



BLOOMINGTON HOSPITAL SITE REDEVELOPMENT

Public Forum 3 | October 6, 2020





Welcome



Public Forum 3 Schedule



6:00 - 6:15 pm Welcome and recap, goals and logistics (CoB)

6:15 - 6:40 pm Workshop 1: Access + Connections (SOM)

5 minute break

6:45 - 7:10 pm Workshop 2: Open Space (Merritt Chase)

5 minute break

7:15 - 7:40 pm Workshop 3: Land Use + Neighborhood Character (SOM)

5 minute break

7:45 - 8:00 pm Close Out (CoB)



Community Feedback

Principles

- Create a diverse and inclusive community by providing a variety of housing types for different income levels and expanding options for all households
- Establish a lively mix of uses that are community facing and in support of downtown Bloomington
- Reconnect the street grid with people -first street design
- Maintain neighborhood scale at the edges to create unique and seamless transitions into the site
- Contribute to the network of public space that encourages people to spend time outdoors, together
- Anchor new hubs to compliment existing surrounding assets and strengthen connections between people and place
- Integrate community amenities that reflect health, civic life, learning, workforce initiatives, emphasize arts and culture, and facilities that enable people to thrive
- Create a flexible framework to adapt to future changes in market and needs of the community in light of events such as the COVID-19 crisis
- Design a new standard of sustainability that creates a blueprint for truly climate-positive communities

Public Forum 2 - Breakout Room Feedback

Public Forum / Engagement

- Send materials ahead of time
- Focus on outreach, to be inclusive

Principles

- General agreement on the principles
- Some struggled with planning jargon

Affordability, Diversity and Inclusion

- Housing that is truly mixed across site
- Variety of income, abilities, age, ethnicity
- Balance between City policy and planning

Connectivity

- Smaller scale blocks & complete streets
- Pedestrian and bike oriented
- Need for E/W vehicular access E/W
- Need traffic calming on N/S streets
- Leverage B-Line for activation.

Public Realm

- Prioritize sustainability
- Visible stormwater management
- Multi-functional, aesthetically pleasing
- Concern for size, funding & maintenance

Scale and Density

- Higher density on a portion of the site
- Step down in height to neighborhoods

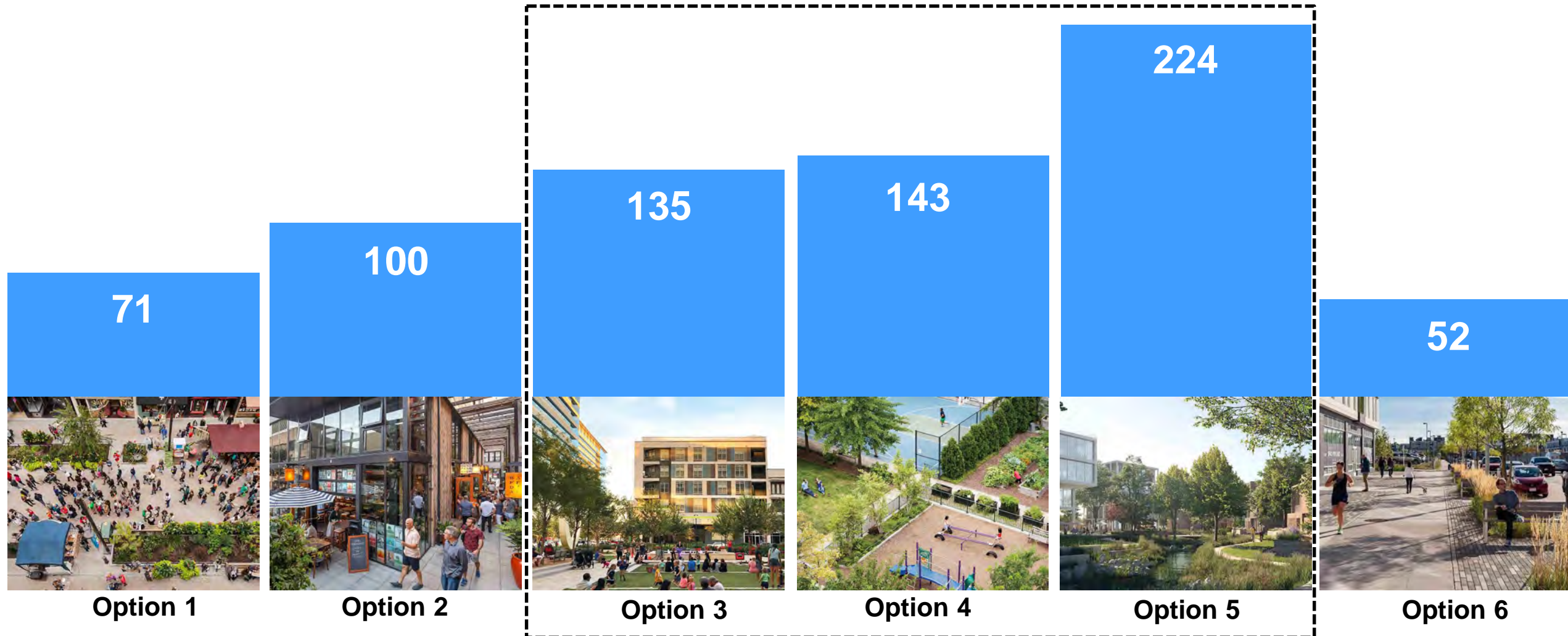
Retail and Amenities

- Support downtown Bloomington
- More than just retail on ground floor
- Focus on community uses to activate

Kohr Building

- Mixed feelings about preserving
- Reuse as housing or as arts & culture
- Historic elements could displayed on site

Select up to three that you feel best exemplify the type of public space you would like to see at this site...





224 votes



143 votes



135 votes

“the intersection of housing, retail, and natural greenspace”

“natural look and feel”

“public activation without hardscaping”

“long, connected views of green”

“stormwater management, room for native vegetation and outdoor places for smaller group activities in light of pandemic concerns”

“spaces to bike, walk, and explore”

“creative outdoor place areas”

“places with different characters, large enough to have distinctive spaces”

“places to exercise for all ages”

“spaces for activity, not just sitting”

“smaller and human scale”

“feelings of community and different uses”

“everyone is welcome”

“you can feel like you’re in nature, or in a lively marketplace, or in a large gathering space”

“I love the mix of business and living, new shops and restaurants, and areas to enjoy”

“retail with large sidewalks”

“focus on outdoors and pedestrians, while incorporating local businesses”

“nature with an urban feel”

“a variety of public uses”

Please rank the proposed framework concepts...

Ranked Lowest

220 votes for 3rd

140 votes for 2nd

Ranked Highest

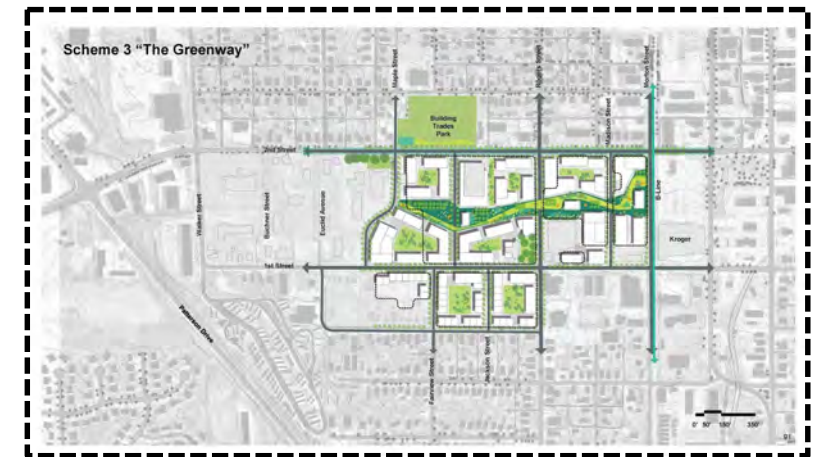
155 votes for 1st



Scheme 1 Connected Gardens



Scheme 2 The Mews



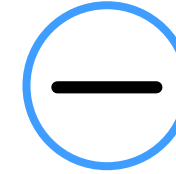
Scheme 3 The Greenway

Scheme 3 The Greenway Feedback



Strengths

- The focus on **stormwater management**
- A **continuous, connected**, “free flowing” public space
- The meander can better **deal with topography**
- A **strong pedestrian connection** to the B-Line
- The focus on **pedestrians and bicycles**
- A **recognizable public space** that isn’t just a park – can be used for gathering, street fairs and festivals



Weaknesses

- Bloomington doesn’t need another large green space, **focus on Building Trades Park**
- **Too large**, concern for maintenance and crowding
- **North-south connectivity** could be strengthened
- Concern for east/west connectivity, consider adding **vehicular access**
- Need to **enhance and humanize** existing streets



Workshop 1

Access + Connections

Access + Connections Principles

- Reconnect the street grid with people-first street design
- Create a flexible framework to adapt to future changes in market and needs of the community in light of events such as the COVID-19 crisis

Upcoming Polling Questions



- 1) Do you feel that the roadways are in the correct alignment?
- 2) Do you have any suggestions related to the character and design of the streets?

These questions are to get your input on the current design and to spark discussion...

Existing

McDoel Gardens



Wylie Street

1st Street

Centerstone

Kroger

B-Line

Morton Street

Bloomington Hospital

Ambulance Wing

Hunter School

2nd Street

Rogers Street

Madison Street

Walker Street

Buckner Street

Euclid Avenue

Maple Street

Fairview Street

Jackson Street

Prospect Hill

Towards Downtown

North



15

2nd Street as active community corridor



McDoel Gardens

Wylie Street

1st Street
Kohr

Centerstone

Kroger

B-Line

Morton Street

Ambulance Wing

Hunter School

2nd Street

Building Trades Park

Walker Street

Buckner Street

Euclid Avenue

Maple Street

Fairview Street

Jackson Street

Rogers Street

Madison Street

Prospect Hill

Towards Downtown
North



North/South Streets as neighborhood connectors



East/West Greenway as important B-Line connection



McDoel Gardens

Kroger

Centerstone

1st Street

Kohr

New Greenway

Ambulance Wing

Hunter School

Building Trades Park

Prospect Hill

North
Towards Downtown

Well scaled, walkable neighborhood fabric



McDoel Gardens

Kohr

Centerstone

Kroger

B-Line

340'

320'

Morton Street

Ambulance Wing

Hunter School

Building Trades Park

Prospect Hill

Towards Downtown

North



Do you feel that the roadways are in the correct alignment?



Complete Streets



2nd Street looking east

Challenges

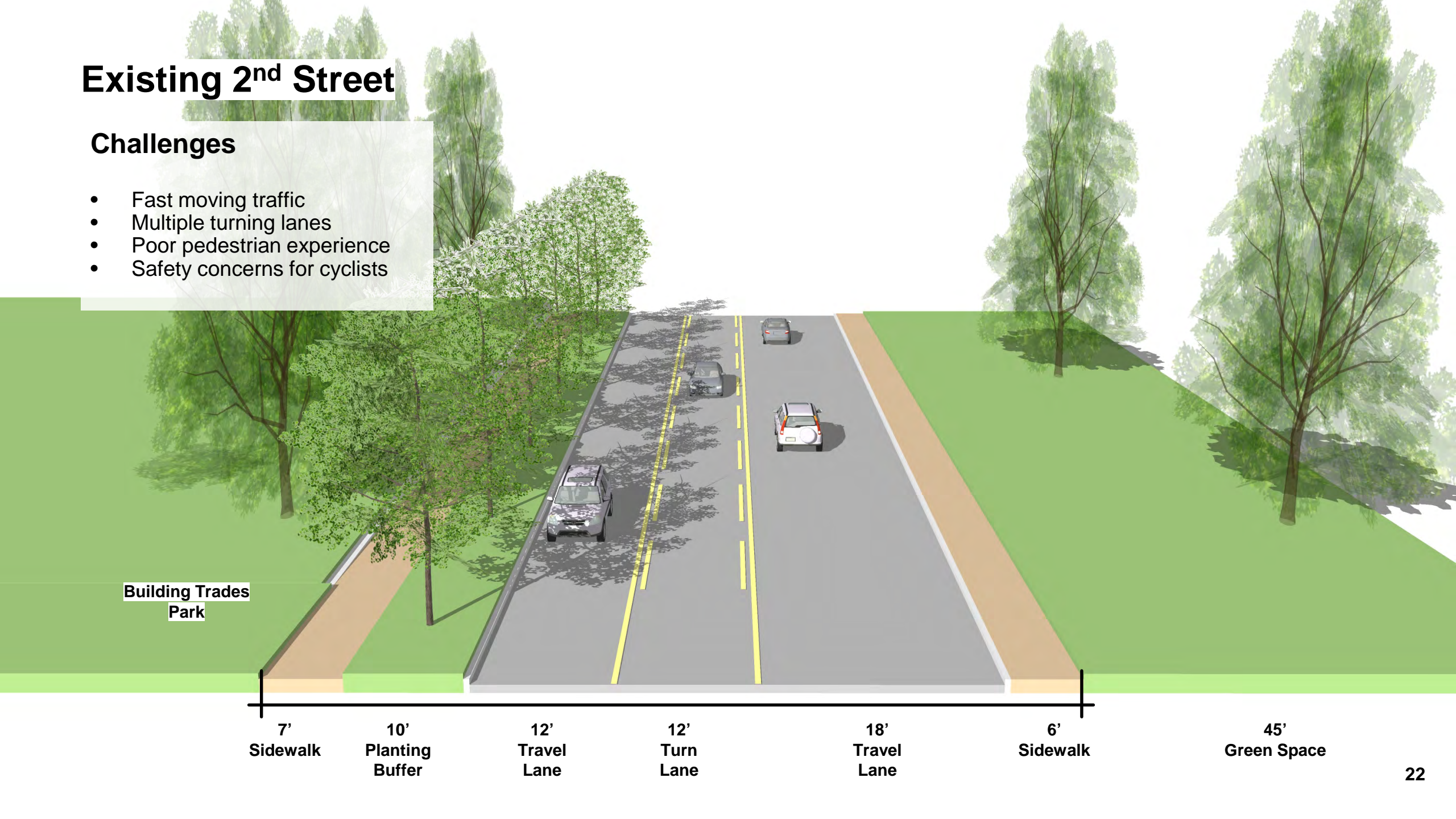
- Fast moving traffic
- Multiple turning lanes
- Poor pedestrian experience
- Safety concerns for cyclists



Existing 2nd Street

Challenges

- Fast moving traffic
- Multiple turning lanes
- Poor pedestrian experience
- Safety concerns for cyclists



Building Trades
Park

7'
Sidewalk

10'
Planting
Buffer

12'
Travel
Lane

12'
Turn
Lane

18'
Travel
Lane

6'
Sidewalk

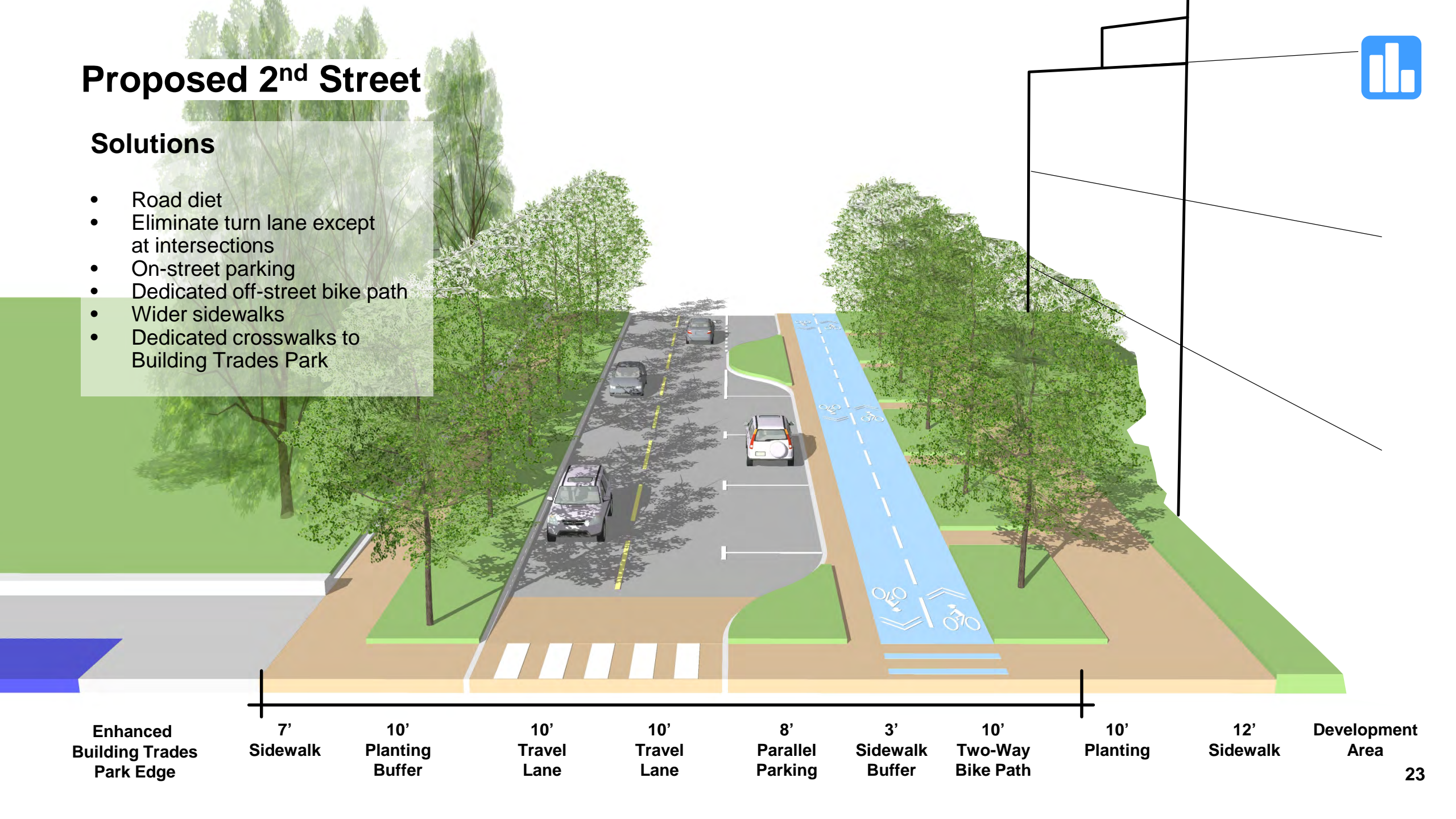
45'
Green Space

Proposed 2nd Street



Solutions

- Road diet
- Eliminate turn lane except at intersections
- On-street parking
- Dedicated off-street bike path
- Wider sidewalks
- Dedicated crosswalks to Building Trades Park



