

# CITY OF BLOOMINGTON



## PLAN COMMISSION

February 9, 2026, 5:30 P.M.  
Council Chambers, Room #115  
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3M0UT09>

Meeting ID: 823 6234 0978      Passcode: 622209

**CITY OF BLOOMINGTON**  
**PLAN COMMISSION (Hybrid Meeting)**  
 ❖City Council Chambers, 401 N Morton Street Bloomington – Room #115  
 February 9, 2026 at 5:30 p.m.

❖Virtual Link:

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Petition Map: <https://bton.in/G6BiA>

## ROLL CALL

MINUTES TO BE APPROVED: January 12, 2026

## REPORTS, RESOLUTIONS AND COMMUNICATIONS:

VOTE TO AMEND PLAT COMMITTEE ALTERNATE: Jay Ramey to replace Liz Carter

## PETITIONS TABLED:

**SP-24-22**

**Cutters Kirkwood 123 LLC**

115 E Kirkwood Ave

Parcel: 53-05-33-310-062.000-005

Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.

Case Manager: Jackie Scanlan

**ZO-34-23**

**City of Bloomington Planning and Transportation**

Text Amendment

Request: Text amendment related to Sign Standards and request for waiver of second hearing.

Case Manager: Jackie Scanlan

**ZO-01-25/RZONE2025-01-005**

**City of Bloomington Planning & Transportation**

Text Amendment

Request: Text Amendments to Unified Development Ordinance: Affordable Housing Incentives.

Case Manager: Jackie Scanlan

\*\*Next Meeting March 9, 2026

Last Updated: 2/5/2026

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**PETITIONS CONTINUED:****SUB2025-12-0051****Bynum Fanyo & Associates, Inc. (Daniel Butler)**

2511 N. Dunn Street

Parcel: 53-05-28-200-046.000-005

Request: Primary plat approval for 18 lot subdivision of 4 acres for 3 common area lots and 15 residential lots in the Residential Medium Lot (R2) zoning district. Case Manager: Jamie Kreindler**PETITIONS:****ZO2025-12-0018****City of Bloomington**723 W. 1<sup>st</sup> Street, 709 W. 1<sup>st</sup> Street, 607 W. 1<sup>st</sup> Street

Parcel(s): 53-08-05-402-115.000-009, 53-08-05-100-014.000-009, 53-08-05-100-028.000-009

Request: A request to rezone approximately 6.3 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan. Case Manager: Eric Greulich

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**Plan Commission Members**

- Tim Ballard (Appointed by Mayor) – Current term: 1/02/2023 – 01/01/2027
- Flavia Burrell (Appointed by Board of Public Works) – Current term: 01/03/2023-01/02/2027
- Andrew Cibor (Appointed by Planning and Transportation Department) – Current term: 01/01/2024-12/31/2027
- Trohn Enright-Randolph (Appointed by Monroe County Plan Commission) – Current term: 01/04/2024-01/03/2028
- Patrick Holmes (Appointed by Mayor) – Current term: 01/02/2024-01/01/2028
- Jillian Kinzie (Appointed by Mayor) – Current term: 01/06/2025-12/31/2028
- Ellen Coe Rodkey (Appointed by Parks and Recreation) – Current term: 01/01/2023-12/31/2026
- Steve Bishop (Appointed by Mayor) – Current term: 1/2/2024 – 1/1/2028
- Hopi Stosberg (Appointed by Common Council) – Current term: 01/02/2024-01/01/2028
- Brad Wisler (Appointed by Mayor) – Current term: 1/1/2023-12/31/2026

**\*\*Next Meeting March 9, 2026****Last Updated: 2/5/2026**

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**Plan Commission Summary Minutes – January 12th, 2026 - 5:30 pm**  
**City of Bloomington Council Chambers – Room #115**

*Plan Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library, 303 E Kirkwood Avenue. Phone number: 812-349-3111 or via e-mail at the following address: [moneill@monroe.lib.in.us](mailto:moneill@monroe.lib.in.us).*

The City of Bloomington Plan Commission (PC) met on January 12th, 2026 at 5:30 p.m., a hybrid meeting was held both in the Council Chambers, located in Room 115, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in Chambers: Tim Ballard, Steve Bishop, Flavia Burrell, Andrew Cibor, Patrick Holmes, Jillian Kinzie, Hopi Stosberg and Brad Wisler.

**ROLL CALL:**

**APPROVAL OF MINUTES:** November 12<sup>th</sup>, 2025.

**Kinzie made motion to approve the November minutes, Burrell seconded the motion. Motion passed by voice vote – 8:0.**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

Eric Greulich, Development Services Manager, states that the item listed on the consent agenda, SP2025-012-0094, for 477 West Maker Way, will be heard during the regular agenda. A vote will need to be taken to make the formal change to the agenda.

Greulich states the Election of Officers will take place during tonight's meeting.

**ELECTION OF OFFICERS:**

**Kinzie moved to nominate Wisler for President. Ballard seconded. Motion passes by roll call – 8:0**

**Burrell nominated Kinzie for Vice President. Ballard seconded. Motion passes by roll call – 8:0.**

Jackie Scanlan, Assistant Director, asks if the commissioners would like to vote on BZA appointments before the Plat appointments; Commissioners agreed.

**Ballard nominated Burrell for BZA. Kinzie seconded. Motion passes by roll call – 8:0.**

**Kinzie nominated Holmes for BZA Alternate. Ballard seconded. Motion passes by roll call – 8:0.**

**Stosberg nominated Kinzie for Plat Committee. Holmes seconded. Motion passes by roll call – 8:0.**

**Stosberg nominated Ballard for Plat Committee Alternate. Kinzie seconded the motion. Motion passes by roll call – 8:0.**

**Holmes nominated Bishop for County Plan Commission. Kinzie seconded. Motion passes by roll call – 8:0.**

Enright-Randolph states that the first County Plan Commission meeting is Tuesday, 1/20/ 2026.

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Scanlan states that the Plan Commission does not appoint the MPO representative, but by statute, President Wisler, who often chooses, and works with all to choose someone. Kinzie has been doing this for a number of years now. A vote is needed for the following Plat Committee members.

**Liz Carter from CBU**  
**Bryan Blake as Alternate**

**Kendall Knoke from Engineering**  
**Maria McCormack as Alternate**

**Ryan Robling as Hearing Officer**  
**Anne Crecelius as Alternate**

**Kinzie motioned to approve the slate for the Plat Committee Members, Burrell seconded the motion. Motion passed by roll call – 8:0.**

**Holmes motioned to approve the slate for Hearing Officers, Kinzie seconded the motion. Motion passed by roll call – 8:0.**

Scanlan introduces the new Senior Zoning Planner, Jamie Kreindler, who is presenting tonight.

**PETITIONS TABLED:**

**SP-24-22**

**Cutters Kirkwood 123 LLC**

115 E Kirkwood Ave

Parcel: 53-05-33-310-062.000-005

Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.

Case Manager: Jackie Scanlan

**ZO-34-23**

**City of Bloomington Planning and Transportation**

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Request: Text amendment related to Sign Standards and request for waiver of second hearing.

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**City of Bloomington Planning & Transportation**

Text Amendment

Request: Text Amendments to Unified Development Ordinance: Affordable Housing Incentives.

Case Manager: Jackie Scanlan

**Plan Commission Summary Minutes – January 12th, 2026 - 5:30 pm  
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**CONSENT AGENDA:**

**SP2025-12-0094**

**BRCJ Civil Engineering (William Riggert)**  
477 W. Maker Way, 422 W. 10th St, 617 N. Madison St.  
Parcel(s): 53-05-32-100-035.001-005, 53-05-32-100-035.012-005, 53-05-33-200-013.012-005  
Request: Major site plan approval to allow the construction of a "Hotel or motel" use in the Mixed-Use Downtown Showers Technology zoning district.  
Case Manager: Jamie Kreindler

**Wisler motioned to remove SP2025-12-0094 from the Consent Agenda, and move to the regular agenda. Kinzie seconded. Motion passed by voice vote – 8:0.**

**PETITIONS:**

**SUB2025-12-0051**

**Bynum Fanyo & Associates, Inc. (Daniel Butler)**  
2511 N. Dunn Street  
Parcel: 53-05-28-200-046.000-005  
Request: Primary plat approval for 18 lot subdivision of 4 acres for 3 common area lots and 15 residential lots in the Residential Medium Lot (R2) zoning district.  
Case Manager: Jamie Kreindler

Jamie Kreindler, Case Manager, presented SUB2025-12-0051 as in the packet. The petitioner has requested waiver from the required second hearing; however, the Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.

Daniel Butler, Architect for Bynum, Fanyo & Associates, presented case for Alley Waiver, per packet. Paul Pruitt, Petitioner, presented request.

**PUBLIC COMMENT:**

Jessica Will –spoke  
Julia Livingston – spoke  
Robin Halpin-Young – spoke  
Stephanie Dickinson – spoke  
Jim Hart – spoke  
Susan Sandberg – spoke  
Mark Wiedenmeyer – spoke  
Michael Douglas – spoke  
Amy Hamburg-Mead – spoke  
Heidi Darling – spoke  
Kristen Weida – Spoke  
Ryan Still – spoke  
Chris Emge – spoke  
Megan Blair – spoke  
Mary Ellen May – spoke  
Julie Williams – spoke

**Plan Commission Summary Minutes – January 12th, 2026 - 5:30 pm**  
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**Ballard motioned to continue SUB2025-12-0051 to a second hearing. Burrell seconded. Motion passes by roll call – 8:0.**

**SP2025-12-0094**

**BRCJ Civil Engineering (William Riggert)**

477 W. Maker Way, 422 W. 10<sup>th</sup> Street, 617 N. Madison Street

Parcel: 53-05-32-100-035.001-005; 53-05-32-100-035.012-005; 53-05-33-200-013.012-005

Request: The petitioner is requesting major site plan approval to allow the construction of a “Hotel or motel” use in the Mixed-Use Downtown Showers Technology (MD-ST) zoning district

Case Manager: Jamie Kreindler

Jamie Kreindler, Case Manager, presented SP2025-12-0094 as in the packet. The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP2025-12-0094 with the following conditions:

1. A Site Development Permit (SDP) is required prior to any land disturbance.
2. Final acceptance and approval from CBU is required prior to issuance of a Site Development Permit (SDP).
3. The petitioner must coordinate with Bloomington Transit (BT) to provide a transit stop that meets their specifications.
4. The site plan must be modified to show full compliance with the number and type of bicycle parking spaces required.
5. The proposed Hop Hornbeam serving as street trees should be replaced with large canopy tree species.
6. Street trees species must be adjusted to meet diversity requirements.
7. Along W. 10th Street, a minimum 10’ wide sidewalk and 8’ wide tree plot are required.
8. A lighting and photometric plan must be submitted and approved before issuance of the Site Development Permit (SDP).
9. Per the submitted plans, the dedication of the east/west alley must be completed prior to recommendation of issuance of final occupancy.
10. Location of crosswalk on W. 10th Street to be coordinated with the Engineering Department.
11. Any public improvements that are removed within the right-of-way, including but not limited to planters, benches, bike racks, and lighting, shall be replaced.

Dustin Egg, Ratio Architects, representing the owner.

**PUBLIC COMMENT:**

Greg Alexander –spoke  
 Christopher Emge – spoke  
 John Fernandez – spoke  
 Talisha Coppock – spoke via Zoom  
 Casey Green – spoke

**Plan Commission Summary Minutes – January 12th, 2026 - 5:30 pm**  
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Clark Greiner – spoke via Zoom  
 Mike McAfee – spoke via Zoom

**Bishop made motion to approve all 11 conditions as listed in the packet, and move ZO2025-12-0018 to the required second hearing. Kinzie seconded. Motion passes by roll call - 8:0.**

**President Wisler indicates that that it is unlikely to get through the final petition before 9:30 PM, and would like to motion to suspend the rules to hear the final petition.**

**Kinzie motioned to suspend the rules and stay to the end of the 3<sup>rd</sup> petition. Holmes seconded. Motion passes by voice vote – 8:0.**

**ZO2025-12-0018**

**City of Bloomington Planning and Transportation**  
 723 W. 1st Street, 709 W. 1st Street, 607 W. 1st Street  
 Parcel(s): 53-08-05-402-115.000-009, 53-08-05-100-014.000-009, 53-08-05-100-028.000-009  
 Request: A request to rezone approximately 6.3 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan  
Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented ZO2025-12-0018 as in the packet. The Planning and Transportation Department recommends that the Plan Commission forwards this petition to the required second hearing.

Alli Thurmond, Quinlan of Flintlock LAB, presented the request on behalf the petitioner - via Zoom.

**PUBLIC COMMENT:**

Paul Ash – spoke  
 Leslie Davis – spoke  
 Karen Willison – spoke via Zoom  
 Debra Meyerson – spoke

**Commissioner Stosberg asked to excuse herself from the remainder of the meeting.**

Ryan Still – spoke  
 Christopher Emge – spoke  
 Nathan Ferrer – spoke via Zoom  
 Greg Alexander – spoke  
 Nathan Ferreira – spoke via Zoom  
 Kristen Weida – spoke  
 John Fernandez – spoke  
 Clark Greiner – spoke via Zoom  
 Mayor Kerry Thompson - spoke



**Plan Commission Summary Minutes – January 12th, 2026 - 5:30 pm  
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**Kinzie motioned to forward ZO2025-12-0018 to the required second hearing. Burrell seconded.  
Motion passes by roll call - 7:0.**

Meeting adjourned 11:01 PM

DRAFT

**BLOOMINGTON PLAN COMMISSION****STAFF REPORT – Second Hearing****Location:** 723 W. 1<sup>st</sup> Street, 709 W. 1<sup>st</sup> Street, 607 W. 1<sup>st</sup> Street**CASE #:** ZO2025-12-0018**DATE:** February 12, 2026**PETITIONER:** Bloomington Redevelopment Commission  
401 N. Morton Street, Suite 130, Bloomington, IN**CONSULTANT:** Alli Thurmond (Range Co/Flintlock)  
512 N. Mission Blvd, Fayetteville, AR**REQUEST:** The petitioner is requesting to rezone approximately 6.3 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan.**BACKGROUND:****Area:** 6.3 acres  
**Current Zoning:** R4 (Residential Urban Lot); and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) District.**Comprehensive Plan Designation:** Mixed Urban Residential/West 2<sup>nd</sup> Street- Former Bloomington Hospital Focus Area.**Existing Land Use:** Single family residences and vacant properties from Hospital**Proposed Land Use:** Multiple**Surrounding Uses:**  
North – Undeveloped (Former Hospital)  
West – Dwelling, Single-Family (detached)  
East – Office  
South – Dwelling, Single-Family (McDoel Historic District)**REPORT:** The petition site is located at the southwest corner of W. 1<sup>st</sup> Street and S. Rogers Street and extends west approximately 1,000' along the south side of 1<sup>st</sup> Street. The property is currently zoned Residential Urban Lot (R4) and Residential Multifamily (RM) with a portion of the site also within the Transform Redevelopment Overlay (TRO) District. Surrounding zoning and uses include undeveloped land within Hopewell to the north zoned Mixed-Use Medium Scale (MM) and Mixed-Use Institutional (MI) and also within the Transform Redevelopment Overlay (TRO); to the east offices zoned Mixed-Use Neighborhood Scale (MN); to the west single family residences zoned Residential Urban Lot (R4); and to the south single family residences zoned Residential Small Lot (R3) that are within the McDoel Gardens Historic District. There are no known regulated environmental features on the site.

The petition site consists of several properties within Blocks 8, 9, and 10 of Hopewell that contained buildings and uses associated with the former Bloomington Hospital and a convalescent building. The City purchased approximately 24 acres of properties previously owned by the Hospital as part of a redevelopment plan for this area. This area was identified in the 2018 Comprehensive Plan as a Focus Area (West 2<sup>nd</sup> Street- Former Bloomington Hospital Focus Area) and stated there was a need for a more detailed study of the area to guide the redevelopment. Several studies have been commissioned for the area including a study from the Urban Land Institute (ULI) in 2018 for recommendations in the redevelopment of the overall 24 acre area. The study evaluated possible overall massing and diversity of land uses within this area, as well as suggested that the City should engage a master developer to manage the redevelopment of the area. An additional plan for the area was commissioned in 2021 that gave a more in-depth analysis of

the area including suggested land uses, road layout, and overall massing of buildings. This study also included a traffic study analysis for the area. In 2022, the City brought forward an amendment to the zoning maps for the area as well as created an Overlay District called the Transform Redevelopment Overlay (TRO) that encompassed much of the 24 acres.

The Redevelopment Commission in conjunction with a consulting firm have designed a redevelopment plan for approximately 6.4 acres of the 24 acre Hopewell area. The proposed plan is coming forward as a Planned Unit Development to create a very compact neighborhood and would include a mix of residential uses as well as include provisions to allow for a portion of the property that is occupied by the former convalescent building for the possible reuse by the Bloomington Police Department.

