



 CITY OF
BLOOMINGTON



Hopewell

2023
Year in Review

December 15, 2023

Summary

- **Hopewell Vision**
- **Accomplishments to Date**
- **Other Key Updates**
- **Looking Ahead to 2024**

Hopewell Neighborhood is poised to become Bloomington's next great place to be – a welcoming community for all Bloomingtonians to live, work, and play...

HOPEWELL VISION

- **Bloomington must diversify and expand opportunities for all.** Hopewell should be an inclusive neighborhood where people from all walks of life and all ages, incomes, abilities and backgrounds can thrive.
- **Bloomington must create sustainable neighborhoods to advance toward a zero-carbon future.** Hopewell should exhibit best practices in sustainable redevelopment, as a blueprint for a more equitable, livable, and resilient Bloomington.
- **Bloomington must continue to be a place of beauty and excellent design for all.** Hopewell should be an inspiring neighborhood of excellent design and public and private amenities.



Hopewell represents the care the residents of Bloomington have for one another. It's a name honoring the site's history while also looking to the future.

HOPEWELL VISION



KEY STATS

- 1,000+ housing units targeted
85% multi-family +
single family, townhomes
- Ground floor non-residential
- Affordability Goals
 - 20% Overall
 - 80% AMI + below =
affordable
 - 80% - 120% AMI =
workforce
- Sustainability Goals
 - LEED Silver (min)
 - LEED for Neighborhoods
- Anticipating “for sale” and “ground lease” opportunities

HOPEWELL ACCOMPLISHMENTS TO DATE

- **Property Ownership:** 50% of the land has been transferred from IUH to the RDC. The remaining to be transferred before Dec 31, 2023.
- **Kohr Building:** Brinshore Development proposing a 38 all-affordable units (50% AMI or below) w/ redevelopment of the historic building + addition, beginning Summer 2024, with state tax credits.
- **Infrastructure Decisions:**
 - Hopewell East** – under construction
 - Hopewell South**– demolition authorized
 - Hopewell West** – partial infrastructure design



Kohr Rendering (provided by Brinshore)



Hopewell East Construction Photo

HOPEWELL ACCOMPLISHMENTS TO DATE

- **Hopewell East Infrastructure ground-breaking held July 21st, 2023; It is currently under construction (25% complete) and targeted for November 2024 completion. The project will bring:**
 - Pedestrian scale streets, sidewalks, and plaza area
 - Community Stage
 - Rain Garden & Sustainable Landscape
 - Public Art (1% for the Arts)
 - \$17M Infrastructure Investment
 - Connection to the B-Line Trail