Enhanced
Building Trades
Park Edge

7'
Sidewalk

10'
Planting
Buffer

10'
Travel
Lane

10'
Travel
Lane

8'
Parallel
Parking

3'
Sidewalk
Buffer

10'
Two-Way
Bike Path

10'
Planting

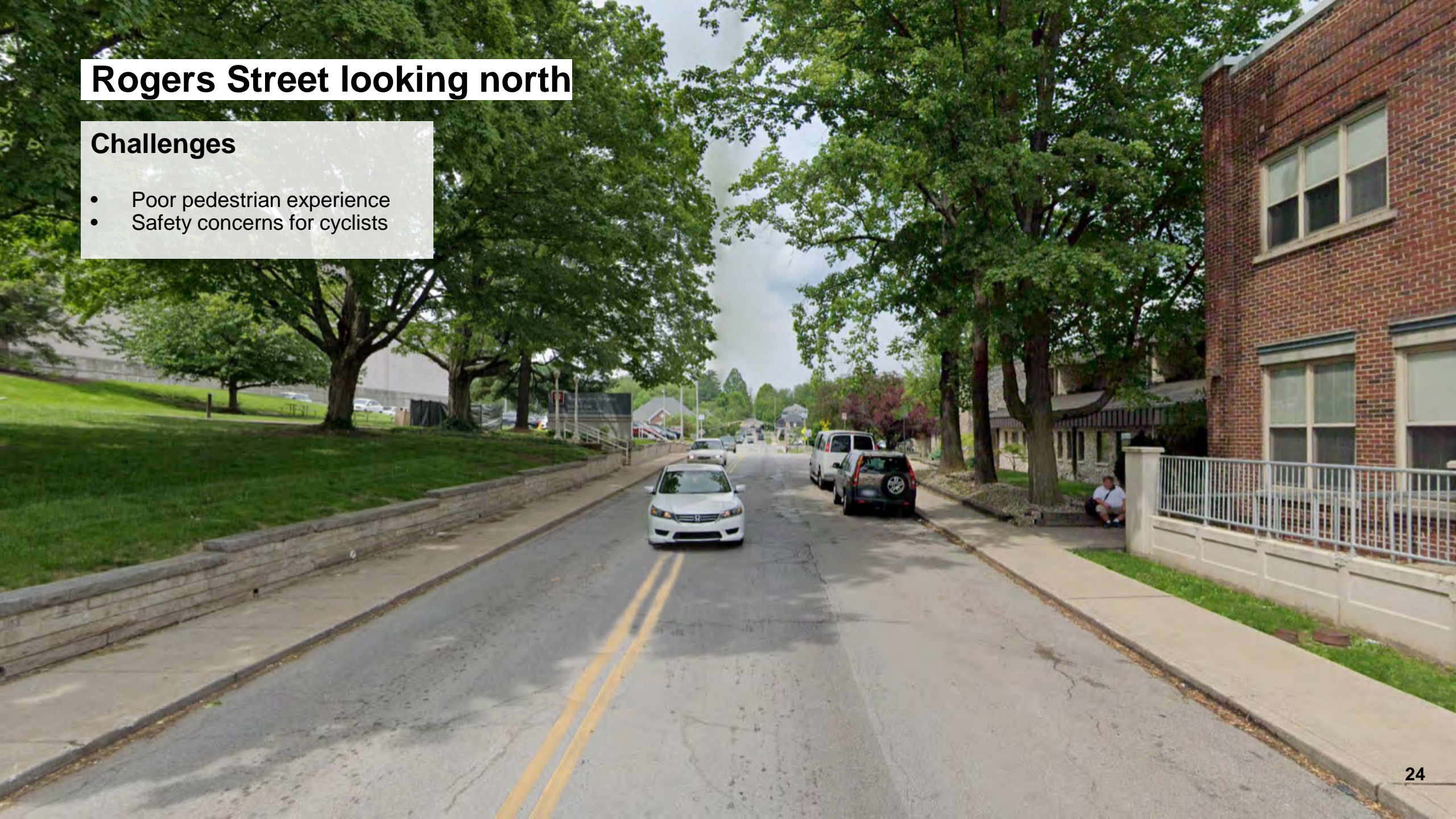
12'
Sidewalk

Development
Area

Rogers Street looking north

Challenges

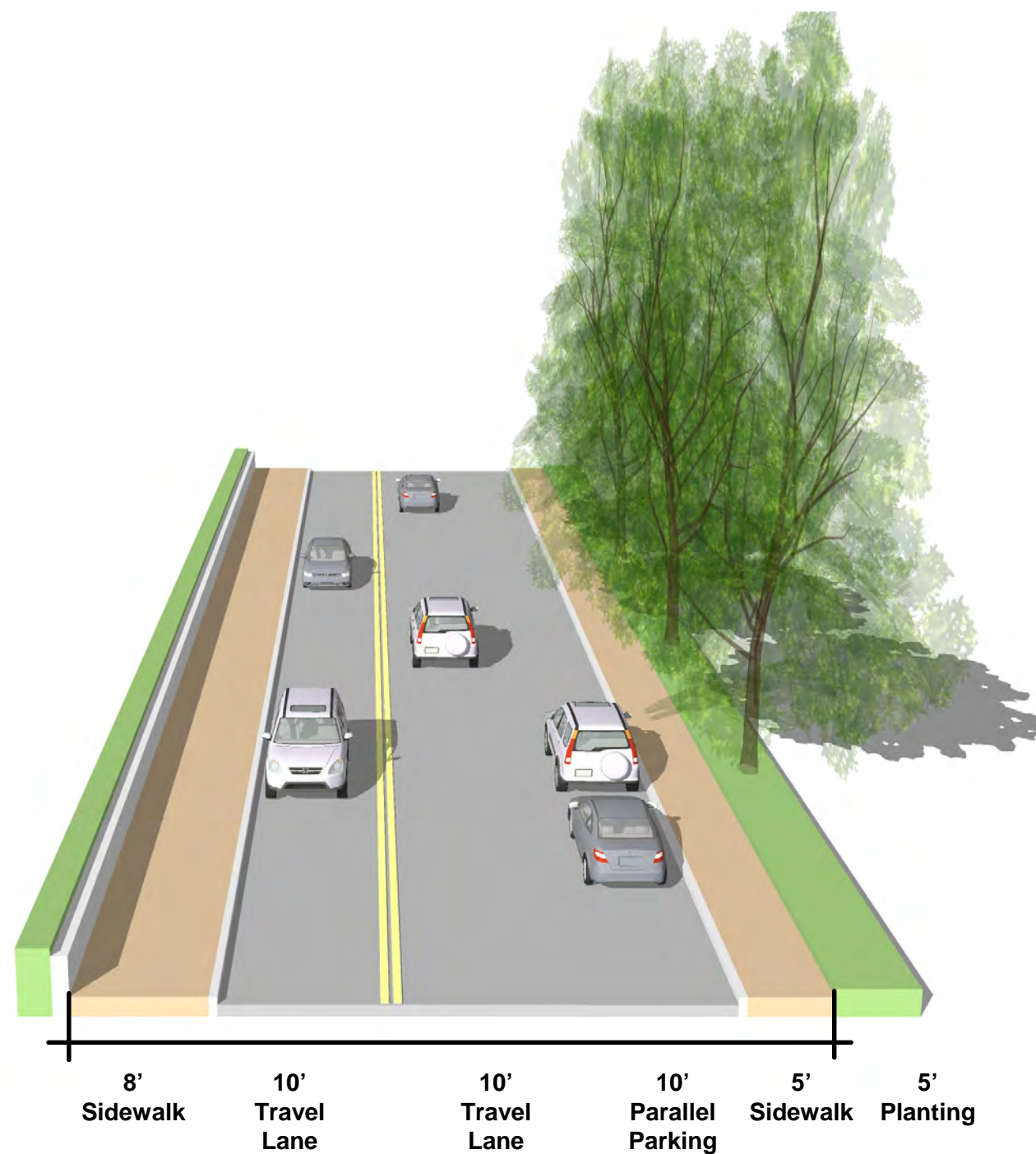
- Poor pedestrian experience
- Safety concerns for cyclists



Existing Rogers Street

Challenges

- Poor pedestrian experience
- Safety concerns for cyclists

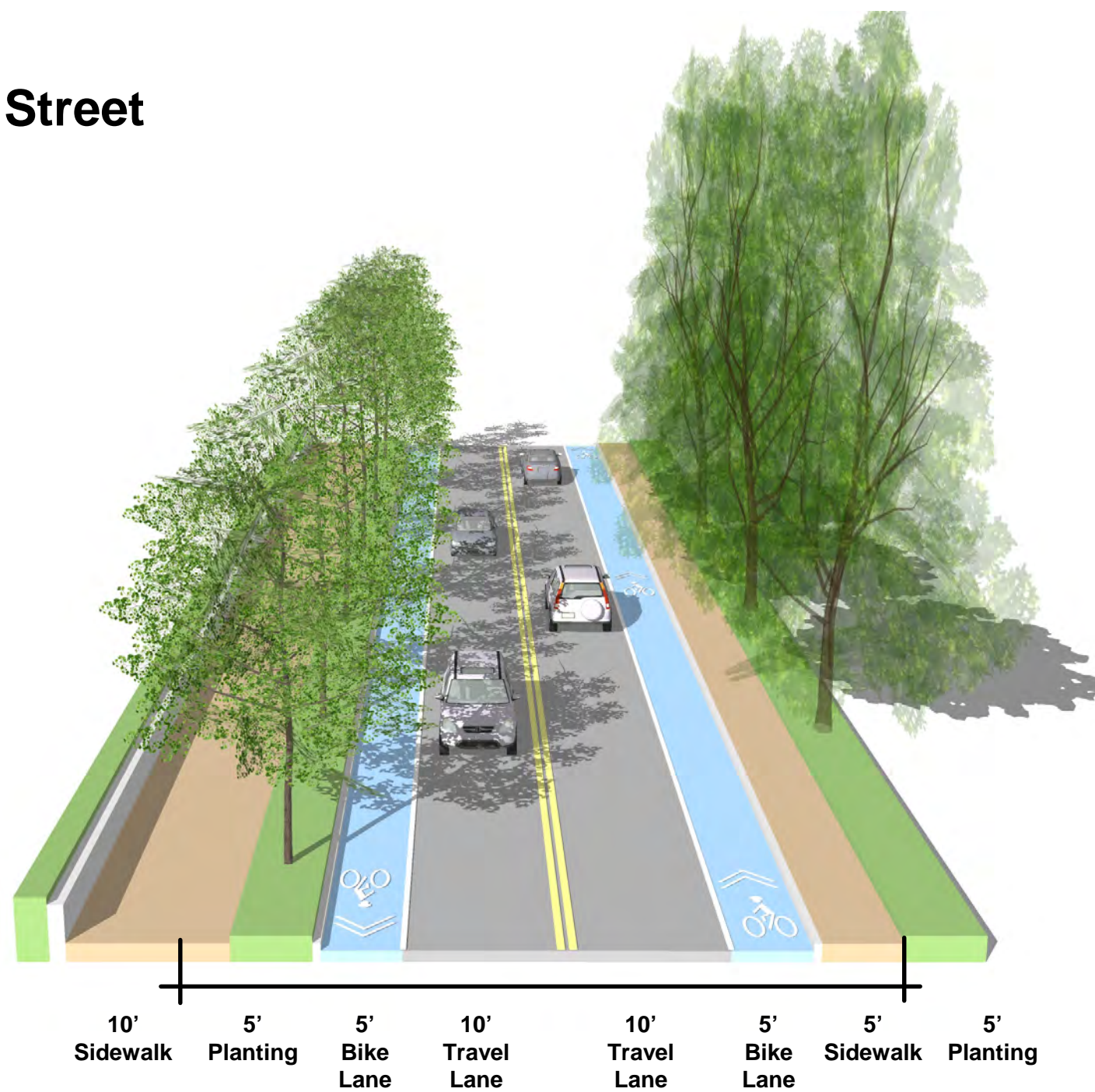




Proposed Rogers Street

Solutions

- Eliminate on-street parking
- Add dedicated bike lanes
- Increase planted buffer
- Increase width of sidewalks



1st Street looking east

Challenges

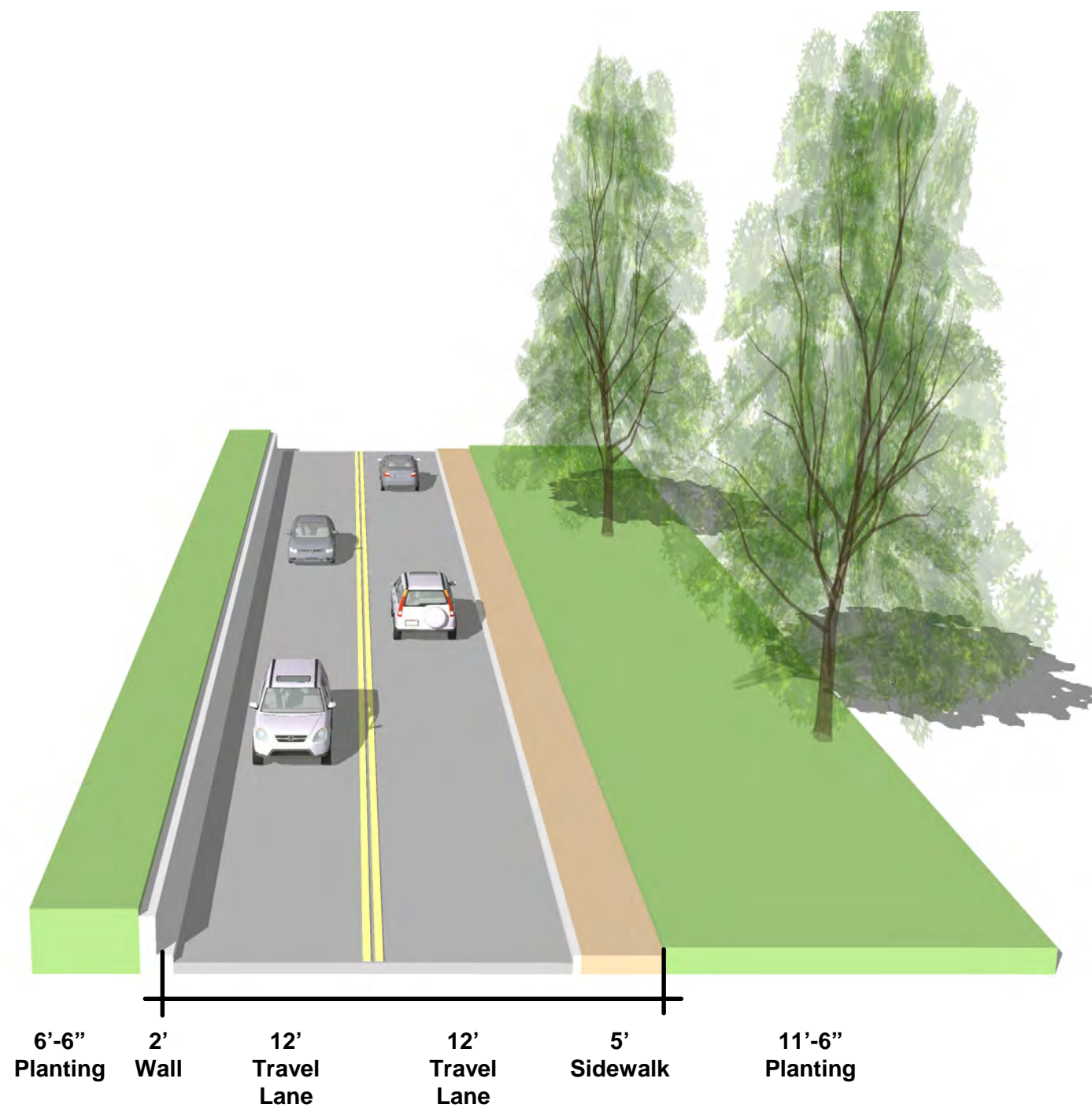
- Lack of sidewalks, narrow existing sidewalks
- Safety concerns for cyclists



