



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.

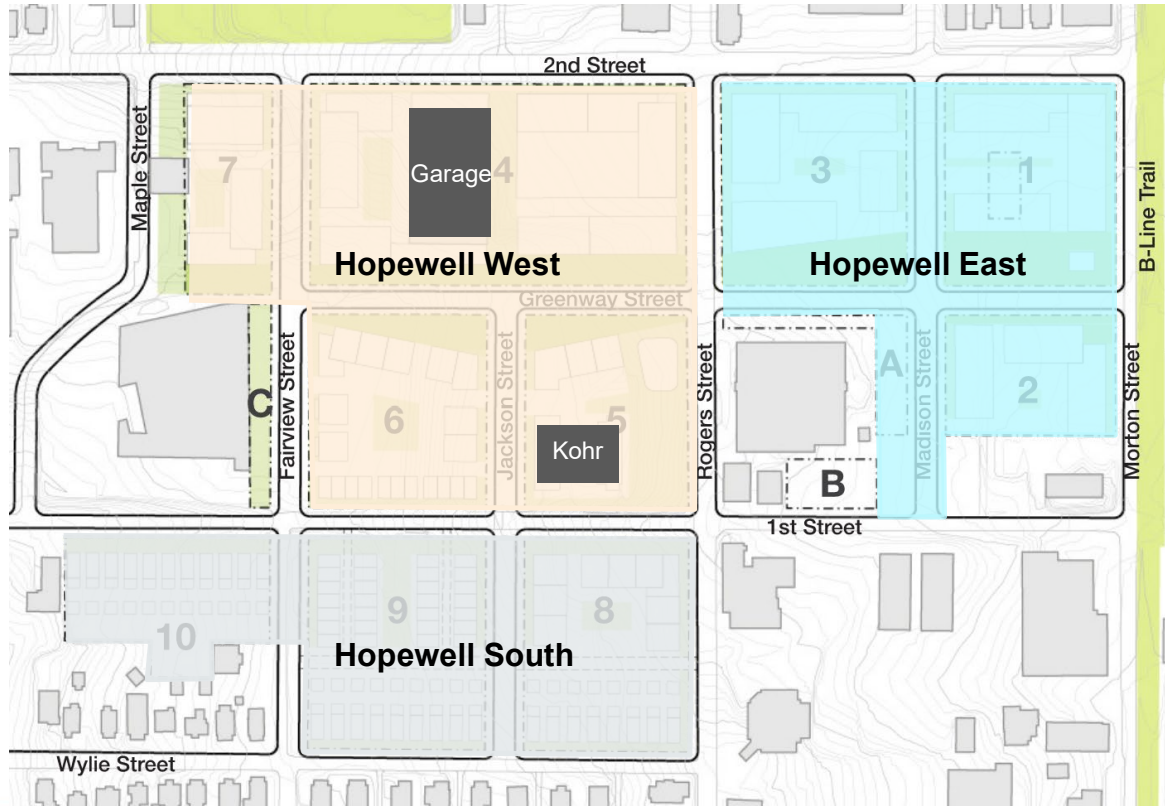
Bloomington must create sustainable neighborhoods to advance toward a zero-carbon future. Hopewell should exhibit best practices in sustainable redevelopment, as a blueprint for a more equitable, livable, and resilient Bloomington.