In order to accomplish the density and diversity of housing that is desired and needed, the PUD involves several unique aspects including narrower street cross sections to maximize development potential, substantially reduced building setbacks, as well as allow the creation of lots that do not front on typical public streets. The proposal would also include greater allowances for Accessory Dwelling Units, increased impervious surface coverage, fully ADA accessible dwelling units, affordable housing, and a housing catalog to simplify construction of new residences.

The petitioner is requesting to rezone the property to a Planned Unit Development which involves approval of a District Ordinance, as well as approval of a Preliminary Plan.

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**CHANGES SINCE FIRST HEARING:** At the first hearing on January 12, 2026 the Plan Commission received an overview of the petition and gave comments pertaining to pedestrian safety along the proposed internal roads, long term affordability within the PUD, ADA accessibility and visitability concerns, and parking and development standards for the existing building on Block 8. In the staff report the Department also outlined areas within the PUD District Ordinance and Preliminary Plan where changes were needed for clarity.

The petitioner has updated several areas of the District Ordinance and Preliminary Plan to address the comments outlined in the first hearing report.

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**PETITION OVERVIEW:** The preliminary plan shows the creation of approximately 52 lots and a possible 98 units, in addition to the lot with the convalescent building. The number of lots and units is very conceptual at this point. The PUD envisions the creation of lots within the development that can be developed with any of the land uses and building types allowed within the PUD. The proposed District Ordinance does not have any minimum lot width or minimum lot area standards and very minimal setback standards to allow the establishment of a wide diversity of possible lot and building types and configurations. In addition, the PUD is proposing to allow for the creation of lots that do not have frontage on a public street and would allow for lots to be created that have frontage on trails, parks, and public sidewalks.

The proposed phasing plan shows three overall phases that would include adjusting existing lot lines to allow the creation of smaller individual lots along the west side of the site and subsequently followed by a primary plat for the development. The phasing plan is still unclear on when specific internal streets and infrastructure for the overall development will be installed as development occurs. The Public Works and Fire Department have indicated a need for Fairview Street to be constructed with the initial plat in order to serve the new units that are accessed exclusively from the proposed Lane. The Utilities Department has also indicated a need for a phasing plan to be

presented outlining the plans for stormwater detention and utility infrastructure within the development in conjunction with the primary plat. A condition of approval has been included requiring a phasing plan for infrastructure be submitted with the primary plat or final plan approval, whichever comes forward first.

The petition involves the construction of several new roads within the development that have cross sections and proposed right-of-way widths that differ substantially from what is shown within the Transportation Plan. This particular element was one of the main reasons that a PUD was necessary. All internal streets will be public, but will have specific cross sections that differ from what is allowed in the Transportation Plan. Access to the site will come from existing public streets that border this site (Rogers Street to the east, 1<sup>st</sup> Street to the north, and Wylie Street to the south), an existing section of Fairview Street that bisects through the site, an extension of Jackson Street through the east side of the site, and new streets identified as 'Lane' that will provide access to the interior of the development. The proposed 'Lanes' would function similar to a conventional alley, and would have 20' of right-of-way with two, 9' travel lanes and a 1' concrete border on each side.

Pedestrian accommodations within the PUD are provided through a mix of internal sidewalks and multi-use paths that connect to a central open space area, with sidewalks along many of the proposed streets as well. The central open space area will be accessed from connections that extend north to 1<sup>st</sup> Street, south to Wylie Street, east to Jackson Street, and west to the edge of the PUD. A bike lane is shown along the property frontage along Rogers Street and would connect to and extend an existing bike lane recently installed by the City. The proposed internal green space would also contain storm water infrastructure to meet water quality and storm water detention requirements. Additional storm water management infrastructure is expected within Block 8 within the proposed parking area on that lot. Specific plans for detention and phasing will be addressed with the final plan and primary plat, whichever comes forward first. Language for a condition of approval regarding the timing of these elements has been included.

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**DISTRICT ORDINANCE:** The District Ordinance sets the development and use requirements for the PUD. Those items that are not specifically discussed in the District Ordinance revert to the relevant UDO regulations per 20.02.040(c)(3) and 20.02.040(d)(3).

The Preliminary Plan and District Ordinance identifies two parcels within the PUD with specific development standards for each- Parcel A (Blocks #9 and #10) which will be developed with residential uses and Parcel B (Block #8) which contains the previous convalescent building.

**Parcel A-** This parcel includes both Block #9 and #10. The base zoning district will be Residential Urban Lot (R4) with the modifications outlined in the District Ordinance and summarized below:

- Minimum Lot Width and Size: None
- Setbacks:
  - Front: 0' front setback along all roads except a 12' front building setback along Wylie Street.
  - Side: 0' and 5' along the edges of the PUD
  - Rear: 5' or 3' abutting a lane.
  - All setbacks listed above will apply for primary and accessory buildings and parking setbacks.
  - Since there are 0' front setbacks proposed, a notation has been made that no encroachments are allowed within the right-of-way.

- Maximum Height: 50’
- Impervious Surface Coverage: No maximum.
- Permitted Uses: The District Ordinance includes the uses “Dwelling, Accessory Unit”, “Dwelling, Duplex”, “Dwelling, Triplex”, “Dwelling, Multifamily” as permitted uses. All other permitted uses of the R4 district would be allowed within this PUD. All other uses that are listed as Conditional Uses in the R4 would also be Conditional within this Parcel.
- Lot Frontage: Lot Frontage requirements may be met by a street, lane, paved trail, common green space, or other right of way or access easement that provides continuous pedestrian and utility access to the lot, provided that all fire code and building code requirements are met.
- Lot and Space Requirements: The DO states that Section 20.04.020(d)(2) does not apply. This is referencing the requirement that lots must front on right-of-way and is a specific element of this PUD that is being altered to allow lots to be created along sidewalks and other common open space features.
- Architectural Design Standards:
  - The proposed District Ordinance states that- “Section 20.04.070(d)(3) (H)-(K) *Residential Design Standards* shall not apply within the PUD as long as the buildings are substantially similar to those shown in the final approved PUD Plan.”

This section references certain UDO regulated architectural elements of a building including Patterns, Primary Pedestrian Entry, Exterior Facades, and Anti-Monotony Standards. All of the buildings within the Housing Catalog have been designed to achieve the goals of those referenced sections of the UDO.

- The proposed District Ordinance states that- Modifications to buildings after initial building occupancy shall be required to be compliant with all prevailing architectural design standards at the time of modification.

The Department would apply this to mean that any additions or modifications to a building after occupancy, are regulated by the base standards of the UDO for the R4 district.

- Accessory Dwelling Unit Requirements:
  - Attached and Detached Accessory Dwelling Units shall not be subject to square footage limitations; general limitations of Section 20.03.030(5); setbacks; or number of ADU’s per lot provided the ADUs are substantially similar to those shown in the approved final plan.
  - ADU’s shall not be subject to any owner occupancy residency requirements.
  - Section 20.03.030(5)E.i\* shall not apply, Accessory Dwelling Units shall be limited to a maximum of 840 conditioned square feet. Height and Setback requirements for ADUs shall match those of the primary structure.

\*This citation is intended to reference 20.03.030(g)(1)(E) and (F) regarding size, number, and setbacks for accessory structures.

- Miscellaneous Provisions:
  - Single Family Attached Access: only one entrance facing the street frontage is required. An individual dwelling unit shall be addressed on the street or lane that it faces.

This section replaces language contained within Section 20.03.030(b)(2)(A) of the UDO.

- UDO 20.03.030(b)(5)(B) Use Specific Standards *Dwelling, Multifamily*, up to 12 multi-family dwellings on one single lot or parcel of land shall be allowed.
- UDO 20.04.060(g)(4) shall be modified to allow on-street parking within the PUD area. There shall be no minimum number of required vehicle parking spaces for all uses regardless of whether the use directly abuts the parking space.

**This section above as well as the proceeding section should be combined to state- “There are no parking minimums within the PUD”.**

- UDO 20.04.060(i)(2)(A)(i) *Vehicle Parking Location* shall not apply, and parking for units may be located on a different lot as the building or use (or may be shared) as long as appropriate use easements are provided.

**Parcel B-** The base zoning district will be Mixed-Use Medium Scale (MM) with the Transform Redevelopment Overlay (TRO) standards and per the modifications outlined in the District Ordinance. The District Ordinance also states that- “...These standards and requirements shall apply only if the site is developed with a police, fire or rescue station. If it is developed in some other manner, standards of the MM (\***and TRO**) district shall apply.”

The proposed modifications are summarized below-

- Setbacks:
  - Front: 0’ front setback,
  - Side: 0’ and 5’ abutting the edges of the PUD
  - Rear: 5’ or 3’ abutting a lane.
  - Parking: 0’
- Architectural Design Standards:
  - Non-conforming existing architectural features surrounding the building shall be exempt from TRO requirements. New architectural features shall be compliant except as specifically noted.
  - UDO 20.04.080(G) *Buffer Yards* shall not apply.
  - UDO 20.04.080(H) *Parking Lot Landscaping* shall not apply.
  - Fencing taller than 4 feet may be permitted.

#### **PUD Standards Common to Both Parcels**

- Landscape: Existing trees intended to be retained shall comply with tree protection fencing per UDO 20.04.080(c).
- On-Street Parking:
  - The District Ordinance states- “On-street parking may be provided on all lanes, Fairview, and Jackson as parallel, angled, or 90 degree spaces loading off the drive lanes.”

- Where angled or head-in spaces have been provided adjacent to a sidewalk, wheelstops or a wider sidewalk to maintain clear width shall be required
- Street Standards: Specific cross sections have been provided for each of the existing and proposed streets. These cross sections deviate from the Transportation Plan both in terms of the proposed amount of right-of-way to be dedicated and also in terms of the improvements shown within each cross section. Those will be discussed more thoroughly with the Preliminary Plan review within this report.

The District Ordinance proposes the following standards:

- Minimum Right-of-Way: per the Preliminary Plan.
- Sidewalk Minimum Width:
  - 5' unless existing, in which case width shall match historic width and placement.;
  - 8' when utilized as a multi-use path

**Multi-use paths are not indicated on the preliminary plan and must be noted is proposed.**

- Tree Plot/Green Infrastructure Minimum Width:
  - 5' unless existing, in which case width shall match historic width and placement.
  - One drive cut access will be allowed on Jackson Street, 1<sup>st</sup> Street, Rogers Street, and Wylie St. Each drive access shall be a minimum of 50' from the closest street intersection.

**This language regarding drive cuts should be moved to the Parcel B standards sections, as it is not intended to apply to both parcels.**

- Storm water Standards: Compliance required with all existing storm water standards.
- Parking: parking is required to comply with the base zoning requirements, and is exempt from TRO parking standards.

**This language should be moved to the Parcel B standards section and should simply state the parking maximum is per the base zoning district.**

- Phasing: The subdivision will be completed in multiple phases over a period of several years, depending on market conditions and absorption of units.

**A phasing plan for street, stormwater, and other infrastructure is needed with the final plan or primary plat approval, whichever comes forward first. The adjustment of lot lines will not require a phasing plan or final plan approval.**

- Utility Standards: Compliance required with all existing utility standards.

**Environment:** There are no known regulated environmental features on the properties within this PUD. The petitioner is proposing no changes to the UDO regulations related to environmental

standards in this PUD. Since the PUD is completely silent on environmental regulations, per UDO 20.02.040(d)(3), the UDO regulations of the base zoning district are applied to development in the PUD.

**Access and Connectivity:** The petitioner is proposing a specific allowance for drivecuts on Parcel B (Block #8) to allow one drivecut on each respective street frontage with a 50' setback requirement from an adjacent street intersection.

**Driveways and Access:** The District Ordinance does not have any specific regulations regarding access and drives for Parcel A. Language should be included in the final plan approval for Parcel A stating that no drivecuts are allowed on 1<sup>st</sup> Street, Fairview Street, Jackson Street, or Wylie Street.

**Pedestrian and Bicycle Circulation:** Internal sidewalks are shown throughout the development connecting to the proposed interior open space and along proposed streets. The Fire Department has expressed a concern regarding access to units that do not have direct access to a public street. Access to all lots must meet Emergency Service's requirements. **The Preliminary Plan needs to specify the width of the interior sidewalks that are not included in the public street cross sections. If multi-use paths are proposed within the PUD, those need to be indicated on the Preliminary Plan.**

**Public Transit:** Rogers Street is the only road along the PUD that is served by Bloomington Transit and they have not expressed an interest in a bus shelter along this frontage. If a future need is identified, that can be addressed with the final plans.

**Lighting:** Pedestrian scale lighting should be utilized within Parcel A and will be reviewed with final plan approval. The District Ordinance for Parcel B states that the TRO standards would not apply for the use "police, fire, or rescue station".

**Signs:** The petitioner is proposing no changes to the UDO regulations related to signage allowances in this PUD. Since the PUD is completely silent on sign regulations, per 20.02.040(d)(3), the base zoning district standards of the UDO are applied to development in the PUD.

**Subdivision Regulations:** The PUD is proposing to allow lot frontage requirements for new lots to be met by the presence of a street, alley, paved trail, common green space, or other right of way or access easement that provides continuous vehicular, pedestrian, and utility access, provided that all fire code and building code requirements are met. In addition, there are no minimum lot size or minimum lot width requirements proposed within the residential portions of the PUD.

As mentioned, with the possibility of lots being created that only front on sidewalks, those lots may be desired to have sidewalk access that is wider than 5' to provide greater accessibility.

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**PRELIMINARY PLAN:** Per 20.06.070(c)(3)(B), a Preliminary Plan is required with rezoning to Planned Unit Development and has been submitted.

**Scaled Site Plan:** The petitioner has submitted several conceptual and scaled site plans indicating proposed public improvements, proposed development areas, fire and sanitation access, accessibility, phasing, and green infrastructure.



**Infrastructure Plan:** The petitioner has included a plan for pedestrian and vehicular connections, which is shown on Pages #8-9 of the Preliminary Plan. Proposed infrastructure will include new internal roads and lanes, utility infrastructure, an extension of Jackson Street, and reconstruction of Fairview Street. Previous approvals to the north of this site platted 60' of right-of-way for Jackson Street that stubs to where a future extension was expected when this section of Hopewell was developed. The proposed alignment of Jackson Street on this Preliminary Plan aligns with the location of the right-of-way for Jackson Street to the north and where an intersection for this connection was recently installed by the City as part of the 1<sup>st</sup> Street project. Likewise 74' of right-of-way for Fairview Street was platted to the north of this site with an intersection recently installed, the proposed location of Fairview Street on the Preliminary Plan aligns with that intersection as well.

**Street Cross Sections:** This PUD is proposing several modifications for the existing and proposed roads within and adjacent to this site to maximize the ability to provide housing within the PUD. These proposed cross sections contained in the Preliminary Plan deviate from the Transportation Plan both in terms of the proposed amount of right-of-way to be dedicated and also in terms of the improvements shown within each cross section.

The property has frontage on four existing streets- Rogers Street, 1<sup>st</sup> Street, Wylie Street, and Fairview Street. The project also would involve the construction of a new segment of Jackson Street. The Transportation Plan classifications and requirements for each are as follows-

- Rogers Street
  - Secondary Arterial
  - 84' right-of-way required
  - General Urban typology (bike lane is the recommended facility) (10' sidewalk/8' tree plot)
- 1<sup>st</sup> Street
  - Primary Collector
  - 60' right-of-way required
  - Neighborhood Residential/Neighborhood Greenway typology (6' sidewalk/5' tree plot)
- Fairview Street
  - Local street
  - 60' right-of-way required
  - Neighborhood Residential typology (6' sidewalk/5' tree plot)
- Wylie Street
  - Local street
  - 60' right-of-way required
  - Neighborhood Residential typology (6' sidewalk/5' tree plot)
- Jackson Street (to be constructed)
  - Local Street
  - 60' right-of-way required
  - Neighborhood Residential typology (6' sidewalk/5' tree plot)

The proposed cross sections for all of the existing and proposed roads are summarized below:

- Rogers Street

- The Transportation Plan would require a total 84' of right-of-way (42' from centerline). There is currently approximately 20-25' of right-of-way from centerline. The proposed cross section within the PUD for Rogers Street shows a dedication of 31' from centerline for right-of-way.
  - Within this cross section there would be an allowance for the inclusion of a 5' on-street bike lane, 5' tree plot, and minimum 5' sidewalk.
- 1<sup>st</sup> Street
  - The Transportation Plan would require 60' of right-of-way and that currently exists, therefore no new right-of-way must be dedicated. In addition, the City recently completed a road improvement project for 1<sup>st</sup> Street along this frontage and installed all necessary improvements that include a 6' wide sidewalk and 5' tree plot with street trees along this frontage. No on-street parking was installed along the 1<sup>st</sup> Street corridor, including along this PUD frontage. No improvements along 1<sup>st</sup> Street are required.
- Jackson Street
  - The Transportation Plan would require a total of 60' of right-of-way. With this petition Jackson Street would be constructed through this site to connect to 1<sup>st</sup> Street to the north and Wylie Street to the south. The City's recent improvements to 1<sup>st</sup> Street constructed an intersection along 1<sup>st</sup> Street for Jackson Street to connect to and it is in place. In order to maximize housing potential, while also balancing appropriate infrastructure needs, the petitioner is proposing a 48' right-of-way that would include 5' sidewalks and 5' tree plots on both sides, 2- 10' travel lanes, and a 7' wide on-street parking lane on the east side.
- Wylie Street
  - The Transportation Plan would require a total of 60' of right-of-way. But, of residential streets, the Plan also states "in order to preserve existing neighborhood fabric, existing streets shall not be required to conform to these cross-section standards". There is currently approximately 40' of right-of-way. The proposed cross section shows maintaining the existing right-of-way line with no additional dedication. There is currently an approximately 4.5' monolithic sidewalk along the north side of Wylie Street along this frontage that would be replaced with this petition with a monolithic 5' sidewalk. There is also on-street parking along the north side of Wylie Street along this property frontage which is proposed to remain. The proposed cross section shows maintaining the current monolithic sidewalk.
- Fairview Street
  - The Transportation Plan would require a total of 60' of right-of-way. Fairview Street currently extends through the site and would be removed and reconstructed with this proposal. In order to maximize housing potential, while also balancing appropriate infrastructure needs, the petitioner is proposing a 48' right-of-way that would include 5' sidewalks and 5' tree plots on both sides, 2- 10' travel lanes, and a 7' on-street parking lane on the east side.
- Lanes
  - Within the development there is a new road type proposed identified as a 'Lane'. These are public streets with 20' of right-of-way and 18' of travel lanes. These would function to serve the rear of many of the units, but also serve as the only primary public road access points for some of the lots. There is a 1' "concrete ribbon" that is shown along the borders of the travel lanes.