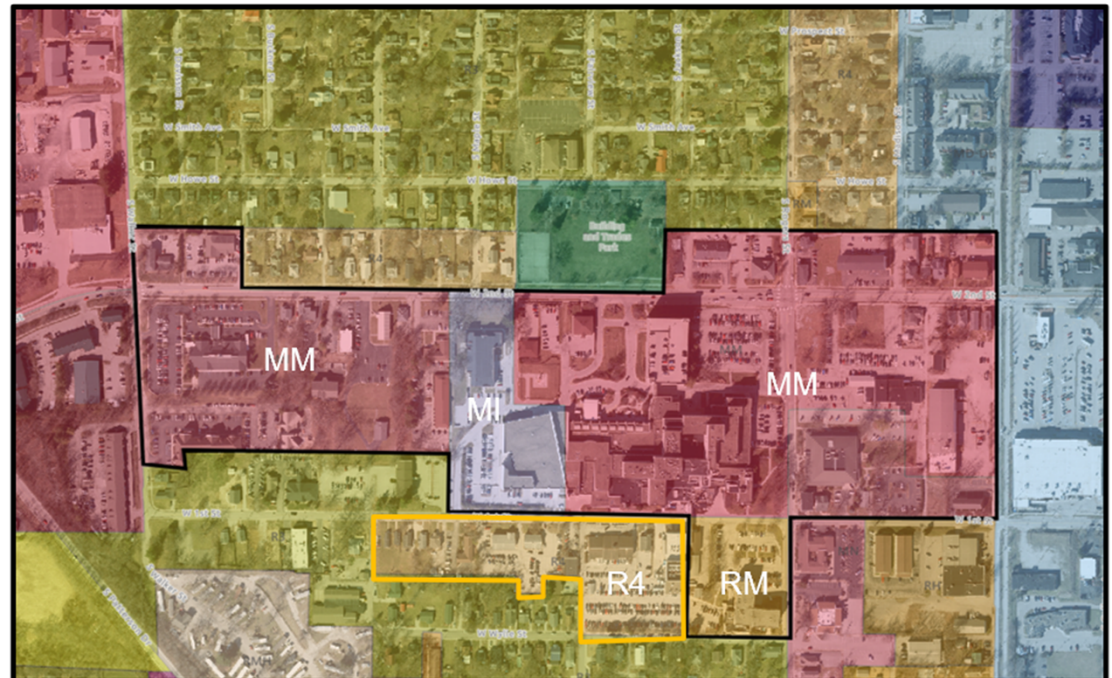
Hopewell East Rendering provided by REA

HOPEWELL ACCOMPLISHMENTS TO DATE

- **Land Appraisals:** Aggregate average market value of Hopewell has almost doubled since 2017 **to an estimated \$27M.**
- **Due Diligence:** Phase I and II environmental testing reports complete and available for development opportunities.
- **Website:** Proposals received and anticipating contract approval by year's end.
- **Sustainability:** Consultant hired to assist city team.
- **Other Infrastructure Decisions:**
 - Hopewell South**– demolition anticipated spring/summer 2024
 - Hopewell West** – partial infrastructure project under design

HOPEWELL ACCOMPLISHMENTS TO DATE

- **Planning:** Rezoning complete
- **Overlay District:** District in place
 - Incentives for affordability, sustainability, and both
 - Alley access
 - Increase impervious surface
 - Reduce side & rear setbacks
 - Reduce min lot size
 - Eliminate parking minimum
 - Parking with permeable pavers
 - Pedestrian scale development standards
 - Use specific standards
 - Building materials
- **Historical Marker:** Established through the state honoring Local Council of Women



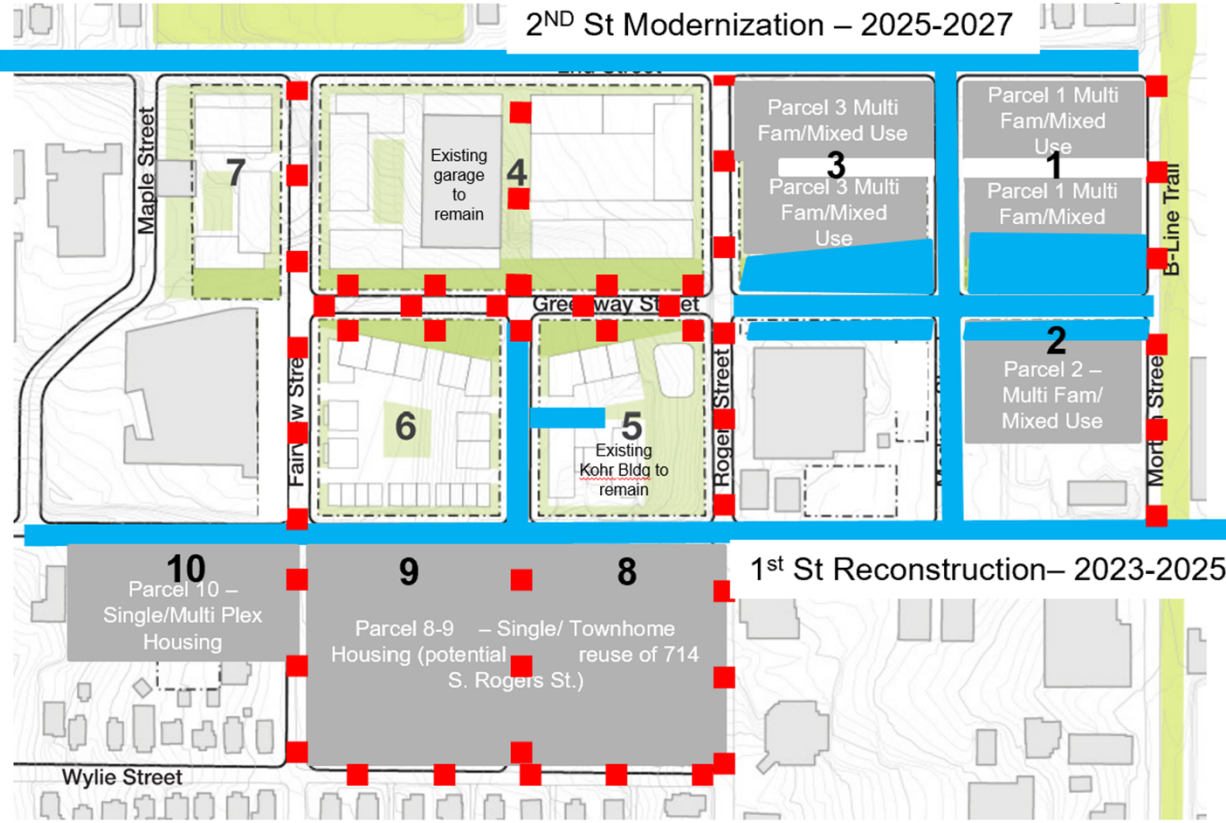
HOPEWELL ACCOMPLISHMENTS TO DATE

- **Development opportunities have begun and will continue into 2024:** Proposals/submissions are under review through a core group led by CBCI, RDC, key city staff, and supported by their consultants
 - Two public offering responses Hopewell South
 - Many RFI responses Hopewell East
 - Future RFI for Hopewell West forthcoming



