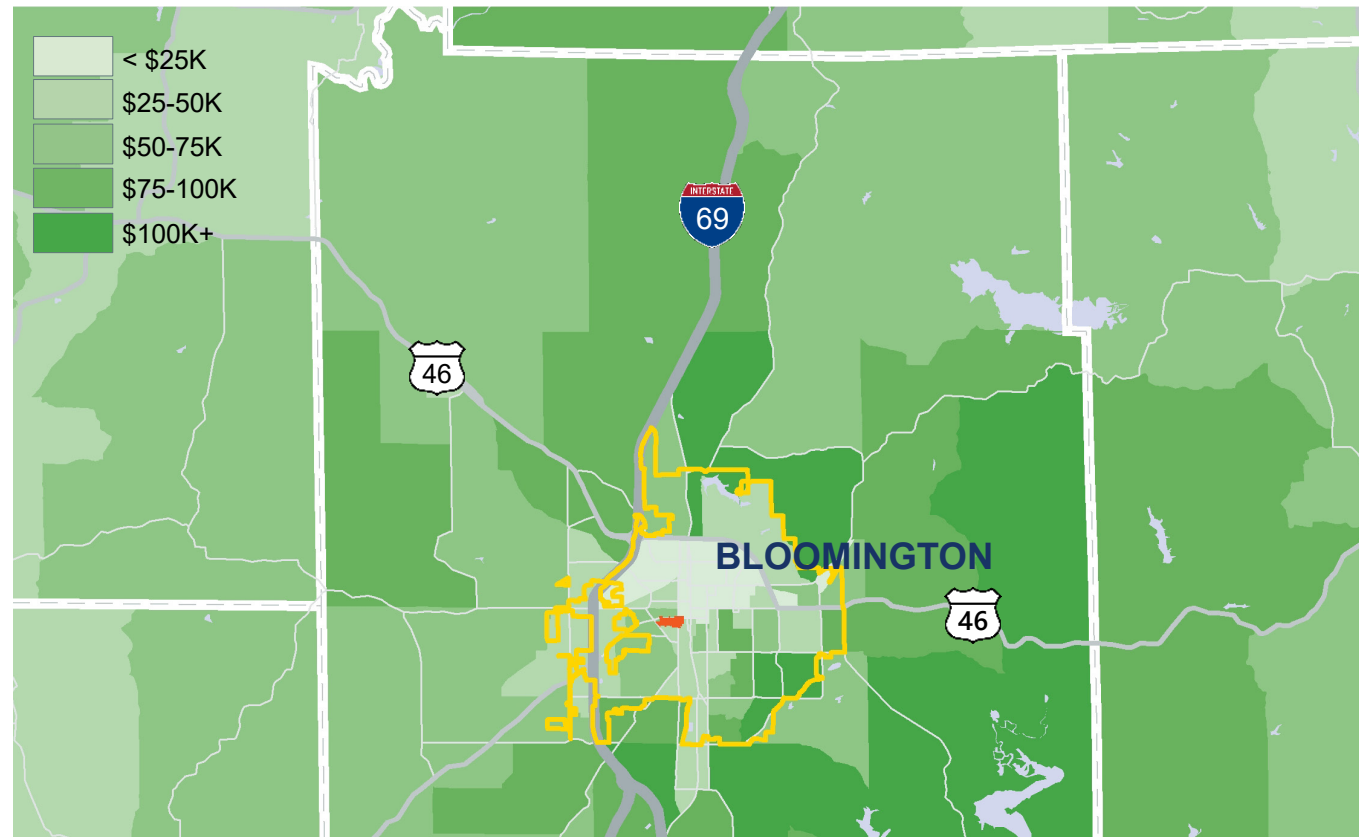


- Students (ages 15-24) constitute Bloomington’s largest demographic cohort. Indiana University has a student body of nearly 43,000, about three-quarters of which are undergraduates. This cohort has been relatively stable, and is not projected to grow significantly in years to come.
- Between 2010 and 2020, Bloomington saw increases in all 25+ age cohorts.
- In the next five years, adults age 35-54 and seniors age 75+ are projected to be the fastest growing age cohorts.

Source: Esri; Indiana University; SB Friedman; STATS Indiana

Population and Household Characteristics

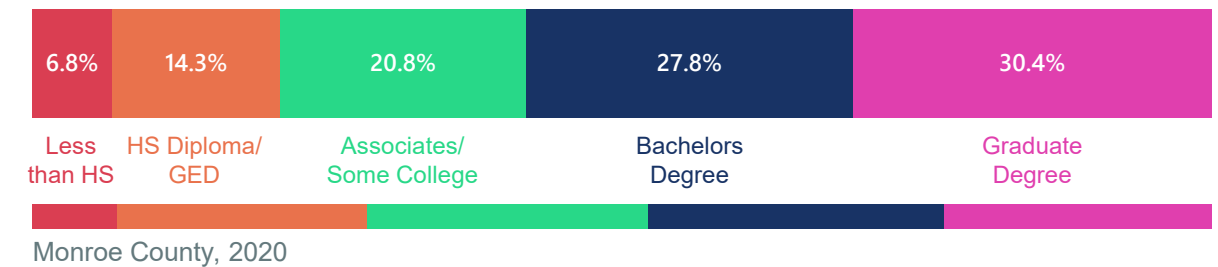
Median Household Income (2020 Estimates)



- The median household income (HHI) within Bloomington is \$39,100, due in part to the large student population. Median household income of Census block groups surrounding the Site range from \$12,300 to \$63,800.
- Generally, the tracts with the lowest median income are located in the center of the City and around the university. Median income tends to increase in outlying parts of the City, particularly on the east side.
- Over 25% of Bloomington households have incomes above \$75,000.
- Household incomes within the rest of Monroe County exceed those in the City.

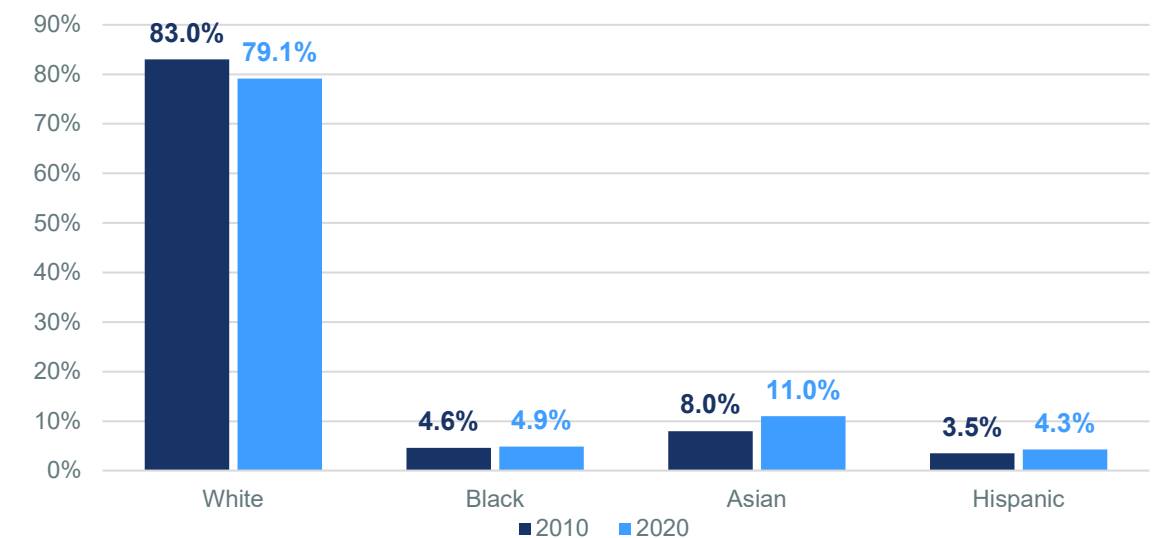
Source: Esri; SB Friedman

Adult Educational Attainment (Bloomington, 2020 Estimates)



- Bloomington has a highly-educated population, due in large part to the presence of Indiana University. Nearly 60% of adults hold at least a Bachelor's degree, and over 30% hold a graduate degree. Bloomington's level of educational attainment exceeds that of Monroe County and Indiana as a whole.

Historic Demographic Change (Bloomington, 2010-2020 Estimate)

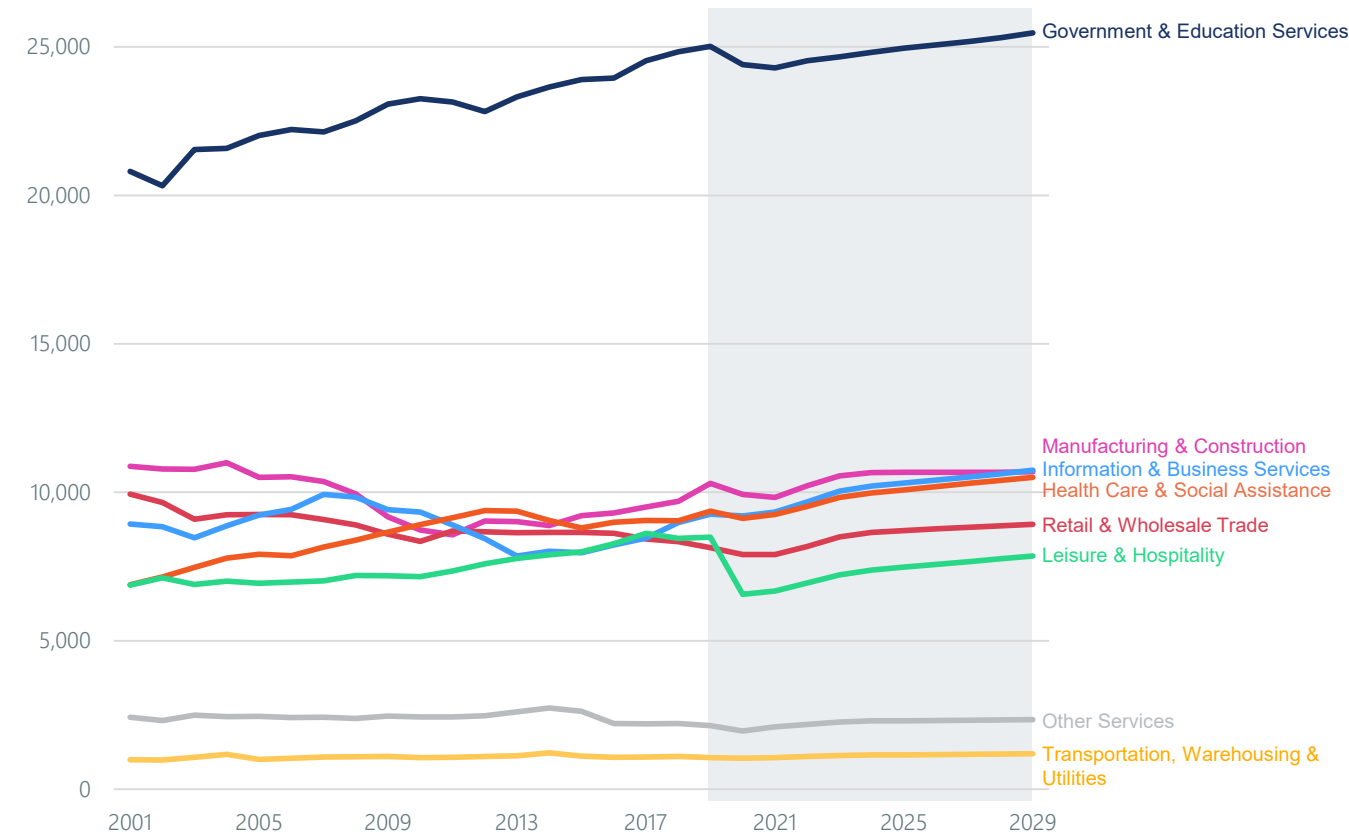


- Bloomington is largely White, but is growing more diverse. Over the last decade, the City saw increases in the percentage of all non-White groups. This trend is projected to continue over the next decade. Indiana University is a big driver of diversity in the region. Nearly a quarter of students that are U.S. residents are non-White.

Source: Esri; Indiana University; SB Friedman

Workforce Characteristics

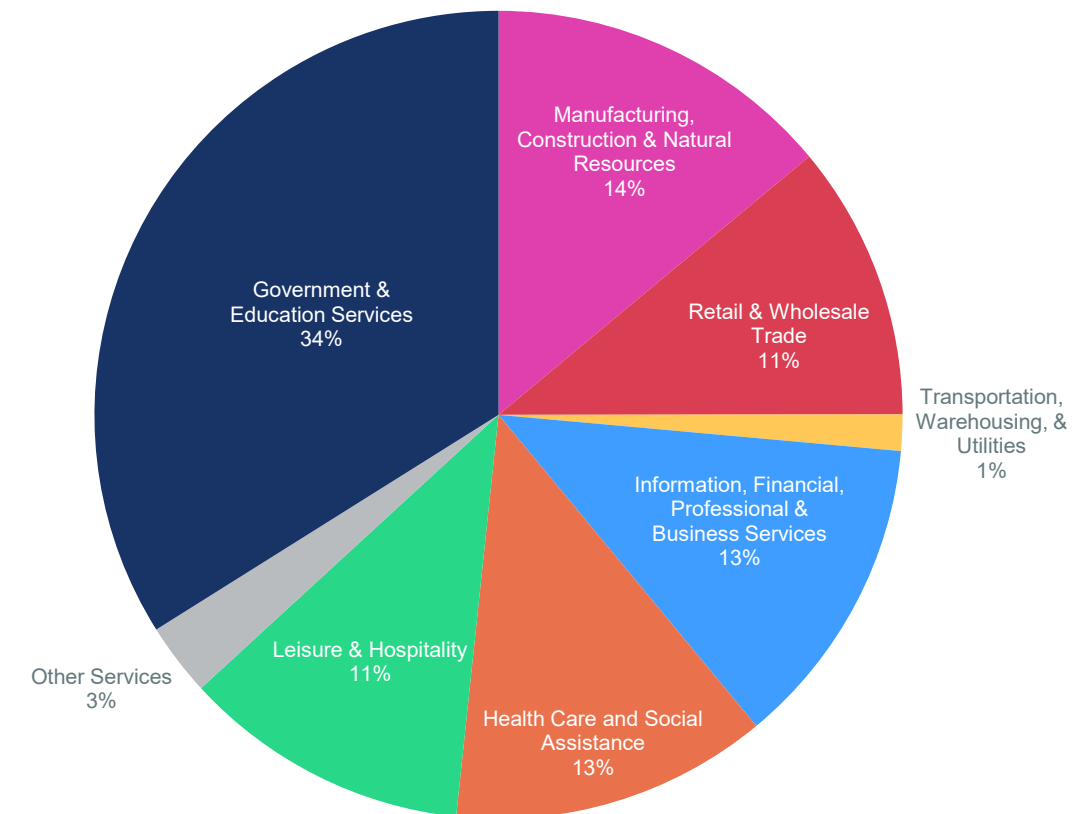
Historic and Projected Employment (Monroe County, 2001-2029)



- The County experienced a consistent increase in employment since 2001.
- Employment increased by nearly 6,000 workers between 2001 and 2019, driven largely by the Government & Education Services sector.
- Projections from Moody's indicate that employment will continue to increase at approximately the same rate over the next decade.
- Most sectors have been relatively stable, with many showing projected growth.

Source: Moody's; SB Friedman

Workforce Composition (Monroe County, 2019)

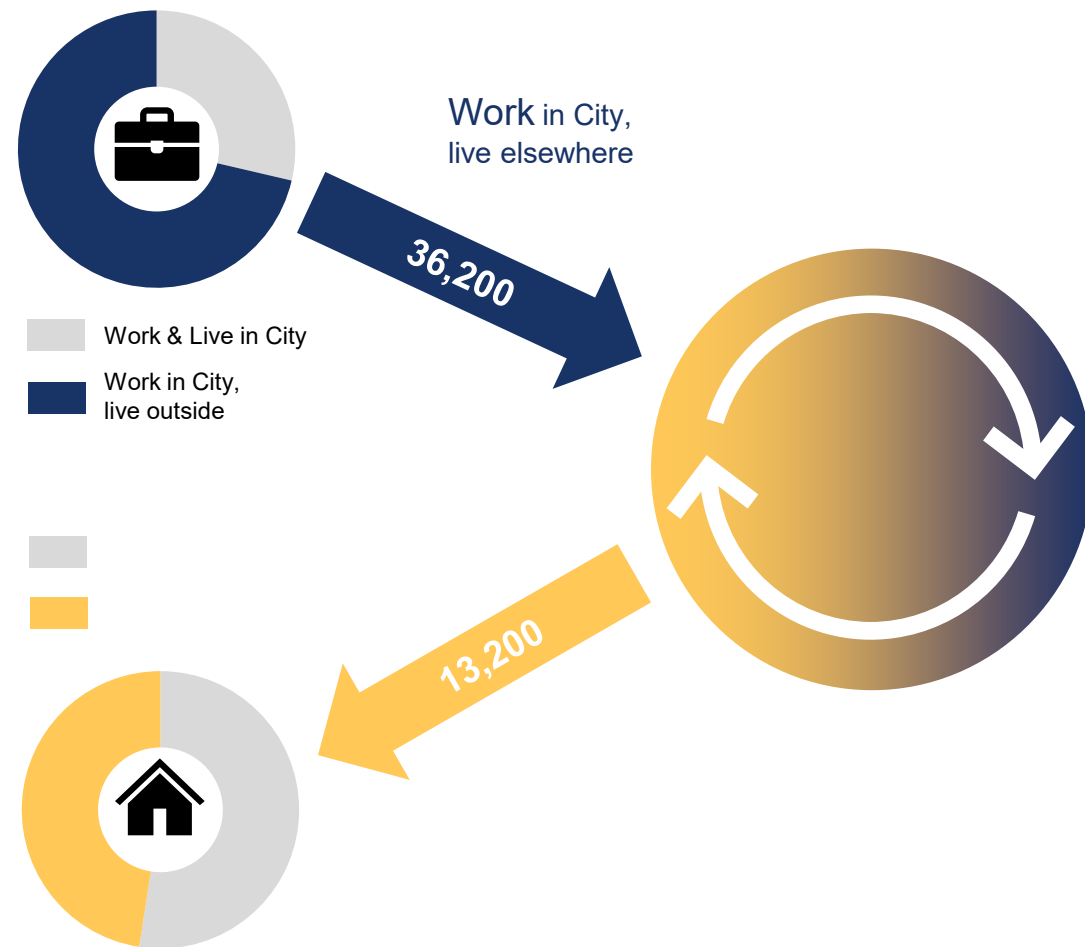


- Over one-third of jobs are in Government and Education Services. This sector aside, the County's economy is quite diversified.
- Manufacturing, Construction & Natural Resources is the sector with the second highest share of jobs. Information Services and Health Care also have a strong presence in the regional economy, and are projected to grow the fastest over the next decade.
- Leisure & Hospitality accounted for 11% of jobs in 2019, but this sector is projected to contract in the coming years, due in part to the effects of the COVID-19

Source: Moody's; SB Friedman

Workforce Community Characteristics

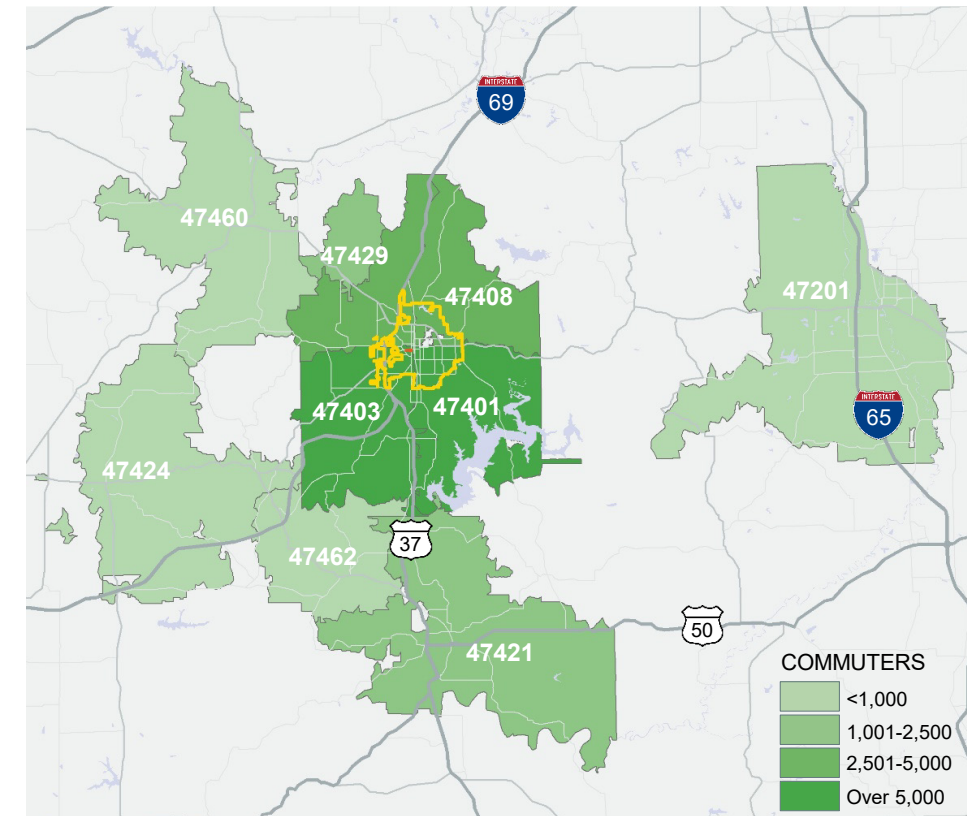
Commuting Patterns (Bloomington, 2017)



- Over half of employed residents live and work within the City, while nearly 13,200 Bloomington residents work outside of the City.
- 72% of the Bloomington workforce lives outside of the City.
- Future development within the City could focus on creating a “live/work” environment aimed at attracting people that want to both live and work in the City.

Source: SB Friedman; US Census Bureau Center for Economic Studies

Commuter Origins (Bloomington, 2017)

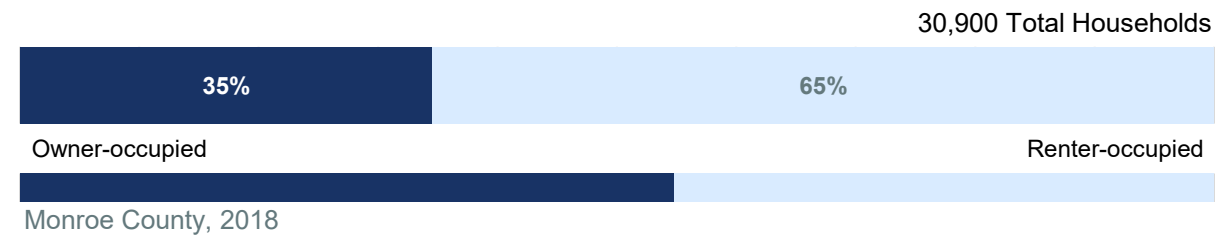


- Most commuters live in or immediately outside the City.
- Some workers commute from further than ten miles. Of these, most come from areas to the east, but many also come from Columbus. A small share of workers commute from metropolitan Indianapolis to the north. This likely illustrates the need for additional workforce housing in the City.
- Commuters make up one potential demand vector. With the appropriate mix of housing, the Site could attract households that live elsewhere due to housing preferences or financial constraints.

Source: SB Friedman; US Census Bureau Center for Economic Studies

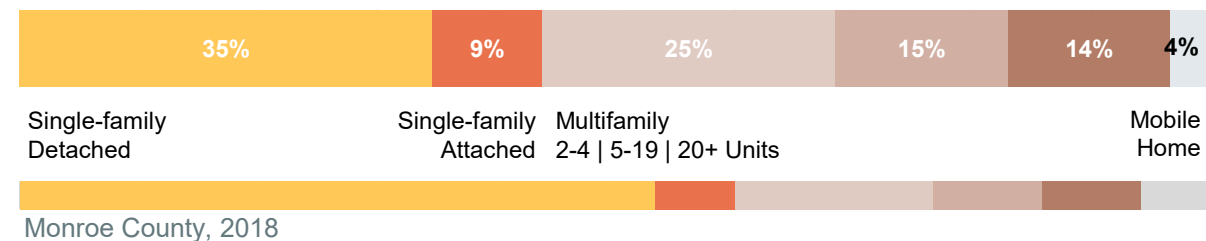
Existing Housing Supply

Housing Tenure (Bloomington, 2018)



- Most City households are renters. In the rest of the County, the opposite is true.

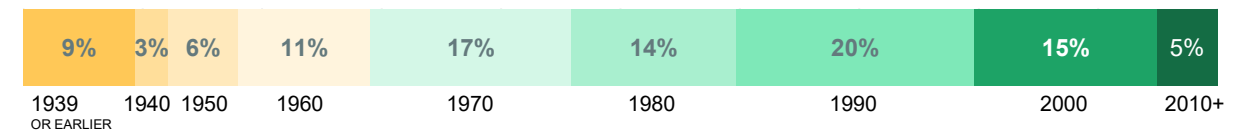
Housing Mix (Bloomington, 2018)



- Bloomington's housing stock is nearly evenly divided between single-family (44%) and multifamily units (54%).
- Most multifamily units are in smaller structures. Only 14% of all units in Bloomington are located in apartment buildings with 20 or more units.
- The owner/renter split and the percentage of single-family units both differ sharply from most other non-university communities, illustrating the impact of the student population on the real estate market.
- Bloomington's housing stock varies greatly in age, with most of the existing stock constructed between 1970 and 2000.