Existing 1st Street

Challenges

- Lack of sidewalks, narrow existing sidewalks
- Safety concerns for cyclists

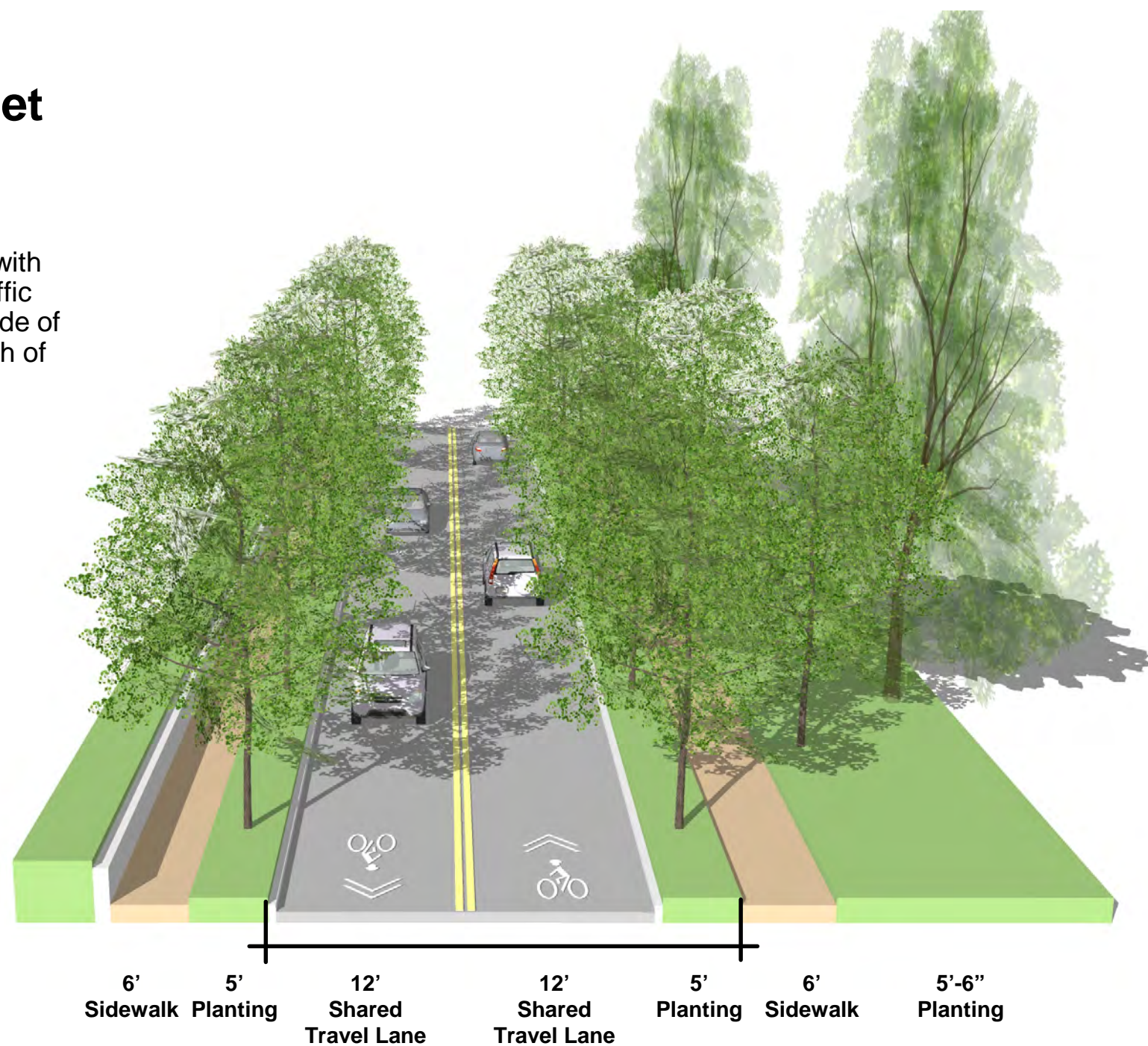




Proposed 1st Street

Solutions

- Create shared travel lanes with slower moving vehicular traffic
- Add sidewalk to the north side of the street and Increase width of existing sidewalks

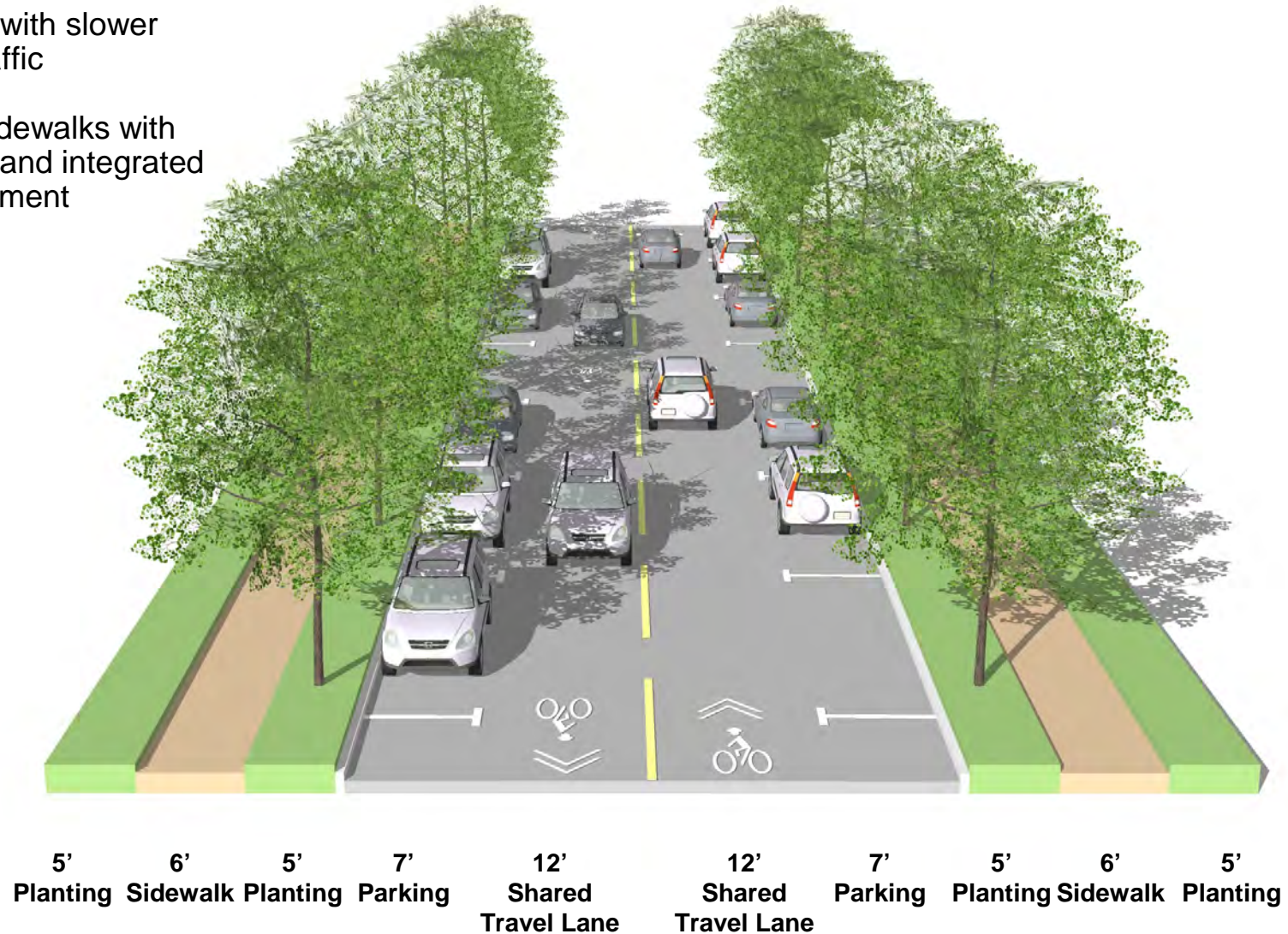




Proposed North/South Streets

New Fairview Street, New Jackson Street, New Madison Street

- Shared travel lanes with slower moving vehicular traffic
- On-street parking
- 6' minimum width sidewalks with planted tree buffers and integrated stormwater management



Discussion



Workshop 2

Open Space

Open Space Principles

- **Contribute to the network of public space that encourages people to spend time outdoors, together**
- **Design a new standard of sustainability that creates a blueprint for truly climate-positive communities**

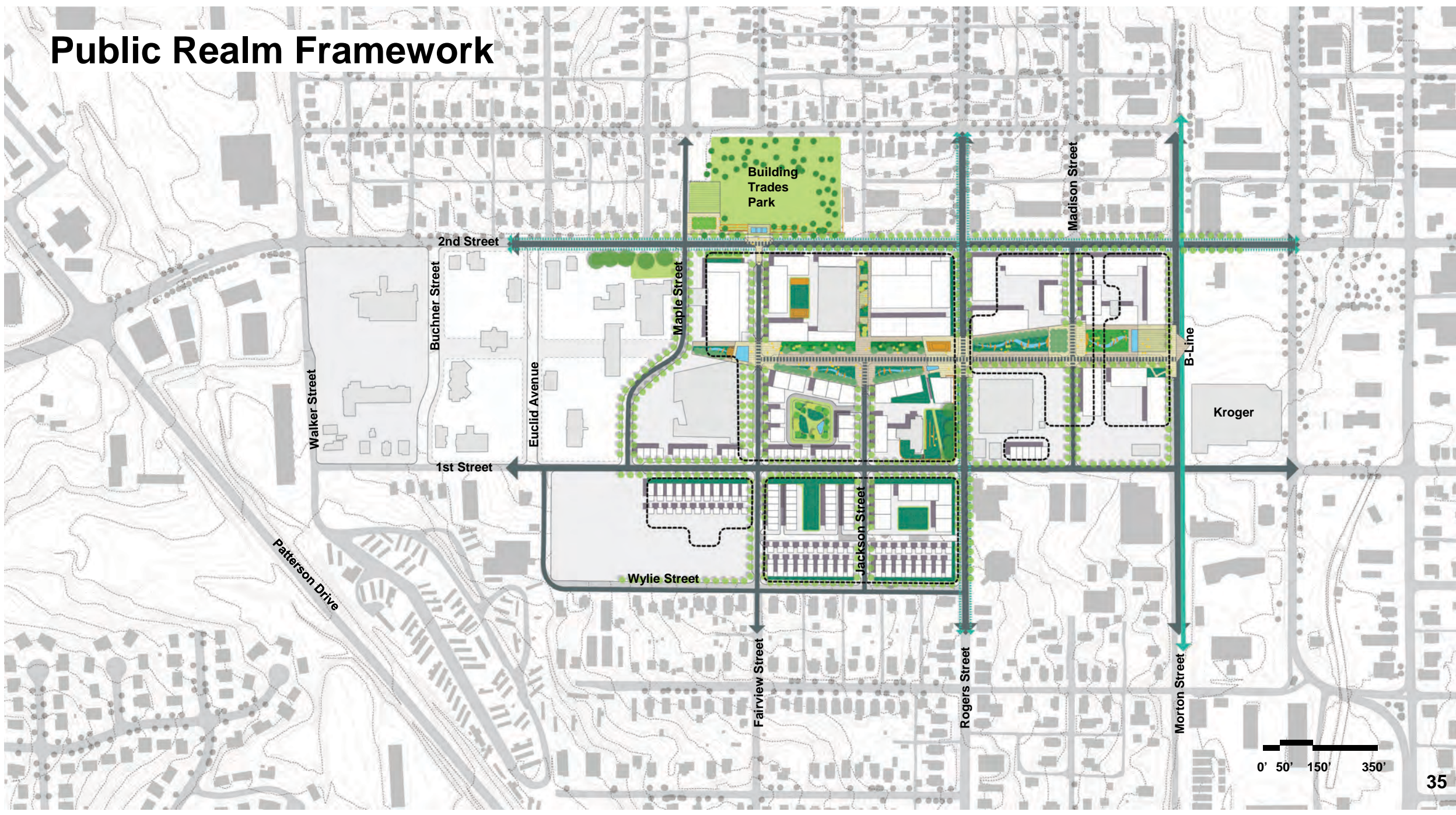
Upcoming Polling Questions



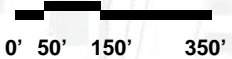
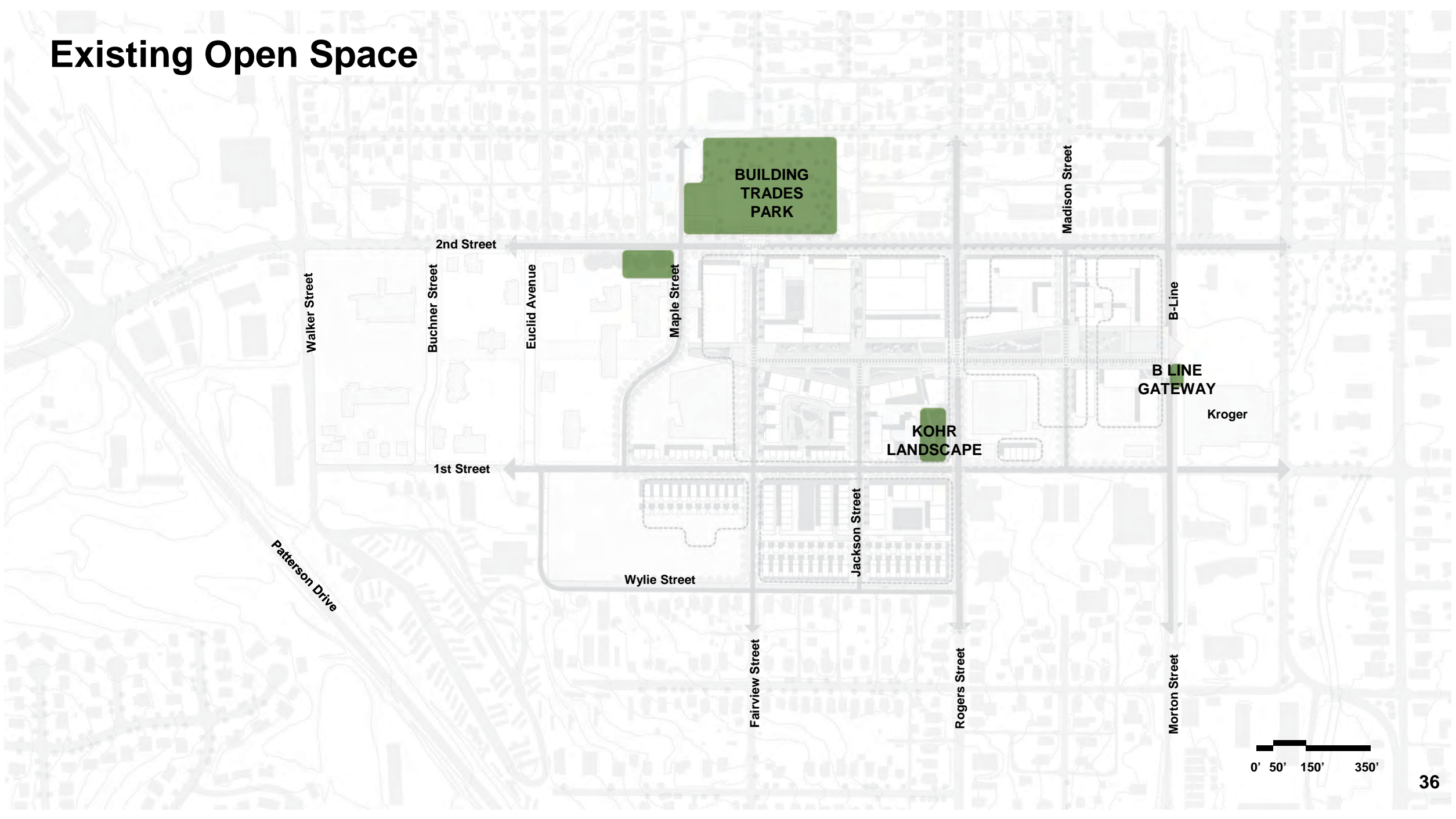
- 1) What is your preference for greenway street design?
- 2) What is your preference for open space design?