**Traffic Analysis:** A traffic analysis was not determined to be needed with this PUD since a traffic

study analysis was done with a previous study in 2021. The proposed number of units is not expected to trigger the installation of any additional traffic management signals or turning lanes. Internal stop signs will be placed as needed.

**Description of Character:** The petitioner includes a description of the concepts for this property in the petitioner's statement. The petitioner seeks to develop a distinct development that helps address the community's need for housing by providing affordable, owner occupied housing.

**Phasing:** The petitioner has proposed three overall phases for the development that align with each existing block. It is expected that the site will develop from west to east, starting with Block #10.

A detailed phasing plan is needed outlining what infrastructure will be installed with each phase. This is essential to determining what infrastructure must be included with each plat. A condition of approval has been included to require a phasing plan with the primary plat or final plan, whichever comes forward first. The adjustment of lot lines will not be a trigger for final plan approval or require the phasing plan with that aspect.

**Environmental Plan:** As noted earlier in the report, there are no known regulated environmental features on this property. The proposed District Ordinance does not propose any changes to the UDO regulations regarding environmental features, therefore the base zoning district standards of the UDO apply.

**Architectural Character:** The petitioner proposes a specific set of design plans for all of the buildings within the PUD. There will be a housing catalog which will include build-ready plans to submit for permitting. The proposed residences in the housing catalog will be reviewed ahead of time for compliance with City standards to decrease permit review times. The District Ordinance addresses some specific elements of the proposed standards for the residential buildings, however it would be beneficial with the final plan approval to outline any specific aspects of the residences that are essential components, for instance- depth of porches, required diversity of exterior finishing materials, roof pitch, etc.

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**COMPREHENSIVE PLAN:** This property is designated as *Mixed Urban Residential*, and is located in the West 2<sup>nd</sup> Street- Former Bloomington Hospital Focus Area. The Comprehensive Plan notes the following about the *Mixed Urban Residential* area:

- The Mixed Urban Residential district refers to older neighborhoods that were developed using the traditional block and grid-like street patterns. Which has been utilized in the proposed Preliminary Plan with the use of streets and lanes. The district is composed of both single-family residences and larger 2-4 story apartment buildings with densities ranging from 2 units per acre to 30 units per acre.
- Architectural styles largely consist of cottages and bungalows of less than two stories that were mostly built prior to the 1950s. Many structures are architecturally and historically distinctive, drawing upon their respective era's influence in design, scale, and use of materials. The proposed house catalog incorporates many historically appropriate design features and styles that are reflective of houses of the surrounding era.
- This area is essentially built out. However the location of the former Hospital use provides an opportunity for a larger scale planned development. This PUD would further that goal through a unified design for this area.
- The area is adequately served by existing utilities and those will be extended through this

site.

- Create neighborhood focal points, gateways, and centers. This has been accomplished within the center portion of the site that is linked through a surrounding greenways system and sidewalks. The area also included several amenity buildings for use by the residents.
- Ensure that appropriate linkages to neighborhood destinations are provided. This has been incorporated through the series of internal grid-like streets and lanes. Sidewalks will be provided throughout the development and along all of the street frontage to incorporate a high degree of pedestrian facilities and connections throughout the PUD.
- Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).

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### **20.02.040(b) PUD Qualifying Standards:**

A petition for rezoning into a Planned Unit Development (PUD) district shall only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director:

1. The proposed PUD zoning district includes a minimum of five acres of land;
2. The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;
3. Where residential dwelling units are proposed, a minimum of 15 percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana and the development will be subject to the applicable standards established in Subsection 20.04.110(c): *Affordable Housing*, unless the City otherwise adjusts or releases this requirement.;
4. The proposed PUD could not be developed using conventional zoning districts or standards established in this UDO;
5. The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and
6. The proposed PUD zoning district embraces the following highly-valued design features:
  - A. Protection of specific natural, environmental, or scenic resources or green spaces; and/or
  - B. Retaining natural landforms throughout the development; and/or
  - C. Low Impact Development design features throughout the development; and/or
  - D. Solar orientation of building forms and other passive energy-efficient design strategies throughout the development.
7. The proposed PUD zoning district embraces several highly-valued design features, as determined by the Planning and Transportation Director, including but not limited to:
  - A. No block perimeter greater than 1,400 feet in the development;
  - B. Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
  - C. Internally and externally connected park, trail, and open space system;
  - D. Community-level renewable energy production.

**FINDING:** The petitioner addresses the Qualifying Standards in the petitioner’s statement. The UDO contains 13 general Qualifying Standards for rezoning to Planned Unit Development as listed above. Standard #1 and #2 cover location and size of the property and are met. Standard #3 is related to permanently-income limited dwelling units. The Redevelopment Commission has language regarding ensuring long-term affordability that is addressed in their petitioner statement. Standard #4 is that the PUD could not be developed using traditional zoning districts and the processes in the UDO. In order to accomplish the density needed within this neighborhood, a narrower street design is required that is not possible through the Transportation Plan. The Planned Unit Development process is the only path available to propose specific road typologies. Standard #5 is verification that the land is under single ownership or control, and it is. Standards #6A-6B are related to protecting and retaining environmental and natural resources on the site which as stated previously are not present. Standards #6C-6D address low impact design features and solar orientation. The petition does not directly incorporate specific elements, however the high density compact urban form, maximum housing potential which reduces the need for additional density in undeveloped areas. Standard #7A allows no block length longer than 1,400 linear feet which has been met in the Preliminary Plan. Standard #7B outlines the need for a centralized gathering or recreation space for the development, and the petitioner has included that in their Preliminary Plan with a central gathering area that is connected by sidewalks that extend throughout the entire neighborhood and to all surrounding adjacent streets. In addition, Building Trades Park is located in close proximity to this site. Standard #7D is related to community-level energy production. The Department does not think that the community would best be served by focusing the use of this land on community-level energy production.

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**20.06.070(c)(3)(D)(i)(1) PUD District Ordinance and Preliminary Plan review criteria:**

The Plan Commission shall review the rezoning to a Planned Unit Development (PUD) petition and shall forward its recommendation to the Common Council in accordance with Section 20.06.040(g) (Review and Decision) based on the general approval criteria in Section 20.06.040(d)(6) and the specific approval criteria in Section 20.06.070(c)(4).

**20.06.040(d)(6)(B) General Compliance Criteria**

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

**PROPOSED FINDING:** The PUD meets the Qualifying Standards required in the UDO as outlined above. The PUD is compliant with the UDO. The petitioner will continue to work with City of Bloomington Utilities, as well as other departments, to ensure that the development is able to meet all of other City regulations. There are no other known applicable regulations. No prior approvals affect this petition.

**20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)**

- i. Consistency with Comprehensive Plan and Other Applicable Plans

The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.

ii. Consistent with Intergovernmental Agreements

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.

iii. Minimization or Mitigation of Adverse Impacts

1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.

iv. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

v. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

vi. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

**PROPOSED FINDING:** The proposed use and development does not interfere with the goals and objectives of the Comprehensive Plan or any other adopted plans and policies. In fact this development works to accomplish many of the goals outlined in the Comprehensive Plan for this redevelopment area that was already identified as an ideal location for denser development. The proposal is not affected by any existing interlocal agreements. There are no known regulated environmental features and the allowance of a denser housing development on this unencumbered

property allows for the preservation of more environmentally sensitive land within the City. No known concerns have been raised by adjacent neighbors. This development will construct several new roads through the site and makes use of a recently constructed 1<sup>st</sup> Street along the north property line as well as recent improvements to Rogers Street adjacent to this site. Compliance with City of Bloomington Utility Department standards has been addressed through a condition of approval. A phasing plan will be submitted with the final plan or primary plat approval, whichever comes forward first, to ensure all necessary infrastructure is installed with each phase. The adjustment of lot lines will not require a phasing plan to be submitted with that element.

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**20.06.070(c)(4) Approval Criteria for Rezoning to a Planned District (PUD)**

The Plan Commission and Common Council shall only approve a petition for rezoning to a PUD district if they determine that the petition:

- (A) Is consistent with the purpose of this UDO and the purpose of Section 20.02.040 (Planned Unit Development (PUD) District); and
- (B) The petitioner has demonstrated that the proposed rezoning is compatible with surrounding development or can be made compatible with surrounding development through commitments or conditions; and
- (C) Any portion of the PUD zoning district to be occupied by multifamily, mixed-use, or industrial development shall provide a greater level of internal connectivity and connectivity to surrounding developments than would be required by this UDO if the project were not being developed in a PUD zoning district; and
- (D) Each multifamily, mixed-use, or nonresidential principal structure in the PUD zoning district shall provide a greater level of design quality than would be required by this UDO if the project were not being developed in a PUD zoning district; and
- (E) At least one of the following criteria are met;
  - i. The proposed PUD zoning district will include construction of a substantial open space, recreational, entertainment, or cultural amenity that will be open to and usable by the general public, and that would not otherwise be required by this UDO. Reconfiguration of open space required by this UDO does not satisfy these criteria;
  - ii. The proposed PUD zoning district will protect a significant ecological, natural, historical, architectural, or archeological resource that was not already protected from development by this UDO or by state or federal law. Avoidance of designated floodplains or wetland areas, or the provision of additional buffers around such areas, does not satisfy these criteria; or
  - iii. The proposed PUD zoning district provides affordable housing beyond the amounts that the petitioner would have been required to provide in order to earn a Tier 1 or Tier 2 affordable housing incentive under Section 20.04.110(c)(5) by either:
    - 1. Income-restricting at least 10 percent more of the dwelling units at or below the income levels required to earn a Tier 1 or Tier 2 incentive, or

2. Income restricting the same number of dwelling units required to earn a Tier 1 or Tier 2 affordable housing incentive, but limiting incomes to at least 10 percent lower AMI level than would have been required to earn a Tier 1 or Tier 2 incentive under Section 20.04.110(c)(5).

**PROPOSED FINDING:** The petitioner has addressed these criteria in their petitioner statement. This proposal is consistent with the goals of the UDO by allowing the creation of a PUD that seeks to modify several standards of the UDO to allow for a dense residential product that meets many goals of the City by providing affordable, owner-occupied housing in close proximity to resources and infrastructure. The PUD will match the surrounding land uses and housing types of the McDoel neighborhood and expected development of other sections of Hopewell to the north. The PUD incorporates a high degree of internal pedestrian connectivity through sidewalks and multi-use paths that connect to a large, central green space. The proposed housing catalog has been designed to provide a wide range of architectural housing types with a mix of building footprints, finishing materials, height, roof pitches, and land uses. The PUD exceeds the affordable housing requirement by providing at least 50% of the total dwelling units within the PUD to home buyers under 100% of the Area Median Income (AMI). At least 15% of total dwelling units within the PUD will be permanently income-limited to households earning less than 120% of AMI.

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**CONCLUSION:** The petitioner has designed a high quality development that incorporates a wide mix of residential housing types. This development will also allow the opportunity to explore allowing the creation of dwelling units that do not front directly on typical street frontages, as well as allow the use of more narrow streets to maximize housing potential. The commitment to affordable housing for owner occupied housing also helps further many goals and fill a missing housing need.

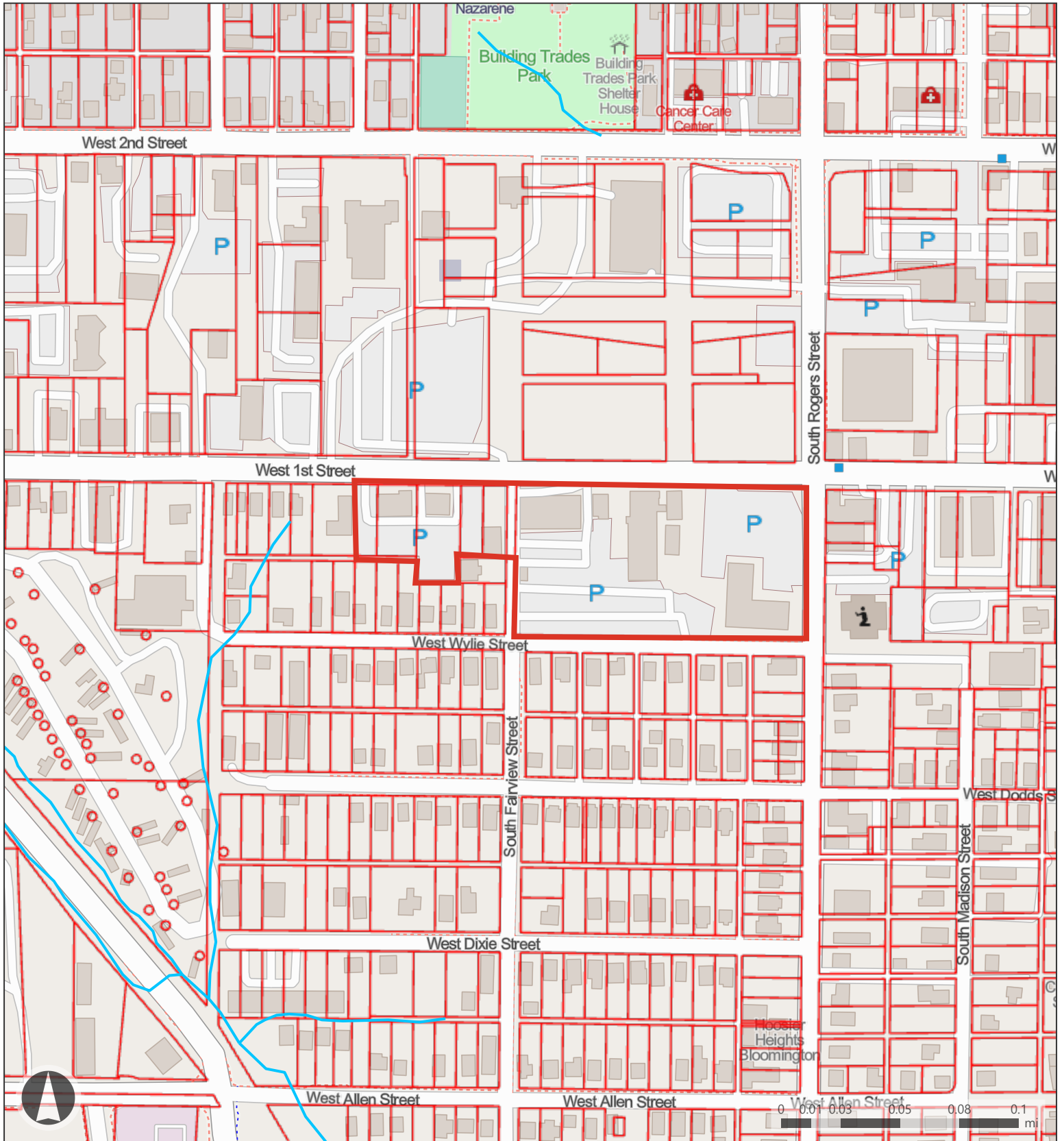
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**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission forwards this petition to the Common Council with a favorable recommendation and the following conditions of approval:




- 1) Final plan approval for Block 8 shall be heard by the Plan Commission. Final plan approval for all other phases shall be delegated to staff.
- 2) With final plan or primary plat approval, whichever comes first, for Phase 1 a drainage plan that meets the requirements of Title 13 and CBU's Stormwater Design Manual shall be submitted and approved by CBU. Drainage plans may be submitted either for each phase, or for the entire PUD with phasing included. Each phase shall satisfy the requirements of Title 13 including the management of runoff and sediment during construction, as well as post-construction stormwater management.
- 3) Water calculations (fire protection pressure and flows) for the development shall be submitted to and approved by CBU prior to final plan approval for Phase 1.
- 4) Final details regarding architectural materials and specific design elements of the proposed buildings shall be submitted for final plan approval.
- 5) Site plan improvements for Block 8 shall indicate bicycle parking and landscaping along the south side of the building to the extent practical.
- 6) Pedestrian scaled lighting shall be indicated on Parcel A and reviewed with the final plan.
- 7) Within Parcel A, drivecuts shall be prohibited on 1<sup>st</sup> Street, Fairview Street, Wylie Street, and Jackson Street as indicated on the final plan for Parcel A.
- 8) All secondary plats shall be delegated to staff.