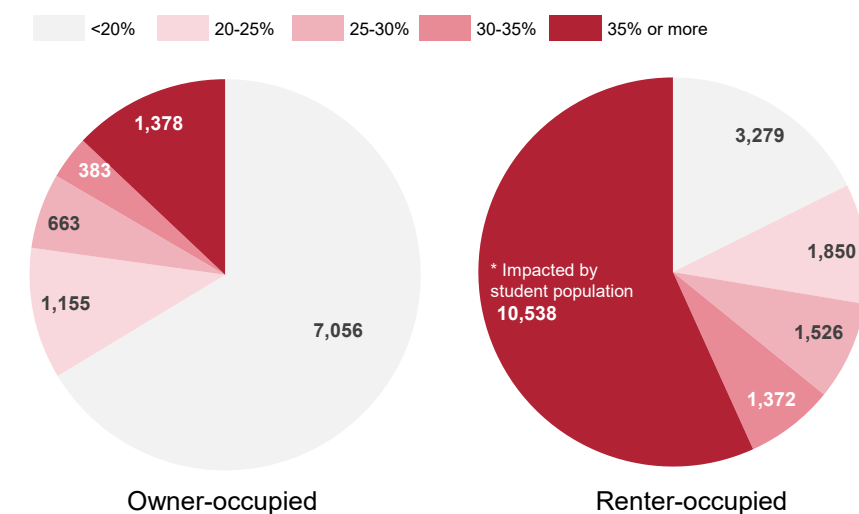
Source: SB Friedman; US Census Bureau

Housing Year Built (Bloomington, 2018)



- Bloomington's housing stock varies greatly in age, with most of the existing stock constructed between 1970 and 2000.

Housing Costs as a Percent of Monthly Income (Bloomington, 2018)

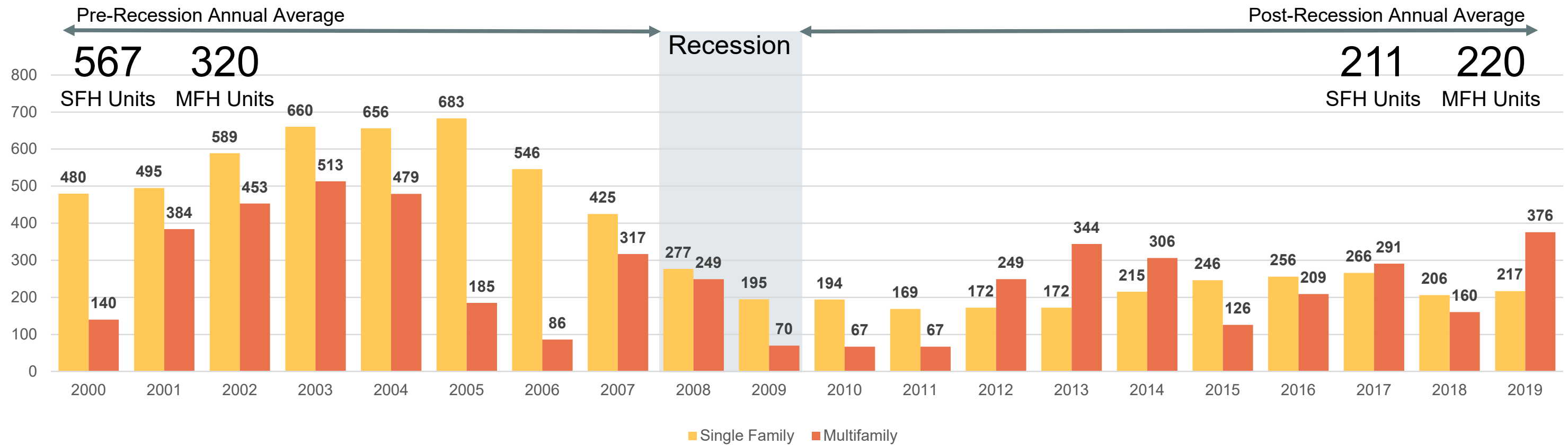


- Bloomington has a higher median home value than Monroe County as a whole (\$182,100 versus \$167,900). However, median rent in the City is comparable to that for the County (\$887 versus \$893).
- Close to 1,800 owner-households in Bloomington are cost-burdened (spending over 30% of income on housing).
- Renters face higher burdens. Over 11,900 renter-households are cost-burdened. This number is likely skewed upwards due to the student population, whose income is driven by parental support, loans, etc. Even accounting for the student population, there appears to be a need for affordable and workforce housing.

Source: SB Friedman; US Census Bureau

Recent Housing Development

Housing Building Permits by Year (Monroe County)

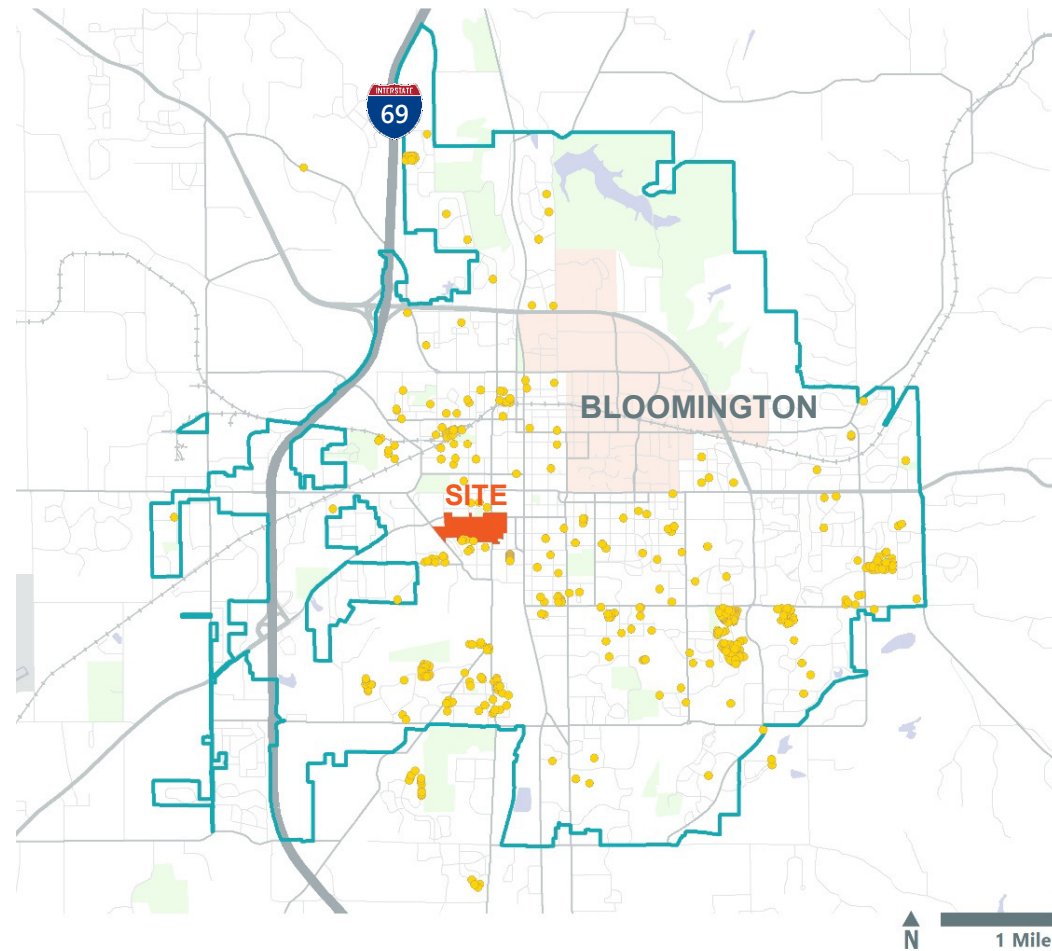


- Permit activity illustrates trends in the real estate market over time.
- Prior to the Great Recession, permits for approximately 560 single-family housing units and 320 multifamily units were issued in the County annually.
- Housing construction was slow to recover after the Great Recession. While annual averages for multifamily housing permits have reached pre-recession levels, single-family permits have remained far below the pre-recession average.
- Over the last decade, the City issued approximately 50 permits for single family homes each year. Many of these permits were for infill units, as opposed to large-scale, planned developments.

Source: SB Friedman; US Census Bureau

Recent Housing Development

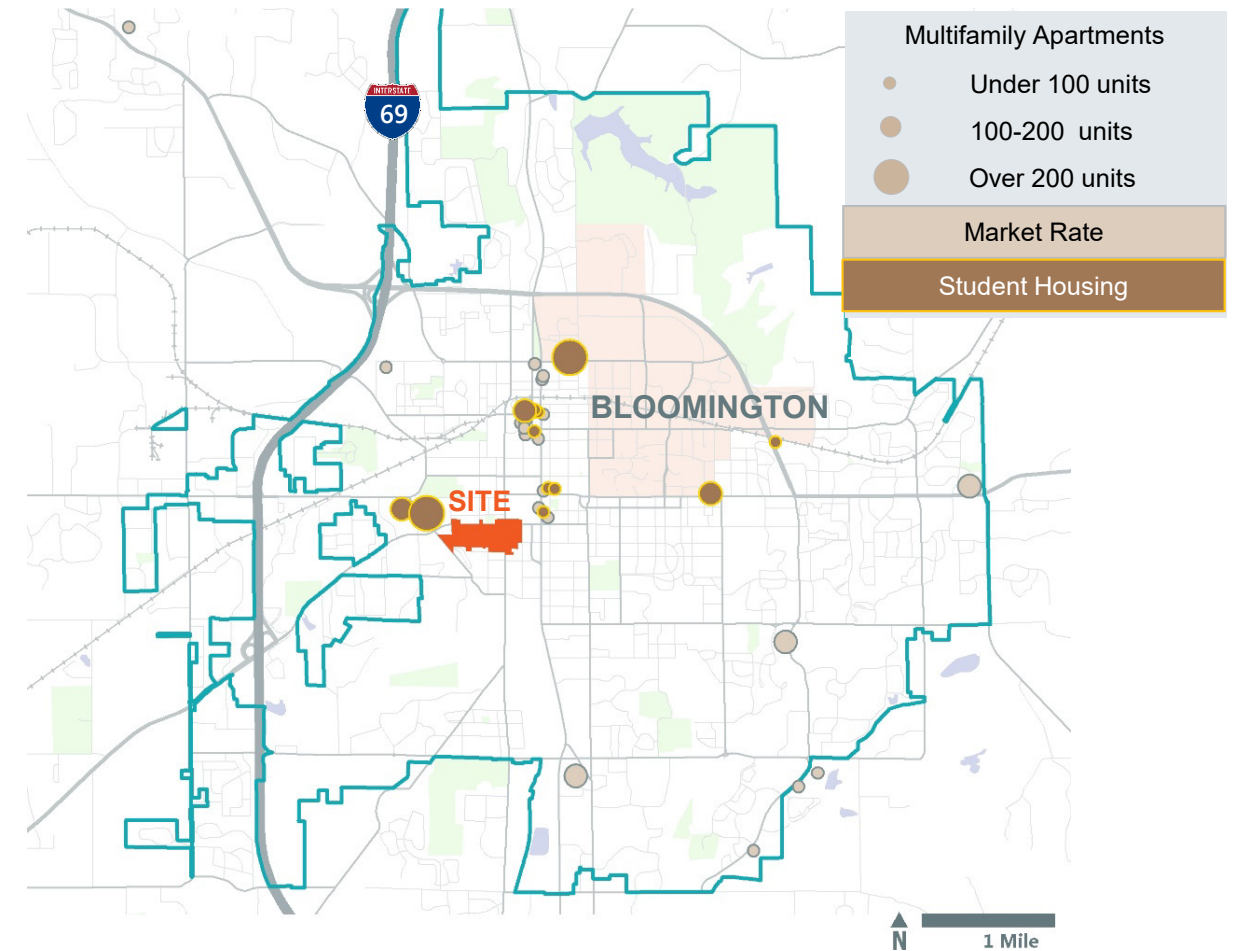
Single-Family Housing Permits (Bloomington, 2010-2020)



- New single-family homes are spread throughout the city. Due to a need for more land, larger-scale planned developments have occurred in more peripheral areas, particularly on the southeast part of Bloomington.
- These developments have historically produced approximately six units per year.

Source: City of Bloomington, SB Friedman

Recent Multifamily Deliveries (Bloomington, 2010-2020)



- Since 2010, 40 new multifamily projects have been built in and around the City. Excluding projects that primarily target students, which tend to have higher rents, recent market rate deliveries have average rents of \$1.50 per square foot.
- Multifamily rental apartments are generally two distinct typologies: medium density buildings located in and around the downtown core, and well-amenitized, lower density developments on the edge of the City.

Source: CoStar, SB Friedman

Recent Housing Development

Representative New Housing Product

Single Family



Detached, for sale

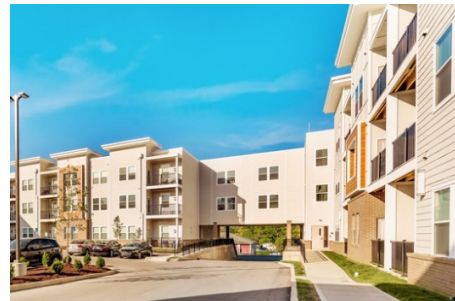


Detached, for rent



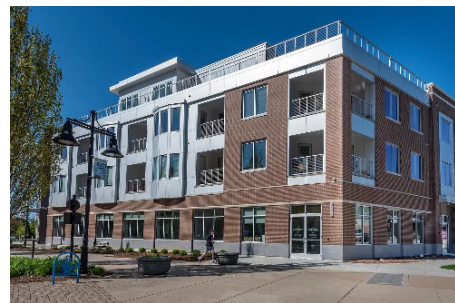
Attached, for sale

Multifamily Rental



Core market

For-sale Condominium



For sale

- Recent multifamily developments have typically stabilized within 18 months. Buildings located in and around downtown tend to stabilize faster, and experience slightly lower vacancy rates compared to properties in outlying areas.
- 261 multifamily units are planned for areas in and around downtown, including two student housing projects. All the pipeline projects are located along the College Avenue and Walnut Street corridors.

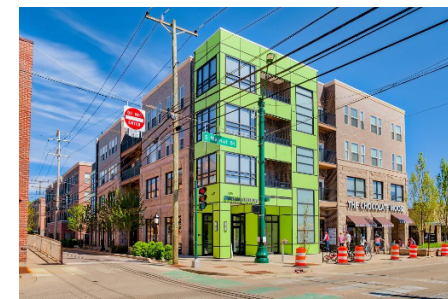
Source: CoStar, Zillow

Representative New Housing Product

Rental Student Housing



Student occupied



Student oriented

Affordable Housing



Affordable



Permanent supportive



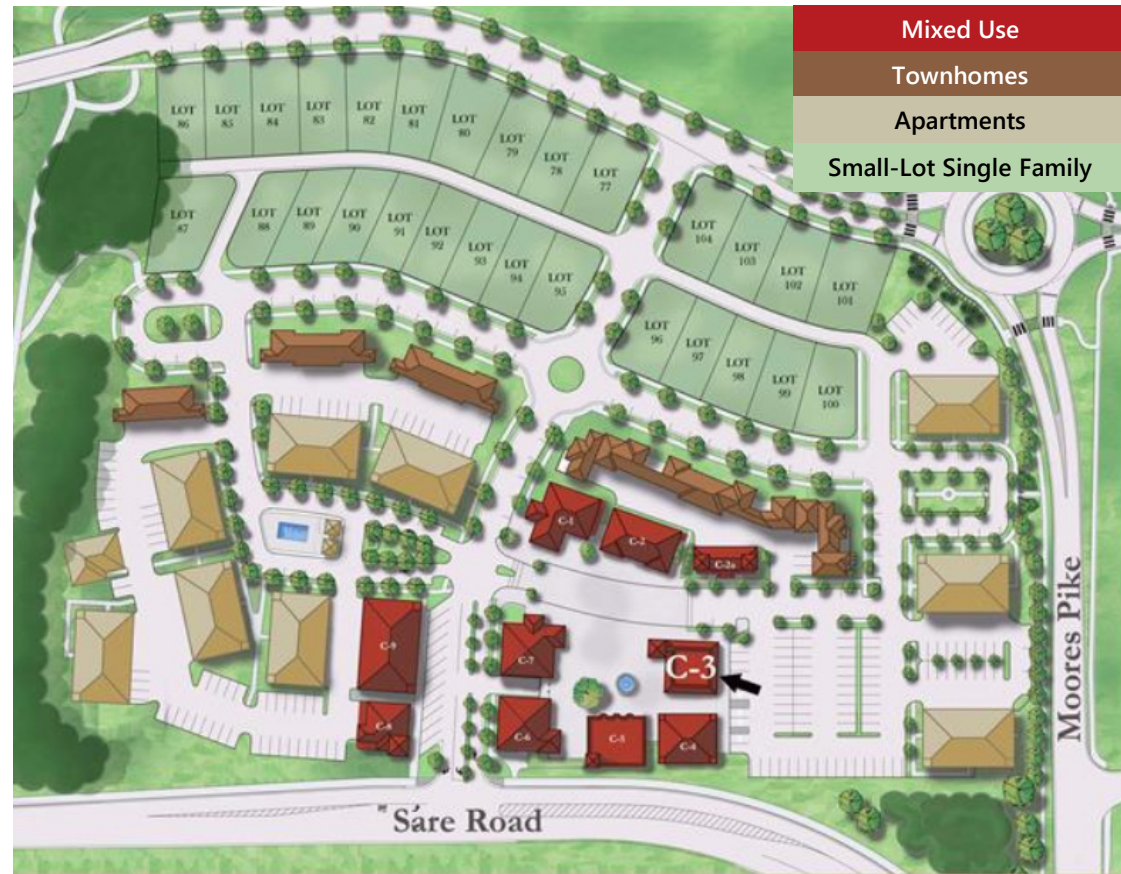
Senior affordable

- None of the planned developments include income-restricted affordable units.
- Representative new housing product in the City is illustrated below.

Source: CoStar, Zillow

Recent Housing Development

Renwick Village Center



- Renwick Village Center offers local precedent for mixed housing development. Renwick features small-lot single family homes near townhomes and traditional multifamily apartments. The development also features mixed-use buildings with neighborhood-serving retail on the ground floor.

Source: WS Property Group

Switchyard Park



15.1 acres

Townhomes: 77 units
 Multifamily: 328 - 473 units
 Office: 14,200 square feet
 Retail: 5,400 square feet
 Structured Parking: 288
 Surface Parking: 96 spaces

Trades District



14.0 acres

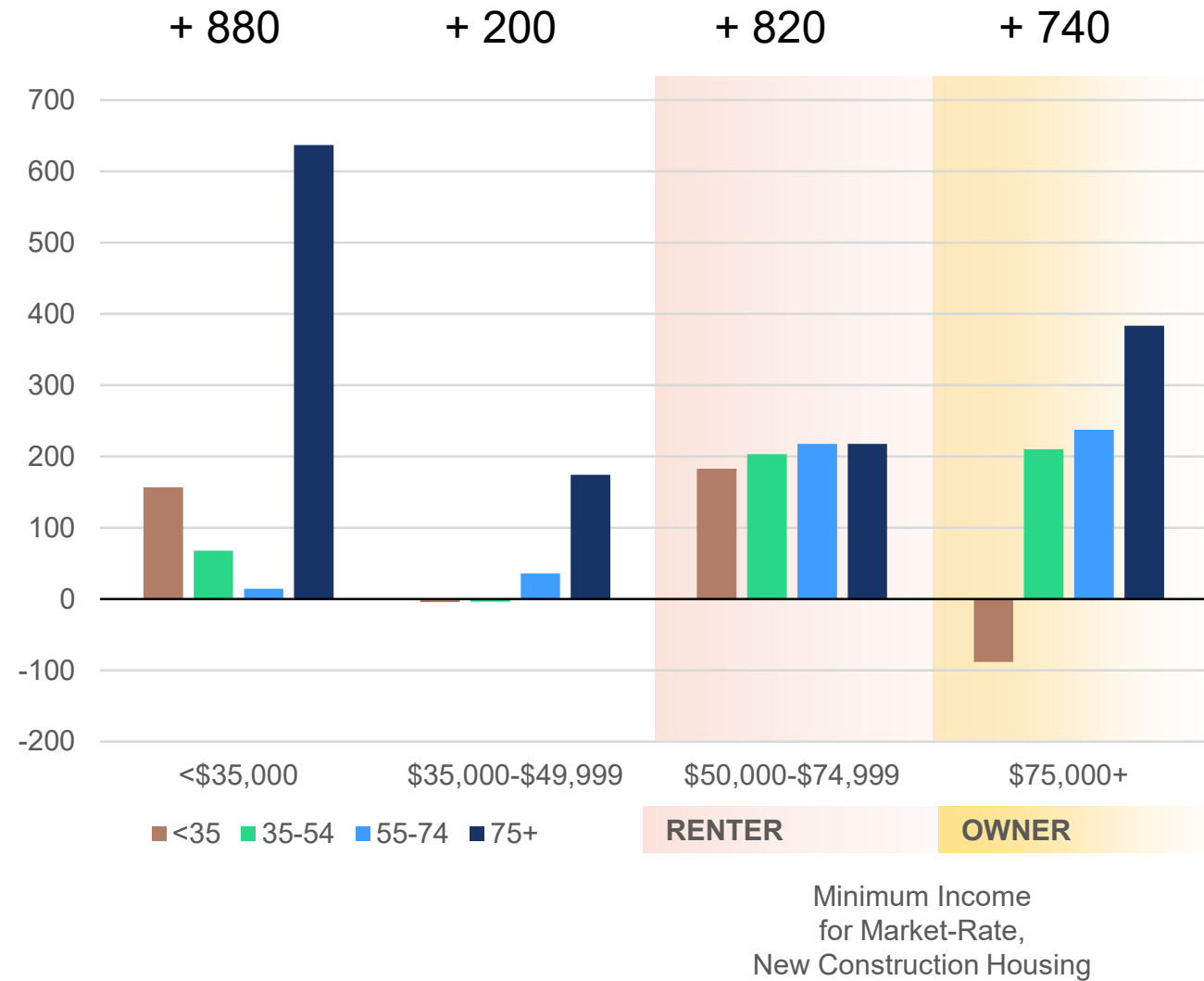
Townhomes: 14 units
 Multifamily: 230 units
 Office: 362,000 square feet
 Retail: 8,200 square feet

- Bloomington also has two major planned redevelopments. Switchyard Park and the Trades District are both large-scale projects that feature a mix of residential, retail, and office uses.

Source: City of Bloomington

Household Trends and Preferences

Projected Household Growth by Age/Income (Monroe County, 2020-2025)

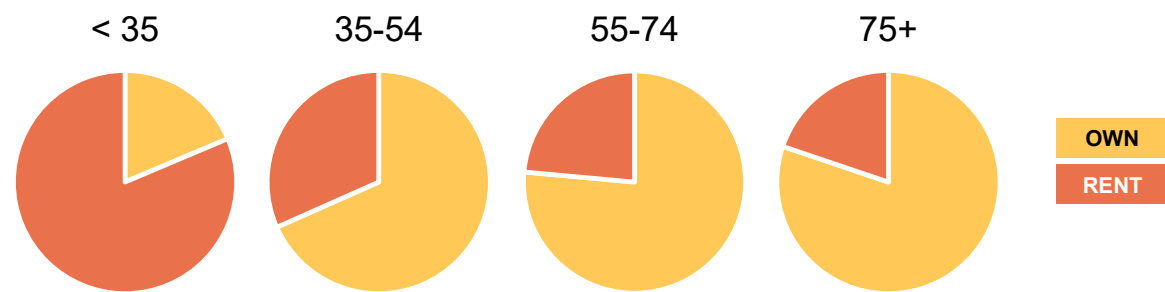


- Monroe County is projected to experience an increase of over 2,640 households between 2020 and 2025.
- Households earning less than \$35,000 annually—particularly senior households—are projected to increase during the same period by 880 households, indicating that additional affordable senior housing would likely be needed.
- The majority of growth is anticipated in higher-income brackets, the incomes required to support new construction.
- Most of the new projected households will earn incomes that could support either the cost of new construction owner-occupied or rental housing. Therefore, on its own, the residential market will likely respond to these income brackets.
- To support lower-income households, particularly those earning less than 80% of the Area Median Income, public policy interventions will be needed.

Source: Esri; SB Friedman

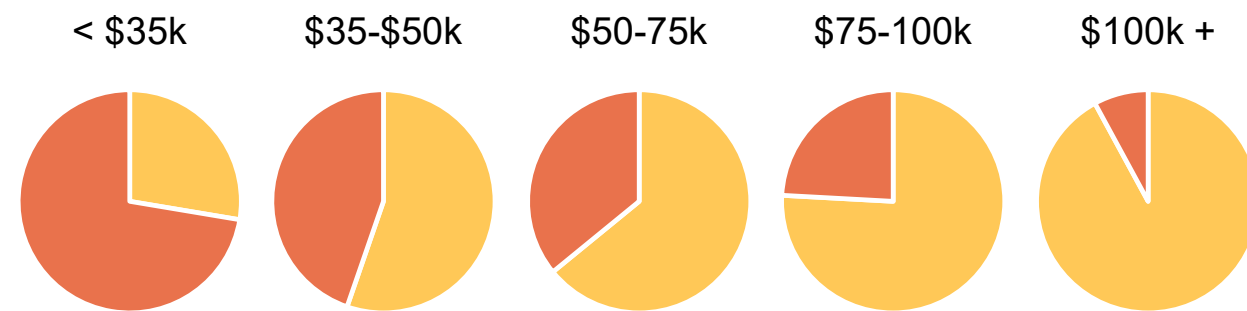
Household Trends and Preferences

Housing Preference by Age of Householder (Monroe County, 2018)

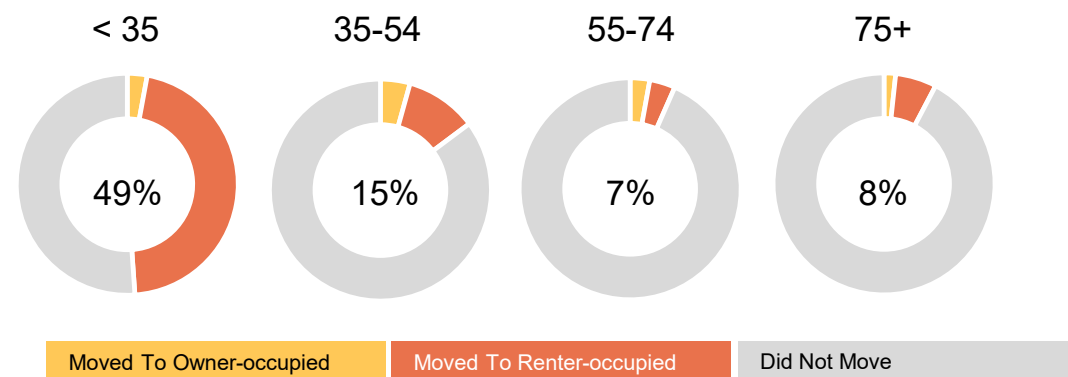


- In Monroe County, most householders under age 35 are renters, due in large part to the student population.
- Householders in older age brackets are predominately owners.
- Although householders in the empty nester years are currently primarily owners, the share of renters has grown over the past five years.
- As householders earn higher incomes, homeownership also generally increases.
- Over half of householders in Monroe County earn \$50,000 or less and are therefore more likely to be renters.