These questions are to get your input on the current design and to spark discussion...

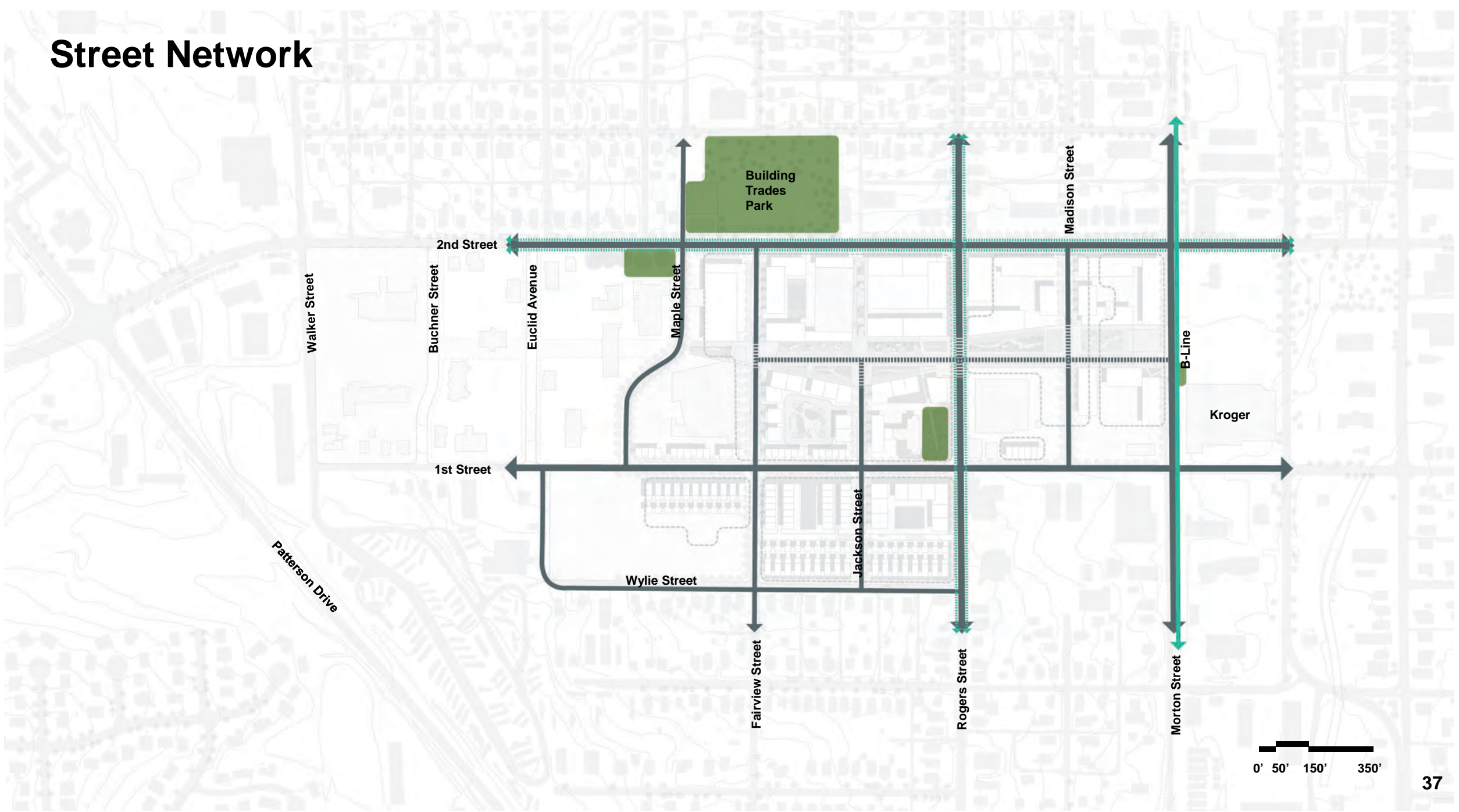
Public Realm Framework



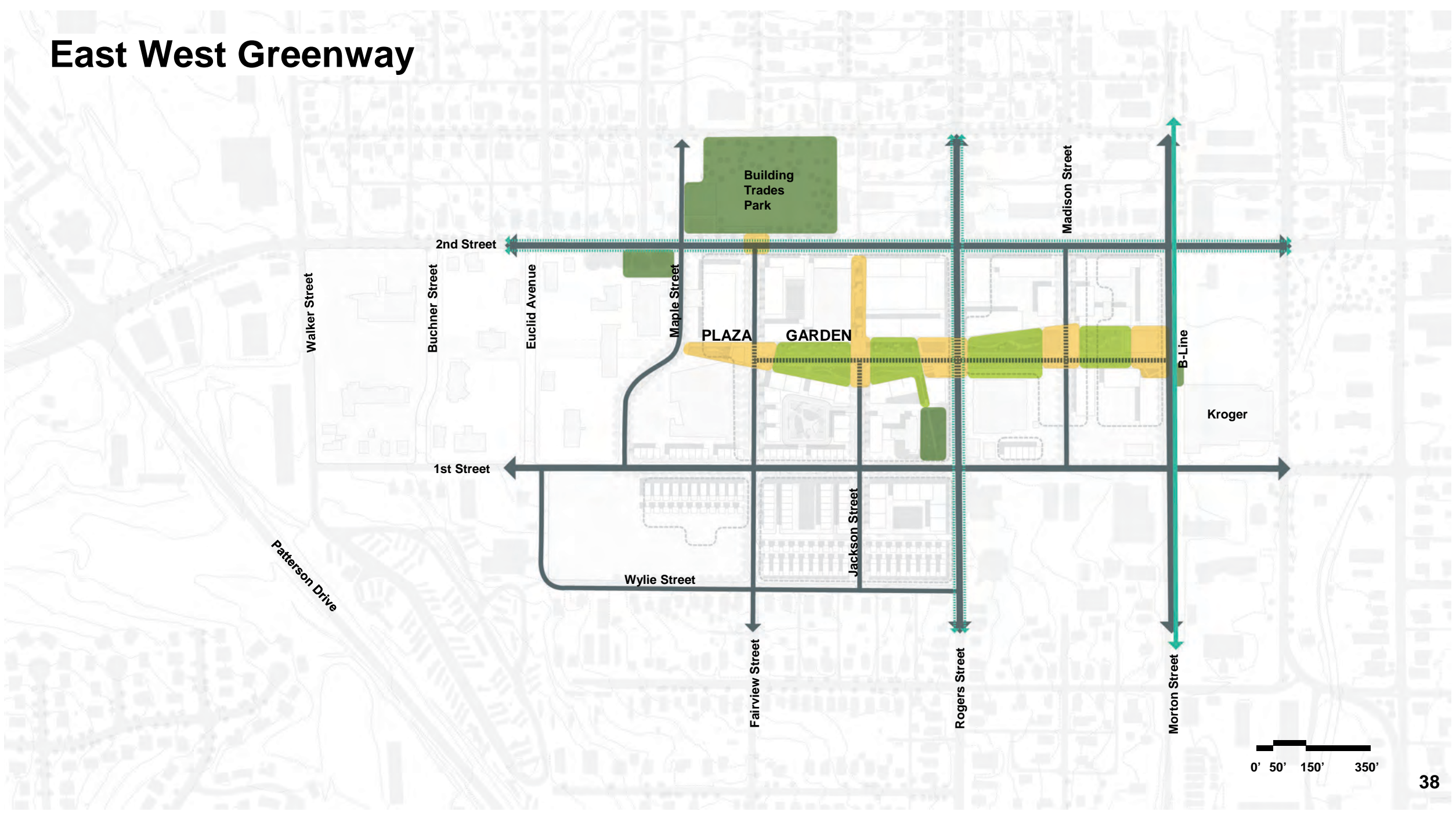
Existing Open Space



Street Network



East West Greenway



Walker Street

Buchner Street

Euclid Avenue

Maple Street

Jackson Street

Madison Street

B-Line

Morton Street

2nd Street

1st Street

Wylie Street

Fairview Street

Rogers Street

PLAZA

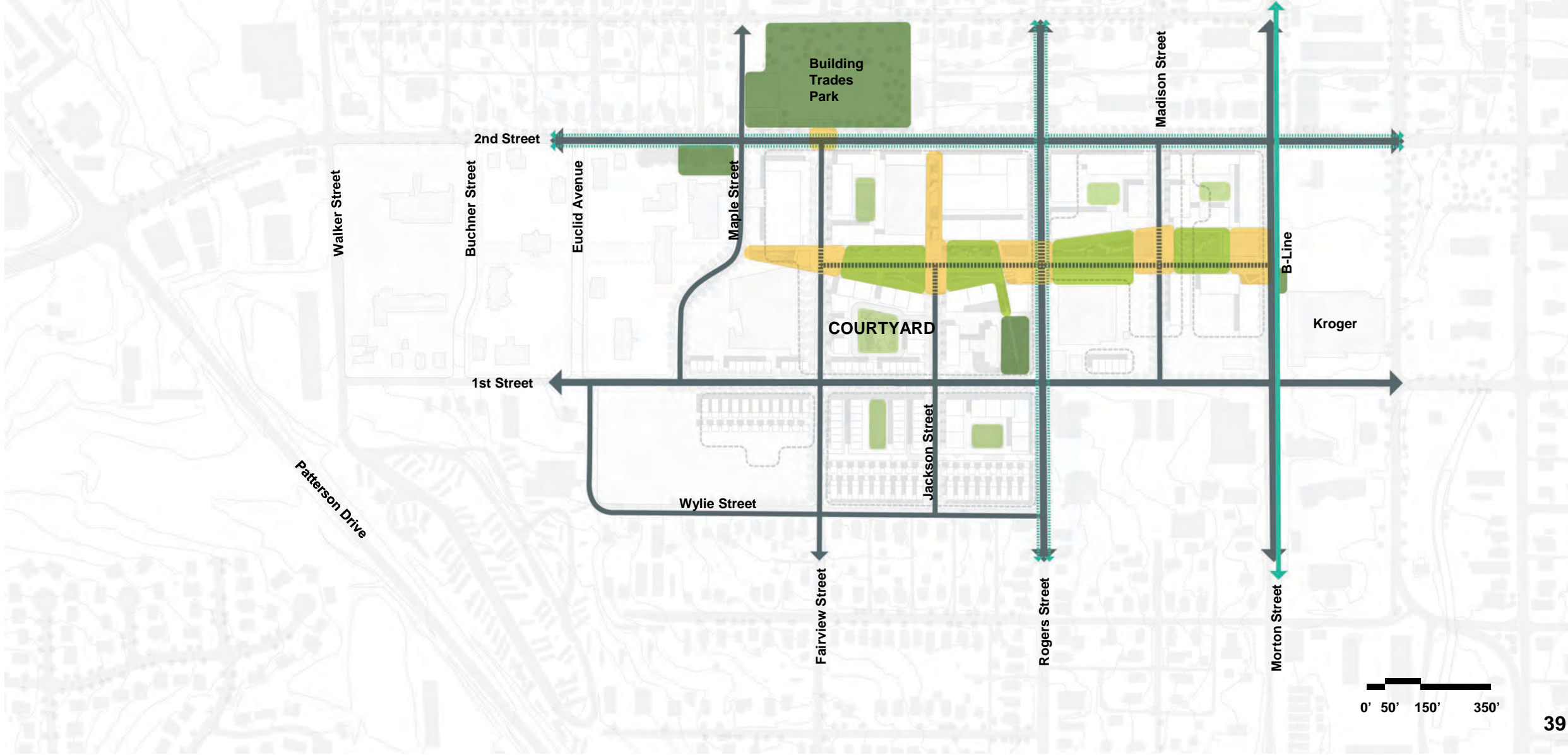
GARDEN