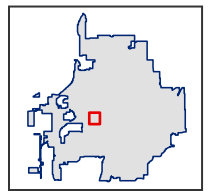


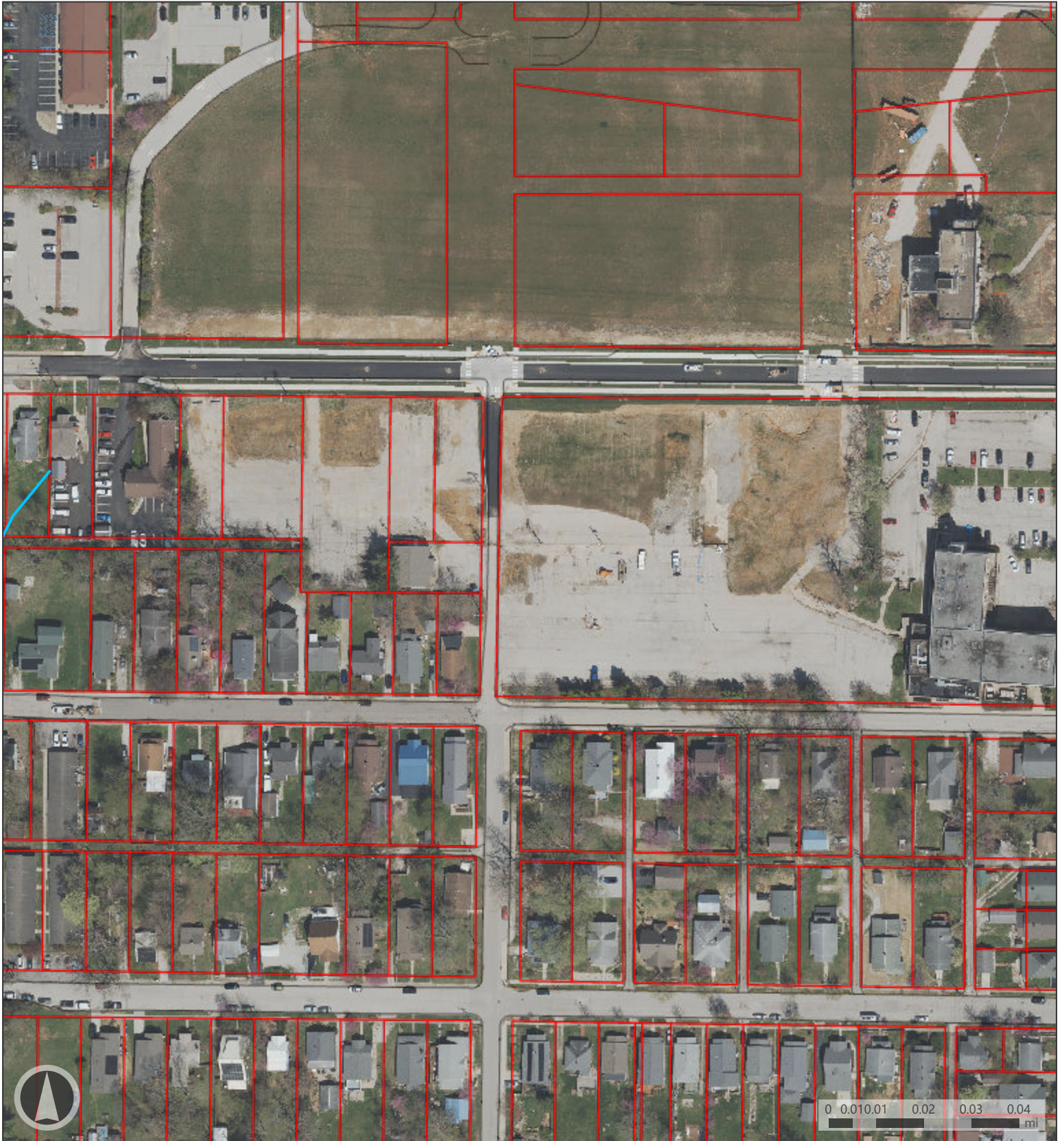
- 9) A specific phasing plan for all infrastructure including roads, utilities, and detention must be submitted and approved with either the final plan or primary plat approval, whichever comes forward first. The adjustment of lot lines will not require final plan approval or trigger a phasing plan.



**Map Legend**

-  Stream/River
-  Parcels
-  Bloomington Municipal Boundary





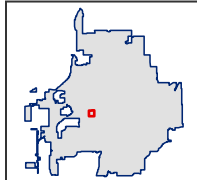
**Map Legend**

- Stream/River
- Parcels
- Pavement

- Alley
- Lane
- Hidden Pavement; Hidden Alley

- Other Pavement
- Bloomington Municipal Boundary

- RGB**
- Red: Band\_1
  - Green: Band\_2



January 28, 2026 Revision 3

Eric Greulich  
Senior Zoning Planning  
City of Bloomington  
401 N Morton Street  
Bloomington, IN 47404

Re: Bloomington South PUD  
Petitioner's Statement and Preliminary Plan

Dear Mr. Greulich,

On behalf of our client, the City of Bloomington Redevelopment Commission, we respectfully request placement on the Plan Commission agenda for consideration of a rezoning petition to establish the Hopewell South Planned Unit Development (PUD). Details of this request are provided in the attached petitioner's statement and illustrated in the accompanying materials. We would also like to request PUD final plan approval be delegated to staff. We request secondary plat approvals be delegated to staff.

The Hopewell South PUD is the latest phase in the multi-year project to advance the redevelopment of the former IU Health Bloomington Hospital site. This project is envisioned as a pilot for housing innovation, aligning with the City's long-term goals for attainable homeownership, neighborhood-scale development, and sustainable urban design.

### **Project Overview**

This Planned Unit Development (PUD) application proposes the subdivision and redevelopment of Hopewell Blocks 8, 9, and 10: the approximately 6.3 acres located within the southern portion of the former IU Health Bloomington Hospital site. The site is bounded by West 1st Street to the north, West Wylie Street to the south, and South Rogers Street to the east. Fairview Street runs through the middle of the parcels as an existing 16' wide right of way while Jackson Street has been vacated but is proposed to be reintroduced.

The property is owned by the Bloomington Redevelopment Commission and consists of two parcels: Blocks 8 and 9 as designated in the Hopewell Master Plan are on parcel 53-08-05-100-014.000-009 bounded by current active city rights of way (1st St, Rogers, Wylie St, and Fairview St). Block 10 is the northwest quarter of the city block bounded by 1<sup>st</sup> St, Fairview St, Wylie St, and Euclid Ave). Block 10 is made up of five existing parcels 53-08-05-100-028.000-009, 53-08-05-100-028.000-009, 53-08-05-100-028.000-009, 53-08-05-402-115.000-009, and 53-08-05-402-115.000-009.

Blocks 9 and 10, located west of Jackson Street, are currently zoned R4 (Residential Urban), while Block 8, east of Jackson Street, retains a base zoning of RM (Residential Multifamily) but is regulated under the Transform Redevelopment Overlay (TRO) standards that also apply to

the adjacent Hopewell East and West districts. After careful consideration, the City of Bloomington Planning Department and the Bloomington Redevelopment Commission determined that establishing a Planned Unit Development (PUD) for Hopewell South will provide the most appropriate mechanism to test zoning and subdivision reforms that may ultimately inform future updates to the Unified Development Ordinance (UDO).

This PUD framework allows the City to evaluate, in a controlled and measurable way, how calibrated adjustments to dimensional standards, lot configurations, and frontage definitions can improve housing attainability and neighborhood livability. By implementing these reforms within a defined, city-owned redevelopment area, Bloomington can observe their direct effects on construction cost, housing variety, and overall neighborhood character before considering broader adoption citywide. The Hopewell South PUD therefore establishes a regulatory structure that preserves the flexibility and design intentionality characteristic of the TRO while tailoring it to the smaller scale, residentially focused context of Hopewell South.

The Hopewell South Planned Unit Development (PUD) is designed not only to guide the redevelopment of these blocks but also to serve as a prototype for attainable urban housing in Bloomington. The PUD seeks to demonstrate how smaller lots, context-based frontage, and simplified subdivision processes can expand homeownership opportunities without compromising neighborhood form or environmental performance. In doing so, it advances the City's broader objectives of fostering compact, connected, and inclusive neighborhoods as outlined in the Comprehensive Plan and the Hopewell Master Redevelopment Strategy.

All buildings constructed on Parcel A are included in the attached Housing Catalog, which is calibrated for wider roll out city-wide. This base catalog, and potentially additional plans, can be provided at low or no cost to residents city-wide to encourage the adoption of desirable small scale housing. Because the buildings are provided with full construction-ready plans and details within the provided Catalog, additional architectural design standards are not needed to ensure compatibility and quality. The City has selected only plans they deem to be compatible and high quality. Modifications or building replacement in the future are subject to typical architectural design standards within the UDO.

### **Purpose and Intent**

The purpose of the Hopewell South PUD is to establish a regulatory framework that supports small-lot, diverse housing options oriented towards local residents, including young professionals, local workforce households, and long-term neighborhood residents seeking to downsize while remaining in their community. The proposed standards are designed to produce attainable, ownership-oriented homes at a variety of price points, including starter homes, by allowing modest adjustments to the dimensional, access, and subdivision standards of the R4 district and TRO.

The Hopewell South project seeks to re-establish the historic street and block grid that once defined this area of Bloomington and to implement a fine-grained residential pattern that reflects the city's traditional neighborhood fabric and promotes safe, walkable, and sustainable neighborhoods for Bloomington residents to thrive.

Block 8 is planned for renovation for a public safety or non-residential use. Incorporating this parcel within the PUD boundary ensures coordinated infrastructure planning, stormwater management, and street layout across the entire redevelopment area.

### **Project Goals**

The primary objectives of this PUD are to:

1. Subdivide the former Bloomington Hospital site into sellable residential lots, allowing attainably priced new housing to be constructed by a range of local builders and development partners.
2. Retain or redevelop 714 S. Rogers Street (Block 8) for public safety or non-residential use.
3. Re-establish a connected network of streets and lanes consistent with Bloomington's traditional grid, improving walkability and neighborhood integration.
4. Create utility and stormwater infrastructure to serve future development and ensure long-term maintenance by the City of Bloomington.
5. Implement design and dimensional standards that enable context-sensitive infill, smaller lots, and attainable homeownership opportunities.

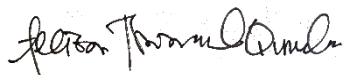
### **Public Purpose and Alignment**

This PUD is conceived as a pilot project aligned with the City's adopted goals of increasing attainable housing supply, supporting compact urban form, and reducing infrastructure and environmental impacts through infill development. The Hopewell South PUD also supports the broader objectives of the Comprehensive Plan, the Hopewell Redevelopment Master Plan, and the City's Housing Study, by creating a replicable framework for small-scale, community-focused development.

### **Summary**

In summary, this Planned Unit Development provides a coordinated approach to subdivision, infrastructure, and housing delivery for Hopewell South. It will enable the redevelopment of a key portion of the former hospital site in a manner that balances neighborhood character, public investment, and housing attainability. We respectfully submit this PUD application for review and consideration by the Plan Commission and Common Council, in accordance with the procedures set forth in the Unified Development Ordinance (UDO) Sections 20.06.070 and 20.09.160.

Sincerely,



Alli Thurmond Quinlan  
AIA RLA LEED AP  
FlintlockLAB

## Petitioner's Statement

### Hopewell South Planned Unit Development (PUD)

Blocks 8, 9, and 10 (714 S. Rogers Street and Adjacent Parcels), Bloomington, Indiana

#### Legal Description(s):

015-63600-00 Seminary Pt Lot 45  
015-48120-00 Dixie Highway Lots 148-150  
015-48090-00 Sem Pt Lot 52

#### Parcel ID(s):

53-08-05-100-014.000-009  
53-08-05-100-028.000-009  
53-08-05-402-115.000-009

**Submitted to:** City of Bloomington Planning & Transportation Department

**Submitted by:** FlintlockLAB

**Date:** January 30, 2026

## 1. Purpose of the Planned Unit Development

*(Per UDO §20.02.040(a) and §20.06.070(c)(2)(A))*

The purpose of the Hopewell South Planned Unit Development (PUD) is to implement a coordinated plan for redevelopment of approximately 6.3 acres of the former IU Health Bloomington Hospital site, bounded by W. 1st Street, Wylie Street, and S. Rogers Street, to create a connected, mixed residential neighborhood that supports attainable homeownership for Bloomington residents.

The PUD is designed as a pilot project to test zoning and subdivision reforms that, if successful, may later inform citywide UDO amendments. By restoring the historic street grid, introducing small-lot housing types, and allowing lane and trail frontages, the PUD fosters a more walkable, fine-grained, and human-scaled urban pattern than what current standards permit under the base R4: Residential Urban district.

The project also includes Block 8, identified for use for public safety or non-residential use. Its inclusion ensures coordinated infrastructure, access, and stormwater planning across the full redevelopment area.

## 2. Qualifying Standards and Eligibility

*(UDO §20.02.040(b))*

The proposed Hopewell South PUD meets all required qualifying standards as follows:

**(1) Minimum Area:**

The PUD includes more than five acres (around 6.3 acres), combining Hopewell South Blocks 8, 9, and 10 to meet the minimum threshold required under UDO §20.02.040(b)(1).

**(2) Location:**

The property lies outside the Mixed-Use Downtown (MD) zoning district, satisfying §20.02.040(b)(2).

**(3) Affordable Housing Commitment:**

Long term affordability protections are critical, as this style of development (Traditional Neighborhood Development, or TNDs) in other communities tends to sell for far higher price per square foot than more conventional suburban style housing in adjacent neighborhoods. Small, attainable priced homes are highly in demand and can often escalate in cost faster than median incomes.

The Hopewell South Development will be a Tier 1 Affordable Housing Development per UDO 20.04.110(C) Affordable Housing. At least 50 percent of total dwelling units within the PUD will be affordable to home buyers under 100% AMI which demonstrates our strong commitment to provide affordability. At least 15 percent of total dwelling units within the PUD permanently income-limited to households earning less than 120% of Area Median Income (AMI). There are many mechanisms to protect long term affordability that the Redevelopment Commission may consider such as but not limited to a silent second mortgage, equity share agreement, right of first offer/refusal, and partnerships with non-profit organizations who can more easily execute deed restrictions.

**(4) Need for PUD (Conventional Zoning Insufficient):**

The Hopewell South site cannot be developed to achieve the City's housing goals under existing R4 standards due to dimensional restrictions, minimum lot area and width, and frontage requirements. An analysis of development under the current zoning regulations allowed for only 28 homes to be constructed, at price points unattainable to a Bloomington resident earning the area median income.

The proposed PUD is fully in line with the goals of R4 zoning, but calibrates specific requirements to achieve better built outcomes.

*R4 PURPOSE: The R4 district is intended to accommodate residential uses on small urban scale lots that offer a diverse mix of housing opportunities consistent with the Comprehensive Plan and other adopted plans. Properties in the R4 district typically have access to many public services that are accessible to pedestrians, cyclists, and vehicles. This district may be used as a transition between small-lot residential development and urban-scale residential, commercial, and institutional development.*

The project's overall aim is to deliver attainable homeownership opportunities. The requested PUD will **reduce the average home price by more than 30% and provide 70% more total homes** than can be built by right under existing R4 zoning.



The homes allowed under the proposed PUD will range in price from \$90,000 starter cottages up to \$650,000 three bedroom family homes. The average home price in the neighborhood will be around **\$270,000** compared to an average price of over **\$425,000** under current code R4 constraints. Proposed changes will allow smaller, more efficient lots and flexible frontage and increase the total number of homes. Small, attainable one bedroom houses are highly in demand by Bloomington's large number of single-person households, yet the lot cost for a 4,000 SF lot cannot be supported by this small, desirable home.

The proposed changes both reduce the cost per home for land and infrastructure and also provides for a more economically sustainable neighborhood for the city. More compact lots with small homes provide a higher tax value per acre (more working residents per block) with the same cost to provide infrastructure maintenance. The higher number of homes also better supports the intended commercial and mixed use development in the surrounding Hopewell blocks.

The development as proposed provides a total of 90-100 homes, and almost 30% of them will meet Universal Design Standards, exceeding the minimum 20% threshold. About half of these Universal Design Standards Homes are fully ADA compliant, providing ample opportunities for ensuring homes for seniors and those with mobility limitations.

The PUD enables:

- Small lot homes for attainable fee simple home ownership;
- Reduced setbacks and coverage limits; and
- Legal recognition of lanes, trails, and parks as frontage.