Housing Preference by Income of Householder (Monroe County, 2018)



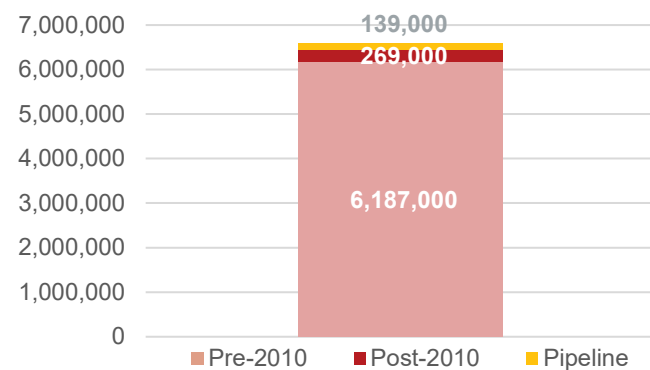
Residential Mobility by of Householder (Monroe County, 2018)



Source: SB Friedman; US Census Bureau

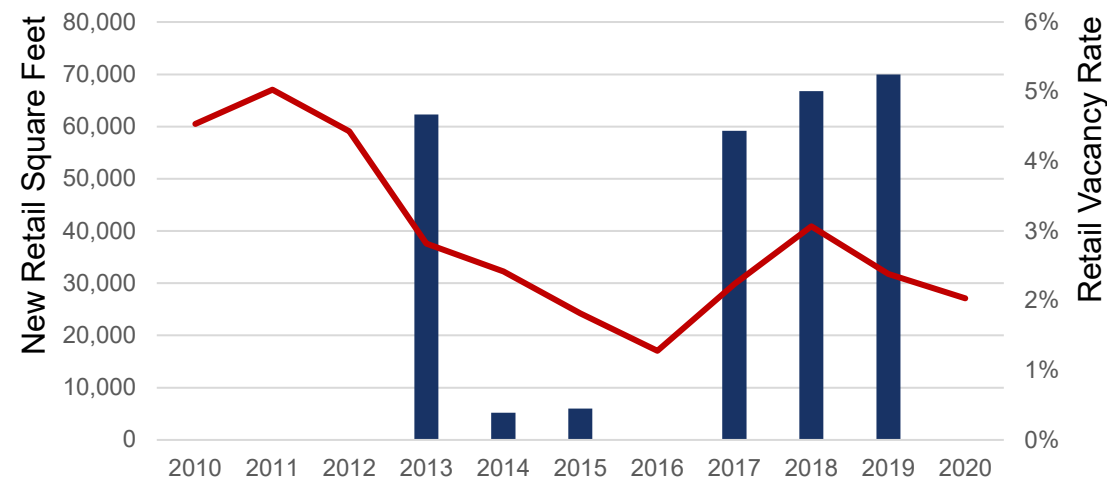
Existing Retail Supply

Existing Retail Supply (Bloomington)



\$15.37
Average per
SF Rents

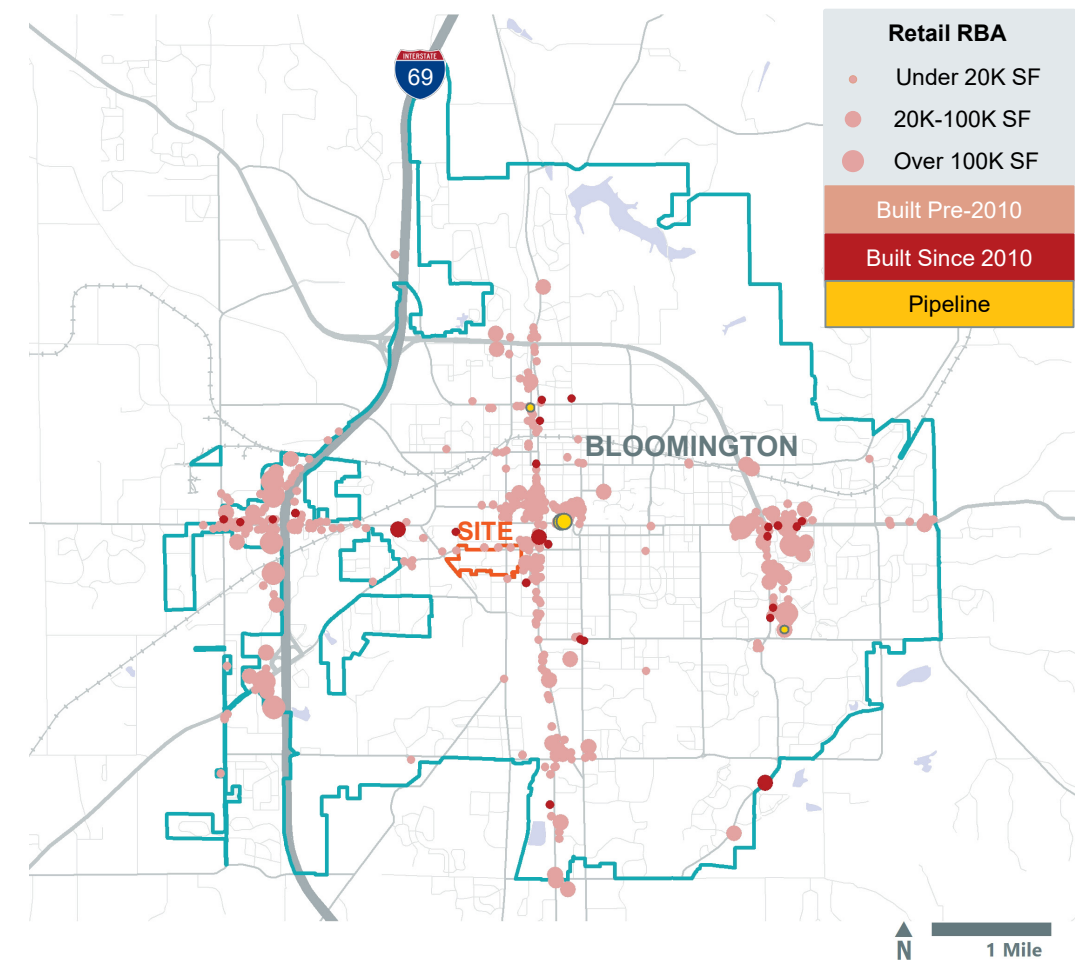
Existing Retail Supply Performance (Bloomington)



- There is ±6.5M square feet of existing retail space in Bloomington. Approximately 269,000 square feet, or 4% of total, has been built since 2010. An additional 139,000 square feet of retail space is proposed for the County.
- Retail development following the Great Recession was limited; however, new spaces have been delivered over the last three years.
- According to CoStar, retail vacancy is low, recently falling below 2%.

Source: CoStar; SB Friedman

Existing Retail Supply Location (Bloomington)



- In Bloomington, most retail is concentrated in one of three clusters.
- The regional power center to the west of the City, and the College Mall on the east side of Bloomington both attract major chain retailers.
- Downtown and the north/south corridor leading out of downtown are home to most of the area's local businesses. The Site is on the edge of the downtown core and would likely appeal most to more local retailers.

Source: CoStar; SB Friedman

5

Stakeholder Engagement Feedback



Engagement Campaign

The Bloomington Hospital Site Redevelopment Stakeholder Engagement Campaign consisted of 3 components, which are defined below:

- An online survey open for public interaction limited to a single response per email (Quantitative & Qualitative)
- 1:1 Interviews with various community individuals selected by the City and Hospital Reuse Committee (HRC) (Qualitative)
- Small Forum Groups comprised of similar profile individuals to pose both standard campaign questions and forum specific questions to tap the profile expertise of forum attendees. (Qualitative with assistance from Kirkwood Design Group)

Using a combination of quantitative data gathering for numerical frequency data analysis and qualitative data gathering for greater narrative meaning and discovery afford the City of Bloomington a broad exploratory perspective of appealing and non-appealing redevelopment paths for the Bloomington Hospital site. This report is broken down following the above campaign types, with each being represented in a separate section. Below section headers will lie the general campaign metrics followed by the campaign results.

In total, the campaign has generated 339 touch points with the Bloomington community.

The online survey remains active, thus the portal for further responses remains open until August 5, 2020.

The online Public Forum conducted on June 16th was attended by an estimated 200 people, thus the grand total of 539 community reached to date can be reasonably summed.

Online Survey Results

Activated: May 21, 2020
 Concluded: Remains open as of this report
 # of Respondents: 250 individuals

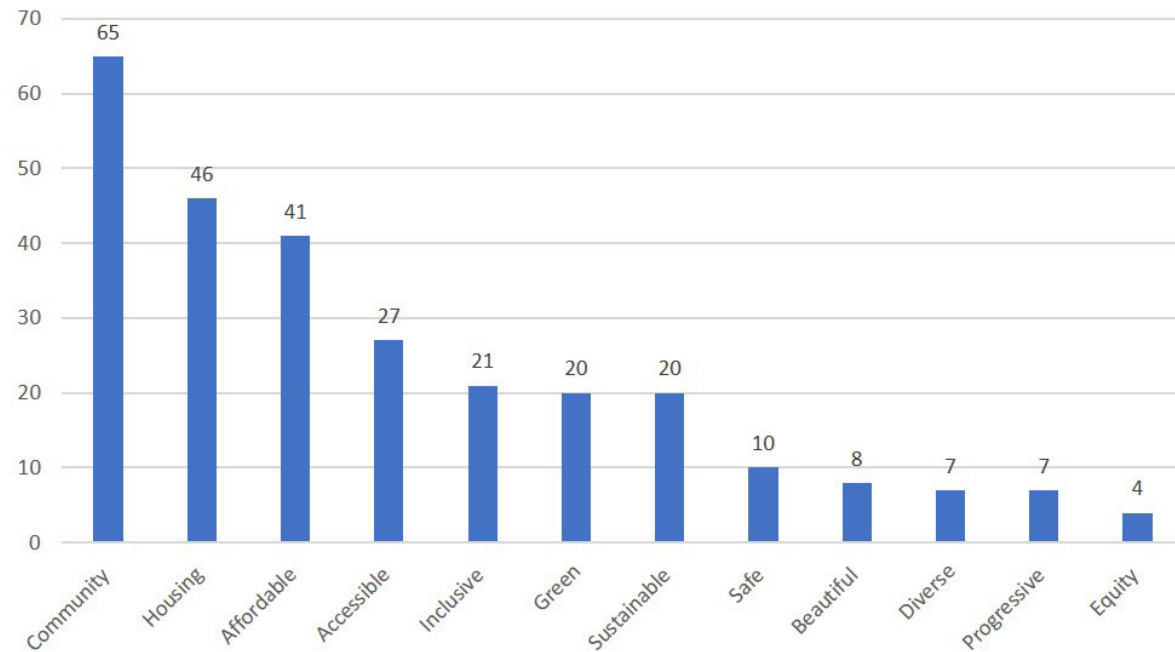
What three words would you use to describe Bloomington’s ideal future at this site?

• Top Comments

- Community (65)
- Housing (46)
- Affordable (41)
- Accessible (27)
- Inclusive (21)
- Green (20)
- Sustainable (20)
- Safe (10)
- Beautiful (8)
- Diverse (7)
- Progressive (7)
- Equity (4)

• Additional Comments

- Urban
- Public
- Innovative
- Creative
- Pedestrian/Walkable
- Multi-Purpose/Multi-Use
- Gathering
- Cultural
- Public
- Supportive
- Centralized



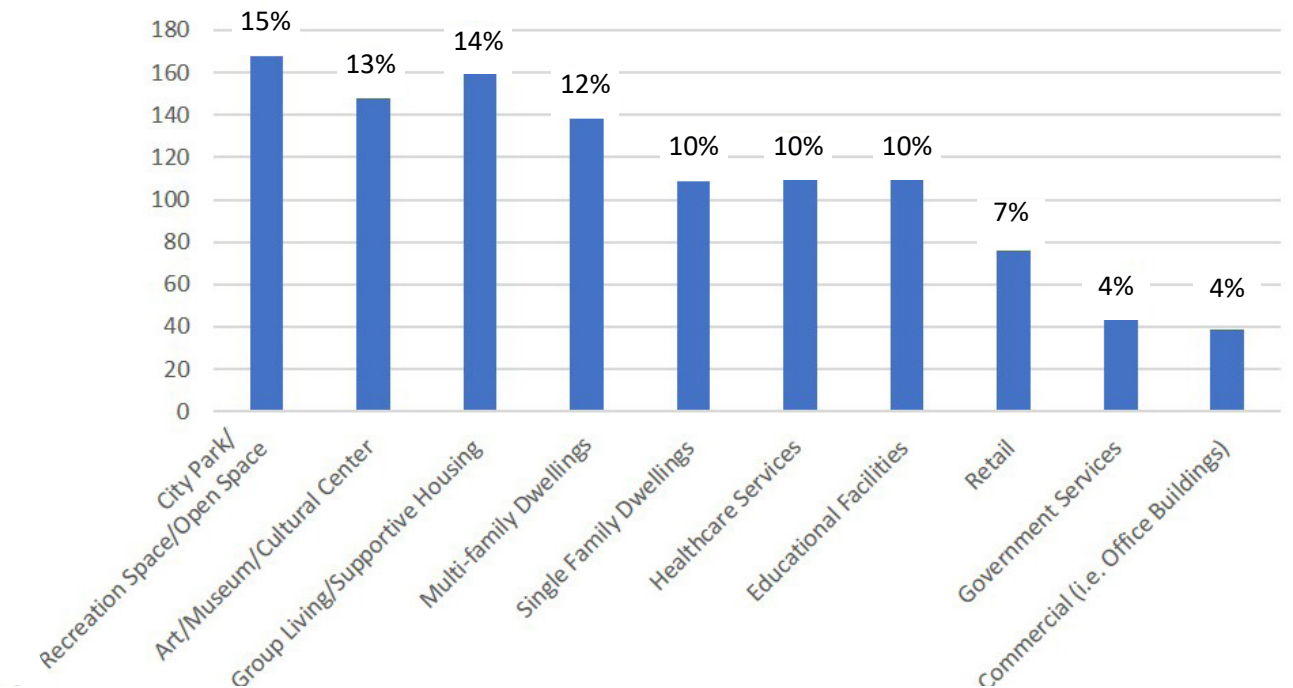
Note: bullet points reflect an integration of popular ideas made by multiple respondents; responses are thru 6/22/2020 @ 2pm

Thinking about the future of the Bloomington Hospital Site, please select the uses you’d like to see. Select a minimum of three and a maximum of five options of the uses below, taken from the City of Bloomington 2020 Unified Development Ordinance (UDO).

- City Park/Recreation Space/Open Space (168)
- Art/Museum/Cultural Center (148)
- Group Living/Supportive Housing (161)
- Multi-family Dwellings (138)
- Single Family Dwellings (109)
- Healthcare Services (114)
- Educational Facilities (110)
- Retail (76)
- Government Services (47)
- Commercial (i.e. Office Buildings) (39)
- Other
 - Performing arts
 - Tourism
 - Senior Citizen’s Center
 - Arts and crafts, studio space, gallery space
 - Creation of high-salaried, professional, or executive caliber jobs
 - Child/family resource center
 - Childcare
 - Industrial maker space
 - Local developers and local retail

Highest ranked uses:

- 37% for housing
- 15% for city park/recreation services/green space
- 13% for arts and culture



If this site were to include public spaces, what are the top three activities you'd like to see take place there? Please keep in mind that there are several parks and recreation facilities (Building Trades Park, Banneker Community Center, and Switchyard Park) within a 1/2 mile of this site. Amenities like basketball courts, playgrounds, performance areas, etc. already exist nearby and should not be duplicated on this site if at all possible.

- Build the site as densely as possible
- Public spaces that take into account the needs of Bloomington's underserved communities
- Community Building Activities
 - Activities for seniors and all ages/ Senior center
 - Indoor facilities for community activities in the winter
 - Indoor and outdoor space for community events and after school activities
 - Event space for teaching/learning/creating and arts & culture
 - A place for financial literacy classes, cooking classes, and meal prep classes
 - Public meeting rooms for clubs, groups, etc.
 - Creating a new Civic Center is key in keeping Bloomington an entertainment and arts hub for South Central Indiana
 - Potential YMCA branch
 - Maybe a small satellite library, similar to satellite police station at Switchyard
 - Affordable workout center with a pool
 - Creating 'third spaces' that encourage community building and require low maintenance
 - Museum/multi-use indoor exhibition space
 - Multi-generational center for young families and adults 50+ with child and adult day care
 - Space for the arts organizations: BSO, Community Band, Chamber Singers, jazz groups, etc.
 - Maker spaces
- Water Related Activities
 - Feature/fountain or wading fountain
 - Community/public pool or splash pads
- Green Space Activities
 - Site should be planted as an urban forest
 - Prayer/Reflection Garden: a place that is peaceful and quiet
 - Botanical garden, since Bloomington is named after the "Haven of Blooms"
 - Native wildflower garden
 - Elaborate natural gardens with walkable paths
 - Community gardens/farm (similar to Bloomington Community Orchard)
 - Nature, farming, and more nature; just a pocket park might be disappointing; intentionally wild spaces with trees and native plants

- Wide tree lawns for plenty of shade trees
- A park similar to Bryant Park in NYC, with plenty of seating
- Regenerative landscaping with teaching/learning opportunities
- An arboretum would be nice, like what IU has
- Provide a sanctuary for migrating birds & butterflies and support our clean water system
- Spontaneous Public Activity (lounging, music, sociability, chess, hanging out, picnicking)
 - Relaxation, exercise, or public gathering space
 - Public plaza, and other small gathering places
 - Piazza in the center for strolling, many benches for sitting, going shopping and living
 - Courtyard or arboretum would integrate with buildings to promote a flow of space, accessible meeting space and integration of green space; an area designed for reflection and contemplation
 - Dog park and dog-friendly paths
 - Walking trails/paths, outdoor seating, and picnic tables
 - Integration to the B-Line
 - Shaded areas with benches and places to rest
 - Meditative spaces and an oasis of quiet within the city
 - Parking for Food Trucks
 - Broad street for fairs/festivals/farmers market space
 - Unique food experience and cultural education
 - Maybe some passive activity space; hotspot area for people to work remotely outside
 - Live music venue; seating for rest; reading; chess; connections to the B-line
 - A venue for theater performances; outdoor concerts/plays
 - Space for arts/music
 - A skate spot or even another skatepark, a pump track, bike paths, water fountain or spray park
 - Bocce and other small game courts, chess tables, picnic area; cultural sculpture garden, outdoor exhibition space, small alternative performance area
 - One championship multi-purpose turf field; tennis courts with durable backstop; sand volleyball courts
 - Disc golf, jogging, swimming
 - Open mural art space
 - A nature play space; sculpture garden that hosts various events, such as beer gardens, art walks, walking holiday light display; market and eatery, a community gathering area with seating, green space, and small built structures that can be rented
- Social Service Activities
 - Food pantry, out of school care
 - A site offering a more streamlined way to navigate community resources – under one roof, people can obtain official documentation needed to access healthcare/housing/employment/education/training
 - Housing resources and homeless outreach
 - Skills training center, Cooperative living, Safe Injection Site
 - Volunteers in medicine, government services, Head Start program

- Community health services
- Therapy, skill education, health education
- Personal care services
- Public Transit
- Job development would help in a variety of areas of challenges
- Other Public Amenity Activities
 - Library with better parking
 - Co-work/collaborative workspaces to support groups of varying sizes
 - Movie theater
 - Bowling alley; indoor arcade for the kiddos; amazing mini golf course
 - Outdoor, upscale shopping; dining options
 - Small café; some retail
 - Affordable housing for seniors
 - Public or affordable housing
 - Affordable housing with supportive retail
 - Housing for low-income residents
 - Weekend fun, beer/wine/food; stuff for kids too
 - Cargo container homes/studio design structures
 - Dining, mixing, relaxing
 - Pig sanctuary, rooster aviary, enclosed flying zone for pet birds
 - Beekeeping
 - Putt-Putt
 - A mixed-use space that is walkable and bikeable, and includes leisure and restaurant opportunities; bring some 'European City' flair to Bloomington
 - Bouldering/rock climbing area
 - Educational mini-zoo similar to what Lafayette has
 - Bathrooms, hand washing stations, needle deposits

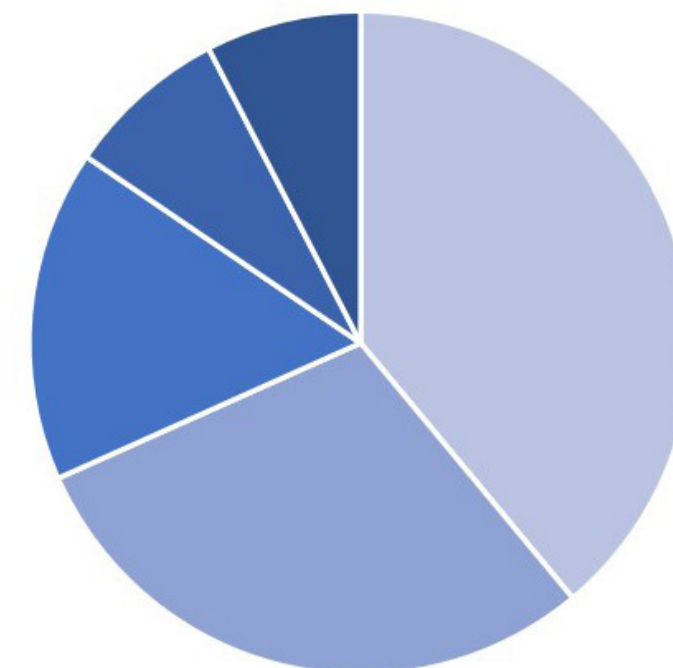
Are there any land uses you prefer not to be incorporated into the site?

- No for-profit commercial uses/retail (85)
- No expensive/upscale/non-affordable housing/apartments/condos (53)
- No student specific housing (32)
- No government housing or group living (14)
- No government offices or public works (13)
- No industrial, factory, or manufacturing (13)
- No homeless facilities (7)
- No car-oriented design/surface parking (6)
- No health care or another hospital (5)
- No drug addiction treatment facilities (5)
- No office spaces (4)
- No bars (3)

- No jails or retention centers (3)
- No retail for chain restaurants
- No spaces for loitering or that invite vandalism
- No monuments or dedications to leaders that have not been chosen by the community, with an inclusion of Black and LGBTQ+ community members and organizations

How familiar are you with the Urban Land Institute Study conducted in 2018?

- I am not familiar with this study (118)
- I have some familiarity with the study content (89)
- I know there was a study completed (49)
- I'm not familiar with the study but would like to be (24)
- I know the study content well (23)



What is your primary interest in this project?

- Greater Bloomington Community (177)
- Neighbor (123)
- Education (29)
- Non-Profit (29)
- Business (21)
- Economic Development or Chamber (20)
- Local or Country Government (16)
- Construction Industry/Developer (3)
- Religious Organization (2)
- Member of Neighborhood Association (1)

What social media platforms do you use most often?

- Facebook (184)
- Instagram (112)
- Twitter (60)
- LinkedIn (35)
- Next Door (32)
- Email (4)
- Newspaper (3)

Are you a City of Bloomington resident?

- Yes (252)
- No (49)

What other feedback do you have related to the Bloomington Hospital Site Redevelopment Site project?