KEY UPDATE: INFRASTRUCTURE

- Funded Infrastructure
- Un Funded Infrastructure

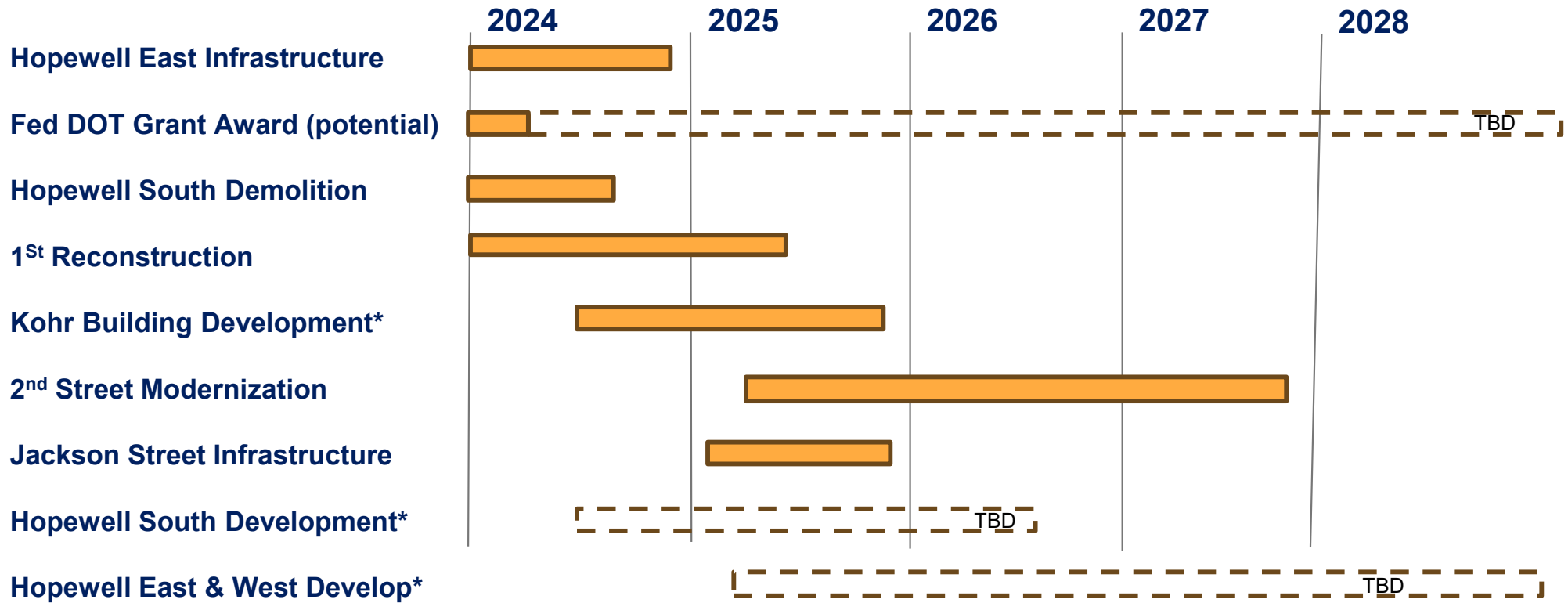


KEY UPDATE: STAKEHOLDER ENGAGEMENT

- **Direct Outreach through Neighborhood Organizations**
 - CONA, Prospect Hill, McDoel Gardens, Near Westside
- **Alerts about Upcoming Work**
 - City's weekly infrastructure update and door hangers
 - City Council and Redevelopment Commission Meetings
 - Website: hopewellbloomington.org with online opt-in group
 - Steering Committee
- **On-Site**
 - Ground-breaking events
 - Signage
- **Engaging the Development and Construction Community**
 - Individual outreach and preparation for future RFI process
 - Monroe County Apartment Association- MCAA
 - Builders Association of South-Central Indiana
 - Exchange Club



KEY UPDATE: PROJECTED TIMELINE



*Dependent on private development

LOOKING AHEAD TO 2024

2024

- Private development opportunities
- Kohr building redevelopment commences
- 1st St Reconstruction commences
- Hopewell East infrastructure construction completion and art installation
- Hopewell South building demolition
- Platting processes continues

Challenges will continue

- Construction costs are high
- Interest rates are high
- Need for additional infrastructure funding



 CITY OF
BLOOMINGTON



Hopewell

2023
Year in Review

If you have questions about this document, contact:
dkunce@jsheld.com