These modifications are necessary to achieve the city's attainable housing objectives and to provide diverse ownership housing within walking distance of downtown.

#### **(5) Ownership and Control:**

The land is under unified control of the City of Bloomington Redevelopment Commission, meeting §20.02.040(b)(5). FlintlockLAB serves as the city's planning and design consultant and authorized petitioner.

#### **(6) Highly-Valued Design Features:**

The Hopewell South PUD embraces multiple features identified in §20.02.040(b)(6), including:

- **Protection of natural, environmental, and scenic resources and green spaces.**
  - The site is predominantly a vacant previously developed site with minimal tree canopy coverage.
  - By providing almost four times the number of homes allowed by the current zoning, this in-town parcel with access to services, amenities, and jobs can protect a significant amount of undeveloped agricultural and green spaces in more sensitive locations and the edge of town.

- **Retaining natural landforms throughout the development**
  - The site generally slopes from southeast to northwest. There are no karst features, springs, wetlands, or other environmental constraints on the property. The current landform will be retained with minimal mass grading.
- **Low Impact Development (LID) and green infrastructure stormwater systems**
  - Pedestrian oriented “green streets” collect, clean, and carry stormwater in planted green infrastructure systems to stormwater detention areas along Jackson Street.
- **Solar orientation of building forms and other passive energy efficient design strategies**
  - All homes designed to be solar-ready.
  - Small homes (480 SF – 2255 SF range, 1,000 SF on average) utilize fewer resources to build and require less energy to operate than typical suburban homes (average size 1800 – 2600 SF).
  - Small homes in walkable and bikeable locations are naturally dramatically more energy efficient than large homes at the edge of town, which require significant transportation infrastructure to reach and significantly more daily car trips to accommodate daily needs.
- **No block greater than 1,400 feet in the development**
  - Small block perimeters with high pedestrian permeability, and a hierarchy of streets that prioritize pedestrian safety and multi-modal transportation.
  - An inner block grid of pedestrian-only green streets further calibrate the pattern of the development to multi-modal transportation.
- **Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development**
  - The code changes directly legalize the creation of a central gathering and recreation space in car-free public green spaces. Internally and externally connected open space systems, including this central green corridor.

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### 3. Development Standards

The Hopewell South PUD modifies existing development standards to achieve the project’s affordability and design goals.

## PARCEL A Development Standards (Blocks 9 + 10)

**Base Zoning** R4

**Minimum Lot Width:** none

**Minimum Lot Size:** none

### Setbacks:

Front 0' / 12' on Wylie

Side 0' / 5' abutting the edges of the PUD

Rear 5' / 3' abutting a lane

Setbacks shall be for primary and accessory structures and for parking.

Structures shall not be allowed to be encroach into public right of way.

**Maximum Height:** 50'

**Impervious surface coverage:** No maximum

**Allowable Uses:** Accessory Dwelling Units, Dwelling Duplex, Dwelling Tri-plex, and Dwelling Multifamily shall be considered allowed use within the PUD without conditions.

### Lot Frontage:

Lot Frontage requirements may be met by a street, lane, paved trail, common green space, or other right of way or access easement that provides continuous pedestrian and utility access to the lot, provided that all fire code and building code requirements are met.

UDO 20.04.020(D)2 *Lot and Space Requirements* shall not apply to the PUD area.

Where a lot has only non-street frontage, the frontage as described above shall be considered equivalent to street frontage for the purposes of development standards, permitting, and address assignment, except in instances where a lot has both lane and pedestrian frontages.

In such cases, the project shall designate a "Building Front" on the development plan. The designated building front shall comply with all applicable frontage requirements—including orientation, entry visibility, and porch requirements—regardless of the location of legal or vehicular access.

Building Front shall be assumed to be the primary pedestrian access for non-street frontage lots (IE a front porch and front door facing a trail or common green space with pedestrian access).

This provision supersedes any conflicting frontage or access provisions in the Unified Development Ordinance.

### **Architectural Design Standards:**

UDO 20.04.070(3)H-K *Residential Design Standards* shall not apply within the PUD as long as the buildings are substantially similar to those shown in the final approved PUD Plan.

Modifications to buildings after initial building occupancy shall be required to be compliant with all prevailing architectural design standards at the time of modification.

### **Accessory Dwelling Unit Requirements:**

Attached and Detached Accessory Dwelling Units shall not be subject square footage limitations; height limitations specific to ADUs; general limitations of to comply with UDO 20.03.030(5); setbacks; or number of ADUs per lot provided the ADUs are substantially similar to those shown in the approved final PUD plan.

Accessory Dwelling Units shall not be subject to any owner occupancy residency requirements.

UDO 20.03.030(5)E.i shall not apply, Accessory Dwelling Units shall be limited instead to a maximum of 840 conditioned square feet. Height and setback requirements for ADUs shall match those of the primary structure.

### **Miscellaneous Provisions:**

Single Family Attached Access: only one entrance facing the street frontage is required. An individual dwelling unit shall be addressed on the street or lane that it faces. (Replacing UDO 20.03.030(b)2.a *Use Specific Standards, Single Family Attached Access*).

UDO 20.03.030(b)5.B *Use Specific Standards, Dwelling Multifamily*, up to 12 multi-family dwellings on one single lot or parcel of land shall be allowed.

UDO 20.04.060(g)4 *On-Street Parking* shall be modified to allow on-street parking within the PUD area. There shall be no minimum number of required vehicle parking spaces for all uses regardless of whether the use directly abuts the parking space.

UDO 20.04.060(i)2.i *Vehicle Parking Location* shall not apply, and parking for units may be located on a different lot as the building or use (or may be shared) as long as appropriate use easements are provided.

UDO 20.04.070(D)5 *Neighborhood Transition Standards* shall not apply as long as the PUD height limitations are met.

UDO 20.04.080(G) *Buffer Yards* requirements shall not apply.

UDO 20.04.080(H) *Parking Lot Landscaping* shall not apply to parking areas of 4 or more spaces located on lanes.

Common landscape maintenance shall be provided by an HOA established prior to final plat.

### **PARCEL B Development Standards (Block 8)**

*Site exhibits depicting Block 8/Parcel B are conceptual only. Site design will be determined through subsequent study, coordination, and review. These standards and requirements shall apply only if the site is developed with a police, fire or rescue station. If it is developed in some other manner, standards of the MM district shall apply.*

*The final landscape plan can be reviewed with final plan approval, with limited landscaping requirements around parking areas and along the south side of the property.*

#### **Base Zoning** MM+ TRO

#### **Setbacks:**

Front 0'

Side 0' / 5' abutting the edges of the PUD

Rear 5' / 3' abutting an lane

Parking shall be set back a minimum of 0' from the property line, per historic development pattern.

#### **Architectural Design Standards**

Non-conforming existing architectural features surrounding the building shall be exempt from TRO requirements. New architectural features shall be compliant except as specifically noted.

UDO 20.04.080(G) *Buffer Yards* shall not apply to this block, as the existing development pattern remains largely unchanged and does not require the addition of a buffer yard between it and historically existing surrounding parcels.

UDO 20.04.080(H) *Parking Lot Landscaping* shall not apply, as vegetative screening around parking areas can obstruct sightlines and create safety and security concerns when monitoring the site, whether passively or through camera systems. The general extents and use of the surface parking lot remain consistent with historic conditions.

Fencing taller than 4 feet may be permitted on Parcel B.

UDO and TRO lighting standards would not apply for public safety uses.

## **PUD Standards Common to Both Parcels**

### **Landscape**

Existing trees intended to be retained shall comply with tree protection fencing per UDO 20.04.080(c).

### **On-street Parking:**

On-street parking may be provided on all lanes, Fairview, and Jackson as parallel, angled, or 90 degree spaces loading off the drive lanes.

Where angled or head-in spaces have been provided adjacent to a sidewalk, wheelstops or a wider sidewalk to maintain clear width shall be required

### **Street Standards**

Minimum Right of Way Width per PUD street standards

Sidewalk Minimum Width:

5' unless existing, in which case width shall match historic width and placement.

8' when utilized as a multi-use path

Tree Plot / Green Infrastructure Minimum Width:

5' unless existing, in which case width shall match historic width and placement.

One drive cut access will be allowed on Jackson St, 1st St, Rogers St, and Wylie St. Each drive access shall be a minimum of 50' from the closest street intersection.

**Stormwater Standards** Compliance required with all existing stormwater standards

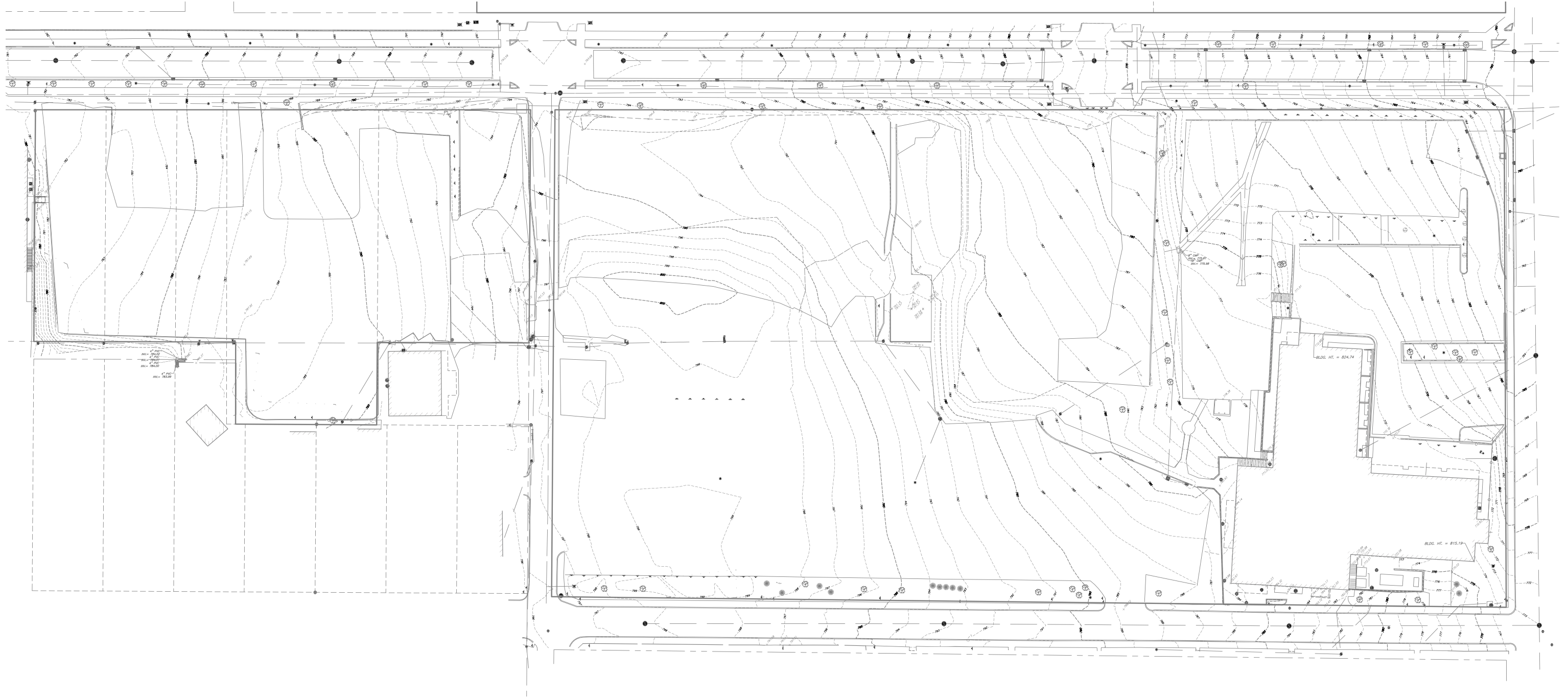
**Parking:** parking is required to comply with the base zoning requirements, and is exempt from TRO parking standards.

### **Phasing:**

The subdivision will be completed in multiple phases over a period of several years, depending on market conditions and absorption of units.

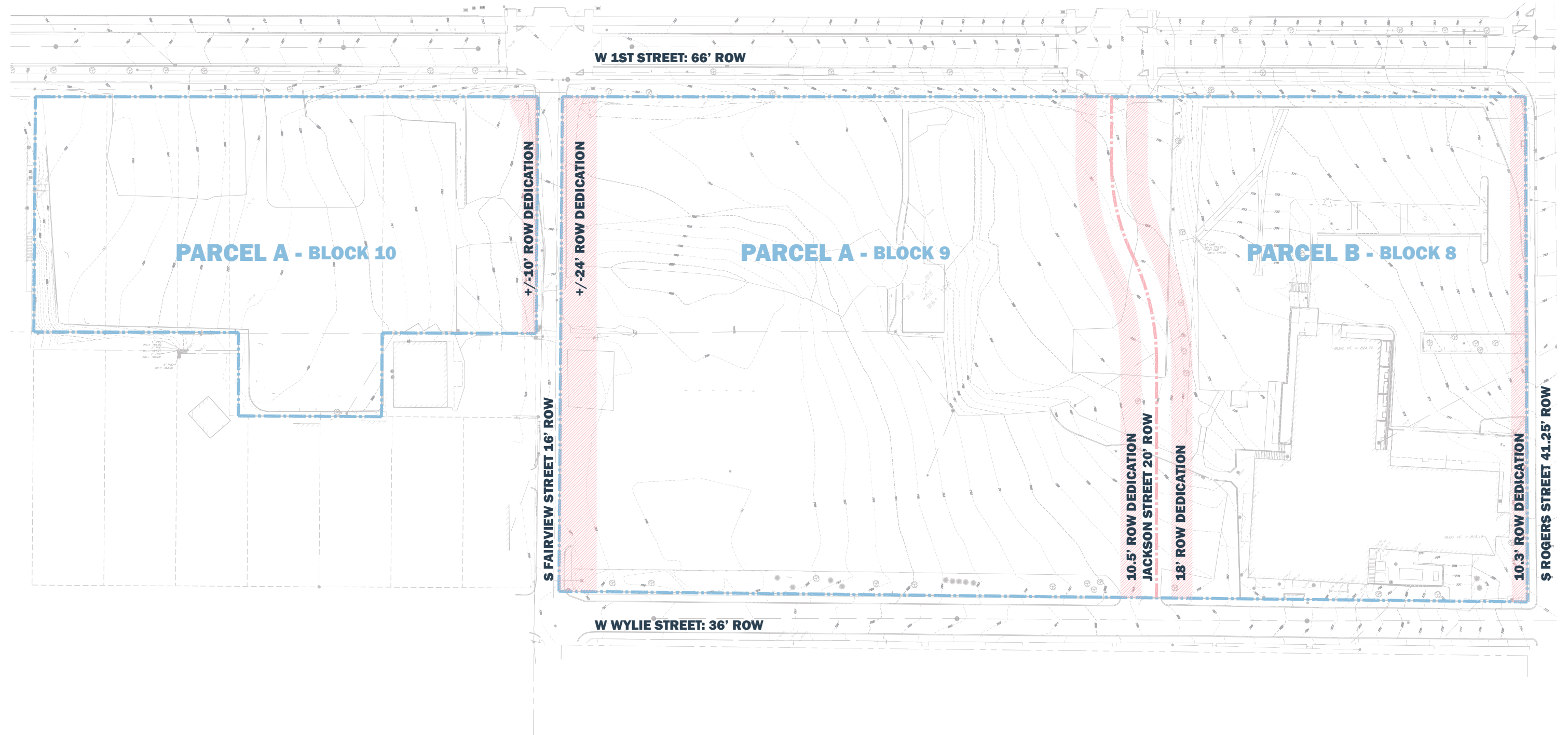
**Utility Standards** Compliance required with all existing utility standards

# EXISTING SURVEY



530 E. Ohio Street  
Suite G  
Indianapolis, IN 46204  
Ph: 317.655.7777  
www.cecinc.com

# EXISTING LOTS



**SITE EXHIBITS DEPICTING BLOCK 8/PARCEL B ARE CONCEPTUAL ONLY**  
**SITE DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT STUDY,**  
**COORDINATION AND REVIEW**



# HOPEWELL SOUTH SITE PLAN



# ACCESSIBILITY



**UNIVERSAL DESIGN UNITS**  
**FULL ADA COMPLIANT UNITS**

# PEDESTRIAN + STREET NETWORK



Note: Internal sidewalks are 4'-5' wide typical.