- This is an opportunity to break up the block with a unique and innovative mixed-use redevelopment
- Biggest challenge will be making people safe walking to nearby amenities
- Put the building and property to good use for the community
- Would love to see an effort to limit cars and put bikers/pedestrians first, to slow down traffic

- Keep the bus lines running to it, and make sure pedestrian space is prioritized
- The oldest part of the hospital building should be saved at all costs due to its historic prevalence
- It should follow the comprehensive plan framework for sustainability and livability across age and ability
- Make it affordable and equitable
- A unique opportunity for a unique community; don't be limited to conventional thinking; and don't screw it up
- Think about the next 200 years. What is truly responsible, good for people in the earth, and something to be proud of?
- See this site as a community public space, serving a multi-generational audience; some combination of senior housing, senior activity center, affordable childcare center, green space for walking/sitting, gardens, and perhaps a retail opportunity
- Keep in mind the needs of our most marginalized community members; this is an opportunity to model the social justice that mixed-use land can engender
- Such an opportunity to be forward thinking and intentional about how we want our community to support everyone
- Hope to continue sustainability from what was used in constructing Switchyard Park, including solar power and water reclamation
- Forward-looking, excellent design (art, architecture, innovative), and sustainable
- Imagine a place where an intersectionality of communities and cultures can exist, a place that offers opportunities for learning, earning, and leisure that is accessible and attractive
- Would like to see a self-contained, self-sustaining, demographically diverse community designed for middle income individuals and families
- In light of the current pandemic, let's make the most of this space as an open-air, outdoor space; cover some of it, but keep it open and safe for the community: community gardens, orchard, outdoor kitchen, outdoor classroom (s), all accessible and in combination with supportive housing/communal housing, and/or transition housing
- A place to find resources and inspiration for growth and development; small business development, financial well-being; mind, body, soul
- Having walkable and bikeable cities is key to an environmentally friendly future; the energy for the buildings should come from solar power
- Focus on supporting business and creating jobs
- There is an opportunity to lead with 21st century technology for energy efficiency, traffic reduction, water conservation, and community composting
- There should be a consideration in using this space as a community resource hub for those who are disadvantaged

- Outside communities see Bloomington as a center and destination of importance for working and shopping
- Bloomington and this site relates to a regional interaction; hope to promote housing that is more inclusive and diverse within incomes, mixed-use buildings, and existing infrastructure

What is Bloomington? What are the community's shared values?

- Sustainability, destinations that are closer together, 5-, 10-, 20-minute neighborhoods, and Equality, affordable housing and transportation
- Keeping people close regardless of economic standing; mix of housing types and opportunities for public transportation; focus on foot traffic connections
- Green sustainable ideologies (Hopewell Group); community gardens, solar power and geothermal, both active and passive
- The value of the site comes from its great proximity to downtown, location on a transportation corridor, and is the last available land that could be leveraged for employment, as an economic growth stimulator; create a sense of place in the area; value opportunities in education and professional development
- Bloomington is a progressive and inclusive community inviting artistic, creative, entrepreneurship; green and sustainable building techniques, stormwater retention, gray water, solar energy with planning of trees and panels; a community commitment to wellness via good food, exercise, non-isolation/socialization
- Downtown has a tension between being an edgy place to be and not wanting to change; changes might come from an individual's effort of owning and developing the property
- The evolving future of the area might include sustainability and creating a community, as well as family-oriented forms of housing and entertainment
- There is currently a false urbanism that only appeals to and works for students; lack of parking downtown restricts visitors
- Sustainability and eco friendliness of the people who live and work in the area; it is also desirable from its proximity to downtown and public transportation
- Value the neighborhood feel as well as eco-conscience and environmentally conscience; community, closeness, and green space
- Being able to move to and through key locations in the city without relying on a car, and maintaining the pre-vehicular reliance
- As a foundation of this redevelopment, there should be diversity, inclusion, and safe spaces for all; in a healthy county, so include healthy living and continue moving the health of the community forward; build community, health, wellness, and healthy living

- There is an importance towards affordable/workforce housing and concerns for the environment
- There is a diverse population from IU, but it is still a small town; this site and redevelopment can and should be an extension of downtown

What are your aspirations or goals for the site?

- Development could be somewhat of an 'infill', to be compatible with its surrounding context; higher/tiered density around the parking garage and scaled down when you reach the edge of the tract; the idea of coarse vs. fine grained development
- A community commitment to mixed use housing to create a nice future neighborhood
- Site to overall be another neighborhood; commercial is limited and on the outer perimeter; keep the scale of the neighborhood and keep it walkable
- Importance in how the site integrates with the existing surrounding in terms of public amenities and paths; think holistically about the site in its context, don't think of this tract as an island; nodal development to allow for walkable and public transportation accessibility, to understand the value of walkability, bike-ability, and the shared street (could be curb-less)
- With progressive neighborhoods in the surrounding area, this site lends itself to be a viable neighborhood center and higher density housing with a vibrant place to get a cup of coffee; a village is there, but lacks a center
- Create a core neighborhood in the area that has mid-range/affordable housing for people working in surrounding companies
- Hope the character of the area to be able to change, mature and grow over time; organic growth from nodal development with mixed use; focus on the pedestrian scale, grid, connectivity, flex space, retail/commercial, and higher density development
- Hope to see this area become more associated with downtown Bloomington, through walkability and connectivity to become one cohesive area
- A future vision of this site might be a continuation of the surrounding neighborhoods, but with more density, which also offers accessibility of housing for more people through a mixture of housing types
- Hopes to create a pipeline of economic growth between surrounding and adjacent communities, and how these can connect to the global market
- The demographics of the surrounding neighborhoods are changing to appeal to younger people who are buying their first homes, having their first child, etc.
- Hopes to push for home ownership that is affordable, which could include condos
- Any development needs to accommodate everyone, including people with

disabilities; purely walking and biking areas might not be in the best interest of all members of the community

- Create a lifetime community that works for all ages of the community; create a relationship between the urban environment and health through social connections, physical activity, and fresh food
- When it is done, it should feel like it has always been apart of the neighborhood
- How do we create a modern-day historic district; could there be an opportunity to take advantage of the existing buildings and historic district to make an interesting development
- Development should be dense to support efforts towards sustainability; there should also be work towards diversity and inclusion
- There is an opportunity to be able to support small businesses; housing should accommodate both the homelessness and homeownership; development should be integrated and accessible for people with disabilities, both physical and mental; should also promote technology and smart homes; another natural integration to the site should also be walkability/bike-ability

Based on those values and your vision, what types of uses would you like to see on the Bloomington Hospital site, and what are the reasons you prefer those uses?

- Housing in need for people in lower economic bracket; affordable housing; homeless shelter; multi/mixed use with a nice restaurant/pub; a place to eat/sit/relax
- Retail along 2nd and Rodger's might include shop for soda pop, restaurants, small unit retail
- Housing is in high demand, people are commuting from surrounding communities due to the lack of housing availability; mixed use provides spaces for people to work, town houses with retail/office/flex space on the ground floor; include a post office facility nearby for small businesses/people working from home; walkability to good paying jobs
- Housing is currently limited, specifically affordable; CDFI might finance micro-houses (less than 500 SF), and it could apply to condos and town houses, finance the home, and not the land
- Focus on the creation of jobs and stimulation of wages; the housing problem stems from an employment problem with not enough good/high paying jobs; create diversity in economic scale in the area
- Density of uses should not be greater than what is currently in place; could look into co-housing, group living situations; meeting spaces and community rooms are in demand to rent

- Housing affordability in different models: market rate affordability, smaller footprint attached housing; missing the middle housing, currently has single-family detached and large-scale multi-family; affordability might come from a land trust model to input value to the home, not the land
- High density housing makes sense in this area more than single family; opportunity in row housing for everyone to have a front door; angled parking along the street creates density with restaurants and shops
- Weave childcare into the community with dedicated and available spaces; create space for businesses to land as far as office space for people to move up from the Mill, and trailing spouses
- Flexible/incubator space, live-work spaces with adaptability of spaces to accommodate multiple uses for current and future growth; other retail/commercial uses might be something people typically walk to and might include café, restaurant, bank, pharmacy, or small grocery store; allow for a variety of price points for commercial and housing
- Retail might have to have a moderately sized anchor, to allow for smaller, b-shops around it; would also have to attract consumer from a 3-mile radius, a little neighborhood may not support a larger retail
- Affordable housing that is focused on permanent residents and the workforce; also include a mixture of housing types and some modest level retail, such as a café or brew pub; focus on a phased development that puts residents over retail
- Due to the proximity to downtown, the site might favor a denser development that has a mix of housing and commercial; would like to see income earning properties created that gives back some economic power to the city; focus the commercial/retail to the perimeter of the site, as the residential might not want to be on a busy corner
- As there is a demand for housing, the site might see a mix of housing types such as single-family, duplex, and apartment units; these might help supplement smaller amenity stores such as grocery store or place for haircuts
- Retail uses should fit in the context of the neighborhood; uses might include coffee shop, pub, restaurant, or pharmacy/drug store
- Childcare is currently lacking; there are scarce housing opportunities, which plays into the availability of housing and employment; an additional need/use is sufficient broadbands and connectivity
- Any buildings should be compatible with the surrounding neighborhood; affordable housing should not be separate from other housing, dispersal and intermixing in the market housing
- A commercial node might be placed at the intersection of 2nd and Rodger's; there should be adaptable spaces like a downtown square as opposed to big box stores, that incentivize people to create spaces like coffee shops, beauty shops, etc.; anything created should serve and combine the adjacent neighborhoods

- Affordable housing and a mixture of housing types such as a the -plex model; hope that 40-50% of housing can fit in some form of long-term affordability; affordability might come from land trusts, government subsidies, or just from the city owning the land; should have the mindset of prioritizing people, not property values
- Currently the area is missing the small-scale retail and neighborhood restaurant/ coffee shop; housing options to own at a smaller scale, such as row houses, condos, or apartments
- Retail shop be kept to smaller, local businesses and restaurants; while it can't solve the issue of empty store fronts, it shouldn't contribute to it; more interested in a medium density development, than high density
- While retail could go along 2nd or Rodger's, there are already struggling, empty storefronts; a mixture of housing types to bring and accommodate people of different income groups
- Best use might be housing for the work force; one option might be 500 units, designated as 20 units per acre of land, leaving 6 acres for some other use, such as supplemental parking; similar in scale to the Madison Park condos; breaking up the grid with streets might be a poor use of land surface
- There should be a quality and diverse housing stock that might include tiny homes, condos, or some multi-family units; supplement some retail such as coffee shop, dry cleaners, or other drop in retail; affordable housing might come from a co-operative (i.e. condos putting some money towards an eventual down payment); tiny homes that are well built are attractive to people in many circumstances
- Commercial/retail would be a driver to bring people to the area and create walkability; retail, instead of facing toward the street and traffic, may face inward, or may have a front and back door
- Whatever uses are put in, create the development to be walk- or bike-centric, not car-centric; instead of a street outside the front door, there might be a multi-use path with alleys in the back for car access
- Housing might be suited best for this site; be sure to look at the need for retail/ commercial, and be able to provide for the demand, but not overbuild
- Housing is what is most needed; to look at affordability, some say 20% of median income, which needs to be explored
- There is a lack of daycare opportunities; with the current healthcare component on the site, there should remain some sort of community health center
- Housing, from single-family bungalows to match the surrounding neighborhoods, multi-family will meet the needs for density, could see hostel model near downtown; other services might include boutique retailers, insurance, gym, or hair and nails; offices may be available for established businesses, not so much for startups
- Design and development should be for healthy, urban living, which might include accessible retail on the first floor, offices on the second floor, and residential on the upper floors; should explore denser development beyond the current height

limitations, upwards of 5-7 stories; balconies are also a component in creating livable spaces and make the vertical-scape more appealing

- There should be an increase in affordable housing stock and mixed income housing types; homes ownership opportunities for all, an example might be a non-profit land trust in Lawrence, Kansas; SIHO is an advocacy group that might be able to assist in creating affordability; co-operative/innovative living opportunities, similar to a Japanese tube hotel; dining options in restaurants and other walk up food options, including outdoor patio space; community might also benefit from more senior housing and facilities
- Residential, recreational, community center space, and performance venue, mixed with some retail such as a coffee shop or another place for people to gather
- Housing should integrate different incomes, mixed housing types, permanent supportive housing that provides services on site (mental health, physical or mental disabilities)

If the site were to include public spaces, what kinds of activities would you like to see take place, and what are the reasons you prefer those uses? When making your suggestions please keep in mind that there are several parks and recreation facilities (Building/Trades Park, Banneker Community Center, Switchyard Park) within ½ mile of this site. Amenities like basketball courts, playgrounds, performance areas, etc. already exist nearby and should not be duplicated on this site if at all possible.

- Do not necessarily need another underutilized, large, green space; focus on developing strong connections to the other park systems; developing quality public space that is accessible, multi-use (transportation, outdoor seating), appropriately scaled
- Green space is often underutilized, focus on creating a place to sit and stay; transportation and crossing the streets is difficult
- Outdoor space is always valuable in the community, focus on the connection to other parks/community amenities that are already in place
- Create easy access to whatever amenities are in the area; convenient mass transit (downtown shuttle); area for food truck parking; coffee shop or other walkable use; no need for a clubhouse/basketball courts
- Overall public amenities do not necessarily require a lot of land, perhaps a plaza with a water feature/art sculpture in the middle with seating around; large, dedicated green space is not necessary, it can be done strategically and woven into the site
- Green space is developed throughout the site, with meandering trails not set in a grid; encourage natural social interaction; library kiosk; town square as a public

space for people to gather when something happens

- Vibrant public space with interesting landscape architecture and narrower streets, which could be curb-less, which might lend to turning the street into a plaza/ pedestrian way; a pocket park makes sense
- Currently missing an environment outside of the car; it used to be you could walk along Kirkwood in total shade; street trees provide shade under which you could sit at; focus on doing a great streetscape and turn the corner to Rodger's
- Public performance space, similar to what is seen at Switchyard; green space for activities, such as a nature playground, space for sitting as well as playing; space that offers many opportunities for activities without being specific in the use, similar to Central Park and the High Line
- Would like to see some green space and park like settings, but doesn't need to be a large scale park, as there are surrounding park systems available
- Some sort of connection with the b-line trail, a pocket park or plaza that includes a place to sit and eat/relax; space for the arts, drama, music, and maybe an arts co-operative
- Community Centers are lacking in the area, which might have rooms to rent, kitchen space, and an event facility
- Public amenities should support all members of the community, which might be through a community center, perhaps run by a non-profit and can house multiple uses; should also be a focus on connectivity between public parks and safe pedestrian crossings; might also be an EW green corridor that connects to the b-line trail
- Green space does not necessarily mean a park, but creating spaces between places; there should also be connectivity to the b-line trail, the old park, and Kroger; also determine street circulation and how to do streets in terms of pedestrians, bikes, and cars
- The area is not lacking in public amenities, so incorporate as much housing on the site as possible
- One extreme option for the site is to land bank it until it is determined what the future of the city is; create a purely green space area, which has a place of serenity, walking paths, water features, etc. which is not seen in the activity of Switchyard
- A traditional park is not needed, but pocket parks that are public, shaded, and have seating available; some indoor facility that offers a free, public place to go in and sit that's not the library
- Green space and park-like settings for people to move through; should be less about blocks of green space, and more about corridors of green space; there should be green space/pathways/walkability along sidewalks that aren't just concrete
- Bloomington lacks a place for meeting, a place for seniors or the arts; might not be a large building, but something to serve all members of the community
- The area will be missing a component of health care when the hospital leaves; might

be supplemented by a walk-in clinic

- If you assume single-family housing on the site, there should be some green space or park amenity for the immediate residents; there should be connectivity to the b-line and other amenities in the area; may incorporate some sort of pedestrian bridge to Trades Park to make crossing 2nd St and Trades Park more enticing
- A community center that serves as a place for all ages; might follow a model of senior housing with public space on the first floor; could also create an environment that challenges people, through walking paths or something of that sort
- Create a hub that has a coffee shop, restaurant, bodega type shop; could also see a Spanish plaza as a public/community gathering space; would love to see some type of reforestation effort to create more than just a park; side walks are canopied and create a better environment than just a sidewalk next to a busy street; might also include running paths/track and soccer fields for activities
- While there might be green space, there is no need for a large-scale park; a community center or arts collective might be utilized by the community, with rentable spaces or a artists residence opportunities
- Focus on connectivity of spaces; sidewalks might be offset to create a boulevard of sorts, that connect the community without a lot of space
- There should be a strong connectivity to the b-line, other pathways, sidewalks, etc.
- An outdoor venue for people to gather; some sort of cultural center, such as artist studio, art classes, music; if it has arts, music, beer, and food, you're good
- Enhancement of the existing parks is key; there should be an outlet for public art, as an interesting aspect of the community as well as an opportunity to be an economic driver; a small farmers market
- Community gardens; spaces where people can meet and talk, both formally and informally; include space for walking, biking, etc.

Are there any land uses you prefer not to be incorporated into the site?

- Avoid high-density development; no student housing
- Reduce single-family, detached housing
- Reduce surface parking since we're keeping the parking garage
- Large office building should not be on this tract of land; small retail space might not be needed in the future
- No large apartment complexes or student housing; no big box commercial stores
- Addiction treatment centers are not appropriate for this site; are bad neighbors and disruptive
- No 7-story buildings, but not restricted by bungalows or L-buildings; no cookie cutter/copy-paste building designs

- Large multi-family buildings should be broken up to smaller units/buildings
- A full, big city park is not necessary, as there are other amenities around; no student housing, which is pushing people out of renting
- No strip malls, boring building design, or single-family housing
- No drive thrus; no strip mall-esque architecture; be sure to make the development pedestrian oriented
- No industrial/mini warehouses, though it will not be zoned that way
- No student housing
- Would not like to see anything built taller than the parking garage height, so no high-rise buildings, and no large apartment buildings
- Not anything car focused such as car lots or gas stations; no fast food or drive thrus; community does not want to see any more addiction/rehabilitation treatment centers
- No multi-story buildings; no student housing; no medical buildings; would prefer not to have the parking garage
- No student housing; no large multi-family
- Don't incorporate an obscene amount of retail, it should be proportional to the amount of housing on and surrounding the site
- Single-family is already in the surrounding neighborhoods and prices will not be affordable; 1st floor retail has been standard but builds wasted space with empty storefronts
- Single-family detached housing is already existing in the area; surface parking, not necessarily street parking, can be accommodated by the parking garage
- No student housing; no large office buildings; no high-end condos
- No student housing; no reason for government service buildings; addiction recovery is already present in the area, and the issue will not be solved with this site
- Retail might not be best utilized here; there is so much public space in the surrounding area, that we shouldn't designate a large amount of space for it here
- No large apartment blocks/student housing; tall buildings should fit in the context of the neighborhood and topography of the site, which is helped by breaking up the block
- No manufacturing plants or large training facilities
- No additional parking garages; minimize the use of concrete; limit the retail space, as there may be empty store fronts in downtown, especially after COVID
- No large industry
- Retail/commercial/office are already overbuilt in the area, and may become less needed in the future
- A correctional facility might not be on this site; student housing is not lacking; first floor retail is currently empty, which might lend itself to a stand-alone coffee shop
- No industrial, no jails
- No industrial; not bars
- There should be no dead-end streets or cul-de-sacs to be sure there is connectivity

by cars and bikes; the development should not be too prescriptive in that the site shouldn't be all high-end housing but should also not be all affordable housing

How can we best keep you engaged and informed about the Bloomington Hospital Site Redevelopment project?

- A blocking plan will eventually be a good tool to communicate the intent of the site
- Create good communication and engagement with HOA
- May be an opportunity to engage and communicate with members of, and friends of, the BEDC
- It would be best to help people understand that change is hard and this process will take many years to complete

What other feedback do you have as it relates to the Bloomington Hospital Site Redevelopment?

- Focus on developing for the comfort and connectivity of people first, then the cars/traffic; signalized, high quality crosswalks along 2nd and Rodger's
- If community wants a regional hub or opportunities, be careful it doesn't become a wealthy hub instead of inclusivity/diversity
- keeping the parking garage lends itself to avenues where cars aren't allowed
- The parking garage could lend itself to pocket neighborhood models, as some 'in development' neighborhoods are purely walk/bike only streets; curious of the useful life of the garage and if it might be phased out in the overall, 10-20 year plan of the site; option to wrap part of the garage with housing or another use
- A discussion of the reuse of buildings on the site; the greatest buildings are already built; connectivity should be approached from a pedestrian mind set, traveling down a high traffic street might not engage with pedestrians; an EW corridor lends itself to another crossing along 2nd St
- As a general note on how to develop the site, be sure to build for pedestrians, and adapt to the cars after; the site should have connectivity and universality in how it is adapted to the context; be sure to create the correct sense of place in looking at Bloomington, not Mass Ave/Indy
- ROI did a recent housing study which might help inform the housing needs that could be addressed on the site
- Hopeful that smaller, local developers can take advantage of bidding; there should also be a balance of uniformity of development and creating cookie cutter

development

- The parking garage provides options for residential parking, and a potential station for zip cars or other car sharing option
- Help the community focus, not on what the hospital was, but how we can bring it into new life
- If there is an opportunity to integrate a micro-grid to become net-zero or net-positive, it should be done
- This is an opportunity to create neat and funky architecture to make something interesting

(If the topic of the ULI report hasn't come up in discussion) How many of you are familiar with the Urban Land Institute report that came out in 2018?

- Agreement with mostly housing and a small node of retail; in favor of 'breaking up the block'
- Agreement with ULI's suggestion of mixed use
- Would like to see the charette done that was suggested by ULI; also suggested looking at the precedent suggested by the masterplan, which might have brought up the hospital site
- Integration of the grid allows for ease of access and smaller plots that give a neighborly feel
- In favor of breaking up the grid; perhaps the report focused on master development, rather than master planning; seemed like a lack of resident involvement, who are being included in this process

What is Bloomington? What are the community's shared values?

- Sustainability and connectivity are important, especially for this site
- Diversity that also applies to generations, and could also lend to places for people with similar mindsets and beliefs to gather and meet
- Bloomington has shown in the past that it is a vibrant place for the arts, so it would be great to finally have a dedicated space to support artists and musicians

What are your aspirations or goals for the site?

- Site is seen as a secondary hub for the city; a centralized area to hold many cultural events, including children, family, and adult programming
- There are opportunities to incorporate green, sustainable ideas into the site, from geothermal, solar power, and stormwater, as well as LEED housing similar to what was recently built along the B-line
- The key to success of the spaces and activation is to have people in those spaces; should have a remembrance of the history of the area, and a continuing culture of care
- Cars should not have a dominant place in this development; make it pedestrian and bike friendly and a better bus service integrated in the neighborhood
- The hospital site has been a hub to downtown, so this redevelopment might be seen as more centralized
- There could be a potential for geothermal across the whole site since it will be developed anyway
- This site should connect all things, rather than be a competition

Based on those values and your vision, what types of uses would you like to see on the Bloomington Hospital site, and what are the reasons you prefer those uses?

- Housing is in need; should have an integration of the arts and social spaces with pedestrian friendly for walkability and downtown connection
- High density residential would be possible without requiring new parking, as the parking garage is an asset in this sense; there could be an opportunity to wrap the parking garage in another use; density should be scaled for many people, so including the high density residential and single-family
- Affordable housing starts with a range of housing types, a range of unit sizes, and some form of density
- Different housing types are needed, specifically middle income types; could be a space for community meetings, video conferencing opportunities, or other public space
- Overall, the neighborhood can and should accommodate a multitude of generations, from kids to young professionals to elderly who are aging in place
- There might be possibilities to provide healthcare services
- Housing, affordable housing, should be the main component here; there might be a possibility to put a LEED requirement on new buildings, similar to the houses built along the B-line with LEED concepts but not certification
- A committed arts space that is affordable for artists to live and work; should be a focus to provide affordable housing to permanent residents, both artists and not

If the site were to include public spaces, what kinds of activities would you like to see take place, and what are the reasons you prefer those uses? When making your suggestions please keep in mind that there are several parks and recreation facilities (Building/Trades Park, Banneker Community Center, Switchyard Park) within ½ mile of this site. Amenities like basketball courts, playgrounds, performance areas, etc. already exist nearby and should not be duplicated on this site if at all possible.

- There should be a push to address the green space connections and connections to the West; the street grid could make the spaces more attractive to pedestrians and connect to the B-line and surrounding parks; low-use plaza with benches and a hot spot, which could be hidden in art structures
- The site should be both a connector and a destination; public space might look more like small pocket parks and connectivity might be accommodated by widening the streets, specifically 2nd St.
- The original plan called for a community space or a space for multi-generations; should focus on creating housing rather than another park
- Green space is important for people to look out onto; there should be a connection between people and people as well as people to nature
- Beyond green space, there might be something that brings the community together, as a gathering for diversity and education
- There should be some type of walkable, manageable green space; an arts center would be individual to the site, and provides the back of house/front of house amenities that more professional organizations need

Are there any land uses you prefer not to be incorporated into the site?

- Should not be government offices; should be more lively and less bureaucratic; no bar without a restaurant
- Would not like to see high density student housing; big box stores that have a sea of parking, though retail might be a component if it is in the right form
- Hard to see single-family, though duplex and multiplexes could be here; no more student housing
- Hope there will not be a lot of surface parking
- There should not be any more retail space, as there are already empty commercial spaces; there should not be monolithic apartment complexes; would be opposed to industrial commercial, but not commercial retail

Small Forum Group Specialized Questions Results

Construction & Development

What kind of developers would you believe would be interested in this site?

- There is an overriding theme that development will include mixed-residential, apartments, condos, and townhomes

From a site perspective, what complications/logistical challenges/benefits do you imagine will be involved during the redevelopment phases (site work, construction)?

- The cost of building a new downtown street and bringing in sewage and water lines might bring the cost of housing up

Understanding the nature of developer risk, what incentives or project accommodations would be beneficial from a developer's standpoint?

- One option might be that the city provides the basic infrastructure and reasonable parcels where a developer can fill a block with a pre-approved development

Business and Economic Influence

How can the City support general economic development for this parcel?

- Could create incentives for local developers (discount on utilities or opening bidding to local developers first)

How do we know what types of business are needed?

- There is an ROI study that has recent numbers in housing needs
- The development should represent the ideas surrounding diversity and the arts

City Government

Taking developer and economic development feedback into account, what incentives might the City avail to help catalyze the redevelopment efforts at the hospital site?

- There might be a way to keep parcel sizes smaller to make them more attractive and manageable to local developers

How does CoB plan to support the demand for City services, such as civil infrastructure?