Building Trades Park

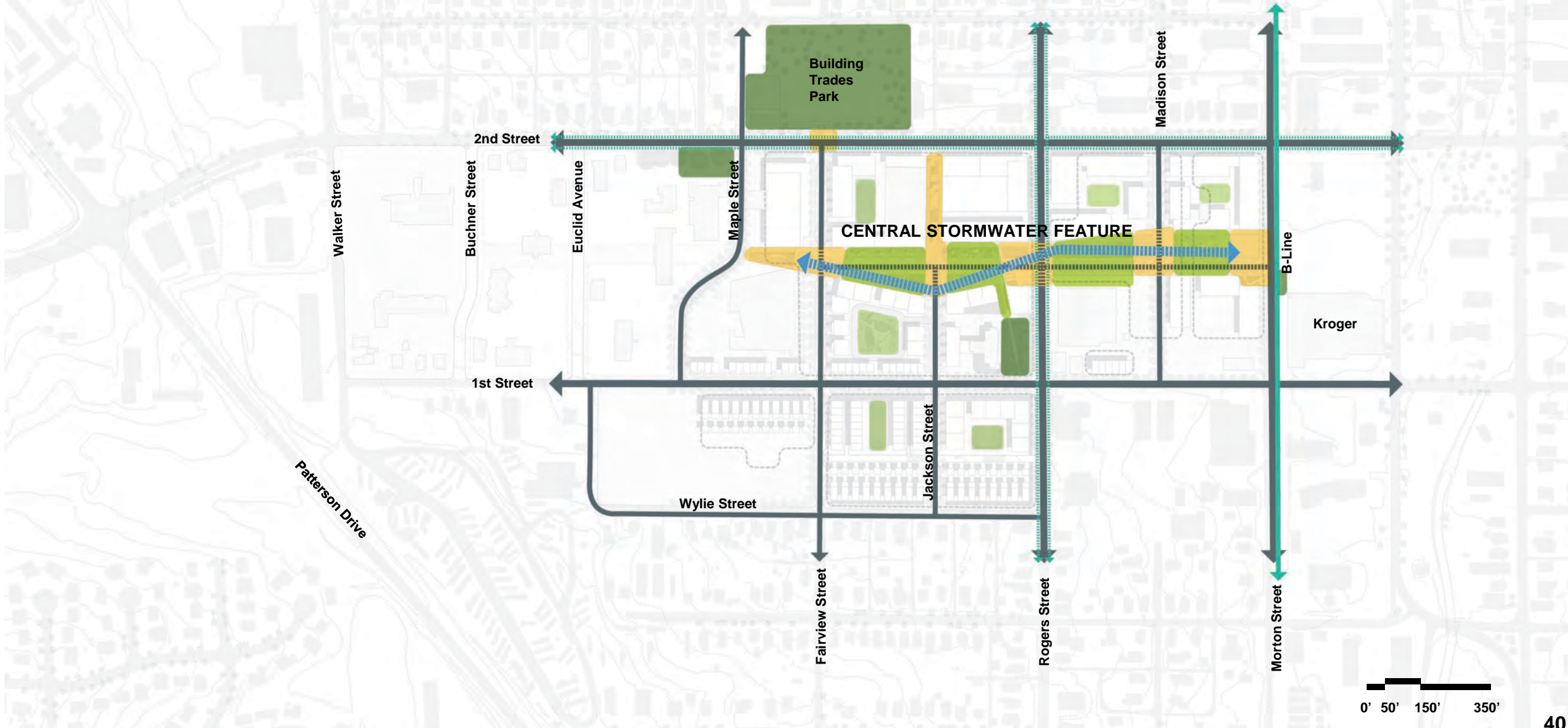
Kroger



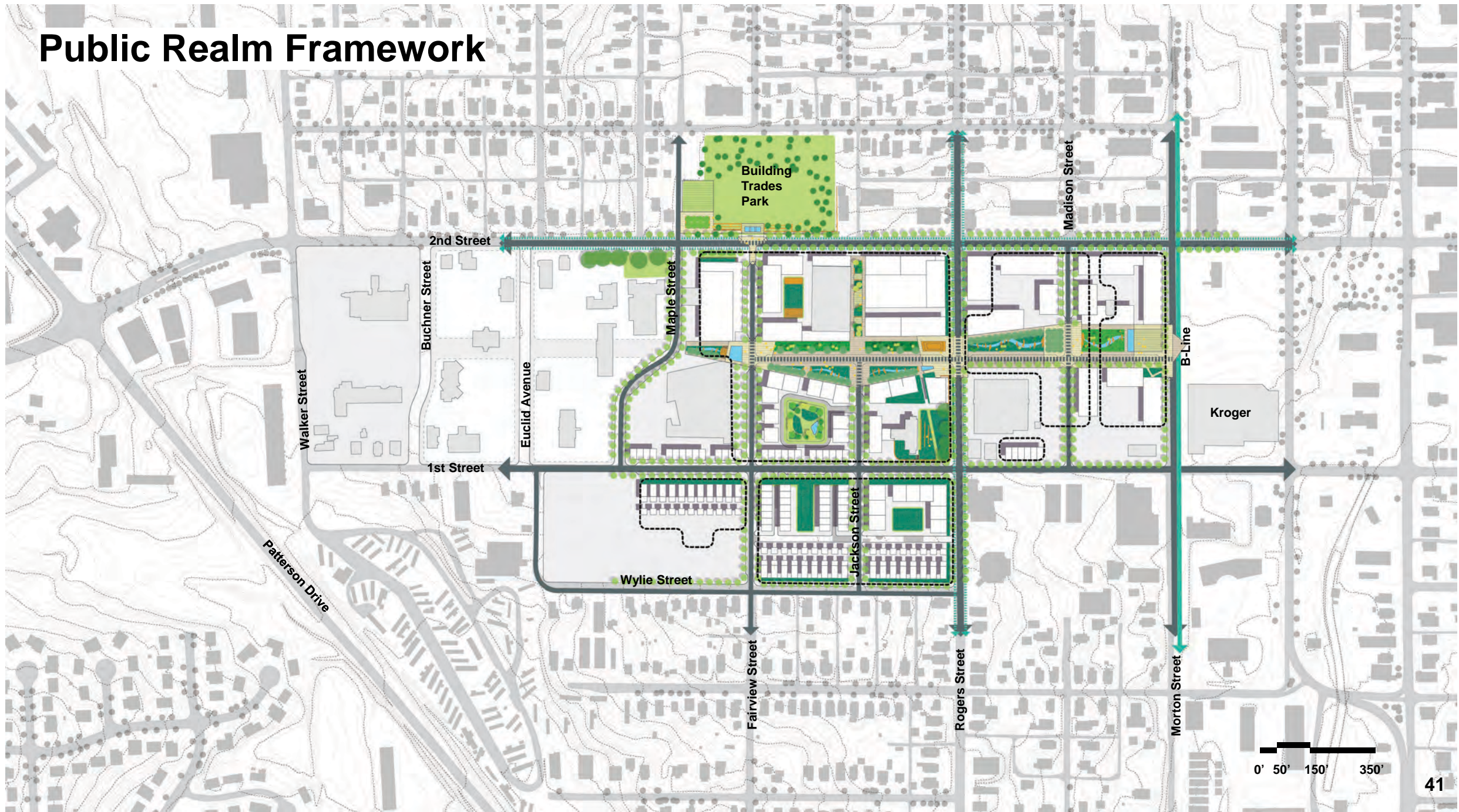
Courtyards



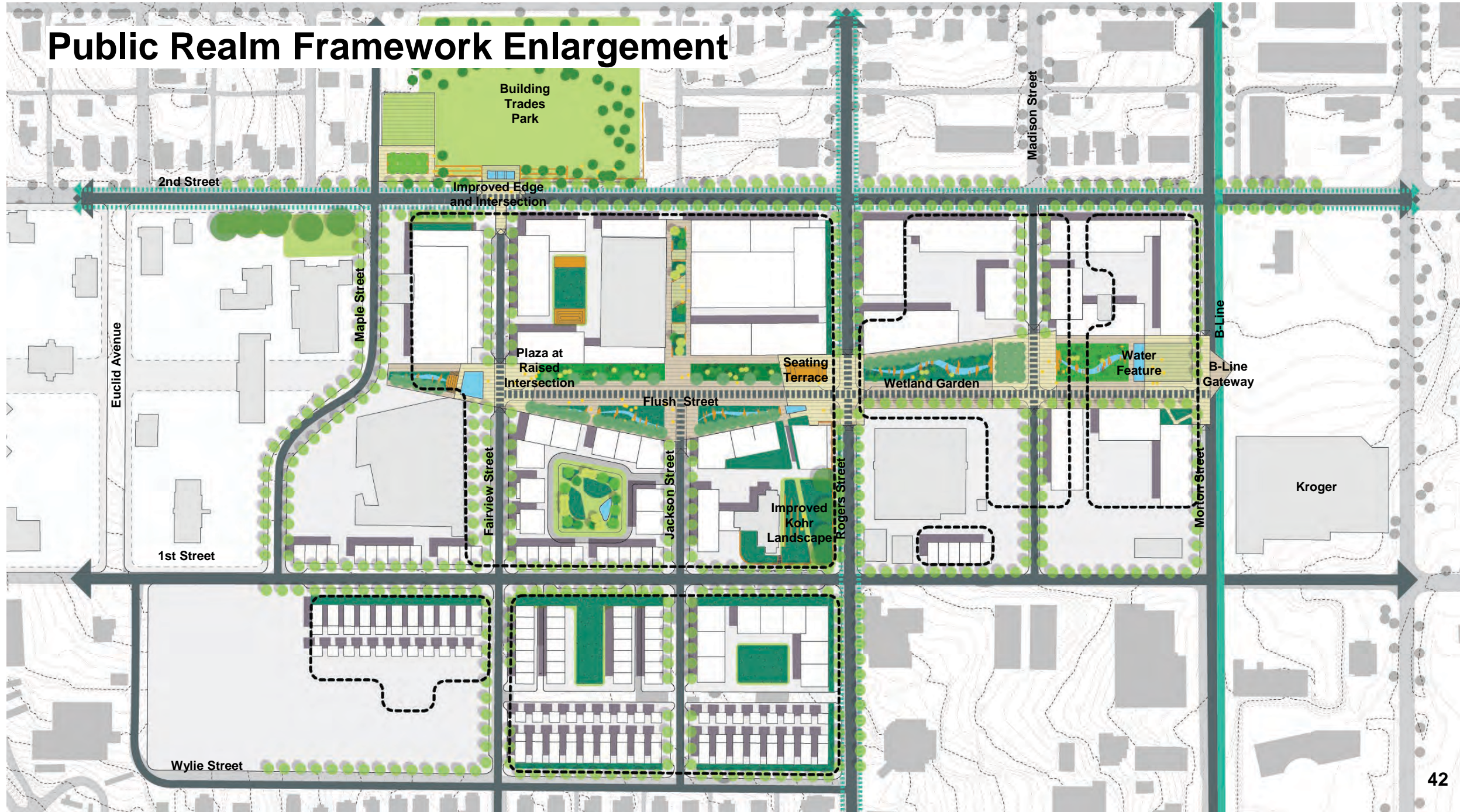
Stormwater



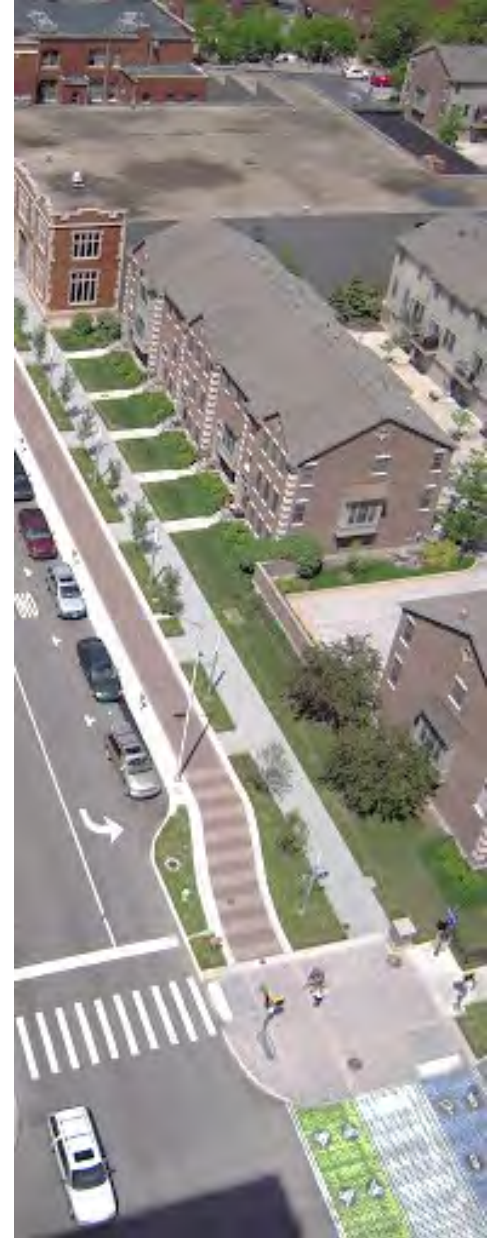
Public Realm Framework



Public Realm Framework Enlargement



Street Design



Plaza



Garden



Courtyard



Water Feature



Greenway Connection



View looking east towards the B-Line from Rogers



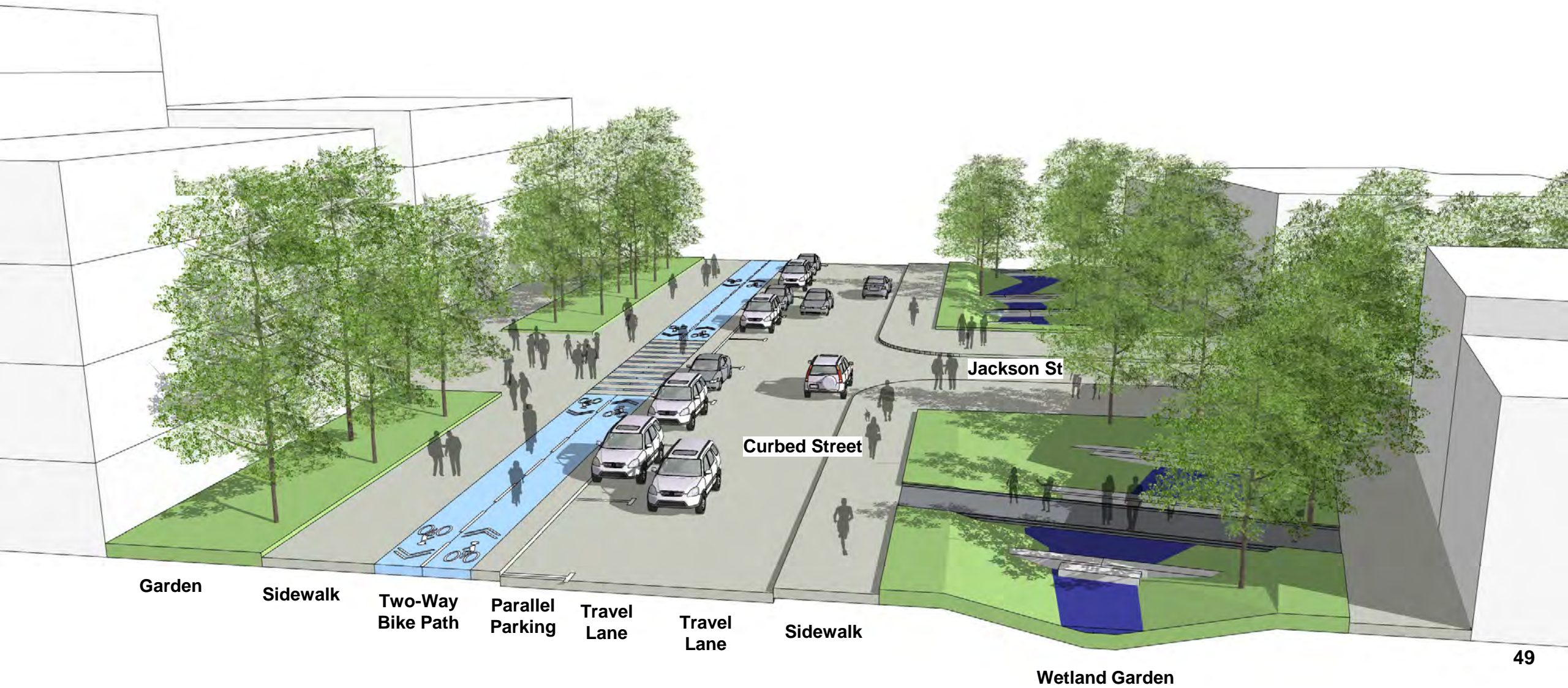
View looking west down campus drive from Rogers