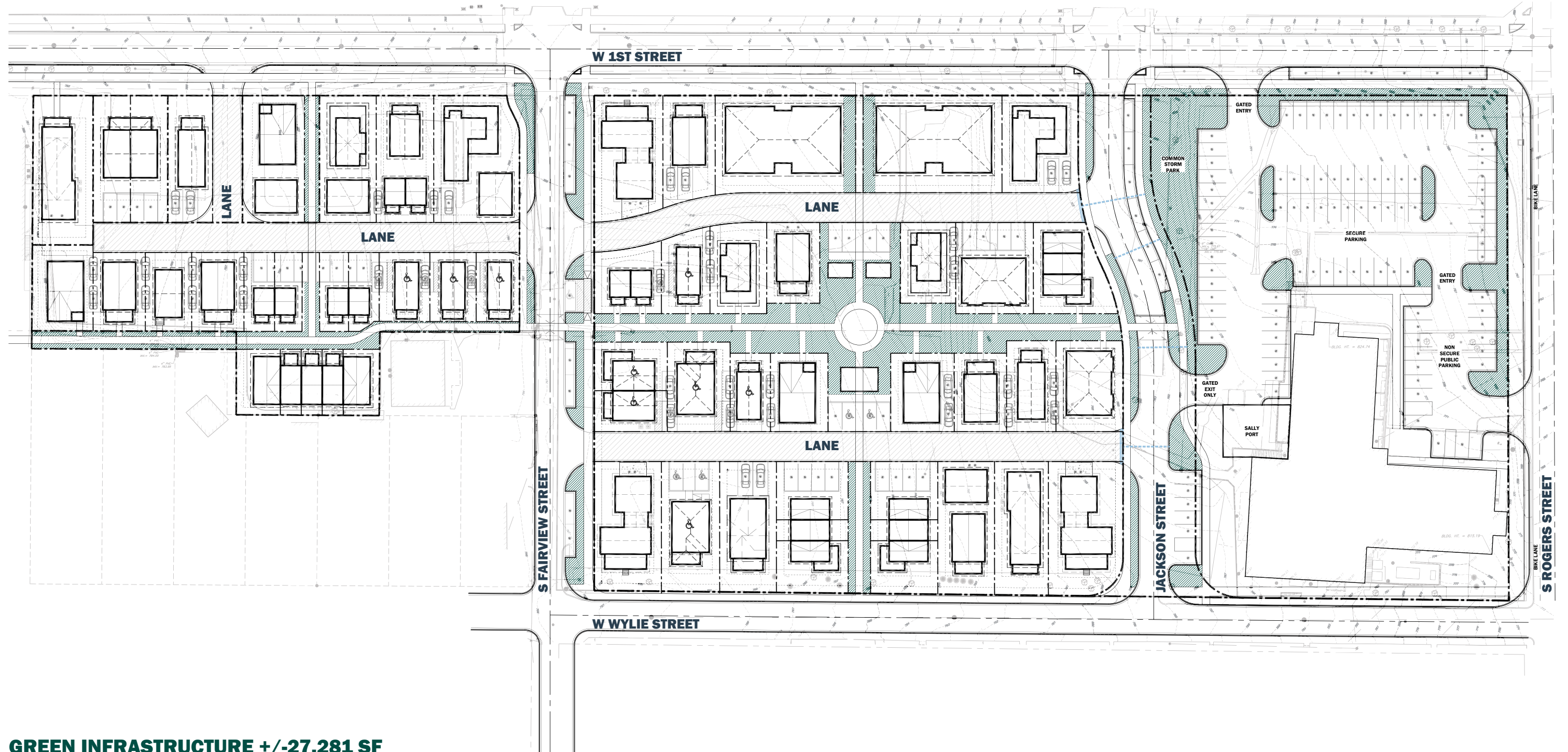
- PEDESTRIAN TRAFFIC
- VEHICULAR TRAFFIC 20' LANE
- VEHICULAR TRAFFIC 20' NEIGHBORHOOD STREET
- VEHICULAR TRAFFIC 22' REGIONAL STREET

# PHASE 1 LOTS



LOT LINE ADJUSTMENT  
PLAT

# CONCEPTUAL DRAINAGE + GREEN INFRASTRUCTURE

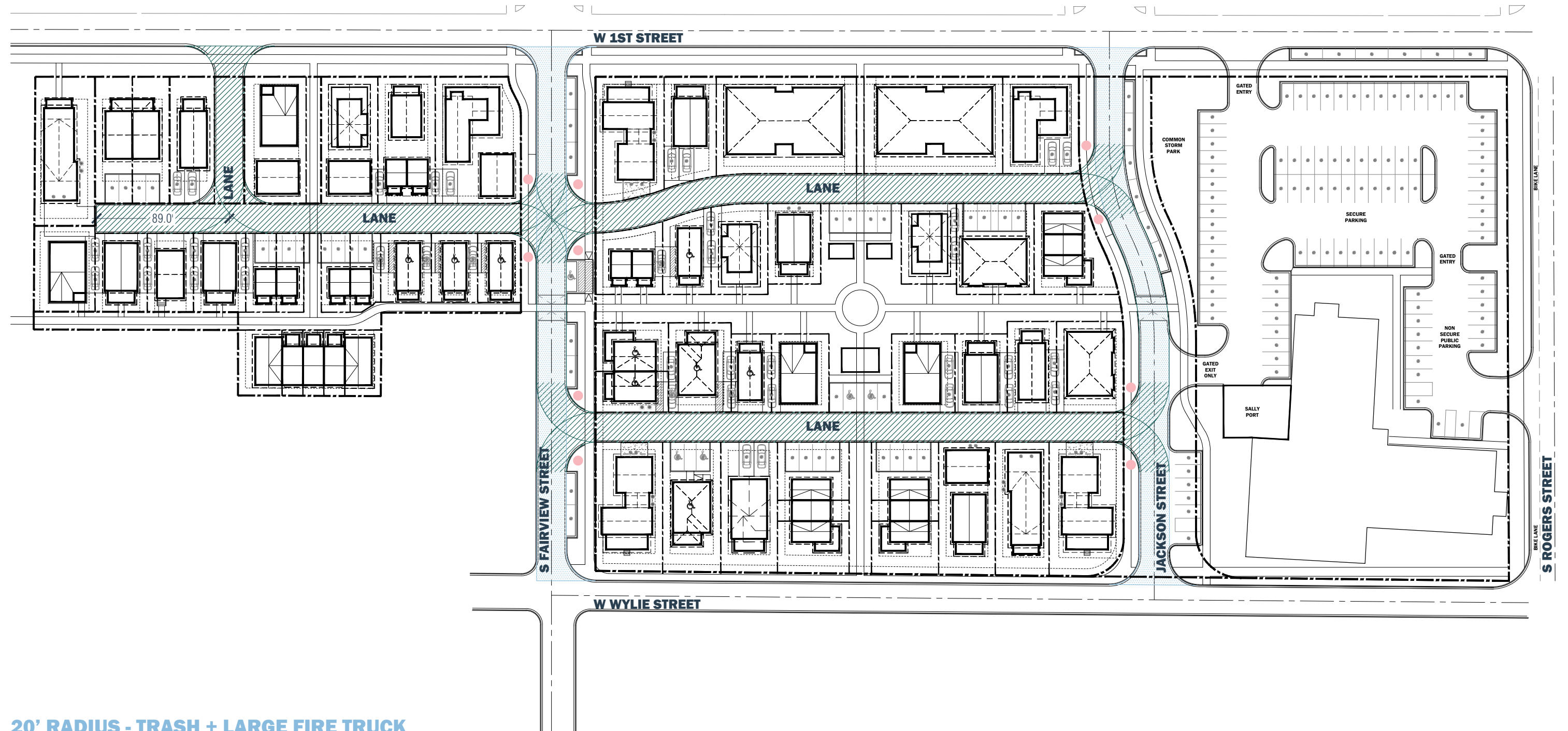


**GREEN INFRASTRUCTURE +/-27,281 SF**

**GREEN INFRASTRUCTURE DRAINAGE**

**ADDITIONAL STORMWATER CAPACITY UNDER BPD PARKING IF NECESSARY**

# FIRE + TRASH COLLECTION

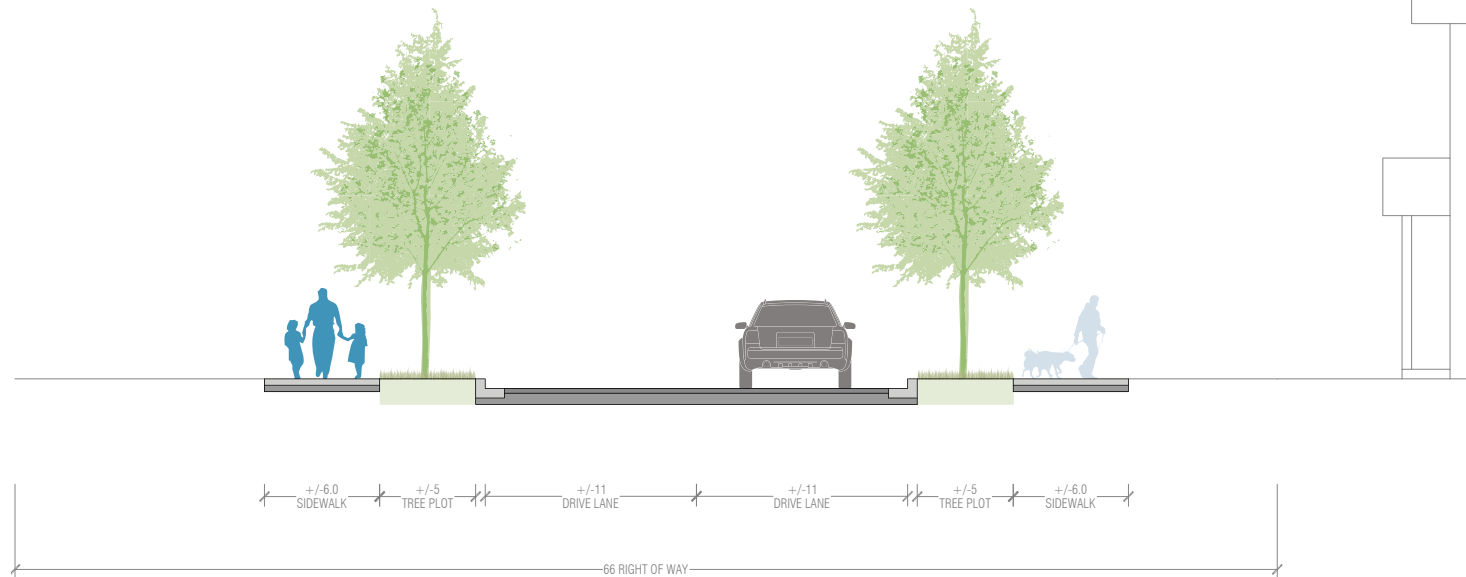


**20' RADIUS - TRASH + LARGE FIRE TRUCK**  
**20' RADIUS LANE - TRASH + FIRE TRUCKS**  
**TRASH DAY COLLECTION POINTS**

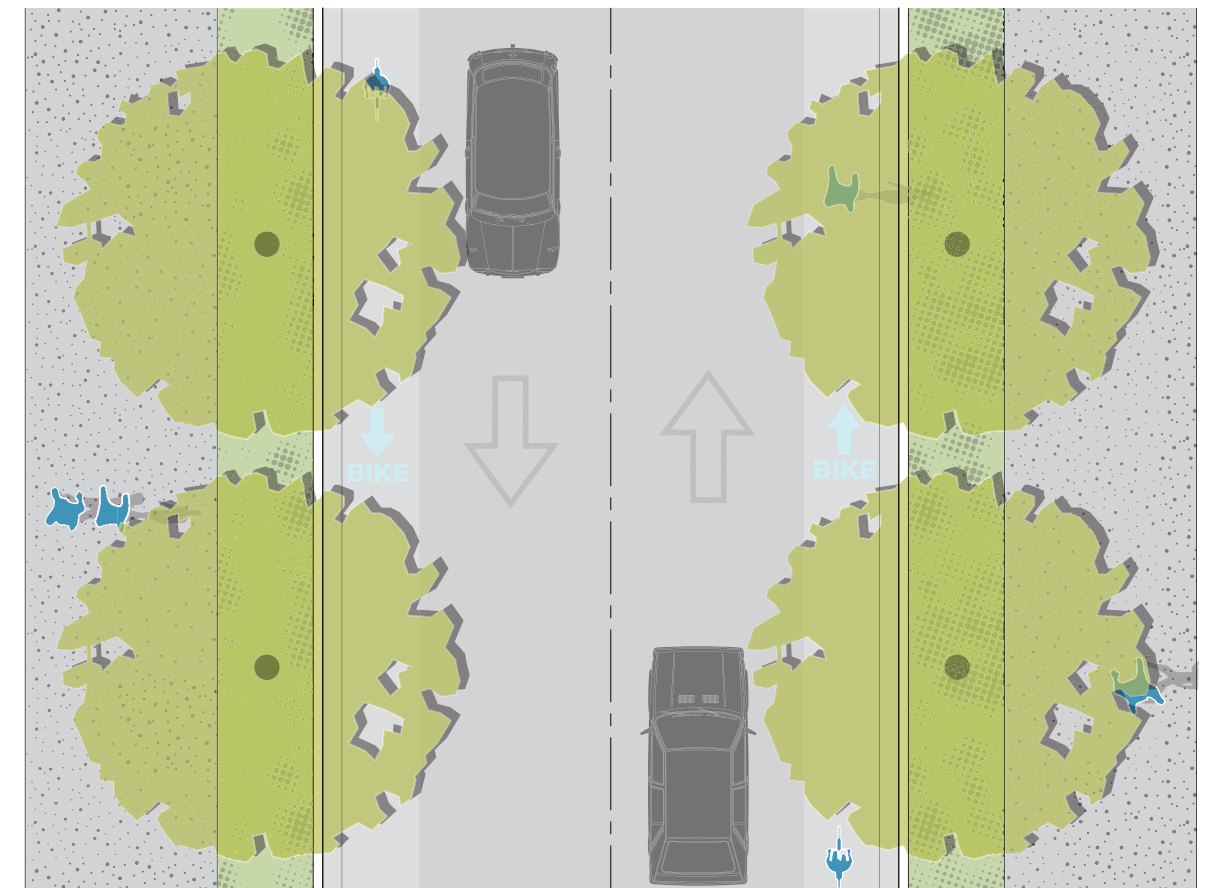
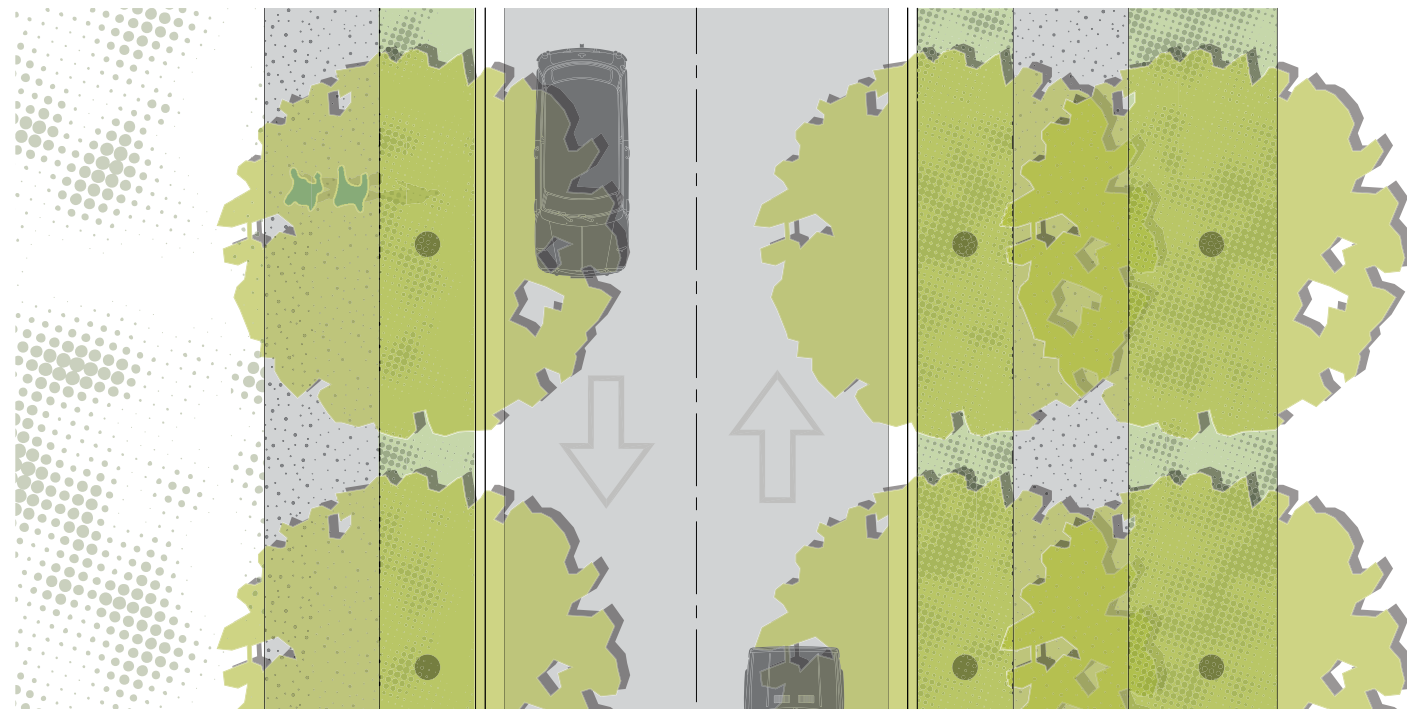
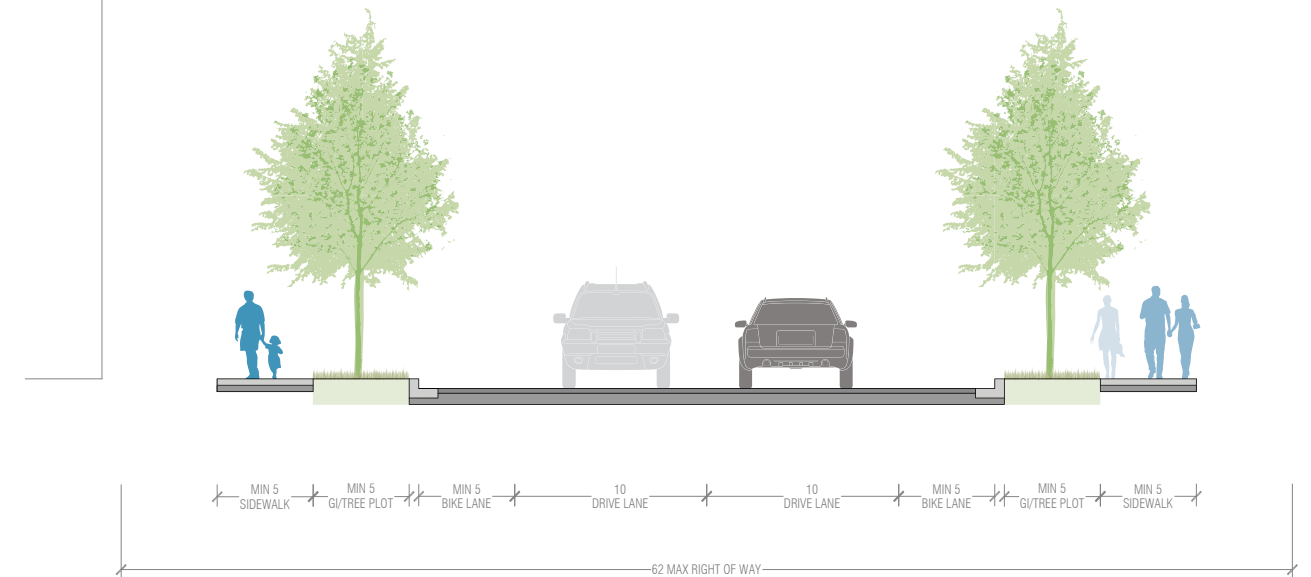
# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