- Currently plans are to bring infrastructure around the site, not necessarily onto/into the site
- There is an opportunity to create a 1-, 2-, 5-, and 10-year plan for where infrastructure should/will go

What City plans, initiatives, and goals based on studies (e.g. sustainability, transportation, housing) can we assist with via this project?

- Addressing sustainability on the site might go hand-in-hand with whether there is a master developer or individual development
- Similar to the new hospital, sustainability should be a decision at the onset of the process and should be integrated throughout the process

Health & Human Services

How could this development contribute to the "wellness" of the immediate area?

- Maintain some level of health services for the community in the area, preserving the history of the hospital as a component of the neighborhood fabric. Healthnet now covering all ages of care having recently added geriatric care to complement pediatrics/adolescent and adult patients.

Are there risks or benefits associated with health & human services patients being served in the midst of mixed use (ULI)?

- There is a recognized tension between residential development and growing

substance abuse treatment patients in the area. Detoxification and substance abuse TX providers should not be expanded.

What health & human services needs are missing in the immediate area today? Future?

- Speculative – there is a homeless population that cannot be overlooked, as well as families attempting to work out of challenges via affordable housing options. Not sure if this is the right area to serve those populations.

Education & Government

If this area were to include substantial single or multi-family domiciles, what is the ability for existing K-12 to intake additional student population (3-5 years out)?

- With adequate preparation, schools can accept new enrollment and additional classrooms

Should we be considering any pre or post K-12 educational opportunities as part of this site redevelopment?

- IU and Ivy Tech have an interest as a member of the community, not so much as an expansion of the campus

What other educational opportunities might be envisioned?

- Transportation has always been a concern in supporting students/faculty/administration

Is there any desire to add this site to the Library's recent public plan as an extension branch of services?

- The library's expansion plan has already been set. Perhaps in the future?

Neighborhood Associations

If you could choose three priorities for this tract as a "neighbor," what would they be?

- Creating connectivity of the community
- Creating a mixed community of housing types, economic standings
- Importance of green space

What would make this new neighborhood unique to others?

- No objection to having a uniquely designed neighborhood that would not have to match either neighborhood to the north or south. Need to ensure the "grid" is established with existing streets in mind and at the edges of the new development, plan a transition approach to design so the uniqueness is not startling.

What are the best attributes of your neighborhoods and how would you like to see this redevelopment support those?

- Community members like the grid of Prospect Hill and McDoel, as well as the scale and connectivity between the neighborhoods

What services and amenities are missing from McDoel & Prospect Hill that would create a "10 Minute Neighborhood?"

- Transportation does not accommodate residents who would like to be car-less or car light

How could this redevelopment positively contribute as a conduit or integrated to peripheral parks and public amenities?

- Crossing 2nd St is currently undesirable, there might be an opportunity to address this with a pedestrian bridge or mid-block median

Environment and Sustainability

What should we implement on this site to go above and beyond the current City code requirements for environmental/sustainable building and development practices?

- There might be an opportunity to provide geothermal across the entire site
- Might be research done in the feasibility to put a LEED requirement on the development of new buildings on the site

How do you see this site enhancing or contributing to sustainable living in our community?

- Overall there is a great potential to integrate renewable energy into the site in the process of development

Arts & Culture

How else would you want to see the arts represented relative to this site/project?

- There is a hope that the arts community can be involved to assist in the beautification of the site
- Provide space and affordability for artists to live and work in Bloomington

How do you see the Arts interfacing with any potential outdoor public space...or is this already served by the Switchyard?

- Outdoor performance space is available at the amphitheater at Switchyard
- A grassy plaza space can easily be activated with music or other impromptu arts

Is there a need for any dedicated building art space?

- The area is lacking a space that has a more extensive back-of-house/front-of-house capabilities that more professional organizations need

6 Appendix

Online Survey Results

What three words would you use to describe Bloomington's ideal future at this site?

1. urban grid residential
2. public input critical
3. Sustainable, green, welcoming
4. Cultural. Progressive. Sustainable.
5. community equity enhancement
6. equitable, accessible, affordable
7. Housing Retail Gathering
8. Continued medical use
9. green, kids, living
10. Multi use, non-student, safe
11. Family
12. Artsy, beautiful, home
13. innovative, progressive, beautiful
14. housing choice
15. Potential, Location, Need
16. Planned Urban Development
17. Splash pad, Education, housing
18. Casino resort hotel
19. more affordable housing
20. Meeting center/Hotel, Or educational center, Nice VA hosp.you have parking.
21. no more IU
22. beneficial, safe, attractive
23. affordable accessible housing
24. affordable multigenerational housing
25. VA Hospital
26. a clean slate
27. Mixed use plan
28. Much more accessible.
29. homes, food, anti-car
30. VA hospital and home
31. Practical Multipurpose Value-added
32. Poverty Transition Services
33. Nothing. Sell. It.
34. safe affordable housing
35. Lively, cultured, green
36. NOT homeless directed
37. robust, practical, inclusive
38. green, green, green
39. emergency medical facility
40. Collaborative; useful; mixed-use
41. outdoors, museums, music
42. lifetime community district
43. useful, convenience, community
44. Smart, Inclusive Opportunities
45. Affordable, Equitable, Environmental
46. Purposeful, affordable, attractive
47. housing, connectivity, clommunity
48. multipurpose diverse equity
49. inviting, engaging, inspiring
50. Affordable Community Housing
51. convenience, attractiveness, practicality
52. Support our community
53. Forest carbon sink
54. Walkable, affordable housing, aging in place
55. decent movie theatre
56. Safe, Comfortable, Inviting
57. Equitable Affordable Accessible
58. creative, attractive, practical
59. green/ space/housing
60. Bustling, integrating, attracting
61. density, apartments, housing
62. residential, single family
63. affordable, artistic, practical
64. Serve the homeless.
65. residential, retail, greenspace
66. Extend Downtown
67. Not the norm
68. not the Dillon
69. Cultural, Community, Educational
70. Retail, Businesses, Restaurants.
71. mixed use community
72. affordable, accessible, non-IU
73. Community, Gathering, Inclusive
74. accessible, empowering, equitable
75. Accessible, Housing, Affordable.
76. Actual affordable housing
77. Multi-dimensional, community driven, safe
78. low cost housing
79. mixed, justice, integration
80. Community, nature, inclusivity
81. Progressive community services
82. sustainable, fun, enduring
83. Convention Center
84. Community-based development
85. Actually affordable housing
86. community, liveability, practicality
87. Urban, community, outreach
88. Independent Affordable Housing
89. public, lush, sustainable
90. Housing for homeless
91. community
92. Green, inviting, community asset
93. Better traffic flow
94. green, living, embracing (all)
95. Service, Empowerment, Skills
96. inclusion, sustainability, community
97. Support marginalized people
98. Mixed use with affordable housing.
99. community, housing, equity
100. Owner occupied homes
101. Mixed-income residential
102. Diverse Creative Affordable
103. Open green nature
104. Community, Support, Creativity
105. community, inclusive, safe
106. Residential. Low-rise.
107. Safe, Efficient, Charitable
108. accessible, sustainable, affordable
109. more affordable housing
110. piazza, pedestrian-first, mixed-use
111. Community, safe, natural
112. Inclusive Holistic Accessible
113. residential, condos, seniors
114. Community, sustainable, meaningful
115. affordable, equitable, accessible
116. Public life first
117. Mixed-use, affordable housing
118. Accessible, attractive, affordable
119. Real Progressive Leadership
120. socially, environmentally responsible
121. Neighborhood extension
122. accessibility, affordability, and equity
123. mental health education
124. Residential, Pedestrian, Neighborhood
125. demolish and recycle
126. Innovative, connected, accessible to all
127. visionary, multi-use, affordable
128. mixed income housing
129. Sustainable Multi-use Creative
130. community, accessibility, transparency
131. Locally-owned. Bar-less. Housing.
132. No high-end apartments!
133. neighborhood community hub
134. Dense mixed-income housing
135. Caring, knowledgeable, safe
136. dense, urban, innovative
137. Green, active, inclusive
138. Community based support
139. vibrant, welcoming, enterprising
140. I hope you reserved what I have already answered!!!
141. Community, clean, accessible
142. community beauty housing
143. community beauty housing
144. Public botanical garden
145. Housing, community, affordable
146. Kid-friendly, cultural, educational
147. beautiful, progressive, wooded
148. Greenspace/food/retail
149. Culture, Art, Community
150. beauty, utility, prosperity
151. inclusive, equity, community

- 152. People, not profit
- 153. Diverse, multi-generational, community
- 154. Regenerative, Affordable, Universal
- 155. open green space
- 156. Trails, Housing, and community
- 157. Diverse, inclusive, supportive
- 158. Prosperous. Safe. Civilized.
- 159. public/safe/sustainable
- 160. Greenspace, family, safe
- 161. Inclusive, green, accessible
- 162. Provide senior services as well as other community activities everyone can enjoy in an accessible location that is affordable to all community residents such as the Endwright Center in Ellettsville.
- 163. Music Arts retail
- 164. affordable housing, non-car centric, walking trail
- 165. Inclusive, accessible, affordable
- 166. green, native, public
- 167. Community Health and Welfare
- 168. Community, affordability, equity.
- 169. Community, Equity, Expression
- 170. workforce centered living
- 171. trees, water, sociality
- 172. people, people, people
- 173. Green, elderly, affordable
- 174. inclusive, green, walkable
- 175. sustainable, affordable, just
- 176. spectacular classy pedestrian
- 177. Single family housing
- 178. low-income housing
- 179. Urban residential infill
- 180. Progressive, multi-cultural, vibrant
- 181. for the people
- 182. vibrant, inclusive, progressive
- 183. green, accessible, inclusive
- 184. Safe, clean, family
- 185. equitable, accessible, affordable
- 186. Accessible, Affordable, Sustainable
- 187. Green, sustainable, inexpensive
- 188. vibrant, public, active
- 189. Community health focused
- 190. Self-sufficient, eco-friendly infrastructure, pedestrian
- 191. Community development center
- 192. Beautiful, inclusive, owner-occupied
- 193. Affordable Housing Housing for homeless
- 194. help the community
- 195. Innovation Vibrant Young
- 196. NOT APARTMENTS OR STUDENT HOUSING
- 197. Diversified jobs creation
- 198. affordable housing, food
- 199. low income housing
- 200. homeless needs, food availability, diversity
- 201. pedestrian cyclist friendly
- 202. Open beautiful oasis
- 203. safe, green, community
- 204. Green, open, appealing
- 205. Business commerce friendly
- 206. Inclusive, sustainable, housing
- 207. sustainable affordable housing
- 208. A unique space
- 209. Tax contributing development
- 210. Vibrant, food, fun
- 211. Really big meuseum
- 212. environmentally sustainable, diverse
- 213. Bikes-only outdoor dining/shopping pavilion
- 214. walkable, local businesses, urban
- 215. opportunity, context, mixed-use neighborhood
- 216. Local artisan market, trendy and community friendly
- 217. ecological, inclusive, innovative
- 218. Environmentally sound nature
- 219. Hopeful towards homelessness
- 220. beautiful residential neighborhood
- 221. Housing, arts, community
- 222. accessibility community wide use
- 223. Non-commercial, community focused
- 224. intergenerational, healthy, connected
- 225. Open, people, family
- 226. Welcoming, friendly, artistic
- 227. Fun, beautiful, creative
- 228. Economically stable, creative, multi-use
- 229. Holistic, Inclusive, Affordable
- 230. Multi-use, environmentally-friendly, accessible
- 231. Youth center, non-profit, community space
- 232. Tranquil, Populated, Safe for EVERYONE
- 233. sustainable, complete community, affordable housing
- 234. Community oriented, consideration of all segments of population, connected to transportation
- 235. bike-friendly walkable affordable
- 236. green, peaceful,
- 237. Diverse, Walkable, Green
- 238. Help poor folks
- 239. acessible, resourceful, sustainable
- 240. Vertical city scape
- 241. innovative sustainable housing
- 242. Accessibility, affordable, resource
- 243. less university reliance
- 244. Housing for families
- 245. Community center
- 246. Community-oriented, working-class, eco-friendly
- 247. Transitional Housing program
- 248. Community-led, at-risk residents
- 249. Community, aid, shelter
- 250. Waste, duplication, unnecessary
- 251. walkable, inclusive, car-free
- 252. community sustainable thoughtful
- 253. Housing for homeless
- 254. Community serving shelter
- 255. universal, inviting, helpful
- 256. Community, resources, outreach
- 257. environmentally friendly, culturally competent, welcoming to everyone
- 258. beneficial to society
- 259. Progress, non-gentrified, community-centered
- 260. Clean, safe, community
- 261. community, educational, accommodating
- 262. Homeless housing center
- 263. Vibrant, social, multi-generational
- 264. Concerned. Upset. Out of touch.
- 265. aesthetic, accessible, useful
- 266. educational, community-based, supportive
- 267. helpful, community-based, giving-back
- 268. Community, philanthropy, sustainability
- 269. Community-serving, public, accessible
- 270. Affordable, multi family sizes, pleasing to the skyline.
- 271. Public friendly space
- 272. Diverse, inclusive, innovative
- 273. Inclusive, diverse, and supportive.
- 274. inclusionary, cultural, open
- 275. Good Homeless shelter
- 276. Help the community
- 277. innovative, welcoming, nonintrusive
- 278. Accessible Bloomington Character
- 279. judiciously controlled growth
- 280. Redwood tree park
- 281. Zero-emmission, walkable, residential

Thinking about the future of the Bloomington Hospital Site, please select the uses you'd like to see. Select a minimum of three and a maximum of five options of the uses below, taken from the City of Bloomington 2020 Unified Development Ordinance (UDO).

1. Open spaces that have gorgeous native landscaping, and removal of any invasive species left on the campus.
2. VA hospital
3. Hotel for the things going on downtown, or meeting area. Not long term.
4. affordable housing
5. Quick restaurant options for families of patients
6. food / coffee / etc.
7. All Government offices that provide forms of I.D. such as Health Dept., Social Security Dept. B.M.V. as well as the Public Welfare Department where people apply for Financial Assistance, Medicaid, Food stamps, Public Housing, Wic. etc. should be located in one place. There is plenty of space to have a Public Health Clinic and an entire wing of this hospital should be used for drug rehabilitation. It is absolutely insane for this hospital to be torn down when it could be used to put all the essential Government offices for public services in one place. When someone needs to get their identification replaced, it would be nice to be able to go to one place and get everything you need. There is a cafeteria in the basement that could be used for the community kitchen. There are already X-Ray, CT & M.R.I. Machines in place as well as a lab that could be used in a public clinic.

We are getting quite a homeless problem in our community. These people don't need free needles, they need education, structure and hope! You could dedicate one floor of the existing hospital for a drug and alcohol rehabilitation area. Whomever decided a perfectly good building that could be used to resolve many of our community problems and have access to essential Government offices in one place obviously wasn't thinking about those in need. Your taxpayers want this problem solved and it won't just go away.

8. Sell it. Give proceeds back to taxpayers.
9. community center
10. Housing and mental health services specifically for the homeless. In my view, this is Bloomington's number one shortcoming. Consider shifting some of the 15 million-dollar police budget (over 10% of the city's total budget!) to fund this.
11. Affordable apartments for seniors age 55 and up.
12. YMCA, restaurants, there needs to be SOME green space
13. movie theatre
14. Wouldn't be against seeing a Whole Foods or competition to clean up, the Kroger. A 24 hr. quality grocery is needed...
15. limestone art, musical or art studios
16. A farm to provide fresh real food for

MCCSC and others, helping the environment, providing jobs, saving the district money, etc.

17. farm animal rescue
18. Restaurants
19. affordable housing, space dedicated to the needs of Bloomington's underserved populations
20. Grocery/food
21. Convention Center
22. Housing for homeless
23. Convenience stores
24. Should be something that adds to the community in a special way
25. I am very worried for the people who relied on the ease of access to health services downtown. The needs of Bloomington's vulnerable and homeless populations in that area need to be put first. Do not shunt them away. Pick the most progressive option
26. Affordable mixed-use housing
27. Homeless Shelter or Rehab Facility
28. condos for seniors at reasonable prices
29. Senior center
30. low income/affordable housing and housing coops with first floor commercial zoning reserved exclusively for Black, POC, working class businesses & nonprofits that prioritize community's health and wellbeing (i.e. youth centers, food coops, affordable communal work spaces and artist studios, childcare centers, community health centers)
31. community center with programming for seniors
32. Humanitarian Services
33. Collaborative workspaces for

community use w/ easy (free) parking creating affordability and access. Services for those experiencing homelessness, housing that indicates a balance of the community, early childhood, and mental health resources seem important priorities.

34. affordable housing
35. On-site childcare
36. variety of housing values (not just poor and not just wealthy!), LOCAL DEVELOPERS, LOCAL
37. Extensive dedicated affordable and workforce housing (as defined in UDO)
38. industrial maker space
39. Multi-generational Community Center
40. Affordable non-student housing, regenerative outdoor design, affordable office space for local entrepreneurs and businesses
41. Senior Citizen Services/Dwellings
42. The City has already taken away from the McDole historical neighborhood by permitting the Hoosier Heights rock climbing gym in an area where homes have been restored.
43. affordable childcare services
44. Small individual unit transitional housing for people experiencing homelessness
45. Affordable housing
46. outdoor dining/café
47. low-income housing
48. indigent housing, recreation, educational remediation, and health services
49. Community ethnically diverse markets, shopping and worship centers
50. housing that is affordable for the parents of the 37.1% of children

- under 5 in the city of Bloomington who live in poverty.
51. Child/family resource center
 52. Any option that facilitates the creation of high-salaried, professional, or executive caliber jobs
 53. Wellness: yoga studio, e.g.; Arts and crafts, studio space, gallery space
 54. A space for restaurants, cafes, bars, local markets where young, old and families can walk and shop.
 55. Nature area
 56. a library with much more free parking than the downtown site has
 57. Senior Center with Physical Therapy area and lab tests
 58. Outdoor education facility
 59. Senior Citizen's Center
 60. Questions: What about tourism? Could the expansion of the Convention Center be part of the use of this site?
 61. Performing Arts
 62. Food/restaurants
 63. Affordable Childcare for birth to 5
 64. Social services i.e. homeless shelter, community resource center, sustainable low-income housing
 65. A safe space for the unhoused and lower income youth
 66. I don't think another giant government funded project is helpful at this time because there are better uses of city money related to the recession. Government run housing is an important reality within the city limits, but I don't agree with increasing the number of units including at this site. This is because making housing affordable has more to do with the private sector.

67. cafeteria-style food pantry, youth center, elderly care
68. community center
69. Homeless shelter
70. Homeless shelter
71. Support for low income residents and homeless. PLEASE no gentrified apartments. The current designs have no character, but they also don't address the real needs of the community right now. We need more food pantries. Accessible housing for low income residents. I have felt like the homeless and low-income community in Bloomington are being ignored and neglected. This space should be utilized to help them.
72. A space to support those who need it the most in our community (those suffering addiction, children, people of color) and not a space to just maximize profits.
73. Homeless shelter
74. Hotel
75. Food Banks and Food Services
76. could you find anyone in New York City that thinks central park should be turned into a multi-use area with shopping and apartments? It would be extremely cheap to plant redwoods and someday a 44 acre grove of 200 foot tall trees would show your vision and wisdom.

If this site were to include public spaces, what are the top three activities you'd like to see take place there? Please keep in mind that there are several parks and recreation facilities (Building Trades Park, Banneker Community Center, and Switchyard Park) within a ½ mile of this site. Amenities like basketball courts, playgrounds, performance areas, etc. already exist nearby and should not be duplicated on this site if at all possible.

1. gathering spaces, walking paths, art
2. A trail through native landscaping, allowing for meditative walks by patients and staff.
3. Family oriented splash fountain, bocce and other small game courts, chess tables, picnic area Cultural sculpture garden, outdoor exhibition space, small alternative performance area. Both can co-exist, one does not exclude the other.
4. event space, teaching/learning/creating space, gardens
5. Perhaps some plazas, places for people to gather, or a community center, with indoor and outdoor space that can be used by community organizations for events or after school programming.
6. Tables and Benches, food truck area, urban garden
7. A pond with paddle boats!
8. A new Civic Center - while the Buskirk-Chumley Theater serves as a gathering place for shows, there is an amazing opportunity to create something engaging and lively. Something that can bring together all of the area's amazing talent (Cardinal Stage, Southern Indiana Wind Ensemble, BSO, Quarryland Men's Chorus...) all in a consolidated space where they can have dedicated rehearsal halls, etc. I think this is KEY in keeping Bloomington an entertainment and arts HUB for South Central Indiana for years to come.
9. pool, dog park, music venue
10. Hotspot area for people to work remotely outside. Maybe some passive activity space.
11. GED education, community college education without the cost of Ivy Tech or IU. Trade education, i.e. plumbing, electrical, building, welding, maybe individual classes where a handyman or homeowner could take education classes without the need of a degree.
12. educational/training, arts/music
13. Music arena, Community theatre, restaurants
14. Splash pad for children
15. healthcare, educational
16. Don't need any more parks, don't need any more of things like that.
17. flowers, trees, benches, waterfall,
18. relaxation, exercise, community gatherings
19. meeting room
20. Sidewalks
21. Prayer/Reflection Garden - A place that is peaceful and quiet. A place for families of patients to decompress

- and not be bothered by loud noises. A nice local coffee shop (local not franchise). An exercise / Therapy “park” that encourages people to burn off stress, exercise, stretch, etc... Outdoor stretching and exercise equipment. (For example, McCormick’s Creek State Park used to have an adult swing that worked the abs when it was used.)
22. Agree that we have plenty of parks. I’d love anything cultural: lectures, galleries, rooms small groups can reserve, readings. Maybe a small satellite library, like the satellite police station at Switchyard? If there are a couple restaurants, a spacious area with outdoor seating and lots of walking sounds great.
 23. public swimming pool
 24. Switch yard park is close enough. We don’t need another one.
 25. Aquarium, open concert pavilion, Amphitheater
 26. Sell to highest bidder. Stop land grabbing.
 27. water fountains, and public space
 28. daycare or educational facilities
 29. Small park settings with benches and maybe parking for food trucks; dog walking friendly. No other amenities needed
 30. quiet space for more meditative activities. Labyrinth for contemplative walking, water and sculpture features, an oasis of quiet within the city.
 31. tennis courts with a durable backstop
 32. meditative spaces, library with better parking
 33. weekend fun, beer/wine/food, art, stuff for kids too
 34. spontaneous public activity (lounging, music, sociability, chess, hanging out, picnicking)
 35. Poll our minority population and add more options they feel we are lacking. Would love to see it be something for all cultures without it becoming an area that the homeless population feels it’s theirs to take over.
 36. Indoor pool, Educational Classes, Public meeting rooms for clubs, groups, etc.
 37. fountains & water scapes, garden opportunities, group seating
 38. The switchyard park meets these demands
 39. Walkable trail (with connection to B-Line) promoting art and culture. Shade Trees with few benches/ sitting areas. Community Garden.
 40. Community garden, dog park, children’s educational spaces
 41. movie theater, YMCA branch, restaurants
 42. Theater for the outdoor performances, Urban farm, Farmers market accessible to low income communities
 43. The site should be planted as an urban forest.
 44. Trails and paths for walking and running, outdoor meeting space, community partnership space
 45. swimming pool?
 46. A Skate spot or even another skatepark, a pump track, bike path/s, water fountain or spray park.
 47. Picnic space/cooking, Forest bathing/ Nature therapy, Gardening
 48. limestone sculptures, cargo container home/studio design structures, Zen-like contemplation landscaped gardens
 49. live music/seating for rest/reading/ chess, and connections to B-line
 50. dining, mixing, relaxing
 51. Public Transit, Broad street for fairs/ festivals, public housing
 52. community garden
 53. outdoor concerts/plays
 54. Green space and horticultural food gardens. Community gardening, accommodation for dwellings and services to the homeless as a MODEL for other communities and ours in order to solve the issue of homelessness.
 55. green space, outdoor meeting/exercise area,
 56. Use/develop Building Trades Park across the street instead of creating new public space. Build the site as densely as possible.
 57. Nature, farming, and more nature. There cannot be enough of that. A pocket park would be disappointing.
 58. pig sanctuary, rooster aviary, enclosed flying zone for pet birds
 59. Dog park, walking trails
 60. As the prompt suggests, various public spaces already exist in this community. Using the space as such is unnecessary.
 61. Bowling Alley, Indoor arcade for the kiddos, amazing mini golf course.
 62. Native plant gardens/community vegetable gardens, walking path, outdoor seating
 63. Water feature for warm days
 64. Shaded public space with benches and place to rest would be incredible. We have shades for the farmer’s market, surely, we could have something similar in other public spaces? IN addition, creating space where public free Wi-Fi signals are available to the public would also be important work.
 65. A place for financial literacy classes, cooking classes and meal prep classes
 66. Public spaces that take into account the needs of Bloomington’s underserved communities.
 67. Farmers market space
 68. place to sit around a fountain, accessible walking trails through wooded area, a food trailer serving nutritious inexpensive food
 69. educational native plant pollinator garden, community fruit/vegetable garden, educational bird habitats for local species
 70. Community education, music or art events, free resource distribution
 71. Helping homeless and hunger
 72. botanic garden, community garden, observation tower
 73. Educational or meeting space for medium to large groups, Community health services, teen appropriate meeting space
 74. Roof-top garden
 75. housing resources
 76. community garden
 77. Homeless outreach
 78. Food court. Short term educational courses. Personal care services.
 79. public gardens, walking trails, picnic tables, a community-building space.
 80. Public pool
 81. Areas to hold cooking classes or classes for any activity, such as