Greenway Design at Jackson St

Street Curbed / Separated

Open Space Wetland Garden

Looking east toward B-Line



Garden

Sidewalk

Two-Way
Bike Path

Parallel
Parking

Travel
Lane

Travel
Lane

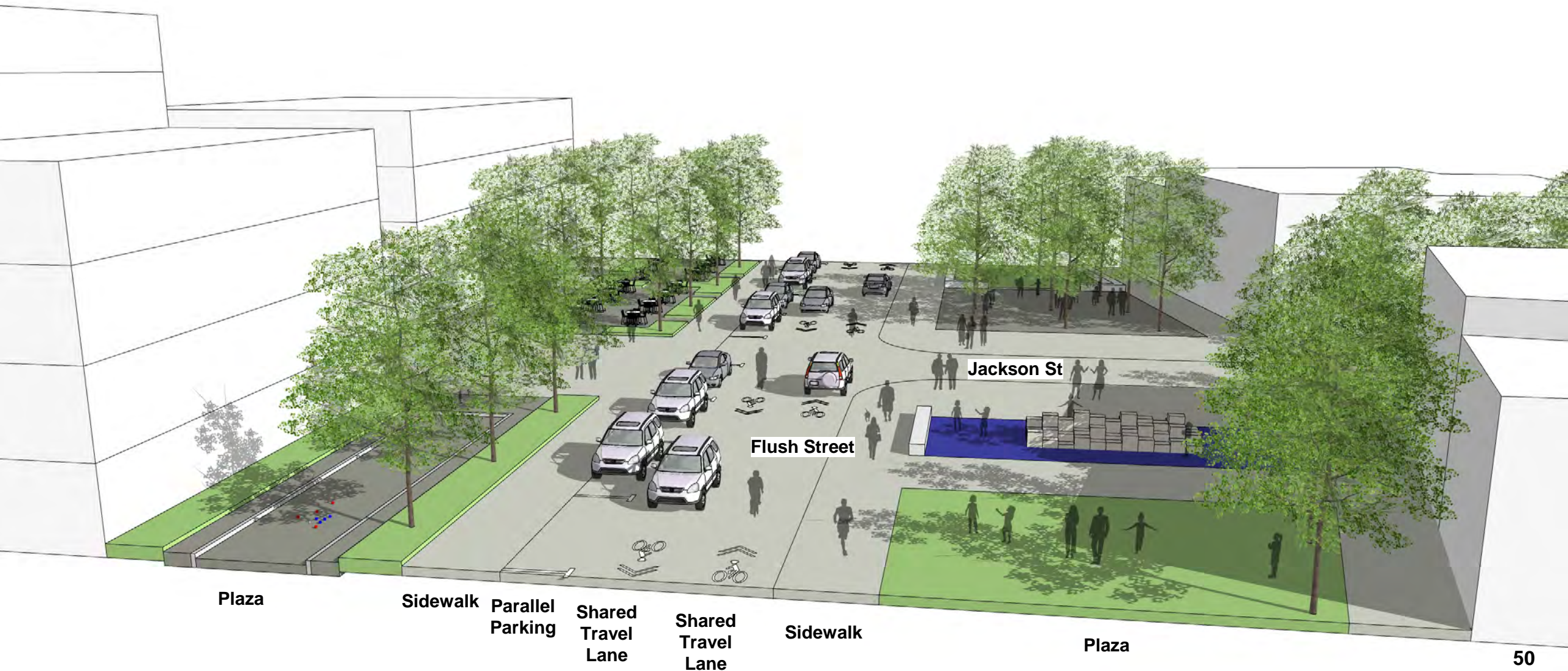
Sidewalk

Wetland Garden

Greenway Design at Jackson St

Street Flush / Shared
Open Space / Urban Plaza

Looking east toward B-Line



Greenway Design at Rogers St

Street Curbed / Separated
Open Space Wetland Garden

Looking west toward Rogers from the B-Line



Rogers St

Curbed Street

Wetland Garden

Sidewalk

Travel Lane

Travel Lane

Parallel Parking

Two-Way Bike Path

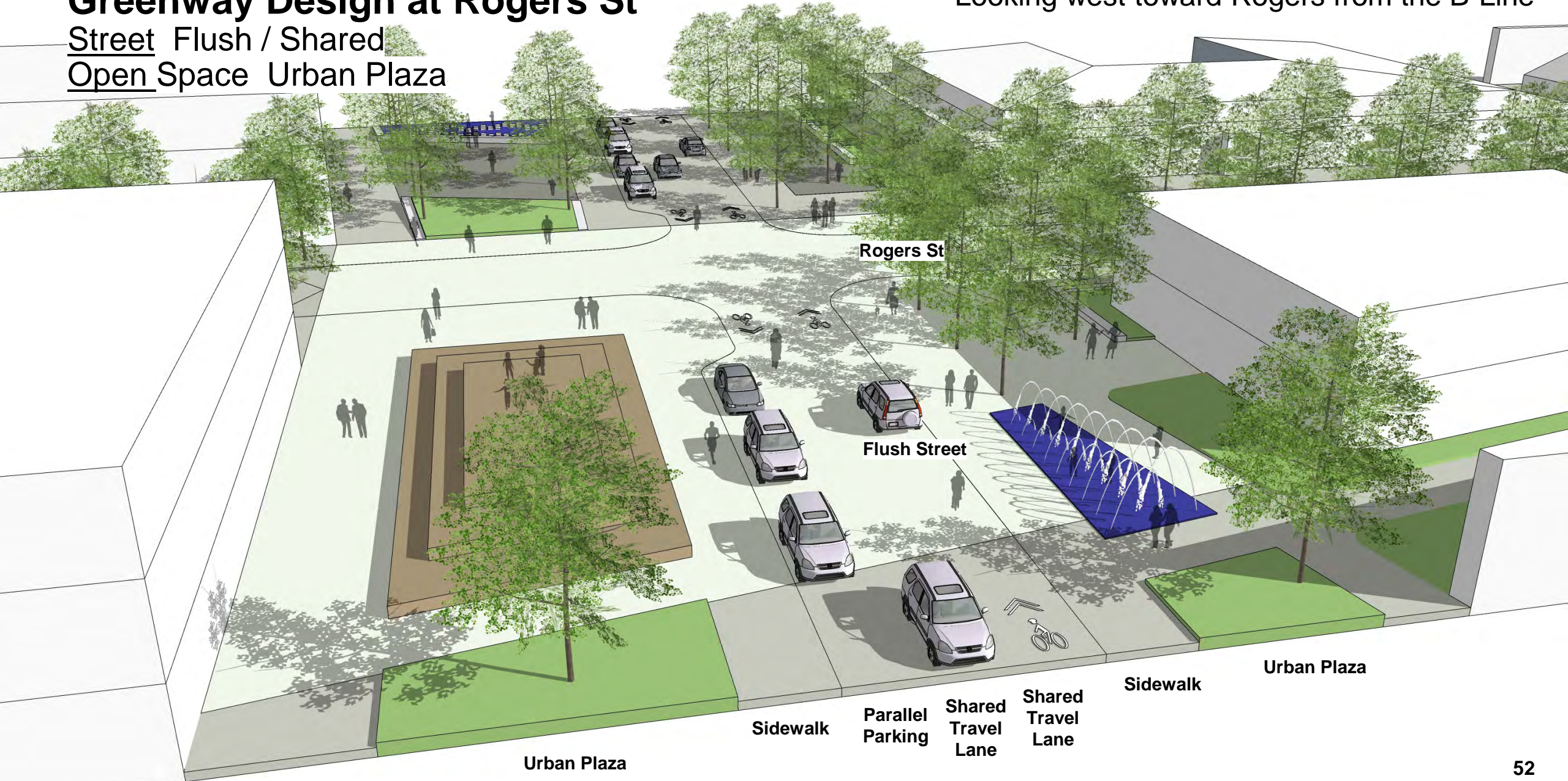
Sidewalk

Wetland Garden

Greenway Design at Rogers St

Street Flush / Shared Open Space Urban Plaza

Looking west toward Rogers from the B-Line



Urban Plaza

Sidewalk

Parallel Parking

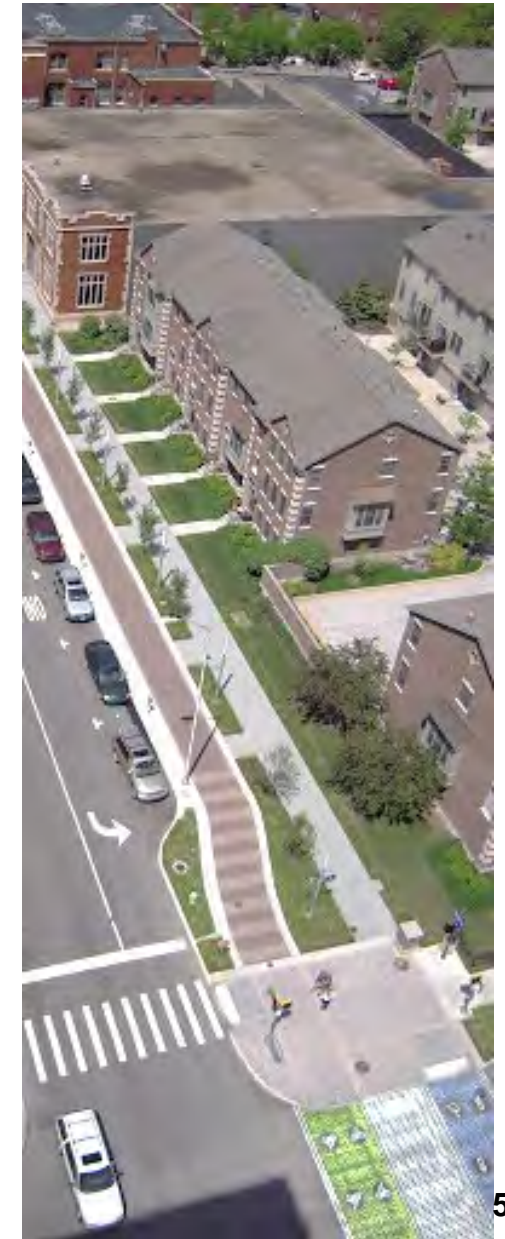
Shared Travel Lane

Shared Travel Lane

Sidewalk

Urban Plaza

Street – Curbed / Separated



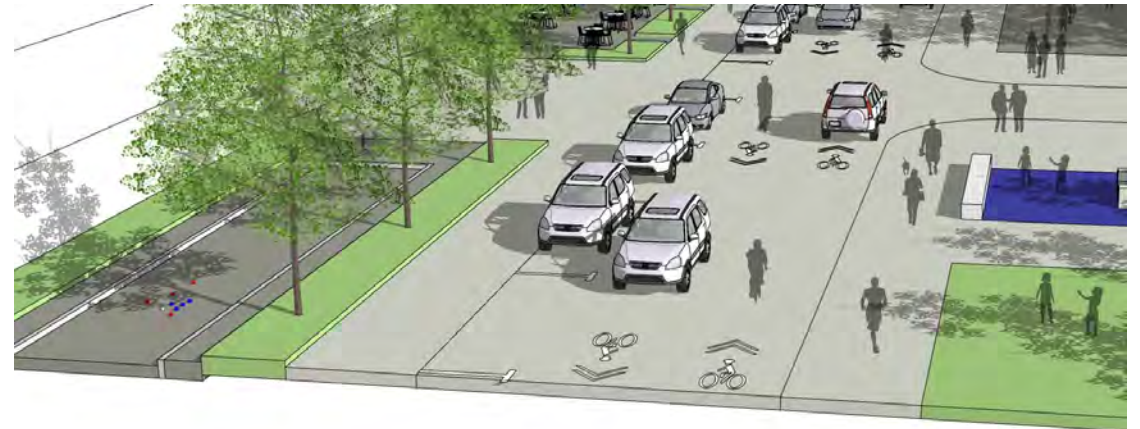
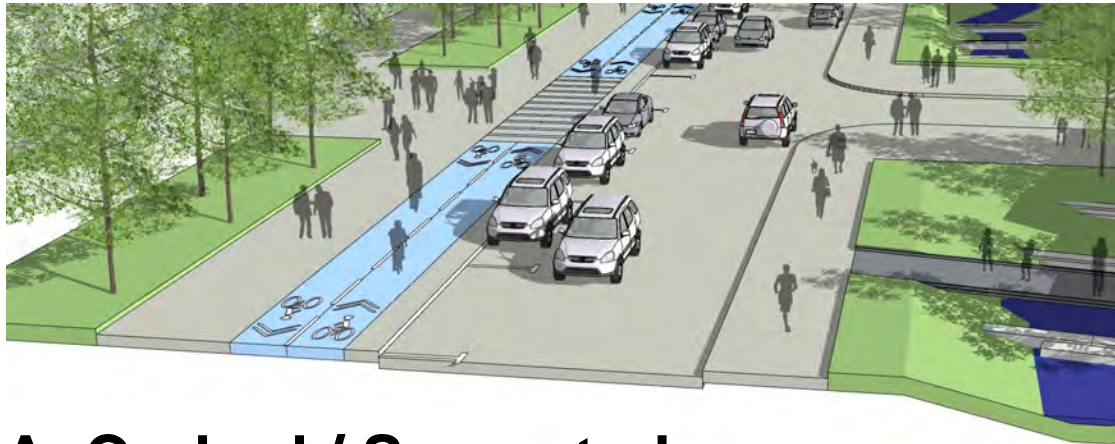
Street – Flush / Shared



Polling Question



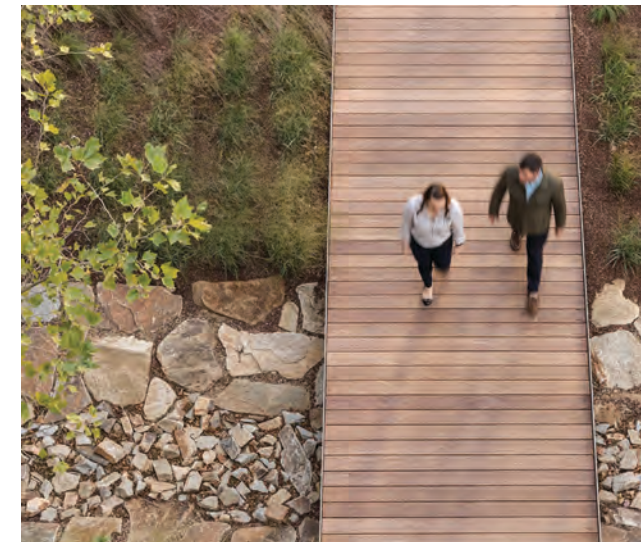
What is your preference for greenway street design?



A. Curbed / Separated

B. Flush / Shared

Open Space – Wetland Garden



Open Space – Urban Plaza



Polling Question

What is your preference for open space design?



A. Wetland Garden

B. Urban Plaza

Discussion



Workshop 3
Land Use +
Neighborhood Character

Land Use + Neighborhood Character Principles

- Create a diverse and inclusive community by providing a variety of housing types for different income levels and expanding options for all households
- Establish a lively mix of uses that are community facing and in support of downtown Bloomington
- Anchor new hubs to compliment existing surrounding assets and strengthen connections between people and place
- Integrate community amenities that reflect health, civic life, learning, workforce initiatives, emphasize arts and culture, and facilities that enable people to thrive
- Maintain neighborhood scale at the edges to create unique and seamless transitions into the site

Upcoming Polling Questions



- 1) Are the community anchors / destinations being planned in the right locations?**
- 2) Are there other community uses that you'd like to see on site?**
- 3) Is the density of development being shown on site too great, too small, or just right?**
- 4) How do you feel about the height of development being shown?
Too tall, could be taller, or just right?**

These questions are to get your input on the current design and to spark discussion...

Well scaled, walkable neighborhood fabric



McDoel Gardens

Ambulance Wing

Hunter School

Kohr

Centerstone

Building Trades Park

Kroger

Prospect Hill

Towards Downtown North

Connection to existing community assets



McDoel Gardens

hunter school

kohr admin bldg & green

building trades park

kroger & seminary square plaza

parking garage

Kroger

b-line

Prospect Hill

Towards Downtown

North

Connection to existing community assets



McDoel Gardens

hunter school

kohr admin bldg & green

building trades park

kroger & seminary square plaza

parking garage

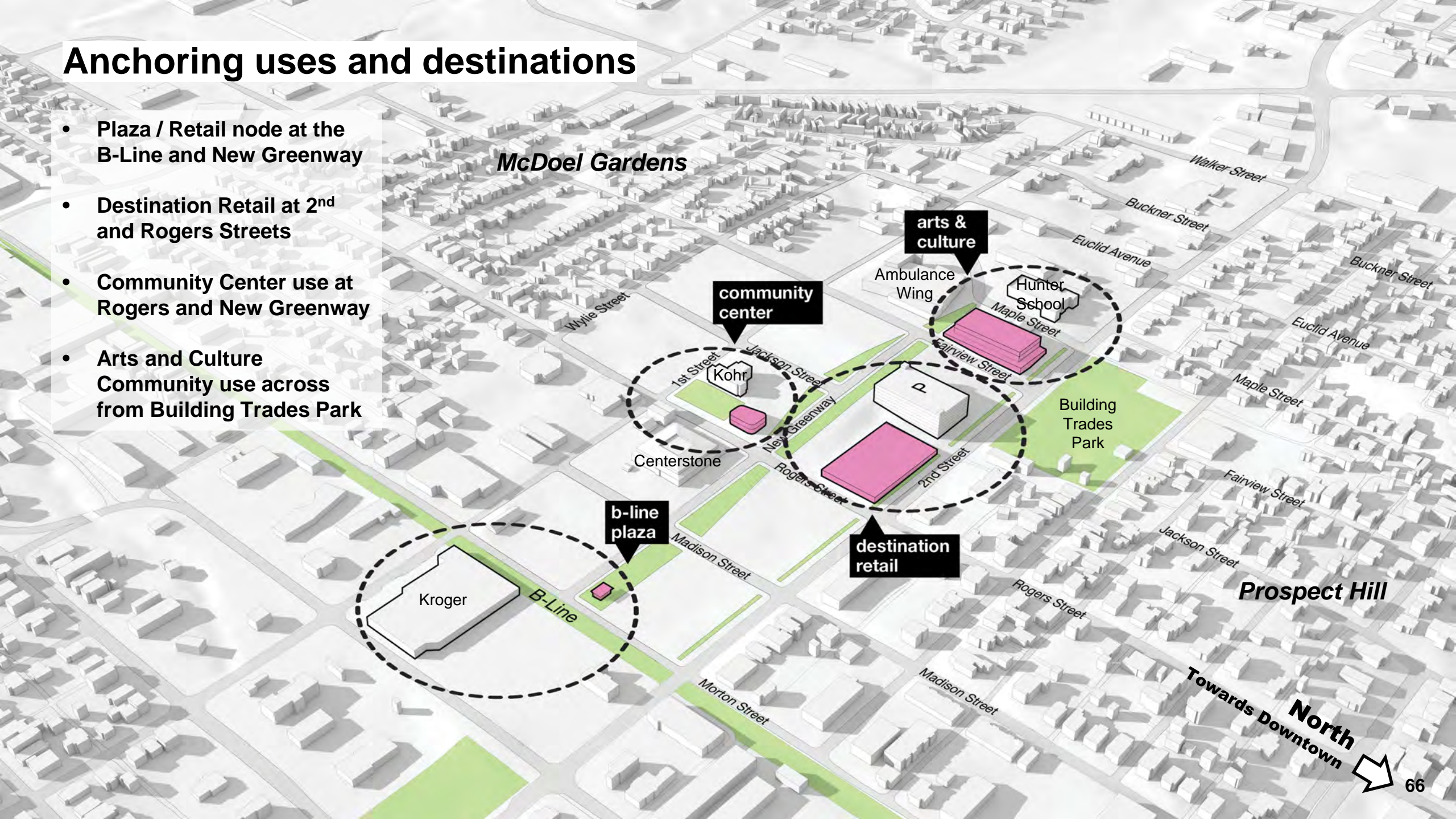
b-line

Prospect Hill

Towards Downtown North

Anchoring uses and destinations

- Plaza / Retail node at the B-Line and New Greenway
- Destination Retail at 2nd and Rogers Streets
- Community Center use at Rogers and New Greenway
- Arts and Culture Community use across from Building Trades Park