## 1ST STREET



## ROGERS STREET



**EXISTING TO REMAIN**

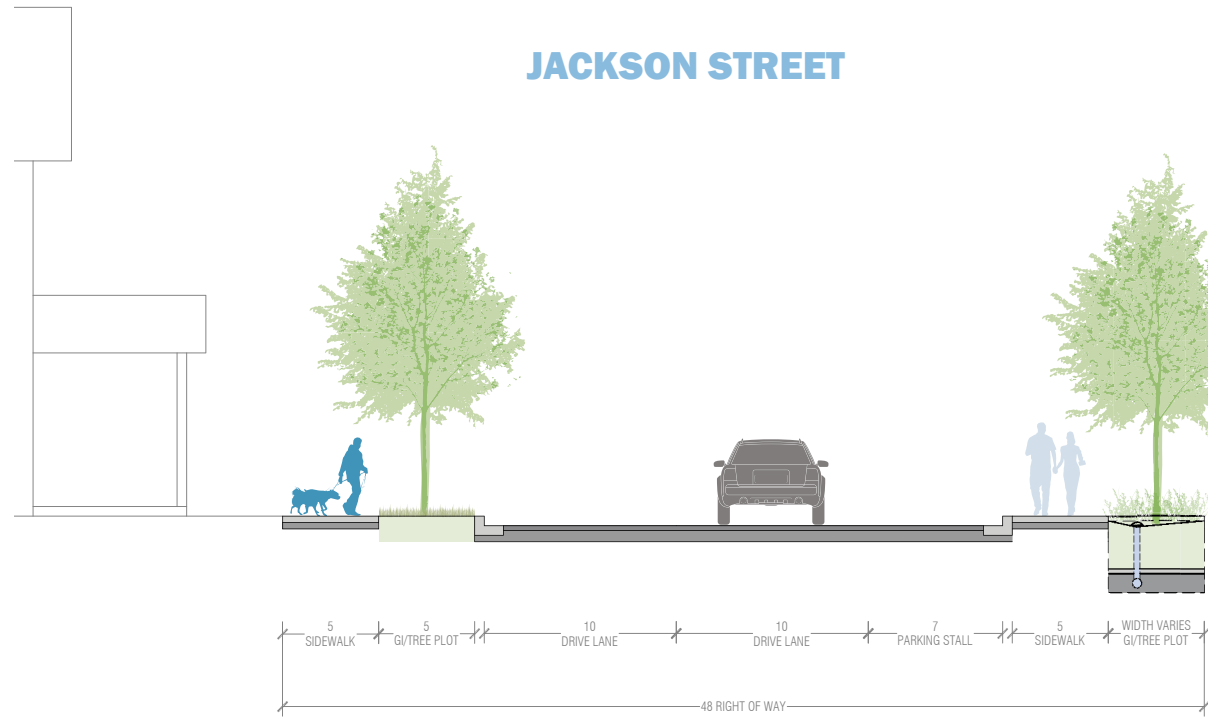
REFERENCE PAGE 25 OF THE TRANSPORTATION PLAN STATING: EXISTING STREETS SHALL NOT BE REQUIRED TO COMPLY WITH NEW CROSS-SECTIONS

PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

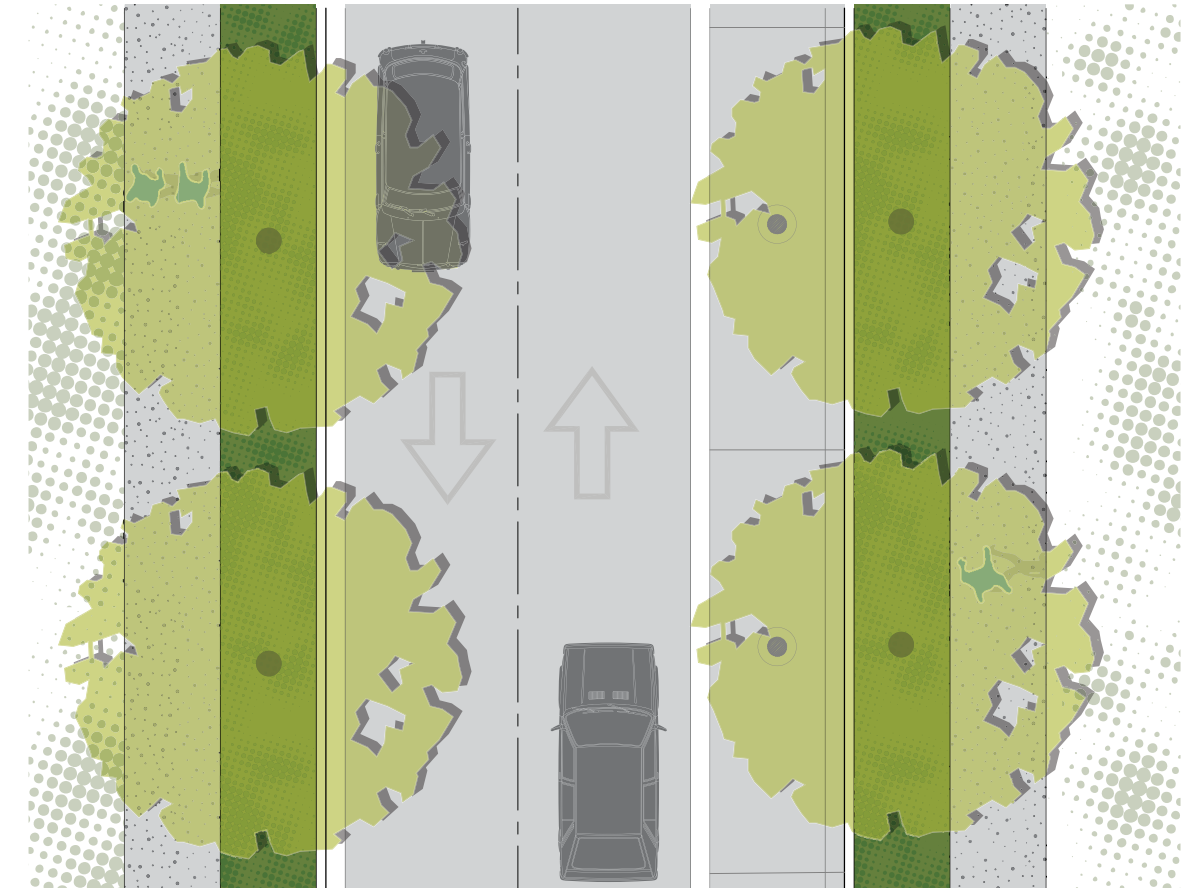
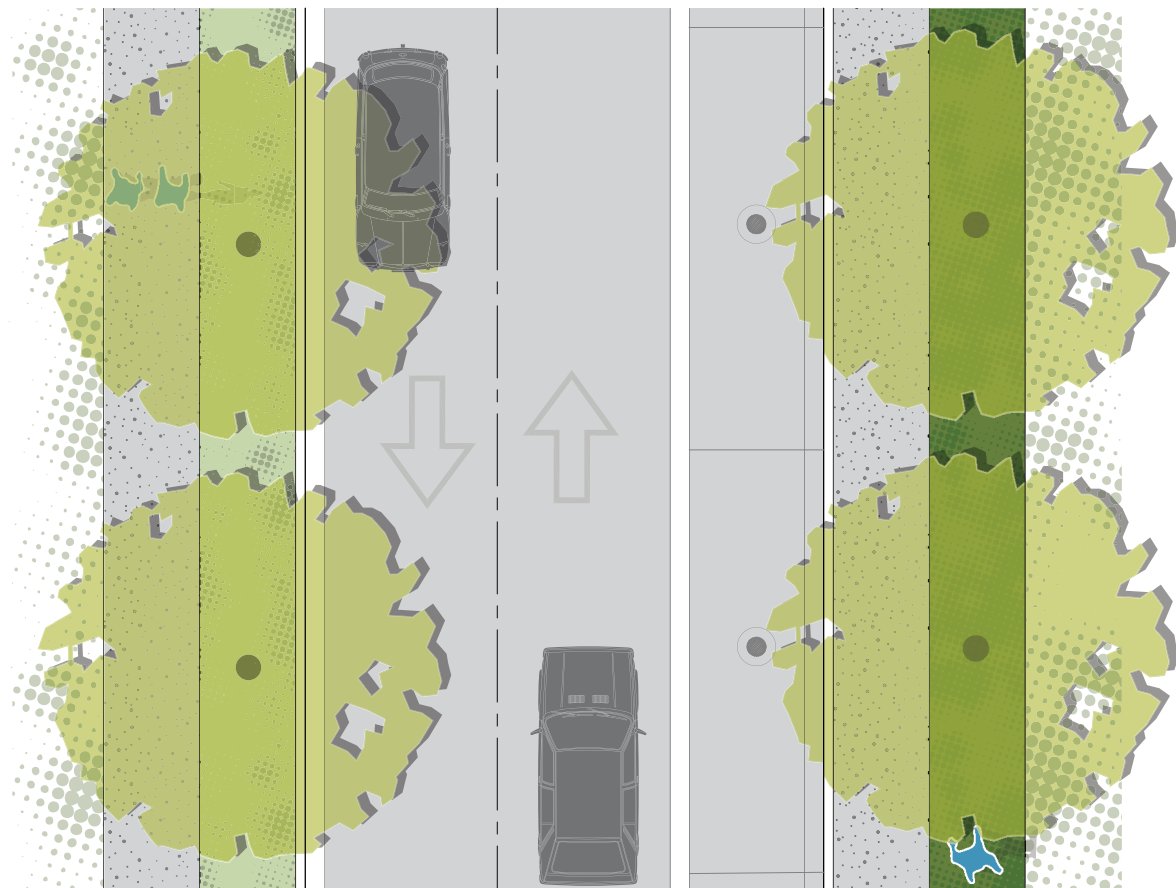
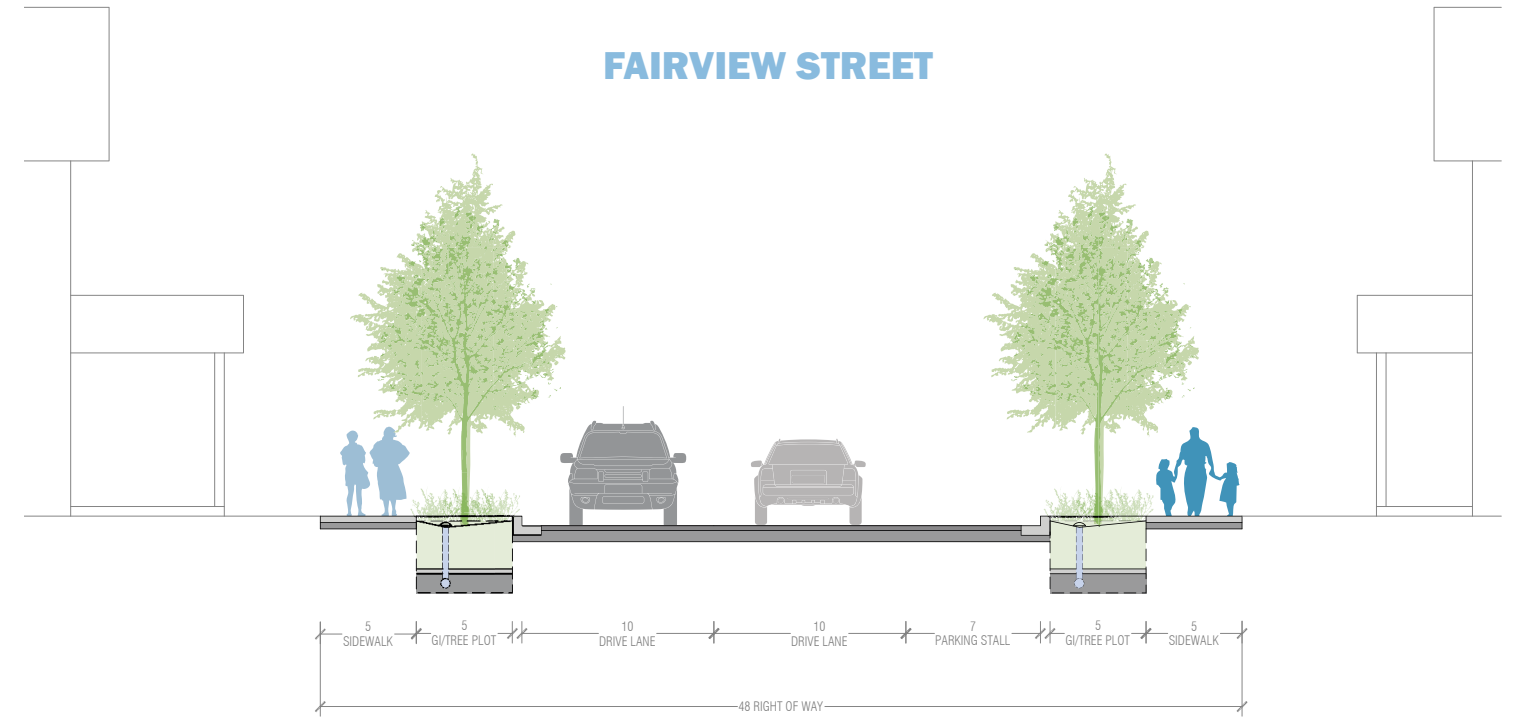
# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