- painting, music, etc.
82. community center, green / nature space, elaborate natural gardens with walkable paths
 83. An outdoor pool, native gardens and a large venue for theater performances
 84. Dog park
 85. a botanical garden and indoor butterfly garden, also a museum like St. Louis' City Museum
 86. Safe Injection Site, Skills training center, Cooperative living
 87. gardens, concerts, art shows
 88. Splash pad, shelters, Native wildflower garden
 89. Community gardens, open space, dog park.
 90. Volunteers in medicine, government services, Head Start program
 91. green space
 92. All-ages community center
 93. There are not enough parks and playgrounds! Community garden. Nature (intentionally wild space- trees, native plants)
 94. Trails climbing
 95. bathrooms, hand washing stations, needle deposits
 96. Conferences
 97. I think a courtyard or arboretum would be a nice addition to integrate in with buildings to promote a flow of space, meeting space accessible to all, and integrate green space. The park is a place designed for activity, as it should be, it would be nice if a small part of the property was designed more for reflection and contemplation.
 98. Services, education, and gardening
 99. piazza in center with sculpture for strolling, sitting on many benches, going shopping and living
 100. Eco-friendly community building, arts & culture
 101. A site offering a more streamlined way to navigate community resources, where - for example - under one roof, people can address the most common barriers to success, like obtaining official documentation needed to access healthcare/housing/employment/education/training. Also, a safe public forum where conscious conversations between people with differing beliefs and backgrounds can be held and moderated to promote more understanding and acceptance, and revenue earning businesses that can offer in-house employment opportunities, especially to those who may experience more barriers to employment - I imagine a type of open air market type of thing.
 102. Small cafe, some retail, bureau of motor vehicles near town not out west. A senior center like the Enwright Center in Ellettsville.
 103. Senior center, educational/cultural center, affordable housing for seniors
 104. Community farm (free, accessible, and open to all to both plant and harvest -- different from a community garden where individuals rent plots. This would be a free food garden maintained mostly by a combination of staff and volunteers, similar to the Bloomington Community Orchard)
 2. Community health center with a safe use site and needle exchange
 3. interconnected native habitat restoration with walking paths
 - (including wheelchair accessible paths)
 105. Indoor places for community activities in winter; a community center with programming for seniors, but open to all ages; 2) arts/crafts/ studio space; 3) lots of trees (not an activity, but important for the neighborhood feel and attractiveness of the site)
 106. Community Gardens
 107. social services, maybe a small labyrinth for meditation and relaxation
 108. Appropriate for age who live there
 109. 1.A supportive living training site. 2. An affordable workout center with a pool. 3. A theatrical sight
 110. Small gathering places, a small public plaza near retail space. 2. The ability to make streets into celebration space for special occasions, neighborhood picnics, etc. 3. Wide tree lawns for plenty of shade trees.”
 111. Indoor activity spots
 112. Sand volleyball courts, or just nice landscaping around buildings for picnics/breaks etc.
 113. Outdoor upscale shopping, dining options
 114. Co-work/collaborative workspaces that can support groups of varying sizes from local non-profits that are space challenged would be powerful.
 115. Community Gardens, Food Pantry, Out of School Care
 116. Botanical garden since Bloomington named after the “Haven of Blooms,” community gardening spaces, chapel/ community center (multi-use)
 117. children’s programming, community gardens, community building pursuits
 118. Swimming pool
 119. Walking. Biking. Strolling. If you want density (and you do), more natural space with trees is needed. Those sports areas and buildings aren’t natural spaces.
 120. “Third spaces” that encourage community building and need low maintenance
 121. Therapy, skill education, health education
 122. pedestrian only streets, plaza with fountain, community composting
 123. 1. a maze-walking park with outdoor art 2. chess/backgammon area 3. a park similar to Bryant Park, NYC, which has plenty of seating with great people watching, an outdoor bar, cafes, lunch spots
 124. Museum/multi-use indoor exhibition space; agricultural space in which native plants are grown, maybe a large community garden as well.
 125. Farmers Market, Public Parking, Sculptures
 126. a green space/ open space
 127. botanical garden; bee keeping; dog park
 128. plant identification in botanical garden, feed ducks in a pond, and peruse an insectarium
 129. Disc golf, jogging, swimming
 130. Cultural education, unique food experiences
 131. botanical garden,
 132. Retail or food places if we can move past COVID
 133. Tennis court, community gardens, art sculptures
 134. This is a standout area! It should be a showcase for a hopeful

- present and future. I would love to see manufacturing and production come back to Bloomington. We are now seen widely for 2 things: the University and a center for People in need of support while experiencing homelessness. I'm so glad we support people in need, but we can do more. Job development would be of far greater help to the entire community.
135. I'd like to see a museum-type facility. Possibly a public garden, or an aviary. Some places that come to mind are the St. Louis City Museum, the National Aviary in Pittsburgh, Phipps Conservatory, etc. Some place with public grounds that can be used for education and relaxation.
136. Multi-generational community center for young families and adults 50+; child and adult day care; small urgent care facility
137. 1. Walkways through areas integrated with locally owned shops, courtyards for seating/meeting/eating and 2. regenerative landscaping 3. with teaching/ learning opportunities: Like offering food/ gardening classes like the HUB offers but on a larger scale (perhaps space for them to expand?)
138. reading, hanging out with friends, walking dog
139. Trail connections to the b line with green space would be great. If there is a bioretention requirement for development it could also be used as the amenity people are looking for with plants, trails, and benches.
140. Support for those experiencing homelessness, education, rehabilitation, social services, community services for those who are low income, without childcare, etc.
141. Senior Citizen Activities
142. public garden plots / indoor winter activities space/ ice skating
143. Museum, shaded open space to walk, grocery store
144. Community art space (both creation and exhibition space)
145. public housing or affordable housing.
146. Senior services. The Senior Center on South Walnut was taken away from seniors several years ago. It was relocated within the Sports Plex. Eventually they were moved into the basement of that building. I think the City should look into the Endwright Center of Ellettsville as a model and research other locations which have been successful in providing for the older population of their cities. Another thought is incorporating services from the local YMCA at an affordable cost. It is a positive and caring environment but costly for participants.
147. Rehearsal and office space for Bloomington music organizations (BSO, Community Band, Chamber Singers, jazz groups)
148. housing, car-free zone, walking trail, educational spaces
149. gender-neutral public showers/ bathrooms, accessible walking paths, public a/c space
150. This space would mimic our surrounding forest habitat to support our wildlife, provide a sanctuary for migrating birds and butterflies and support our clean water system.
151. Studios for rent for artists-small and sunny-like the Stutz bldg. in Indianapolis-Children's educational programs- Culinary School- Affordable Housing Options
152. Community gardens/orchard, outdoor but covered area for food & health education, accessible walking paths through the gardens/orchard.
153. Community garden, open mural/art spaces
154. Active play - both sports and playground...both worth duplicating so that children do not have to cross 2nd St; public garden - maybe sculpture garden; indoor playground for the winter
155. a fountain with art/performance space (like Lincoln Center) and homey, affordable housing with supportive retail
156. community gardens for food
157. Affordable housing, elder housing, gardens
158. theater/art/festivals, social gatherings of individuals & small groups (tables & chairs), gardening/food
159. Is it fundamentally wasteful to have playgrounds within a half mile of each other? Tree preservation, outdoor seating, space for a market (could be a street that closes)
160. entertainment walking music
161. This area is not the place for public spaces. We need single family housing
162. Bloomington just spent a large amount on Switchyard Park. Now invest in housing for our low-income residents
163. Small outdoor concert venue
164. welcoming rest site for homeless; meeting and recreational rooms for seniors; art community center meant for ordinary people interested in trying art forms (rather than meant for practicing artists), e.g., writers and writing groups, paint dabbers of all sorts, people who just want to sing together but not join choirs.
165. free after school activities for all kids, community education classes (sustainable living)
166. Community education
167. Greenhouse/gardening for residents, inclusion of elderly services (Endwright center), children activity center
168. natural green space
169. A nature play space with popup naturalist programming experiences- "Research indicates that, when children play and learn in nature, they do so with more vigor, engagement, imagination, and cooperation than in wholly artificial environments, and that symptoms of attention deficit and depression are reduced." <https://www.nwf.org/Home/Kids-and-Family/Connecting-Kids-and-Nature/Nature-Play-Spaces> 2) Sculpture Garden that hosts various events (free and/or fees) such as beer gardens (hosted in partnership with local breweries/food trucks), art walks, walking holiday light display, community pumpkin carving + harvest fest (see, Humboldt Park Pumpkin Pavilion) 3) Market and Eatery - a community gathering area with seating, green space, and small built structures which could be rented. Seasonal idea - rotating beer

- garden ft. local breweries. <https://blog-cdn.touringplans.com/blog/wp-content/uploads/2018/02/Epcot-Flower-and-Garden-Festival-Outdoor-Kitchens.jpg>
170. botanic garden, public plaza
171. Community center, health outreach,
172. Green space, makers space, large water feature
173. All access urban agriculture, conservation landscaping ie soil and water retention (rain beds), Bouldering/rock climbing area
174. An arboretum would be nice (like IU has), community gardens, and a large field for soccer/football/frisbee
175. Housing for homeless
176. Picnic, dog park, wildflower/natural space
177. Outdoor space for dining and events, group fitness area, green space
178. Dog park, interactive water exhibit (less splash pad more run thru the sprinkler teen type) or in a dream world an educational mini zoo like Lafayette has, putt-putt
179. Given close proximity of public spaces, these are not necessary or desirable at this site.
180. gardening, beekeeping, chickens
181. Pedestrian/bike trails, Public Pool, Community Gardens
182. Rather than demolishing the present building can it be made into homeless housing or small apartments?
183. Exactly - we don't need another big park downtown. Bring some "European city" flair to Bloomington. That means mixed-use space that is walkable and bikeable and includes leisure / restaurant opportunities.
- Check out European city squares to see what they look like. Make it beautiful, so people want to go there. America likes to "compartmentalize" its spaces - only houses or only businesses = very boring and means lots of driving to get from one to the other. European cities are more organic in that they are mixed-use: apartments on top of retail stores and restaurants. The European "old city" is a beautiful place that draws people and is something that adds to the resident's sense of hometown pride.
184. Walking trails
185. Dedicated famers' market, food truck pavilion with outdoor dining space
186. Public wellness activities like meditation or yoga or Qi Gong; public art garden and gallery
187. Perhaps a mix of living and retail/restaurant space and public places within that to gather/eat. To make it a living, green space but with public use areas within it.
188. Public spaces should be visible, vibrant, and on the smaller side. Pocket parks open to the public and that adjoin the residential areas of the space would be nice.
189. I would love to see this property turned partially into an arboretum because green space is lacking in this area.
190. The Bloomington Symphony Orchestra needs a home. Having a space that would allow for the BSO and other music groups to be able to use as practice/performance space would help contribute to Bloomington's great culture.
191. Green space, no activities
192. Meditation area
193. Swimming pool, indoor playground, children's museum. Similar to St. Louis City Museum. Educational and fun.
194. Park YMCA Gym
195. There should be a significant public space dedicated to art works by children exploring issues of the natural world. The works could be both written and/or visual. All environmental issues could be addressed. The site may be sponsored and/or financially supported by various groups, but only children's art would be displayed. Works done for school classes could also be presented. The future is theirs, let them be seen and heard.
196. Botanical gardens/art structure/bike paths
197. integration to B-Line, performing arts, running trails
198. gardens, fountains, splash pad
199. small park for neighborhood
200. Shopping and eating
201. botanical gardens, art installations
202. Nature areas
203. More housing for the homeless
204. farmers' market; community gardens; library
205. 1.Area for doctor ordered physical therapy and lab work. 2. Local artists and crafts to display and sell 3. local community theater
206. Community outreach, career skills classes, non-profit community services
207. educational performances, affordable housing, healthy activities
208. Outdoor musical center (for outdoor instrument instruction/learning), free explorative science area for nature study, outdoor amphitheater/splash pad combo for plays/large productions and public splash use in summer.
209. Senior Center, Volleyball courts for the youngsters, Theater? Dog Park?
210. Due to proximity of parks, green space should be planned for aesthetics, not necessarily additional recreation - ex. Tree lined walking paths to the B-line and Switchyard Park from the site with public art and some landscaping...
211. Simple green space and walking/biking that connects w/ B-line trail
212. Native plantings and wild space for local animals and insects, fruit trees for community consumption, trail connections to the B-Line and other locations
213. Youth center, homeless shelter, garden
214. Open walking space, charging stations, multi-age playgrounds such as obstacle courses, parkour parks
215. small park with multi-purposes - dog walking and BBQ facilities/picnic tables/community garden/child's play area
216. Raised beds for gardening, orchard, kitchen for teaching nutrition and cooking classes
217. sculpture garden, black culture center,
218. Water features, gardens, gathering space
219. An area like Rhinos was, a place for the homeless to be without being

- harassed by cops, and a place for poor people to get food if they need it
- 220. community garden
- 221. Hanging gardens built into the design if the building
- 222. even if there are parks nearby, housing should have trees and greenery
- 223. Youth friendly concerts, outdoor food pantry, community outreach events
- 224. picnic grounds
- 225. Indoor facilities for homeless
- 226. Public pool; tennis courts; community art space
- 227. Free community food pantry, youth center (akin to the late Rhino's), community food and native wildflower gardens
- 228. This town capitalizes off the location next to university and does not provide enough affordable housing. In result, there are way too many homeless people wandering the town. It would be much safer if we provided them with affordable housing rather than pushing them from one park to another.
- 229. Educational resources for adults i.e. Life skills
- 230. affordable housing, mixed used zoning
- 231. cafeteria, community greenhouse, physical sites for organizations such as hotels for homeless
- 232. Homeless housing
- 233. community arts performances, art displays, educational programs for adults and children
- 234. food pantry
- 235. Something for all/no major price barriers

- 236. Picnic/grilling area, community gardens, or housing for homeless
- 237. Garden spaces,
- 238. I think we should try to put some social services around a plaza with greenery! Things like Rhinos, a housing co-op or shelter, a pantry, and maybe an urban garden? No matter what we put there, I'd really love to avoid putting expensive apartments or run-of-the-mill retail spaces.
- 239. Food pantry, all-ages art center with programming, shelter for homeless.
- 240. Since there are several parks within 1/2 miles of this site, it seems redundant to use this space for more parks.
- 241. community arts center
- 242. Bloomington has a huge homeless population and a homeless/public housing facility would be incredible for the city. It would make me much more proud to live in Bloomington knowing that these populations were being taken care of. Other options could be a food bank.
- 243. Homeless shelter, food pantry/picnic area
- 244. General activity space for community organizations, homelessness/health outreach activities, cultural events
- 245. Water areas (waterfalls or etc.) for sitting and socializing, walking, common areas of flowers, trees and nature.
- 246. It'd be amazing to have a place dedicated to the environment including plants trees and other plants/flowers with maybe some walking space, even though there are

- parks maybe a community garden included!
- 247. Picnic shelters, hiking/biking/walking trails
- 248. Safety for homeless people, Food for those who need it, Basic healthcare for homeless
- 249. Art Gallery, general open space
- 250. Tennis courts, dog park
- 251. Green spaces with walking paths and lots of trees, picnic tables, maybe a field for kickball or softball-- something like Olcott.
- 252. performance space, art, commons
- 253. Picnics and walks beneath massive trees
- 254. community gardens, greenbelt, walking paths

Are there any land uses you prefer not to be incorporated into the site?

- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none"> 1. surface parking 2. commercial 3. No invasive plants in the landscaping - please!! There are already loads of invasive Callery pear, Asian bush honeysuckle, Asian bittersweet, privet, and other species surrounding the new location. 4. Large corporations, healthcare, or government 5. not dwellings, not commercial or retail 6. upscale housing and upscale retail. 7. No Expensive housing that destroys the neighborhood and drives up the cost of living in McDole Gardens. 8. Something that will invite vandalism 9. Hotels and bars 10. Student housing - though mixed-use is fine. 11. expensive housing 12. Anything that detracts from a mixed housing neighborhood feel 13. Housing of any type. 14. retail, government 15. Affordable housing 16. Do not destroy it 17. Don't want it used as a mental health center, or religious center, or retention center of any kind, 18. No more IU 19. group living 20. commercial 21. Please no upscale, high-end rentals or condos 22. Homeless shelter 23. none 24. Government offices 25. No Government Housing projects, | <ul style="list-style-type: none"> No residential homes, condos, or apartments. Keep this area for patrons of the facilities and not of residential homes. 26. given how residential it is, nothing too noisy / smelly / industrial, though I guess the hospital was there so there's a precedent for some economic bustle. 27. apartment buildings other than group home housing., office buildings other than health and government 28. No factory or manufacturing facility 29. high scale living or commercial retail space 30. Bloomington government or public works. 31. No waste disposal except maybe recycling bins and trash cans 32. I am sick and tired of this city and the mayor focusing more on the homeless and drug addicted than the citizens of Bloomington who pay taxes 33. light industrial, institutional, high density multi-family, single user with a large footprint 34. retail - primarily because we have so many retail options downtowns that need to be filled. We have a lot of empty retail downtown and that should remain the center. 35. anything other than an emergency medical facility 36. Commercial/retail. There is enough of this downtown with the requirement that multi-unit buildings have retail on the lower level. Much of this space is currently unused as it is. | <ul style="list-style-type: none"> 37. non-green commercial 38. student housing 39. I feel we have plenty of apartments that are tailored to the student population and we are lacking housing for young professionals they can afford. 40. Anything commercial. The city does not need to be aiding the private sector any more than it already does, and there is already a glut of retail space. 41. Not a homeless shelter or drug rehab center. Bloomington has a plethora of social services (often duplicated) which only attracts outsiders to move here. No luxury condos or apartments. Please don't forget the citizens who have been living here for many years and contributing to our local economy through work, volunteerism and patronizing local businesses. 42. addiction treatment centers, student housing 43. I can't imagine any new development would be bad... 44. Large retail. Small community owned might be OK. 45. multi-family housing 46. Retail, offices for non-social services agencies, high-scale apartments that are unaffordable to the local community, apartments catered to college students 47. No buildings. 48. industry, large apartment units, 49. more ugly apartments? 50. Group Living/Supportive Housing, multi-family dwellings, healthcare nor government services. | <ul style="list-style-type: none"> 51. Mid- to heavy industry 52. student housing 53. Government services, Art/Museum/ Cultural Center, City Park/Rec Space, Group Living 54. parks, single family homes, expensive student-focused apartments 55. Low income living, multifamily dwellings, homeless shelters 56. commercial and retail space 57. drug rehab center, homeless shelter 58. Parks, liquor stores, SOBs, single family homes, government facilities, 59. Housing and retail there are so many vacant places throughout town. And it is always cheap. That is not sustainable and benefits no one in the long run. 60. lawn, anything resembling the Dillon or whatever that "by Alexa" stuff is downtown 61. Housing 62. More apartments!!! 63. retail, commercial 64. Commercial, retail, family dwellings 65. NO OFFICE SPACE! NO EXPENSIVE APARTMENTS! 66. Commercial Buildings 67. I don't mind retail as long as it does not skew to the gentrifying, expensive kinds of shops. Having space for local small businesses would be great. 68. Offices 69. Housing for college students 70. NO COMMERCIAL. NO OFFICES. NO PARKING DECKS. MAKE IT MEAN SOMETHING. 71. Stop building the god-awful high rises for student housing 72. bicycle paths 73. no swimming pool, please |
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- 74. Anything for profit
- 75. Any for-profit uses, such as retail or apartments
- 76. homeless shelter, multi-unit housing or retail space
- 77. retail, single family homes
- 78. No more apartments. Especially for students
- 79. Amenities/Services for affluent and rich people.
- 80. I prefer the site not to include commercial development or single-family housing. This should be a community space with public access.
- 81. Condos/apartments which majority can't afford
- 82. No city of government offices if at all possible. This space should be for the people and the people only.
- 83. banks, government buildings, retail etc.
- 84. Manufacturing
- 85. No jails
- 86. commercial and retail, industrial
- 87. No retail, commercial
- 88. No more housing for students!
- 89. Commercial, retail, non-affordable housing.
- 90. no unaffordable housing or single-family dwellings
- 91. Expensive high-rise student apartments
- 92. No rentals - Require owner occupied homes or condos. Small lots with strict covenants for outside standards to maintain aesthetically uniform
- 93. No more overpriced (300k+) townhomes.
- 94. Corporations
- 95. No retail, government offices, or high-rise expensive apartments
- 96. Public and private healthcare services. Spaces for loitering.
- 97. Hospital
- 98. No condos or apartments that cost more than \$600/month. Nothing that is more aesthetically pleasing than is functional. No monuments or dedications to leaders that have not been chosen by the community, with an inclusion of Black and LGBTQ+ community members and organizations.
- 99. industrial, waste
- 100. Commercial, roads for residents, deliveries, and people with disabilities
- 101. Government housing, group housing
- 102. Include nothing that in any way supports systematic racism. If anything, this land will probably be most useful to Bloomington as a means to develop a new type of system that supports racial justice as part of its mission.
- 103. No more parks, green space around what you build. Parks in that area are hang outs for the homeless, no bars, no goodwill stores or resale shops
- 104. Student housing
- 105. Retail, Commercial
- 106. Housing that is unaffordable for working class/poor folks. This should go without saying but there should definitely not be any police infrastructure being built on this land.
- 107. Housing
- 108. industrial, waste/recycling, more addiction treatment as there are already several such facilities in the area
- 109. Apartments only college students can afford
- 110. NO FOR PROFIT BUSINESS
- 111. retail
- 112. Retail
- 113. multi-family dwellings, retail, commercial buildings
- 114. No Apartments
- 115. No Student Specific Housing
- 116. another hospital
- 117. Just don't want any abandoned/empty space
- 118. Bars
- 119. Student housing. I fully understand that there may be no way to avoid this. That said, the impact that new student housing has had on the current landscape is already problematic.
- 120. Large scale retail, street planning focused on motorized transportation, lack of design incorporation with existing neighborhoods, generic big box apartment construction
- 121. rentals for students developed by speculators from out of town, retail for chain restaurants or stores, huge parking structures
- 122. Commercial retail units taken up by big chains, including restaurant/fast food chains and clothing stores. I would oppose opening bars in this area also.
- 123. High-end apartments geared towards IU students
- 124. speedy auto traffic
- 125. Single family housing
- 126. RETAIL
- 127. too many roads for cars, too much asphalt dedicated to surface parking lots
- 128. a parking garage, a dog park
- 129. Retail.
- 130. Commercial nor out of town invested too expensive housing
- 131. retail on the bottom and apartments upstairs.
- 132. Office building
- 133. apartments/ strip malls/ chain restaurants. This site is on a main thoroughfare into the city. I think it is important that is have some kind of beauty to it, so that as you drive into the city you are greeted with a pleasing looking space. I think strip malls/ chain restaurants should be banned and we don't really need any more apartment complexes.
- 134. no more apartments! stop with the apartment building; enough apartments already
- 135. Offices. Govt buildings. Retail.
- 136. Commercial, retail, manufacturing
- 137. No Ugly apartment buildings. I would like to see good architecture
- 138. apartments
- 139. Retail
- 140. Please, please, please do not make this a site for housing of people experiencing homelessness. I support helping individuals in times of need, but we should not make a large central area into yet another space for this support.
- 141. no apartment buildings/housing for profit
- 142. commercial developments, particularly for-profit real estate
- 143. Office buildings
- 144. Student housing of any kind, high end housing, chain businesses
- 145. more man-made stuff i.e. outdoor gyms, retail, housing
- 146. Any industrial use would not fit. I also

- would like to avoid commercial strip development that can be found along 2nd street. Parking garage to remain could be a good way to reduce a lot of unused parking areas, which we currently have.
147. Apartments, condos, retail, hotel
148. Any use/activity not attractive to the retirement community
149. college housing, office space, parking,
150. High rises
151. A convenience store/Gas Station. A good example is what the city has permitted to be constructed across from the Bloomington Country Club on the SE corner of West Country Club Drive and South Rogers restricting view of traffic as well of home owners in that area.
152. Residential, group living
153. Retail, roads, single family dwellings.
154. Retail
155. office space
156. retail and homeless shelters-
157. Retail, commercial, high end housing
158. NO expensive residential housing
159. Medical - already exists
160. commercial business
161. single-family houses
162. Retail, high end housing
163. manufacturing, big box stores
164. Residential
165. Multifamily aka student dorm development
166. Government office
167. single family dwellings, i.e., suburban dwellings
168. no commercial, industrial, or business use (other than small refreshment or equipment needed for whatever is there); no sports beyond small recreational play; and no guns (e.g., anachronistic recreational groups would be ok, but gun ranges would not).
169. retail
170. Retail
171. No industrial, no parking garage, no government or healthcare services
172. Using the word affordable to describe housing that is not for 37% of our population in poverty.
173. apartments/condos
174. Large commercial property
175. government or healthcare services, minimal surface parking lot
176. Retail
177. student housing
178. Retail (there's a lot of spaces available)
179. I think super-dense multifamily (3 and 4 story apartment buildings) would be undesirable.
180. Expensive housing
181. commercial space (retail, restaurants, convenience store, etc.)
182. Single-family, government, parks
183. Overpriced Housing/apartments
184. Public spaces, park services, housing, medical
185. commercial
186. High rise condominiums! student housing, expensive retail boutiques, cafes, bars
187. Retail or art space
188. No factories, industrial plants (too close to downtown)
189. Apartments or commercial
190. Apartments
191. No group/supportive living (there is already a new transitional housing building going up at Walker and 3rd Streets), no retail chains
192. Subsidized housing, government space, group housing
193. I think single-family homes would be a pretty inefficient use of this space. They're the most expensive type of dwelling and take up the most area per household. Attached townhomes would be a better option than SF detached homes. But if the community demands single-family homes, it'd be nice if they could utilize smaller lots and building footprints than what the UDO allows. I'd also prefer that infrastructure related to cars be assigned a lower priority than any infrastructure meant for walking and biking. Retail is probably also not a great option just given the trends in that market.
194. I think Bloomington has way too much unused commercial property at the moment, I would like to avoid having any retail space in this area.
195. Recreational
196. Social service agencies, government offices
197. No medical spaces.
198. Banks
199. large commercial businesses, high rise apartments
200. Government services
201. Please don't make it a big corporate shopping center!
202. office buildings
203. Retail, industrial, government
204. No healthcare or offices in general.
205. commercial buildings
206. Commercial
207. Non affordable housing
208. apartments
209. Commercial real estate/retail
210. a posh bland development
211. Apartment buildings, office buildings.
212. Office space, Gov't offices,
213. Factories, storage warehouses, bus parking...
214. Industrial commercial
215. Single-family homes, parking
216. NO HOUSING.
217. arts facility- the city already owns Buskirk Chumley, Waldron, Allison Jukebox and Banneker that should be reinvested in to support local artists and performances
218. unremediated environmental contamination
219. Housing for university students
220. expensive housing units
221. play areas and dog areas
222. "Private housing or retail. We've already got too much space for that in Bloomington so much goes unused"
223. expensive housing, office spaces, commercial spaces
224. Luxury apartments
225. student housing
226. No more apartment buildings for students
227. condos
228. Housing for college/IU
229. Not more housing unless it is for the homeless
230. Commercial/office facilities, police stations, luxury apartments (or any apartments unaffordable on a single minimum wage job)
231. Not tearing down a perfectly good building that has the potential to fill a lot of needs for transitional housing for felons on release from prison/

- jail, homeless, and use of emergency room area as medical, i.e. VIM/IHC for people without insurance.
- 232. luxury apartments with street-level commercial spaces, no more student housing!
- 233. Do not make any more housing that will be price gauged for university students.
- 234. No more apartment buildings
- 235. commercial apartments for wealth undergraduate students
- 236. student housing
- 237. IU housing.
- 238. Apartments/anything commercial
- 239. commercial housing and national chain retailers
- 240. Gentrified housing
- 241. apartments, office buildings, retail spaces
- 242. Gentrification, expensive condos, anything that caters specifically to those who are more well off
- 243. Apartments
- 244. No commercial site
- 245. No retail or apartments please, unless it's for social services or adjusted income housing. Thanks!
- 246. Please, please no commercial spaces or residential living not accessible for low income earners.
- 247. homeless shelter
- 248. extremely expensive luxury apartments for profit
- 249. Bloomington has enough retail and it would be classist to develop more retail area into the city. This hospital needs to be turned into something that can give back to the community.
- 250. Apartments/condominiums, student housing
- 251. Luxury/high-rent housing, commercial spaces, health services not accessible to the public
- 252. No more group homes or rehab facilities pertaining to mental health or drug use.
- 253. Housing! Stop gentrification in Bloomington!
- 254. Commercial, single family dwellings
- 255. High-income housing and apartments - Bloomington has much of this already!
- 256. High to middle class apartment complex
- 257. An expensive apartment
- 258. Apartment/housing complex
- 259. I would like to keep traffic in the area to a minimum, so nothing that increases traffic too much.
- 260. NO multi-family housing, in that area of town in particular (it would further destroy the unique character of Bloomington, like the rest of the astronomically expensive stuff Bton built for its bicentennial already has), NO commercial (with the exception of a local staple coffee/cafe, like Soma or Laughing Planet--nothing that's been in town for less than a decade)
- 261. more student housing
- 262. businesses, apartments, retail etc.
- 263. Retail. There are so many empty retail spaces already, let's not make more.