McDoel Gardens

arts & culture

community center

b-line plaza

destination retail

Prospect Hill

North
Towards Downtown

Anchoring uses and destinations

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McDoel Gardens

arts & culture

community center

b-line plaza

destination retail

Kroger

Kohr

Hunter School

Building Trades Park

Prospect Hill

North

Towards Downtown



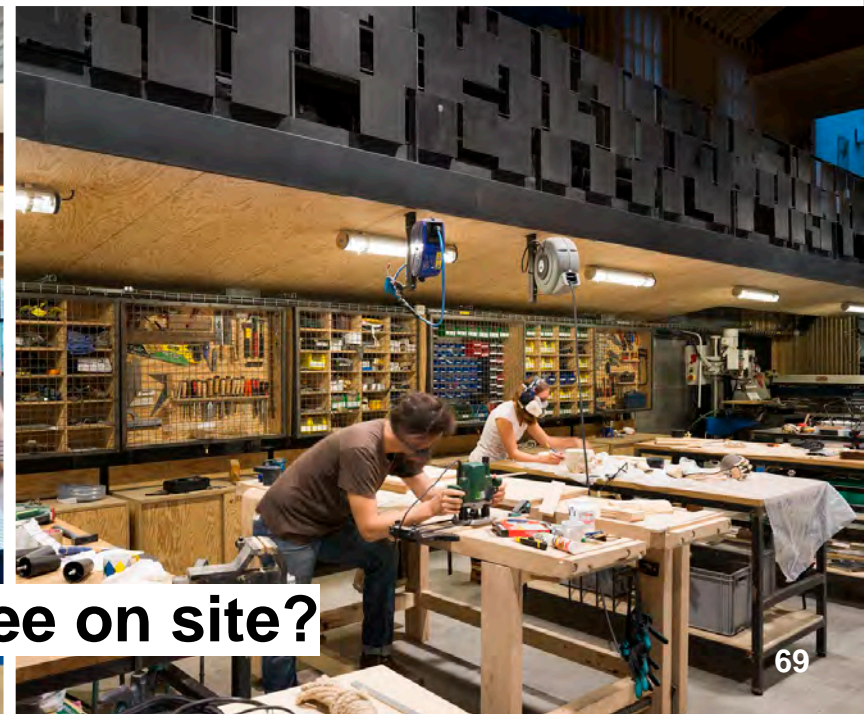
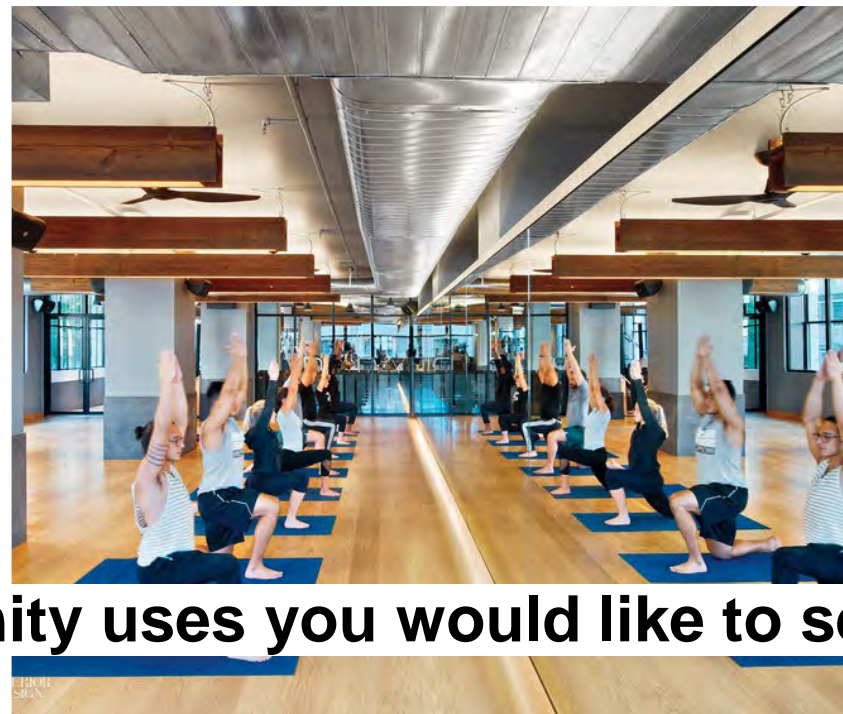
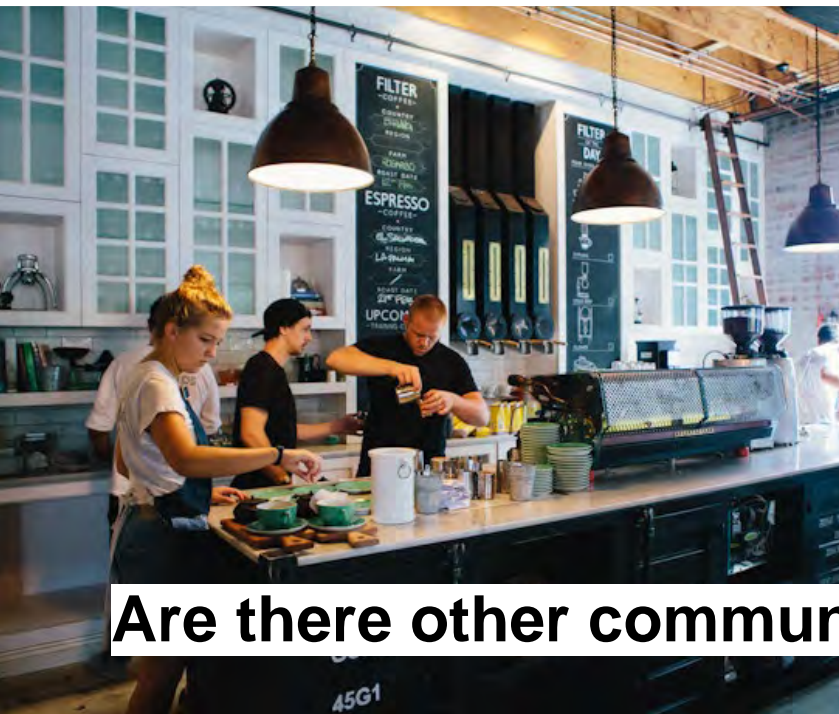
Are these the right locations for community anchors?

A mix of ground floor uses

Possible ground floor uses may include:

- Residential
- Workspace
- Lobby space
- Daycare / Preschool
- Child Care
- Community clinic
- Fitness / Wellness Center
- Makerspace / Workshop
- Shared Kitchen
- Job Training
- Café / Coffee shop
- Restaurant / Bar
- Community meeting space
- Event space / Ballroom
- Gallery / Art Studio
- Other (?)

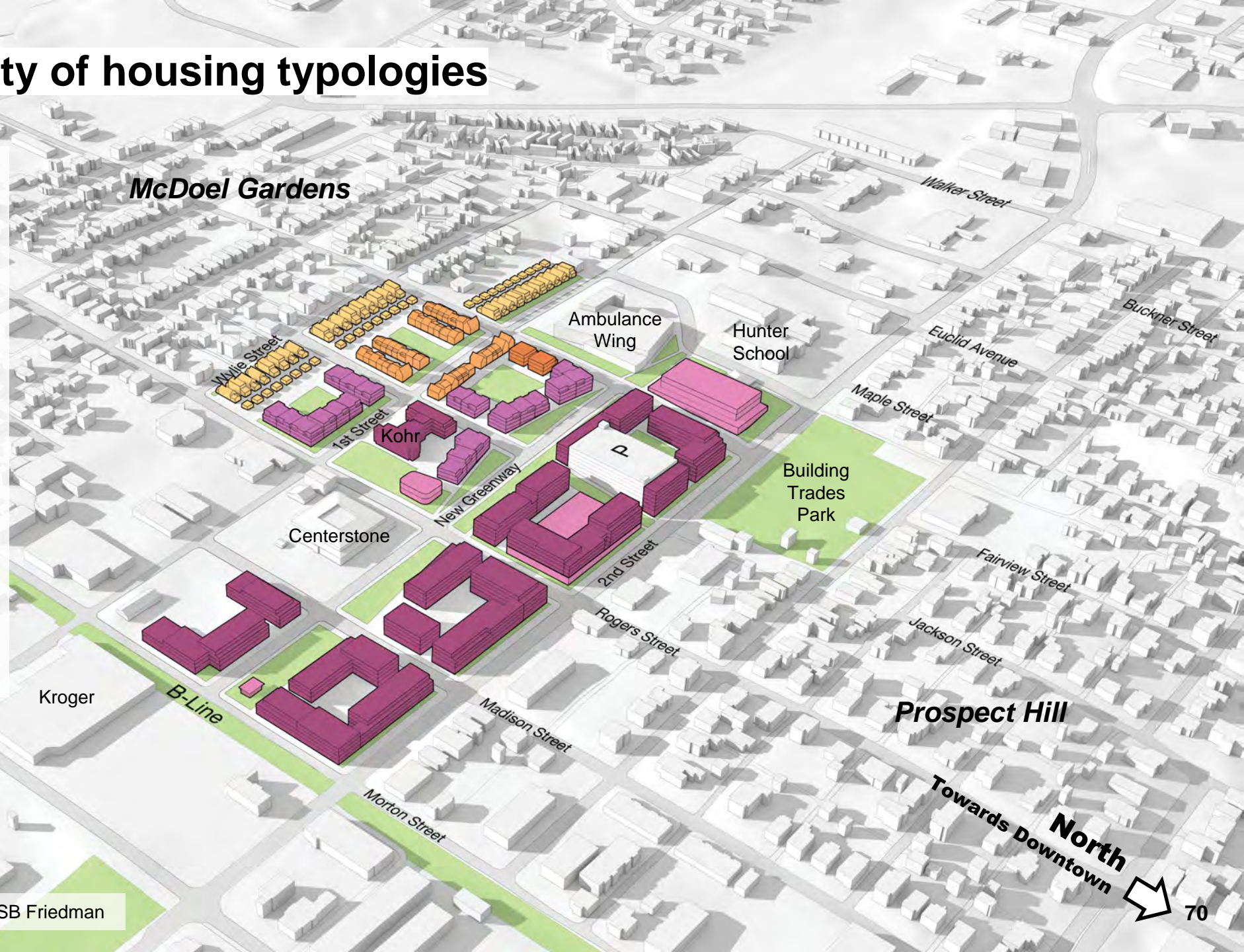




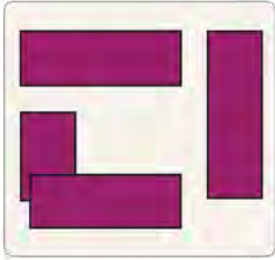
Are there other community uses you would like to see on site?

Variety and diversity of housing typologies

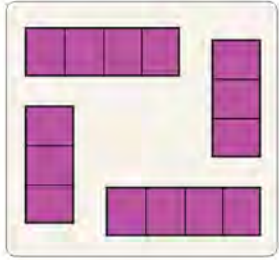
- Over the next decade, Bloomington will need an additional 2,592 units to support projected population growth*
- Based on market analysis done by SB Friedman this site could provide 660-1000 units ranging in affordability over the next 10 years
- By providing a range of housing options on site, we can address multiple needs including greater affordability and choice



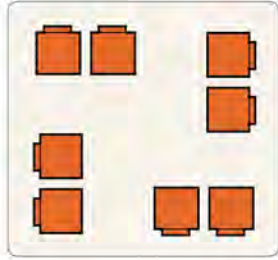
Encourage diversity and variety of housing types



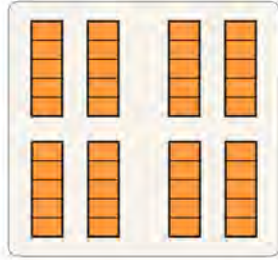
mid-rise apartment
50-80 du/ac



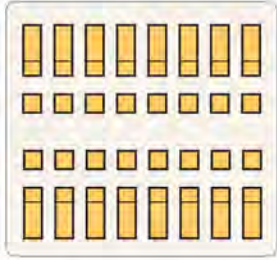
low-rise apartment
30-45 du/ac



fourplex
14-16 du/ac



townhouse
10-20 du/ac



small lot single-family
10-12 du/ac



View looking Southwest

Capacity for 700 to 1000 residential units

Capacity for ± 200,000 sf of community, retail and arts programming



McDoel Gardens

Walker Street

1st Street

Centerstone

Kroger

B-Line

Morton Street

Madison Street

Rogers Street

2nd Street

New Greenway

Kohr

Ambulance Wing

Hunter School

Building Trades Park

Maple Street

Euclid Avenue

Walker Street

Buckner Street

Fairview Street

Jackson Street

Prospect Hill

Towards Downtown
North



View looking Southwest

McDoel Gardens

Ambulance Wing

Hunter School

Parking Garage

Kohr

Centerstone

Building Trades Park

Prospect Hill

Towards Downtown
North

View looking Northeast



Prospect Hill

Building
Trades
Park

Parking
Garage

Centerstone

Rogers Street
Kohr

Hunter
School

Ambulance
Wing

1st Street
Jackson Street

McDoel Gardens

Euclid Avenue

Maple Street

Fairview Street

Wylie Street

North
Towards Downtown

Is the density being proposed here too great, too small, or just right?



View of 2nd Street looking west



Existing Bloomington Hospital

Rogers Street

Existing Parking Garage

2nd Street

Building Trades Park

Existing



Rogers Street

2nd Street

Building Trades Park

View of 2nd Street looking west



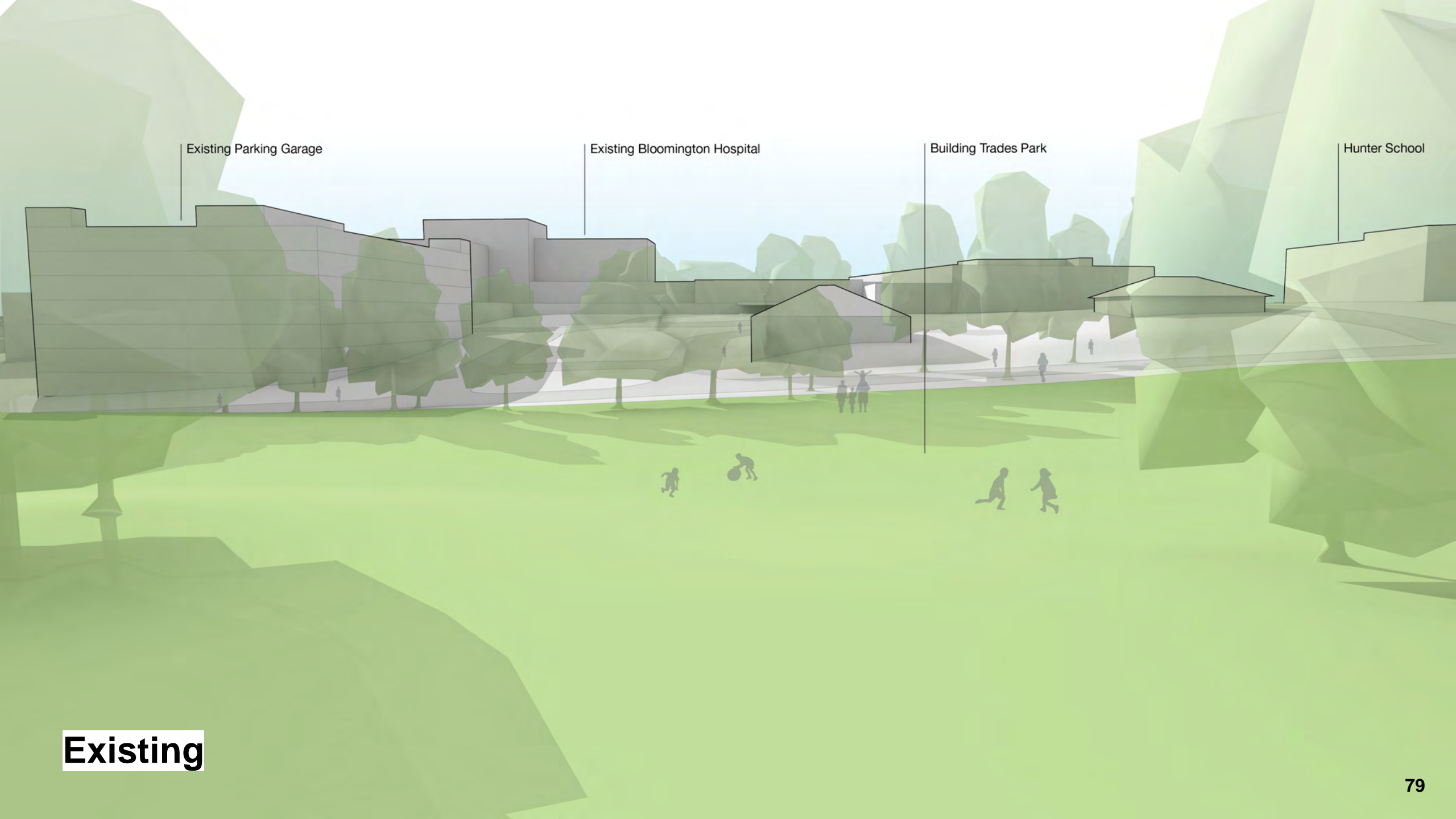
View from Building Trades Park looking South