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



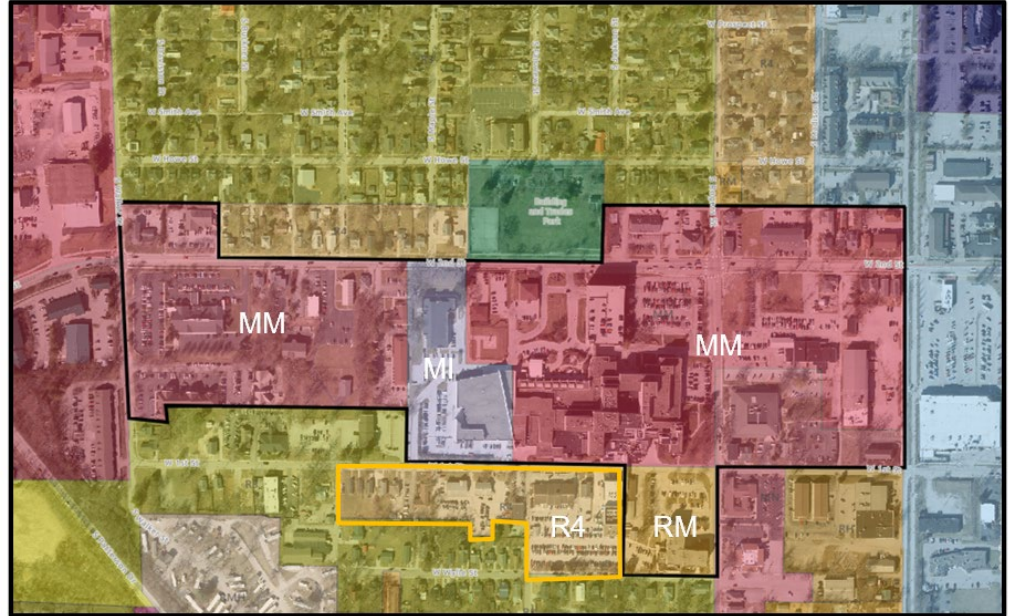
Hopewell East Rendering provided by REA

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



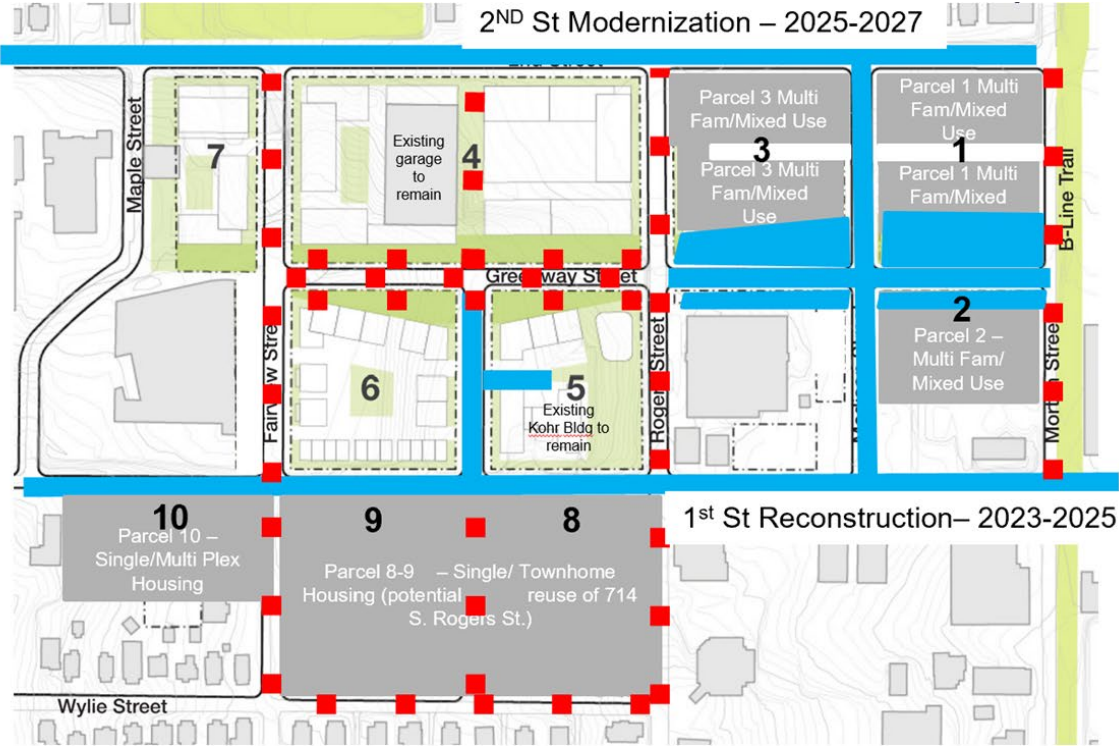
HOPEWELL ACCOMPLISHMENTS TO DATE

- **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

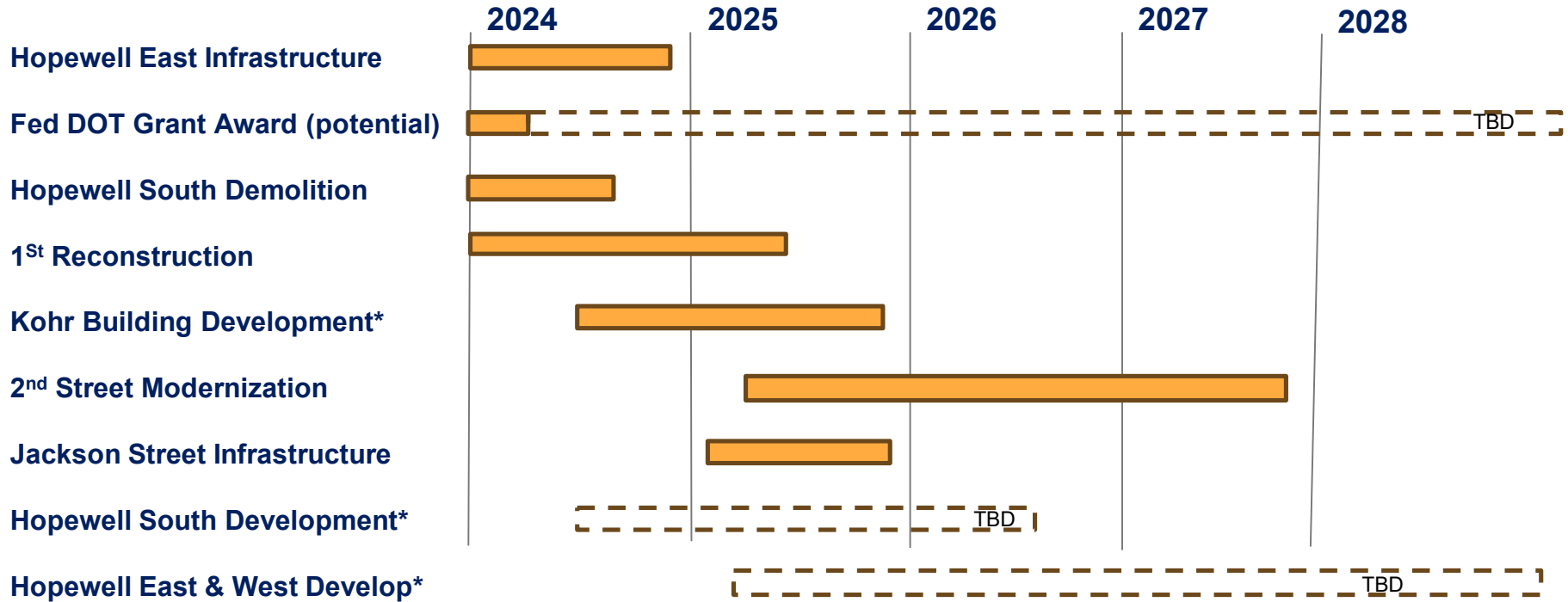


KEY UPDATE: STAKEHOLDER ENGAGEMENT

- **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



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If you have questions about this document, contact:
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