How familiar are you with the Urban Land Institute Study conducted in 2018?

- I am not familiar with this study (118)
- I have some familiarity with the study content (89)
- I know there was a study completed (49)
- I'm not familiar with the study but would like to be (24)
- I know the study content well (23)

What is your primary interest in this project?

- Greater Bloomington Community (177)
- Neighbor (123)
- Education (29)
- Non-Profit (29)
- Business (21)
- Economic Development or Chamber (20)
- Local or Country Government (16)
- Construction Industry/Developer (3)
- Religious Organization (2)
- Member of Neighborhood Association (1)

What social media platforms do you use most often?

- Facebook (184)
- Instagram (112)
- Twitter (60)
- LinkedIn (35)
- Next Door (32)
- Email (4)
- Newspaper (3)

Are you a City of Bloomington resident?

- Yes (252)
- No (49)

What other feedback do you have related to the Bloomington Hospital Site Redevelopment Site project?

1. Biggest challenge is making it easy to cross 2nd St and Rogers St so that it is truly integrated with surrounding neighborhoods, and so that people feel safe walking to nearby attractions (Kroger, Building & Trades Park, B-line / Switchyard Park).
2. I'm the chair of Monroe County - Identify and Reduce Invasive Species, and we do a lot of education on both invasive species and using native landscaping. We are happy to meet and provide information for the design process.
3. We have the opportunity to create a place and experience that resonates across our community regardless of background, gender, race, ability, and socioeconomic standing. An all-inclusive space that enriches lives by providing an array of experiences.
4. Please take this extraordinary opportunity to address some of the city's long-standing problems of homelessness, lack of affordable housing, lack of services for those with substance use disorder and mental health, support services for those recently released from incarceration. Build truly affordable housing mixed with some low-income housing and some mid-range housing. Retail should be focused on affordable shops and restaurant spaces for those who are just starting. Maybe some shared commercial kitchen spaces that several small businesses could use. There are people with food trucks that would like to take the next step, but renting is unaffordable. It would be good to have a general health clinic on site, since the new hospital is so far away. Maybe move some of the crucial governmental offices here, such as DMV, FFSA, Work One, so that they are centrally located, and easy to access with Public Transportation. The city just builds an enormous and gorgeous park. We don't need to beautify and recreate--we need to address the problems in the city, for those who are not connected to the university, for those who have often been left out of planning decisions. Please do not gentrify the area and make it less affordable. Also, if you don't think you can adequately address housing the homeless, then the city needs to build a homeless shelter with support services. Maybe this is a good location for that. Work with Shalom to come up with solutions that work.
5. With the current pandemic, I would urge pause and consideration for continuing the site's use as a medical facility. Of course, I do not know if the site is too compromised for this to occur. But, surely, this is a moment where we need more, not less, medical facilities for our community and our region.
6. Downtown is already oversaturated with residential spaces, especially apartments.
7. Provided at a focus group meeting
8. Make it a landscaped and beautified area
9. Put the building and property to good use for the community
10. Let's use it for Bloomington citizens that need an affordable place to live, I'm tired of IU taking over the town. I want the students to be on the east side, stay out of neighborhoods. Being a lifelong citizen, this town is so ugly. It seems there is nothing to look at but apartments.
11. food options OK, but please no more high-end retail
12. Let's go.
13. I believe that it is very important to keep businesses within the Hospital Site Redevelopment affordable to patrons. Patients and their families should be able to afford to shop, eat and use the amenities at a price that doesn't put a strain on them. They are already stressed both financially and emotionally. Make this an area that people want to come to when they need a hospital. It is about affordability, being near their loved ones and not having to drive all over Bloomington to have their needs met. A "one stop shop" idea.
14. The most important need in Bloomington -- and I know I'm not telling you anything you don't know -- is affordable housing for families and non-students. Most of the houses in McDole are about 800 square feet, which makes it tough for anyone with a larger family. I'd love to see a mix of houses closer to 1500 square feet, plus some Habitat houses like the ones sprouting up, plus some apartments -- with a real emphasis on all of these on affordability (less than \$200,000). They don't need big lots since there's so much green space around. Also, I'd love to see an effort to limit cars and put bikers / pedestrians first. Anything to slow down traffic on Rogers and 2nd would be great. Most of the people living in these homes or coming to these shops need to drive, of course, but we should do anything we can to discourage other cars from cutting through this area.
15. I think it should remain a health care site of some sort if not a hospital. I would prefer an adjunct hospital for Riley or VA. It's a terrible loss to tear down most of the hospital--there's still lots of use left in that building. Never should have sold it to IU Health in the first place.
16. It should be a fun multipurpose area with retail/restaurants on the lower level with apartments on top. Nice townhouses can also be included similar to the colorful ones alongside the B-line. Use this opportunity to increase property value by added nice new construction/places to live close to downtown. The lots that include houses should be half lots to encourage multi floor houses to save land and encourage a younger crowd to live there.
17. I just think it is a total waste of taxpayer dollars to tear this building down.
18. Lower taxes thru sales of assets. Like land like this.

What other feedback do you have related to the Bloomington Hospital Site Redevelopment Site project?

- 19. I would like there to be some nice beds.
- 20. I adamantly oppose the oldest part of the hospital being torn down. It should serve the community and be saved due to its historical significance
- 21. This project needs to be practical and realistic. It needs uses that will get some traction and can be built rather than uses that won't be sustainable short term or long term.
- 22. It is too bad the site as it stands cannot be used for mental health/ substance abuse resources as well as beds for the homeless. We need extended detox services (longer than three days) as that just isn't enough time to facilitate detox and then transitional services.
- 23. I am 80 years old and live on the west side and you are moving the nearby hospital to the other side of town. Thanks a lot.
- 24. It has a lot of history for many people in the city--children born there, families working through difficult times there--it would be good to try to have a place to preserve some of that history for people to visit.
- 25. no public housing,
- 26. It must follow the comprehensive plan framework for sustainability and livability across age and ability
- 27. Needs to be attractive, have popular options, but also include plenty of parking. Parking seems to continue to get more and more limited.
- 28. Keep the parking garage. Consider the middle income (singles especially) seniors who can't afford places like Meadowood or other retirement facilities. There is a lack of affordable apartments for active seniors who do not want to be burdened with home ownership and would like the convenience of downtown. We need reasonable rents for local citizens of all ages as well. The student population has made renting a decent place unaffordable for the average person. Shops, health services, exercise facilities and classrooms, etc. on the lower level with apartments above would be very convenient for aging in place.
- 29. the need to be more open to public responses, many economic stakeholders do not live near the site
- 30. Diverse in economic standards. High priced homes intermixed with middle and low income. Stop segregation by income status.
- 31. If it can be housing, please make it *truly* affordable housing, unlike the "affordable housing" which has already been constructed (B-Line Heights, for example). The cost of those apartments is ridiculous given the income requirements.
- 32. I am wondering what the City's vision for the site was, when it was agreed to buy it.
- 33. Please make this a space for low income and homeless people of our community. There are great social services nearby that would pair well with a space like this, like Centerstone, Community Kitchen, many Bus stops, Friend's place, and Shalom center
- 34. Thank you for including me
- 35. movie theater with good seats
- 36. Please keep it safe and clean, make it happen fast, it cannot be an extension of what has become of the Kroger.
- 37. A unique opportunity for a unique community...don't be limited to conventional thinking... don't screw it up.
- 38. Make it attractive to folks bringing money into the community from outside the community
- 39. Land and housing are a tightly constrained resource in our city. Use this land to create a higher supply of dense apartments to alleviate strain on the housing market and the rental market. Provide incentives for developers to build approachably priced units or mixed income units. Provide height and density exceptions to help them get a return on their investment. In the surround are all the best amenities of our city like parks, the b-line, public transit, neighborhoods who didn't mind the towering hospital nearby (read: give little credence to the NIMBYS), grocery stores-- and it's all walkable and bikeable. If you don't take advantage of this opportunity to house city residents in our urban core, they'll commute from the city's outskirts instead and you'll risk loss of property tax revenue, retention of knowledge workers and you might increase congestion, and miss out on the foot traffic a dense neighborhood can provide local businesses. Make a PUD or a special zone wherein you control the street aesthetic, include some bigger sidewalks or a central plaza, and trade all that for higher and denser buildings on this site.
- 40. Would be a great link between the Prospect Hill and McDowell Gardens neighborhoods and should preserve the character of these neighborhoods. I'd like to see protection against homeless loitering and promotion of restaurants in the area.
- 41. Please try to save those lovely old trees!!!
- 42. We in Bloomington now have an extraordinary opportunity to solve the challenge of homelessness in our community and to create a model for other communities. We could build a creative, imaginatively designed building which would provide housing for this population and couple that with required work participation as a condition of living onsite. A food garden would serve their food needs and possibly provide an overflow into the community for food insecure families. The residents would be required to work in the garden and there could be other residential work opportunities, all of which in some way would have a positive impact and contribution to the community at large. The byproduct of this required participation by the residents is allowing for the homeless to engage in purposeful life -enhancing work,

which in turn would enhance the quality of life in Bloomington. Also, onsite there could be health services, job training, counseling, and mental health services. We don't need another park. We don't need more retail. We don't need more basketball courts. We need to come out of denial and serve humanely those in need and who are crying out for a creative solution to needed housing and nourishment and love. The Community Kitchen could also move to this area and be better located to serve the interest of those who are food insecure. Bloomington needs to come out of denial about the needs of the homeless, stop marginalizing this population and set an example of compassion and opportunity to remediate the slow burn toward destruction that is guaranteed for them if nothing is done. For once, the goal of profit and commerce can take a second place to a creative reckoning for this problem in our community. If we built a viable workable model, that alone could attract economic interest to Bloomington and place us in the role of creative civic problem-solvers, whereby we could offer to consult other communities on the rigors of such an enterprise and possibly turn that into a profit making endeavor to add to the city coffers. Please consider these cities' successes and ideas: www.fastcompany.com/90316607/3-cities-in-the-u-s-have-ended-chronic-homelessness-heres-how-they-did-it

; www.fastcompany.com/90300902/this-mini-neighborhood-for-the-homeless-could-be-built-in-90-days ; www.bobvila.com/slideshow/these-are-some-of-the-most-architecturally-interesting-solutions-to-homelessness-52765#solutions-to-homelessness Sincerely, Beth Moses Adjunct Faculty IU School of Public Health Founder of Oh Well! Inc. Stress Therapist at The Center for Wholism www.ohwellinc.com

43. this part of Bloomington has been overburdened with homeless, drug usage, etc.; need to not add to the deterioration

44. Don't let adjacent core neighborhoods overrepresent the public in the process and shout down the plan you want.

45. I Can imagine the proposal: mixed-income housing, faux bungalows and townhomes over retail, maybe a roundabout and green space. Let's think about the next 200 years. What is truly responsible, good for people in the earth, and something to be proud of? I have many ideas. They don't generally revolve around property tax revenue (well, they'd make it a more desirable town, but wouldn't bring in quick money for that acreage), so they're probably not of interest, but contact me and I'm happy to discuss. Just please no more cheap buildings...disposable housing and retail doesn't help the people living there, looks like a caricature, and is so wasteful. Let's be bold and think about the right thing, not the trendy stuff other cities are already doing.

Something with integrity.

46. I think it is a great space for an eclectic arrangement of businesses, regardless of what they may be.

47. I envision the site as a community public space, serving a multi-generational audience. Ideas that come to mind include a combination of: senior housing, senior activity center, affordable childcare center, green space for walking/sitting, gardens, and perhaps a retail opportunity such as a small grocery (Blooming foods) or food court. I must say I find the art museum idea compelling too, or perhaps just a gallery for local artists to display their work.

48. Please don't let the university and McRobbie bully its way into this space to make some god-awful overpriced thing for IU. The community deserves living space that isn't controlled by that looney bin.

49. You must keep the bus lines running to it, and make sure pedestrian space is prioritized.

50. Please think about the low and middle class for this property

51. should be small amount of retail, but practical such as-- pharmacy, hardware, satellite grocery store, Keep housing inexpensive -- is it possible to make it *not * student friendly? Moderately prices eating places, real ones, not trendy coffee shops or eateries that cater to students. May be a community center? Make the layout and facilities Elder friendly.

52. We should keep in mind the needs of

our most marginalized community members. This is an opportunity to model the social justice that mixed use land can engender.

53. If we invest in public amenities, private development will come on its own. Please create something that will be an asset to the community for the next 200 years, not just the next 20.

54. Although low cost housing is a huge concern in Monroe County, building another large apartment complex or homeless shelter is not the answer. I work in social services and that is not the answer.

55. if housing is to be incorporated into this site, I urge the project managers to focus on providing accessible and affordable housing for individuals and small families, meaning homes selling for under \$150,000.

56. It should be for the community not the university. It should feature local artists in some capacity. A music venue could be amazing too

57. Let's do something for our poorer/less affluent citizens.

58. This is an exciting opportunity! Please do not sell the land to developers. We have enough apartments/condos/lofts downtown already!

59. Anything that will better the lives of our citizens

60. This is a unique opportunity to turn a colossal amount of cement into something that enhances the West side into something nice, including affordable housing, Habitat for Humanity style. Pocket homes for the elderly community, and experience with housing solutions built with

- containers and small homes.
61. Please keep traffic flow in mind. The bottleneck at Rogers & 2nd is always a pain
 62. affordable housing, public art, culture (a museum), and a botanical and butterfly garden would be a beautiful combination that would welcome all to visit as well as empower those who would live there
 63. This is such an opportunity to be forward thinking and intentional about how we want our community to support everyone.
 64. By moving the hospital out of downtown, you have made it more difficult for people without transportation or perms any addresses to get services. You need something in place that will actually help marginalized folks and not just pander to the wealthy students and faculty of IU.
 65. Affordable housing should be a priority. So should medical offices.
 66. make bus service to area more frequent
 67. Need affordable single-family homes!
 68. Increase tax base by building needed, affordable homes 2. Require buyers to be occupants of the homes
 69. To achieve mixed-income redevelopment the biggest questions to resolve: how to pay for low- and moderate-income housing (such as with a transparent, community-based local housing trust fund), how to maximize public investment in affordable housing, especially with permanent affordability, and how to leverage these outcomes with the leadership of local nonprofit and civic organizations that are committed to the community. The ULI study from 2018 requires significant improvements and revisions to truly reflect community needs and priorities.
 70. Bloomington is at risk of pushing out all but the upper income bracket and this creates traffic, social stratification, and is not a healthy community. Please prioritize building bridges across racial and ethnicity, sociology-economic difference and not just serving the affluent student population!
 71. safety built into the existing garage if it's meant to stay, protection from people being able to use this space to end their life
 72. This is a chance to take care of the homeless issue in this town.
 73. They did a good job with many levels of sustainability when constructing Switchyard park and I hope they continue that with other sites, including solar power and water reclamation. I used to live in McDole Gardens and the proximity of the site to downtown is so ideal for offering resources that are accessible to so much of the community, while being an active PART of the community (so close to downtown but not campus adjacent so parking is better, and easily accessible by public transit). I really hope you will listen to organizations and experts and not waste the taxpayer's money and this exceptional opportunity to add something special and impactful to our town.
 74. Forward-looking, excellent design (art, architecture, innovative) and sustainable
 75. Given that there's already group housing across the street and the proximity to shalom center and seminary park, I believe adding government-funded housing or more group homes would further make the area unsafe. I love in this community with my children, and we already have homeless people walking around all the time. We need to use the space for education, arts & culture, and green/eco-friendly spaces. Something that helps unite and give back to the community.
 76. I imagine a place where an intersectionality of communities and cultures can exist, a place that offers opportunities for learning, earning, and leisure that is accessible and attractive to all. There seems to be an entertainment gap in our community for black and brown people and people in their late 20s and 30s. It might be useful to involve people like this in the development and decision-making process so that we can try to help our city become more socially and economically diverse.
 77. I contacted the mayor's ofc a year or so ago asking for more housing for seniors, we need condos that we can buy that are nice and in the \$200,000 range. Not towers, but like the Peppergrass condos on one level
 78. Bloomington needs a real senior center, not the one with limited hours and space that we have now. I hope such a facility will be part of this project.
 79. This site redevelopment project is an amazing opportunity for the city to take action towards racial and economic justice instead of just issuing statements and making task forces. The city must prioritize working class people of color and, particularly, Black people in this endeavor. This land must be used to support the safety, health, and wellbeing of Black, Indigenous, and People of Color and must be guided by the vision and expertise of people who are from these communities and who have worked alongside these communities for years. Also, all new construction must be accessible for people with disabilities and must utilize technology and building practices that lessen our dependence on fossil fuels and make use of sustainable materials. The city must also contract with unionized laborers and pay a living wage (\$15/hr. or more) to everyone involved in the project. THIS is how you move beyond mere lip service to racial, economic, and environmental justice.
 80. It would be great to include neighborhood-focused uses in the non-residential space, such as a pub, coffee shop, or restaurant. A mixture of housing types, intermingled and not by blocks, would be preferable for the residential portion.
 81. See the Ithica (NY) Plan that was implemented to provide housing, training, and support to people suffering the injustices of poverty

and addiction, providing housing and work training to support them to a real recovery. Giving humans the dignity of basic needs is the basis for a real humanitarian solution to problems like what we have seen happen on the streets of Bloomington for the last 15+ years. We have a REAL CHANCE to put our money where our mouth is an be a PROGRESSIVE AND HUMANITARIAN LEADER in how a municipality deals with these community issues. No more passing the buck or criminalizing these folks- MAKE A CHANGE AND PUT BLOOMINGTON ON THE MAP for PROGRESSIVE LEADERSHIP!

- 82. Not ugly
- 83. I think we need a place for lower income families to be able to afford to go and have some fun or learn new things.
- 84. Be mindful of climate change, make it pedestrian friendly (the automobile should not dominate), a mix of housing of as many income levels and sizes, large and small (i.e., bedrooms, square footage) as possible to make this a truly diverse neighborhood. The process is very important, it must be transparent and responsive to public input.
- 85. Thanks for the opportunity for input. It was helpful to listen in on the call. While I agree that the challenge of those experiencing homelessness is a “hot-button”, I think that it would be a huge misstep, beyond a tone-deafness, if there isn’t a diverse and inclusive aspect to this development. I hope that there will be consideration

of parking use while the property is being developed. With so little available parking downtown, having the parking garage available to folks during the development process (when it is safe :) seems smart and a positive optics opportunity. While I agree that there is performance space in the area, because there is a question in the air of what the City is going to do with the Waldron, and because all performance spaces involve the challenge of downtown parking, there remains a need for better accessibility.

- 86. Solar ready development, historic restoration of Kohr building, historical markers about site, duplexes, townhouses, carriage homes, and mixed-use apartment units for sale at market rate (added assistance for down payment for lower income), row homes would be good, a public square, strategic reforestation of the site essential
- 87. I really think this is a wonderful opportunity and am happy to give my input. Just hoping that other segments of our population can be focused on here instead of the students and out of town interests that dominate our downtown corridor. More walkability, bike ability, just a greener and more affordable focus for folks that can add so much to our city but are being priced out of the core areas.
- 88. I hope, in light of the recent controversies regarding the UDO and proposed changes to residential neighborhoods, that the needs of

Bloomington residents (rather than students) would take precedence in this development. It seems like this would be a golden opportunity to provide some truly affordable housing (and not condos) for low-income residents.

- 89. Please listen to the people. Local local developers, retail, architects, planners, transportation, sustainability people. Novel approaches to sustainability--cisterns, grey water? geo-thermal? swales? permeable surfaces? Native plants? And please save those big trees for shade and climate support.
- 90. Done right this is a great chance to build a more walkable and bikeable Bloomington
- 91. Create a centralized safe place
- 92. Make it very walkable and bike able and connected to the B-line.
- 93. It should have plenty of greenspace
- 94. I would love to see this space transformed into a place where under privileged people can have a lot of support in finding healthy solutions.
- 95. Please, don’t mess this up! And, please go a little faster?
- 96. Bloomington is an expensive place to rent/buy a home. I would like to see housing for young families or single parent families that are subsidized.
- 97. I think Bloomington desperately needs single family homes, built in a manner that matches the surrounding architecture already in place. I think this space would look lovely if it had some green open space and some small homes similar to the ones in the McDowell Gardens neighborhood.