Existing Parking Garage

Existing Bloomington Hospital

Building Trades Park

Hunter School



Existing



Existing Parking Garage

Fairview Street

Building Trades Park

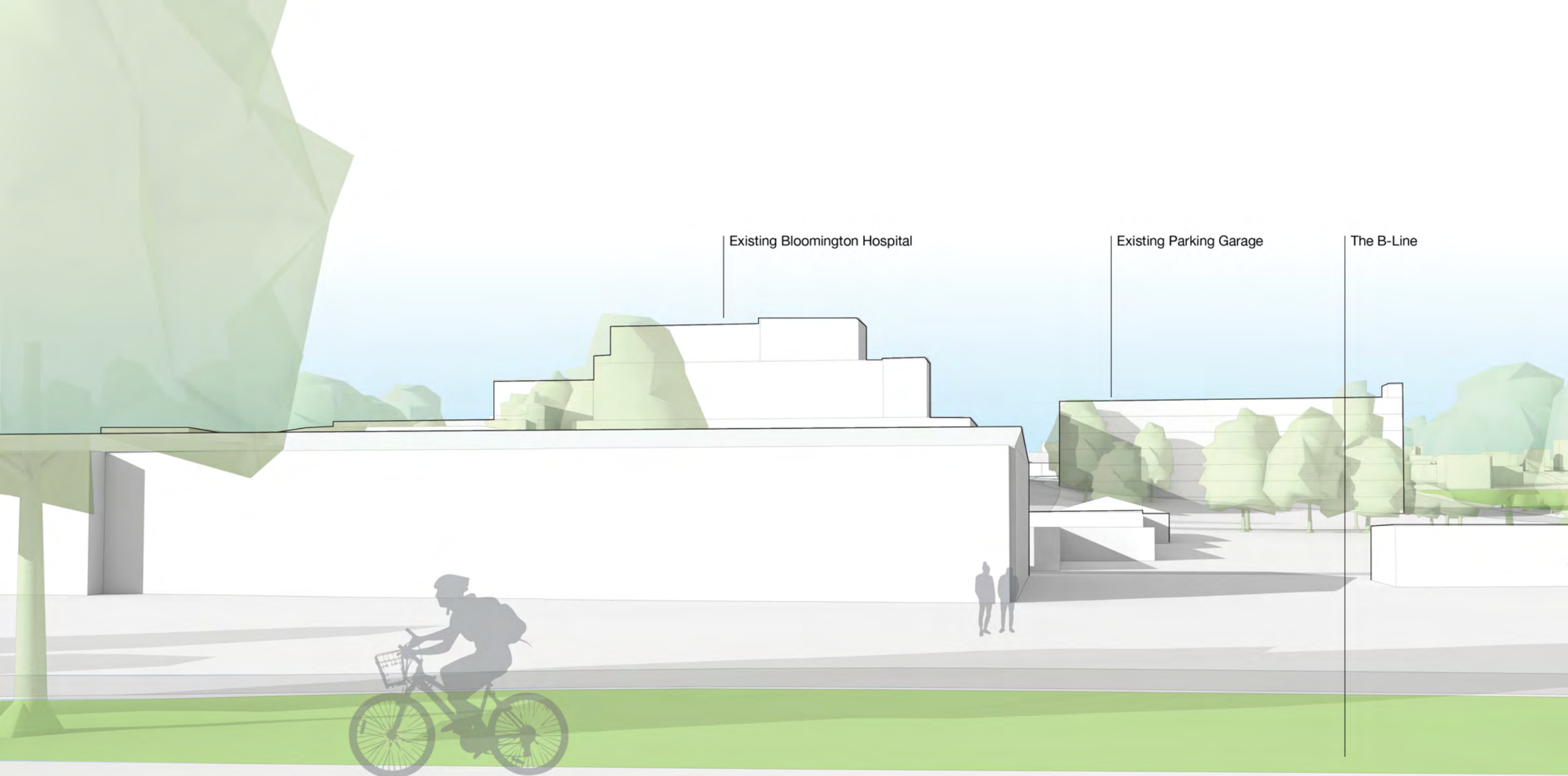
2nd Street

Hunter School

View from Building Trades Park looking South



View looking west from the B-Line

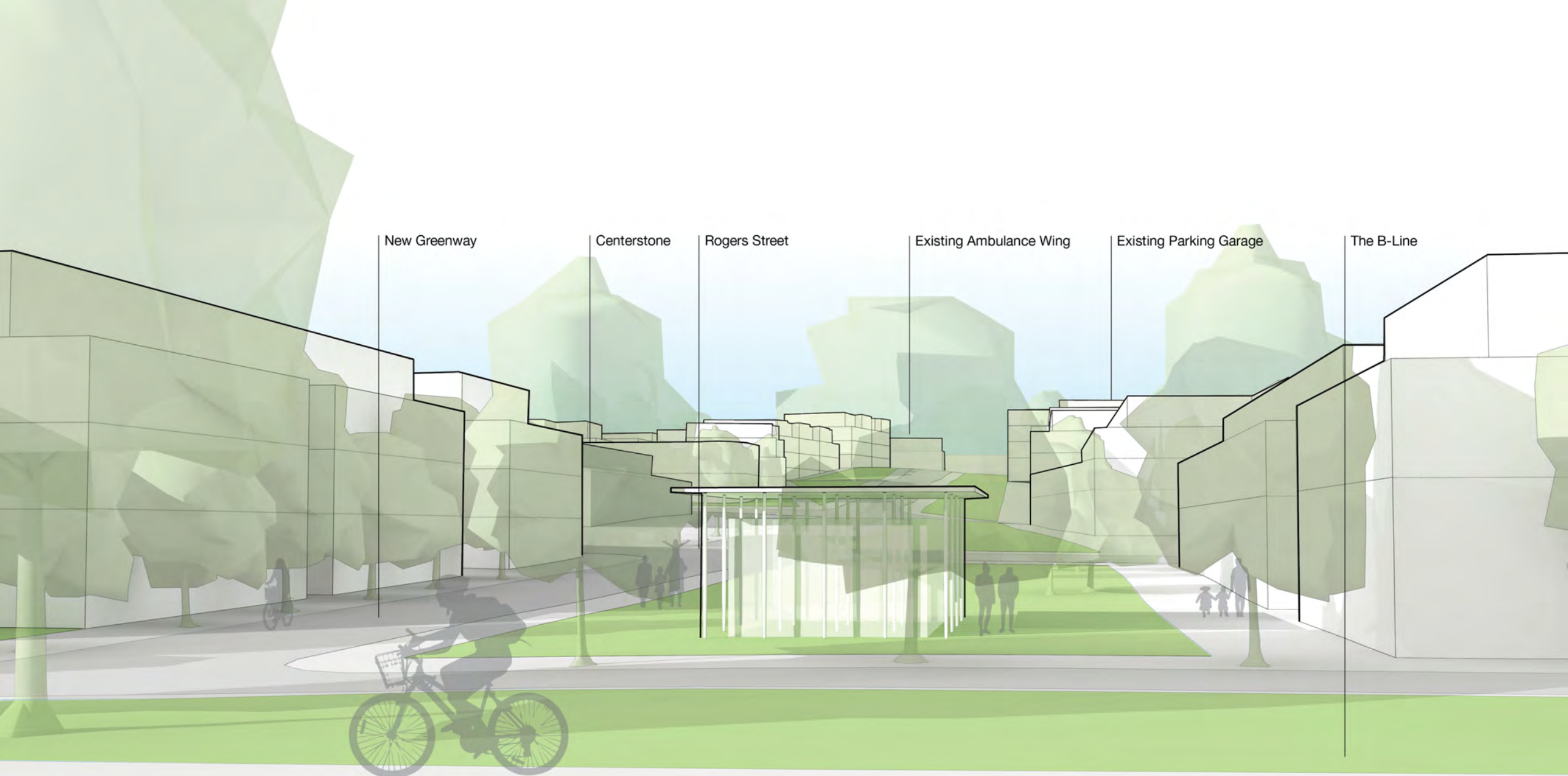


Existing Bloomington Hospital

Existing Parking Garage

The B-Line

Existing



View looking west from the B-Line



View looking north along Rogers Street



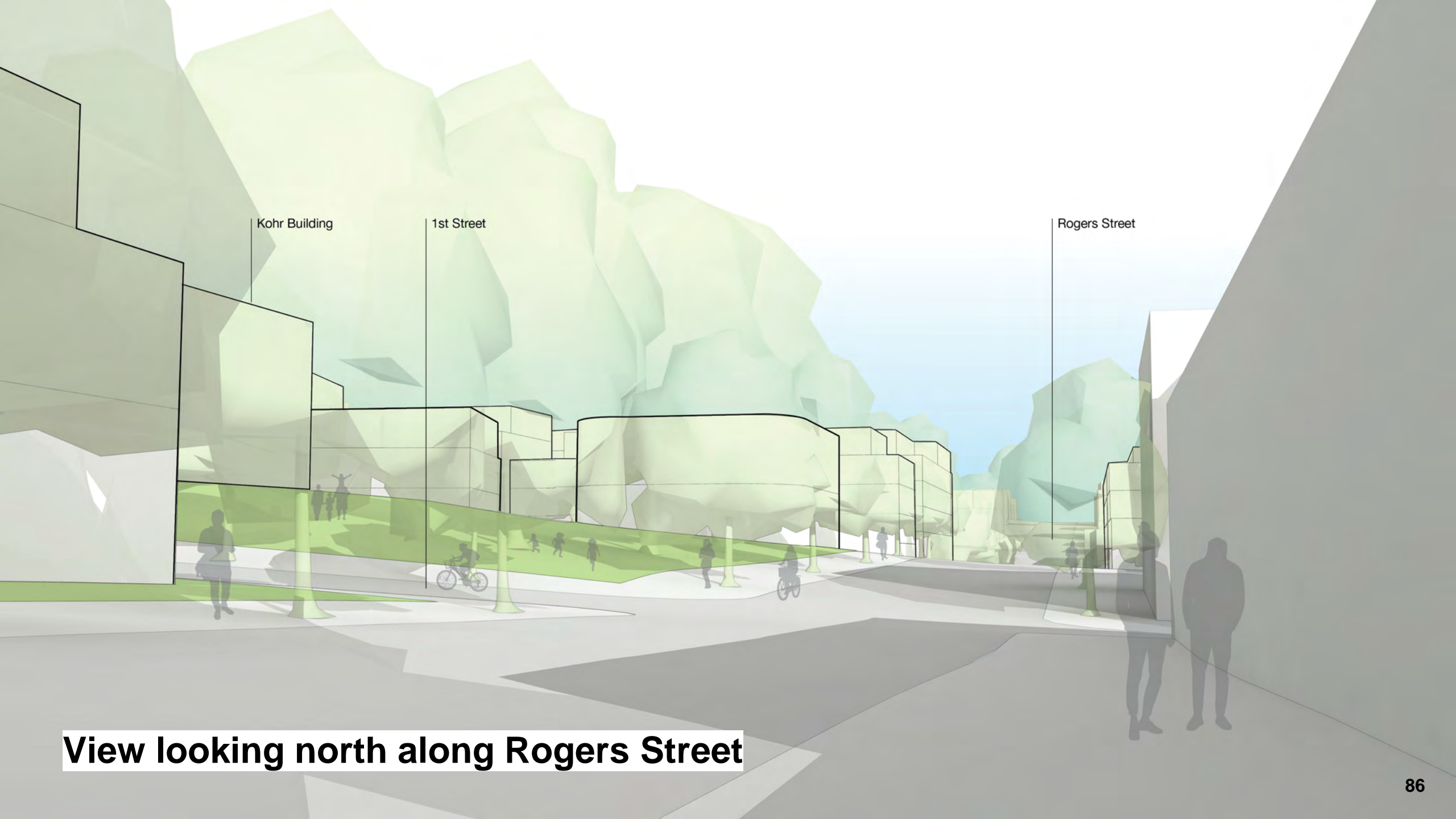
Kohr Building

1st Street

Existing Bloomington Hospital

Rogers Street

Existing



View looking north along Rogers Street



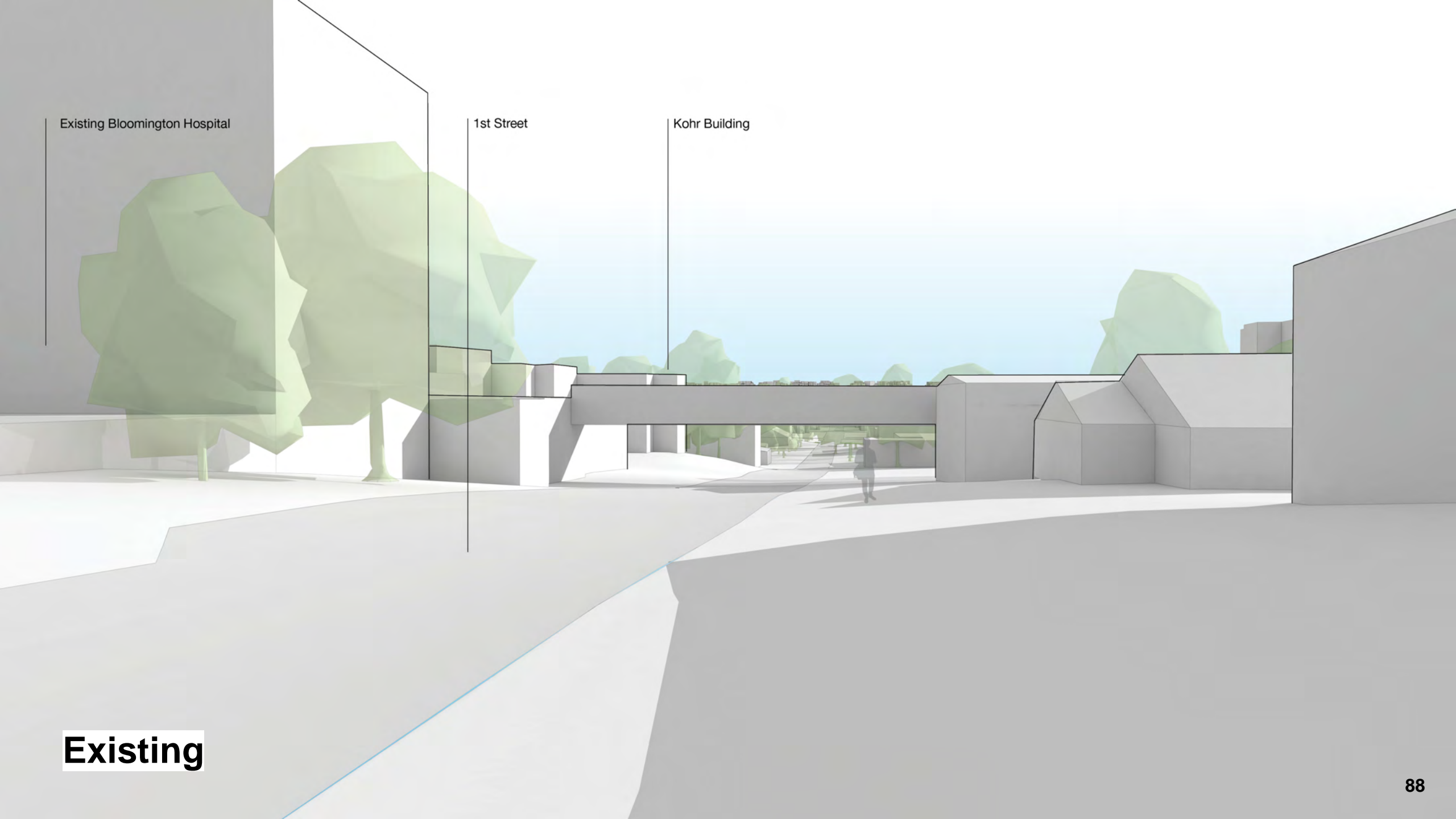
View of 1st Street looking east

Existing Bloomington Hospital

1st Street

Kohr Building

Existing





1st Street

Kohr Building

Jackson Street

View of 1st Street looking east



Kroger

Centerstone

Kohr

Bloomington
Hospital

Ambulance
Wing

Parking
Garage

Hunter
School

Building
Trades
Park

Morton Street
B-Line

Madison Street

Rogers Street

2nd Street

Towards Downtown
North

90

**How do you feel about the height of development being shown?
Too tall, could be taller, or just right?**



Discussion



CITY OF
BLOOMINGTON