- 98. Good luck
- 99. It should be thickly landscaped
- 100. Please do not build a parking garage!
- 101. Bloomington needs jobs - and not just service and arts related jobs. Please look to the future and aspire to something better.
- 102. I would like to see a self-contained, self-sustaining, demographically diverse community designed for middle income individuals and families. A residential TIF could be created to fund infrastructure to help make housing affordable for that demographic.
- 103. Bloomington has the opportunity to truly pick the community up by properly using this space to care and cater to the locals. We need (truly) affordable housing and more opportunity for the community to integrate and learn and grow from each other. Housing that does not run leases on the academic year calendar would be a real bonus. What about Co-operative housing that artists could live in. In addition, affordable spaces for local business and entrepreneurs would be a fantastic way to support growth in this area. Small businesses that could afford rent in the downtown area would be in a better position to offer jobs. This site could be seen as an open and inviting micro city where inclusion, regeneration and growth is the focus. Please do not put any student or high-end housing in this development. These places already exist and have helped make Bloomington even more un-affordable and generic. As a local

- entrepreneur I would love to have the opportunity to rent a small office or studio for around \$300 per month. I have never been able to afford an office in Bloomington for the 6 yrs I have been in business and in many ways, this has prevented me from being able to grow my business. I do not fit into the tech or co-work category and need to have storage space for my supplies but also really would like integration into and less isolation from the community.
104. please just make it an open green space park
105. The height limits of the project should take into account that closer to 2nd street could offer greater height limits because it is lower elevation. If 2nd street could receive a road improvement, that would be awesome. There is an underutilized park and slowing traffic/offering bike lanes would be great.
106. Do something good with it
107. The focus should be on enhancing the life of the retirement community-- for a change
108. Thanks for including us!
109. I think including a healthcare option (like urgent care) and affordable housing is crucial.
110. A new library which would allow for expansion, programs and adequate parking for the community.
111. Consider this an opportunity to provide a central park intended to support our surrounding environment, clean air and water for Bloomington for the future.
112. There is no affordable Housing for

- families, Seniors, Artists- We are desperate for it-
113. In light of the current pandemic, let's make the most of this space as an open-air outdoor space. Cover some of it, but keep it open and safe for the community: community gardens, orchard, outdoor kitchen, outdoor classroom(s), all accessible and in combination with supportive housing/communal housing, and/or transition housing?
114. It is impossible to look at Bloomington's community needs and ignore the population of people experiencing homelessness. This could be an incredible community resource that allows people to have their own space and feel safe, while being connected to resources, and have job opportunities in nearby businesses. A recovery community center could not only transform this part of the city but also change other areas that are currently occupied by folks with limited resources.
115. minimal cement, maximum plants, water, songbirds, and space for sitting and talking between downtown center and switchyard park
116. This should be as dense with residential as possible, with retail to support the additional residential.
117. Use opportunity to provide *outstanding* architecture, whatever is put there!
118. multi-age diversity is especially important to me
119. Connectivity is a big issue to consider. This is true at a number of scales. On the very small level, right

now the Building Trades Park feels very separated from the Hospital due to heavy traffic flow on Second Street. There is also the opportunity to enhance east-west connectivity at a larger scale across the city and improve bicycle pathways. - Preserve and enhance natural features. There are intriguing opportunities to enhance and improve nearby streams as part of the project. Definitely want to preserve the old trees on the site. - Housing is crucial and should come in a mix of housing types with an emphasis on affordability. I personally would love to see a cohousing development as part of the area, but I think the key is offering a variety of options. Consider accessible units for seniors, small affordable units, larger townhomes or houses, etc.- The phrase ""mixed use development"" can be interpreted in many ways. I like to envision a neighborhood that is largely self-sufficient - a mix of housing, retail, commercial (office), parks, childcare, and healthcare facilities so that a family could theoretically meet most of their needs within the neighborhood. It could also be a destination for surrounding neighborhoods, particularly if there is a retail/restaurant component. Yes, it is very close to downtown but there are also a lot of fully residential neighborhoods surrounding it that do not have retail or restaurants. Likewise, the surrounding single use neighborhoods are lacking in childcare facilities and healthcare facilities. - Has the design team done

research into the history of the area? Might be some interesting historic vestiges to highlight. - Has the design team connected with Mother Hubbard's Cupboard? They are well connected in that area of town and are doing a lot of work towards the goals that were listed (building community, sustainability, food production, economic justice).- Would like to see this linked to the larger master plan and larger transportation plan. Seems like there may be some opportunities to enhance linkages to the south and the west beyond the B-Line trail. - I really wish there could be a birthing clinic created on the site. Too bad we couldn't salvage part of the old hospital, but I understand that was a decision made by IU Health. - Build streets as true open streets with flat curbs that allow easy transformation into a plaza. Or take it one step further and build an actual pedestrian plaza.

120. I want the area to be an upscale lively outdoors area with restaurants cafes music walking for all generations

121. The ULI is an oversized approach to solving a local issue. Very little and too little local response and local visions. The survey amplifies the voice of a very few.

122. The art should be an outstanding fountain

123. if it were possible to renegotiate the contract so that the building could remain, it seems ready-made for emergency health care (e.g., COVID), as well as for some of the uses mentioned above, such as interim

- housing and meetings.
124. I don't have anything to add to the Mayor's message above. I agree that this is an incredible opportunity to redevelop a site in an urban area and make it accessible to everyone in the community. We do not need any more student housing with retail on the first floor. I am thankful that the City is including the community in this, and I know there will be some amazing ideas.
125. This site could be a great corridor to expand the feel of the downtown toward the west side which currently feels very commercial and removed from the Bloomington character.
126. make it affordable and equitable
127. In general, I think this is a great opportunity to provide public green space and bring a park within literal minutes from community members front door. The space would be great for revenue generation through rentals, community events, and recreation programming, while still being able to provide equitable access to parks and recreation for the neighborhood.
128. I would like to see affordable housing and green space on this site.
129. Avoid massive building development, smaller building units would create a less imposing and more neighborhood feel. Any retail/office should stick to Rogers/2nd main roads, abutting the sidewalk, minimal surface lot parking. Multifamily should aim for low-to-moderate income families instead of luxury. Single-family should include different densities (e.g., perhaps decent, but not uniform, row houses)
130. Could a Veterans Administration care center be integrated? This would save area veterans trips to Indy
131. The land developed for full-time residents not part time residents
132. A place to find resources and inspiration for growth and development. Small business development, financial wellbeing. mind body soul
133. Please keep affordable housing and green transportation options in mind when this is developed.
134. section 8 housing
135. help homeless and low-income residents of Bloomington/Monroe County
136. Bloomington has a major challenge keeping and attracting the demographic between 24-35 years old. This is a perfect site to develop attractive amenities and residences for this group, which is critical to the success of most of our key employers. Bloomington has fewer vibrant, walkable commercial districts than you would expect. They are mostly concentrated in the core of downtown. Most large-scale redevelopment districts in bigger cities are focusing on developing these types of environments (e.g. RiNo district in Denver). A pedestrian area flanked by activated mixed use buildings would be a great addition to our city. This would also help address a lack of good outdoor restaurant spaces. Downtown Bloomington gets hot - greening the new buildings and planting plenty of trees is important.
137. Look at what st louis is doing. Their "switchyard park" is amazing. The zoo is amazing. Multiple museums are really nice. Lots of revenue generating ideas there.
138. This is an opportunity for Bloomington to invest in high caliber job creation. Perhaps a mini-tech center. Perhaps a business incubator with IU collaboration (IU Kelley SOB?).
139. make space for organizations already doing valuable work: another garden for Mother Hubbard's Cupboard, second location for Bloomington Community Orchard, office for New Leaf New Life, e.g.
140. It is essential that this space connects McDole Gardens and Prospect Hill neighborhoods through pedestrian pathways and that this project coordinates with New Hope to replace the group housing that is being removed as part of this project. I am also personally invested in knowing that the space will seamlessly connect to the bordering neighborhood to the south (McDole Gardens) where my house is on the southern border of this property. Finally, I am also concerned about and advocating for sustainable green infrastructure being used to manage the stormwater runoff for this site that sits upon a hill and currently contributes to flooding downhill in a nearby floodplain where other lower income housing exists.
141. Look at the needs of the people of Bloomington and find ways to care for them.
142. "Having walkable and bikeable cities is key to an environmentally-friendly future. The energy for the buildings should come from solar power.
143. I'm worried about our existing businesses. We've lost so many businesses in the past few years. Are we ever going to get our bookstores back? music stores? local art stores? What is the city leadership doing to try to re-attract these types of stores? It seems like retail businesses are dying out. Pygmalion's and Barnes and Nobles both went out of business because of rent hikes. City leadership needs to consider what it can do to end this (rent hikes). If we do not, we will have a dead city center with no retail, no reason to visit it - like in the 60s. Protecting small businesses is key if you want a vitalized town center. "
144. Please make the area more safe and community friendly
145. A mixed-use community space would be what I would like to see. Basically, a new, modern, living neighborhood.
146. Focus on supporting business and creating jobs
147. I would be extremely happy if during the engagement and planning phases of this project, participants were asked to think not only of what happens at this site, but how what happens at this site affects the entire community. We have a chronic shortage of housing here--as do most places across the country--so I hope adding as much housing of all types ends up being the priority

- at this location. Typically, though, homeowners tend to fight against such priorities, to their benefit and the broader community's cost.
148. Entry level housing is desperately needed. Not just rental, but entry level homes and condos for people to buy. Currently there is very little entry level homes available on the market and there has been nothing built for some time. I would love to be able to buy a home in Bloomington, but currently my only options appear to be outside of Bloomington. This needs to change.
 149. Redevelop the whole area. Some building look condemned around that hospital.
 150. I'd like to see it patterned after Boulder's outdoor pavilions plus botanical gardens
 151. I used to live in Austin, and I wonder if any of the developers have thought of looking to the Mueller project there as inspiration. In the late 1990s the airport relocated and left a massive opportunity - they developed the area into a pretty phenomenal city-within-a-city (keeping a couple of the cool historical features of the airport) with local businesses and housing and parks that put an emphasis on walkability rather than car transport. Just a thought!
 152. Should be left wide open in a form of a park or public space to liven up the surrounding area.
 153. Preservation and reuse of the Kohr Building should be a priority.
 154. Bloomington needs a place where families can walk, see shops with fun and innovating products, where you can have coffee, ice cream, dinner or a drink...in a family friendly setting.
 155. We don't need more ball diamonds and recreation areas. Need wildlife areas
 156. None at this time
 157. It should be used mainly as a residential neighborhood with streets that connect Prospect Hill and McDole Gardens. The South Dunn St. development is a good example of architecture that would meld with the two neighborhoods.
 158. It's ideal for the community at large to access even those who do not or cannot drive.
 159. This is a great opportunity to give back to the community, so I'd hate to see it go towards commercial land development as this site has been helping the community for such a long time
 160. I'd like to see as much of it saved - the auditorium, glass lobby space could be reused.
 161. Hospital building itself should be looked at closely. Could the beautiful front of building including the auditorium, and perhaps kitchen, be kept? Could auditorium serve as public lecture, education space? Could stage be utilized by city theater groups? Could kitchen be viable for use as event space? No matter what, the site must be multi use - If affordable housing/artist studio spaces, etc... are included on the site, there need to be market rate businesses included as well to offset the costs. City needs to encourage developers to THINK OUTSIDE THE BOX, and look at what other communities have done (Ex. Goat Farm in Atlanta, which includes apartments with office and studio space for makers - makers are not just artists but architects, designers, etc... - and also has a large theater space and event space that creates income to offset the affordable studio apartments. Ex. The Torpedo Factory in Alexandria, VA which was a former factory now turned into artist studios with store fronts, but also a great restaurant and brewery attached. Ex. Of a tourism use is the City Museum in St. Louis where an old warehouse was turned into an activity museum all made of recycled materials). Transportation to downtown - on demand shuttles - needs to be considered from the site. Retail space is problematic - downtown retail is struggling already and we want to keep the Square and Kirkwood viable. Internet shopping is damaging store front retail across the country.
 162. Please consider not adding extra parking and instead working to add bike/bus/public transit connections, to encourage people not to drive to the site and instead use other, ecologically friendly means. Please ensure that the facilities are disabled accessible, and that retail and housing provide opportunities for people from all income levels.
 163. I've lived in Prospect Hill for 22 years (my entire life). We have no rights to demolish our own property, so I am surprised the City of Bloomington is considering demolition of the Kohr Building. This is a historic building and should NOT be demolished. Surely you can use some of the \$100 million budget to renovate it. I do not want housing developments in the neighborhood. This city doesn't need to spend MORE money on housing when outside contractors are currently building 1,400 units in our city according to the Urban Land Study. Also a multi-family dwelling would not fit into the design of the neighborhood which has single family houses. While your low-income housing plan sounds nice on paper, it will still be too expensive for the most at risk and impoverished members of our community. The average woman makes \$30,000 a year in Monroe County. If 30% of that money goes towards rent, they would pay \$830 a month. The problem is that's the AVERAGE woman, half of the women in Monroe County make less than \$30,000 and could not afford that price. Your rent would need to be closer to \$400 a month to help the people you are claiming you want to help. I believe that housing should be your last choice for this land. Our neighborhood and city are in need of resources and space for the youth and homeless populations. How much does Bloomington put into youth centers and homeless shelters compared to housing? I would love to see the space used as a creative youth center like Rhinos Youth Center was until it's recent closure. The Boys

and Girls Club and Girls Inc simply do not satisfy this need. We need a center that empowers teenagers to find their voices and to use their creativity. And it needs to be free for students to attend. I would also love to see a homeless shelter as luxurious as the new apartments on the B-Line & 6th street. The homeless population is centered around downtown and need a downtown location for housing of their own. Most of all, we need something that will benefit the community in the long run. I believe the City of Bloomington has the funds to start a nonprofit organization that supports the Bloomington community rather than the University. Our children and teens deserve a space to call their own and so do the homeless. We need to create something sustainable with the property rather than rentals that just serve the transient needs of the university.

- 164. The City already mis-manages 5 community centers. INVEST in those centers that already exist, to take the pulse of and to serve community need before looking to spend taxpayer money on a brand new facility.
- 165. Present multiple options to public so they can be part of discussions re: affordable housing, renewable energy, EV charging stations, building height, admin building reuse
- 166. "Having walked and bussed over this city for more than 20 years, consolidating offices in the same area would help. Going all over town to get basic needs met is very frustrating

and time consuming. Even a simple building that could be utilized as outreach for the many organizations to have a single meeting place for community members would help.

- 167. The number of childcare providers for birth to 4 has decreased over the years. Having an affordable quality childcare center near a bus route would allow more single parents to be back in the workforce sooner than in the past. Otherwise families wait until their child is 3 to enroll in Head Start or 4 when they can qualify for preschool in the elementary schools. "
- 168. Please don't allow for the development of high-rent housing units. Bloomington needs to adequately address individuals and families who simply can't afford to live in the community in which they work.
- 169. a museum with gift shops and/or coffee shops. More study places for students and the museum will attract out of state people for sure
- 170. Connect to b-line and building trades park with easy crossing of Rogers and 2nd st
- 171. please sincerely consider using this as a community resource hub for those who are disadvantaged
- 172. Think of a vertical community. With retail, restaurants, living space, medical services, recreation, etc built in. A city within a city.
- 173. please help the working *essential* poor
- 174. I hope to see something that benefits lower income or unhoused people of Bloomington, maybe a shelter or group home, or another food pantry. I

- know there's still a great need for that
- 175. good luck
- 176. We need spaces in the city that truly serve the working-class people of Bloomington, not more empty, overpriced apartments and office spaces.
- 177. Los Angeles, Denver, and Honolulu are some of the locations where they have taken hospitals no longer being used and turned the lives of the homeless including male and female and families to get housing, each floor/area of the hospital can be designated a specific area and provide food, training for the workforce, help from organizations in the area that provide services now but at separate locations, putting the homeless to work doing work for the city and getting paid for it among others. Most people will tell you that no one will hire felons or rent to them. Renting is definitely a problem which is what contributes to homelessness. The website "jobsforfelonshub.com" has hundreds of jobs open for felons in our area, they just do not know they can. It also has a step by step guide for doing your resume, including how to do the interview, and using your experience in jail/prison as work experience. The possibilities are endless using the hospital as it is now. Putting a lot of new stuff will not address the need to help people turn their lives around and have hope. Bloomington/Monroe County are well known for being innovative, lets take the opportunity to be the first in the eastern part of the country to do this.

- 178. Please put this money back into the community and not for your own financial growth
- 179. Either keep it specialized medical such as cardiac or make it a resourceful community outreach with education for adults without life skill knowledge and rehabilitation programs
- 180. good bus connectivity!
- 181. invest in the community
- 182. consider the homeless population
- 183. Making less beds in the new hospital is a terrible idea. Also, 46 by the new hospital is already congested without the extra hospital traffic there yet, so the city neeeeeeeeeeds to fix the road situation stat.
- 184. It truly is a great opportunity to put our heads together and build something great for the whole community. I'm sure there are competing interests and the desire to make some money for the city, but I would really like to avoid putting more apartment complexes there or just more retail space. For myself and for many others, Bloomington's charm lies in its small businesses and quaint housing. I will continue thinking about solutions and plan to participate in upcoming forums. Thanks to the city employees for all of your hard work! I hope we can think of something great
- 185. This space would be an amazing opportunity to provide shelter for those struggling. Please don't neglect them. No one in Bloomington should be sleeping in a park or on the streets.
- 186. I hope the committee will be more

Organizations and Individuals Contacted to Participate in 1:1 and Small Group Engagement Sessions

creative than just building more apartments on this site with space for retail on the main floor that remains empty due to high rent.

187. Please keep the community in mind. I don't think overpriced housing or luxury apartments would really benefit the community. We already have enough of that as it is. I would love to see places of support.
188. Bloomington has done a disservice to homeless and low-income populations, and I would love to see this disservice remedied.
189. I want this project to give assistance to those who need it most, especially considering the hardships some people are enduring due to COVID. I think it should provide housing, food, educational services, etc. For free or reduced price to those who need it.
190. I believe families of middle class should be able to buy homes and raise families in a neighborhood where they can have affordable mortgages or rent payments.
191. If the community space isn't going to be made help nonprofits use this space as a place to help homeless people! They are not the problem, housing is. A community is one that cares for all NOT just the ones with money.
192. Please do not fall victim to gentrification
193. Please do what you can to help the community at large
194. We have a lot of park space in the city, and we pay a lot of taxes relative to our neighbors. Some of my friends have moved out of town to pay less.

I would like for planning to seriously consider the costs of developing and maintaining the space over time.

195. There was a great presentation at the IU Health 2019 Geriatric Conference: Building Medical Communities for the Elderly that had a sketch of a great plan for that space. Take a look. Come to terms with the fact that Bloomington is in rural Indiana. It has a very unique character that makes it an ideal place to live and work for more than 4 years in your 20s. It will NEVER be New York City, or Los Angeles, or Chicago, and it never should be. It's so incredibly sad to see the desperate attempts to try and change it to something trendy and appealing to a transient, uber-wealthy population--why move to rural Indiana for that when you could just live somewhere that already fits that sad model? This is our chance to do better by ourselves.
196. This is an opportunity to lead with 21st century technology for energy efficiency, traffic reduction, water conservation, and community composting, to name a few. I hope the city will use local planners and developers often, but also be open to the expertise of those outside the region where applicable.

- A John Rose Textillery Weavers
- Aaron Deslatte O'Neill School
- Adam Thies IU Capital Planning and Facilities
- Adam Wason City of Bloomington
- Alan Balkema Near Westside Neighborhood Assn
- Alex Crowley City of Bloomington
- Allison Stites Lotus
- Amanda Nickey Mother Hubbards Cupboard
- Amber Skoby Bloomington Housing Authority
- Anna Dragovich IU Transportation Demand
- Barre Klapper Springpoint Architecture
- Barry Lessow Hospital Reuse Committee
- Becky Holtzman The Hopewell Group, Prospect Hill Neighborhood Association
- Becky Mungle Templeton Elementary School
- Beth Rosenbarger City of Bloomington
- Beverly Calender-Anderson City of Bloomington
- Bill Brown Griffy Creek Studio LLC
- Bob Barker Hospital Reuse Committee
- Bob Zaltsberg Retired Herald Times Editor
- Brad Wisler SproutBox
- Brian Shockney IU Health
- Bruce Calloway Duke Energy
- Bryony Gomez-Palacio Bloomington Arts Commission
- Byron Turner MCCSC School Board
- Carlos Gaitani Tri-Star Engineering
- Carol Weiss-Kennedy IU Health
- Cathy Diersing The Project School
- Cathy Fuentes-Rowher MCCSC School Board
- Chris Cockerham FC Tucker Commercial
- Chris Myers Area 10 on Aging
- Christine Matheu Matheu Architects
- Chuck Heintzelman Milestone Ventures, Hospital Reuse Committee
- Cindy Kinnarney Redevelopment Commission, Hospital Reuse Committee
- Dana Jones Wheeler Mission
- Daniel Bingham Waterman Neighborhood
- Dave Harstad Summit Realty Group
- Dave Warren O'Neill School
- David Sabbagh Hospital Reuse Committee
- Deb McCarty Back Home in Indiana
- Deborah Myerson SCIHO
- Debra Morrow Middle Way House
- Denis Johnson Catalent
- Donald Griffin Redevelopment Commission, Hospital Reuse Committee
- Doris Sims City of Bloomington
- Doug Kellams Eastgate Development
- Doug McCoy IU Center for Real Estate Studies
- Dr. James Hicks First Church of the Nazarene
- Dr. Jean Creek Hospital Reuse Committee
- Efrat Feferman United Way of Monroe County
- Elizabeth Cox-Ash McDoel Gardens Neighborhood Association
- Elliot Lewis ER Lewis & Company
- Emily Pike New Hope for Families
- Eoban Binder Prospect Hill

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- Emily Pike New Hope for Families
- Eoban Binder Prospect Hill Neighborhood Association
- Eric Sandweiss Redevelopment Commission
- Eric Stolberg WS Property Group
- Erin Predmore Chamber of Commerce, Hospital Reuse Committee
- Flavia Burrell Plan Commission/Board of Zoning Appeals
- Forrest Gilmore Shalom Community Center, Hospital Reuse Committee
- Frank Peacock SCCAP
- Gabe Gloden Cardinal Stage
- Gail Fairfield Gail Fairfield Consulting
- Greg Alexander
- Hannah Lencheck Mother Hubbards Cupboard
- Iris Kiesling Hospital Reuse Committee
- Isabel Piedmont-Smith City Council
- Israel Herrera Bloomington Plan Commission/Parks Board
- Jack Baker McDoel Gardens Neighborhood Association, Hospital Reuse Committee
- Jackie Scanlan City of Bloomington
- Jacob Sipe IHEDA (Indiana Housing and Community Development Authority)
- Jada Bee Black Lives Matter
- Amrita Chakrabati-Myers Black Lives Matter
- Jan Sorby Bloomington Restorations, Hospital Reuse Committee
- Janet McCabe IU Environmental Resilience Institute
- Jason Moore City of Bloomington
- Jeff Goldin Goldin Appraisal Group
- Jeff Mease One World Enterprises
- Jen Pearl BEDC, Hospital Reuse Committee
- Jennie Vaughan Ivy Tech, Hospital Reuse Committee
- Jeremiah Young Nature's Way
- Jessika Griffin Prospect Hill Neighborhood Association
- Jim Murphy CFC
- Jim Rosenbarger James Rosenbarger Architect/Bike and Ped Commission
- Jim Shelton Monroe County Redevelopment Commission
- Jim Sims City Council
- Joe Neukam Near Westside Neighborhood Association
- John Fernandez Former Mayor
- John Hamilton Mayor
- John Kennedy Council of Neighborhood Associations
- John West FC Tucker, Hospital Reuse Committee
- John Whikehart Hospital Reuse Committee
- Jon Lawrence Bryan Park Neighborhood Association, Hospital Reuse Committee
- Joyce Poling Ivy Tech, Hospital Reuse Committee
- Judith DeMuth MCCSC
- Julie Thomas Monroe County Commissioner
- Kat Zaiger McDoel Gardens Neighborhood Association
- Kate Rosenbarger City Council
- Kathleen Mills Board of Park Commissioners, Hospital Reuse Committee
- Keith Romaine McDoel Gardens Neighborhood Association
- Kelly Richardson Eskenazi School of Art
- Kerry Thomson Center for Rural Engagement
- Kevin Robling Hospital Reuse Committee
- Krista Detor
- Kyla Cox Deckard Board of Public Works
- Lauren Travis City of Bloomington
- Lee Carmichael Weddle Bros Construction, Hospital Reuse Committee
- Lennie Busch One World Enterprises
- Lew May Bloomington Transit
- Lisa Abbott Bloomington Board of Realtors
- Liz Feitl United Way of Monroe County, Hospital Reuse Committee
- Loren Wood Loren Wood Builders
- Lynn Coyne Hospital Reuse Committee
- Mallory Rickbeil City of Bloomington
- Marc Cornett MCA Architects
- Mark Kruzan Former Mayor
- Mark Stosberg Rideamigos
- Markay Winston MCCSC
- Marti Colglazier Fairview Elementary School

- Mary Ann Valenta IU Health, Hospital Reuse Committee
- Mary Beth Roska The Hopewell Group, Prospect Hill Neighborhood Association
- Matt Ellenwood Matte Black Architecture
- Matt Flaherty City Council
- Melanie Walker Tascus
- Michael Diekhoff Bloomington Police Department
- Mike McAfee Visit Bloomington, Hospital Reuse Committee
- Mike Richter Foresight Learning Group
- Nancy Richman HealthNet (Volunteers in Medicine), Hospital Reuse Committee
- Neil Kopper City of Bloomington
- Pat East Dimension Mill, Inc.
- Patrick Murray BHA Board, Prospect Hill Neighborhood Assn, Hospital Reuse Comm.
- Patsy Fell-Barker BG Hoadley Quarries, Hospital Reuse Committee
- Paula McDevitt City of Bloomington
- Pete Yonkman COOK
- Phil Stafford Center on Aging and Community
- Richard Lewis Hospital Reuse Committee
- Ron Walker CFC, Hospital Reuse Committee
- Ross Gay IU
- Ross Martinie-Eiler Catholic Worker
- Sanya Carley O'Neill School
- Sarah Rogers IU Credit Union
- Sean Starowitz City of Bloomington
- Stephanie Richards Gnarly Tree Sustainability Institute
- Stephen Moore Cardon
- Steve Bryant Ivy Tech Cook Center for Entrepreneurship
- Steve Ferguson COOK
- Steve Smith Smith Brehob
- Steve Volan City Council
- Susan Rinne Life Designs, Hospital Reuse Committee
- Suzanne Koesel Centerstone, Hospital Reuse Committee
- Talisha Coppock Convention Center/ Downtown Bloomington Inc, Hospital Reuse Committee
- Teresa Reynolds Southern Indiana Center for Independent Living
- Terri Porter City of Bloomington
- Tim Hanson WS Property Group
- Tim Henke Renaissance Rentals
- Tim Mayer Former City Council, Hospital Reuse Committee
- Tina Peterson Community Foundation of Bloomington & Monroe County, Hospital Reuse Committee
- Tom Morrison IU Capital Planning and Facilities
- Tomi Allison Former Mayor
- Travis Vencel TWG
- Vanessa McClary Kiwanis
- Vauhxx Booker Monroe County Affordable Housing Commission
- Vi Simpson Hospital Reuse Committee, Co-Chair
- Vic Kelson City of Bloomington Utilities
- Vicki Pierce Community Kitchen
- Vickie Provine McDoel Gardens Neighborhood Association
- William Hosea BHA Board
- Jewish Theatre of Bloomington
- Echo Dance Company
- Gallery Walk
- Stages Bloomington

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