## JACKSON STREET



## FAIRVIEW STREET

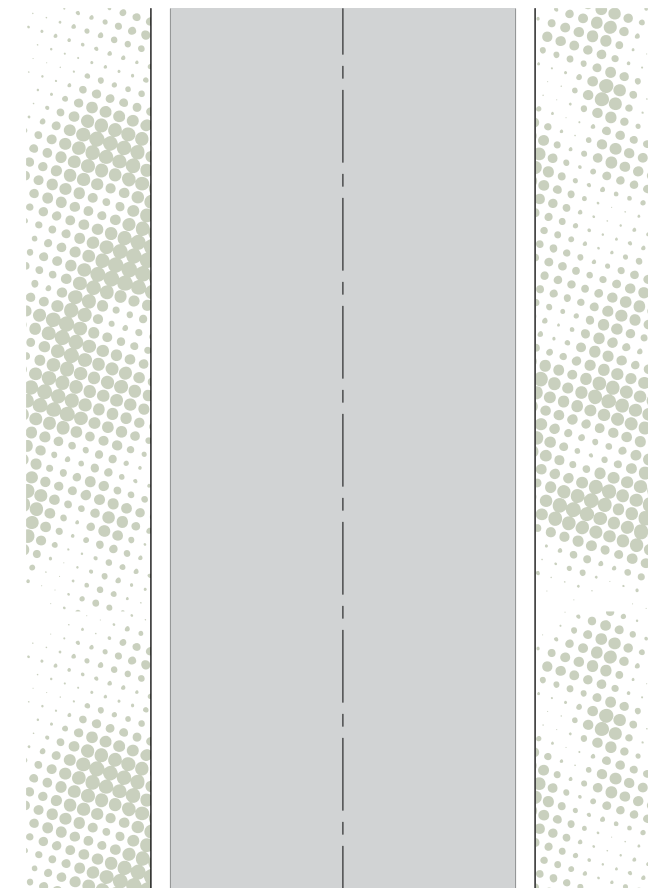
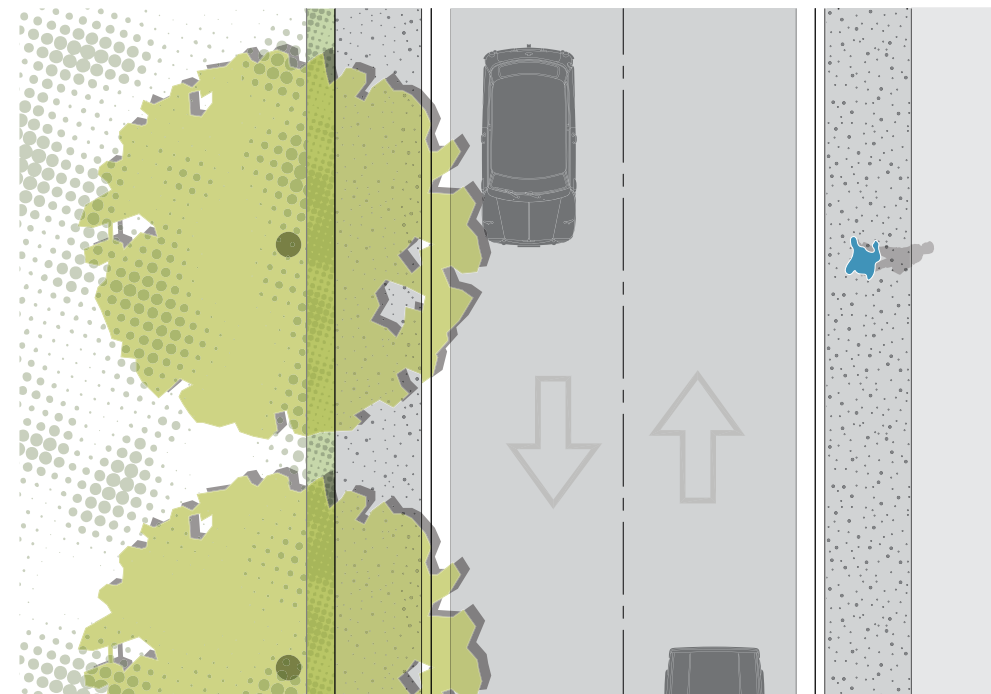
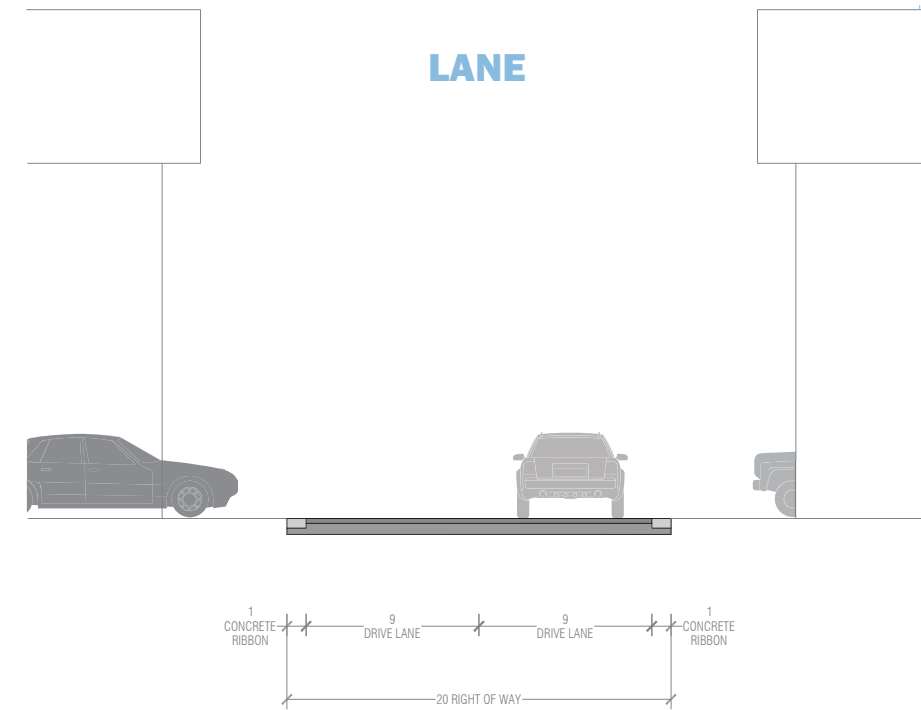
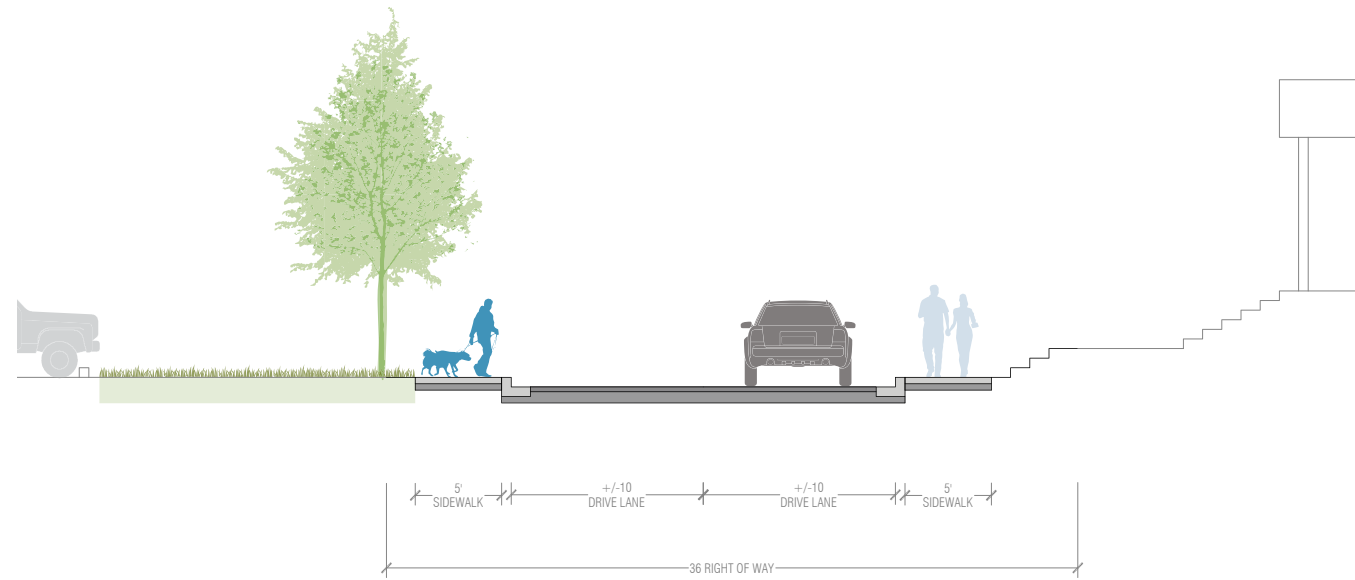




# STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

## WYLIE STREET

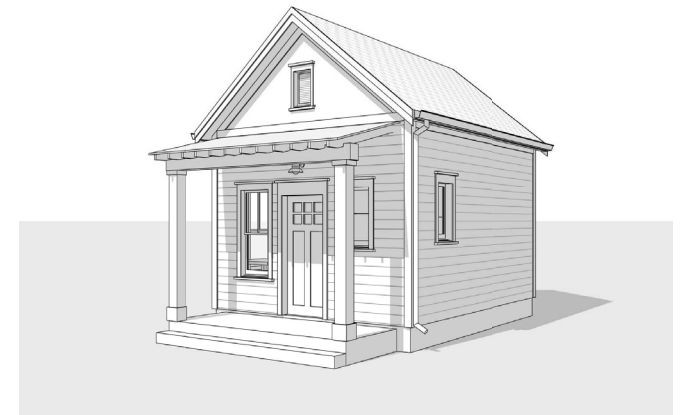
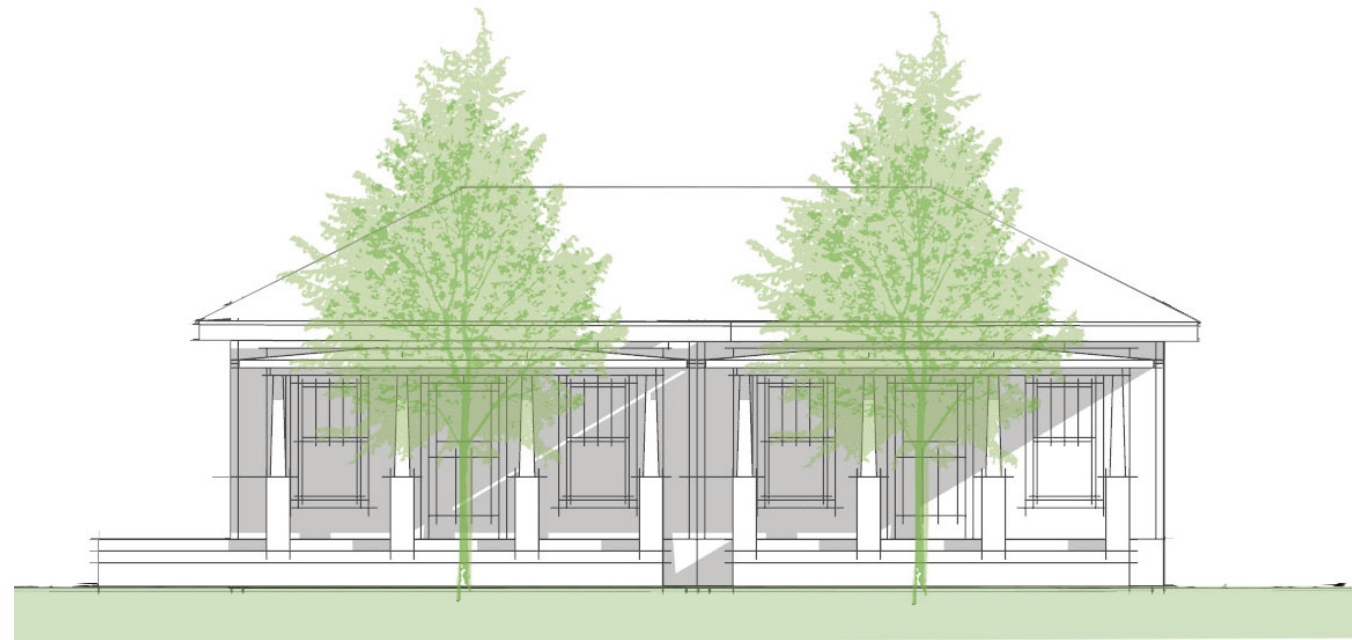


### EXISTING TO REMAIN

REFERENCE PAGE 25 OF THE TRANSPORTATION PLAN STATING: EXISTING STREETS SHALL NOT BE REQUIRED TO COMPLY WITH NEW CROSS-SECTIONS

PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

# UNIT MIX AND TYPES



## EXAMPLE UNIT TYPES

# UNIT MIX AND TYPES

UNIT TYPE	SQUARE FEET	BEDS	BATHS	UNITS EACH BLDG	TOTAL BLDGS	TOTAL BEDS	TOTAL SALE PRICE	TOTAL UNITS	UNIVERSAL		DOWN PAYMENT	LOAN	MONTHLY MORTGAGE COST*	ANNUAL PROPERTY TAX	MONTHLY HOA FEE	MONTHLY HOME INSURANCE	MONTHLY TOTAL COST WITH HOA+PI+HI	AFFORDABLE TO INCOME	AMI LEVEL**	AFFORDABLE (UNDER 100% AMI)
									DESIGN	FULL ADA										
Aster - KUA	252	1	1.0	1	8	8.0	\$83,160	8	4		16,632	66,528	\$357	1,281	\$0	\$83	\$547	\$21,882	35%	8
Avocet	1152	2	2.0	1	5	10.0	\$368,640	5			73,728	294,912	\$1,583	5,678	\$0	\$369	\$2,425	96,999	119%	
Beebalm (Accessible)	560	1	1.0	1	3	3.0	\$184,800	3	3	3	36,960	147,840	\$794	2,846	\$0	\$185	\$1,216	\$48,626	77%	3
Chinkapin	2255	3	2.5	1	3	9.0	\$653,950	3			130,790	523,160	\$2,808	10,073	\$0	\$654	\$4,302	172,071	191%	
Egret - KUA (Accessible)	850	2	1.0	1	2	4.0	\$272,000	2	2	2	54,400	217,600	\$1,168	4,190	\$0	\$272	\$1,789	71,570	88%	2
Elm 1.0	1800	2	2.5	1	5	10.0	\$522,000	5			104,400	417,600	\$2,242	8,040	\$0	\$522	\$3,434	137,352	152%	
Sassafras	1952	3	2.5	1	2	6.0	\$566,080	2			113,216	452,864	\$2,431	8,719	\$0	\$566	\$3,724	148,951	165%	
Gardenia - KUA (Accessible)	480	1	1.0	1	5	5.0	\$158,400	5	5	5	31,680	126,720	\$680	2,440	\$0	\$158	\$1,042	\$41,679	66%	5
Gooseberry	1536	3	2.0	1	2	6.0	\$491,520	2	2		98,304	393,216	\$2,111	7,571	\$0	\$492	\$3,233	129,332	143%	
Gull	1408	2	2.0	1	2	4.0	\$450,560	2			90,112	360,448	\$1,935	6,940	\$0	\$451	\$2,513	100,532	124%	
Lark	1408	2	2.5	1	6	12.0	\$450,560	6			90,112	360,448	\$1,935	6,940	\$0	\$451	\$2,964	118,554	146%	
Meadowlark	1312	2	1.5	1	3	6.0	\$419,840	3			83,968	335,872	\$1,803	6,467	\$0	\$420	\$2,762	110,471	136%	
Mayapple	528	1	1.0	1	4	4.0	\$174,240	4			34,848	139,392	\$748	2,684	\$0	\$174	\$1,146	\$45,847	72%	4
Trillium	728	1	1.5	1	12	12.0	\$240,240	12			48,048	192,192	\$1,032	3,700	\$0	\$240	\$1,580	\$63,213	87%	12
Faulkner	6,674	1	1.0	12	2	2.0	\$183,535	24	8		36,707	146,828	\$788	2,827	\$0	\$184	\$1,207	\$48,293	76%	24
Winslow	3951	1	1.5	6	2	2.0	\$217,305	12	4		43,461	173,844	\$933	3,347	\$0	\$217	\$1,429	\$57,179	79%	12
<b>TOTAL UNITS</b>	1,006				<b>66</b>	<b>103</b>	\$270,839	<b>98</b>	<b>28</b>	<b>10</b>	\$68,357									<b>70</b>
average						average	average		<b>29%</b>	<b>15%</b>	average									<b>71%</b>

Parking Required	51.5
Parking Provided	99
Spaces per bed	0.96
Spaces per unit	1.50

Total One Bedrooms	32.0	48%
Total Two Bedrooms	18	27%
Total Three Bedrooms	12	18%

\*\*Assumes 1 person household for 1 bedrooms, 3 person household for 2 bedrooms, 4 person household for 3 bedrooms

## ACCESSIBILITY

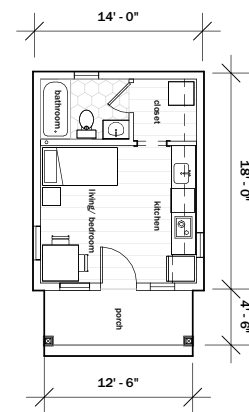
The proposed development provides a total of 98 units, with around **29% of units** meeting Universal Design Standards, exceeding the minimum 20% threshold. Half of the Universal Design Standards Homes are fully ADA compliant, providing ample opportunities for ensuring homes for seniors and those with mobility limitations.

## AFFORDABILITY

Affordability is a key goal for the proposed development. Of the 98 total units, **71% of units** are proposed as affordable (100% AMI or below).

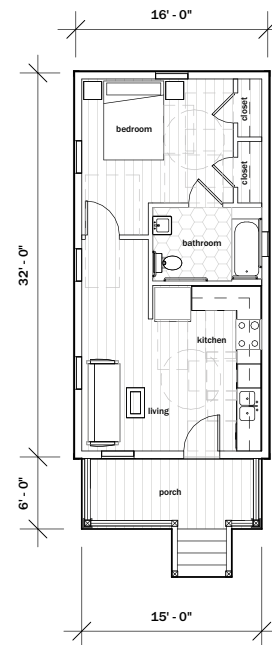
# UNIT MIX AND TYPES

**ASTER**



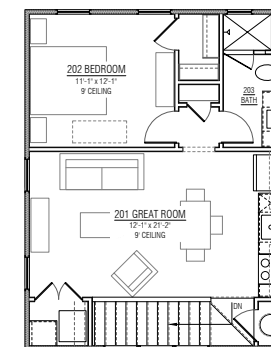
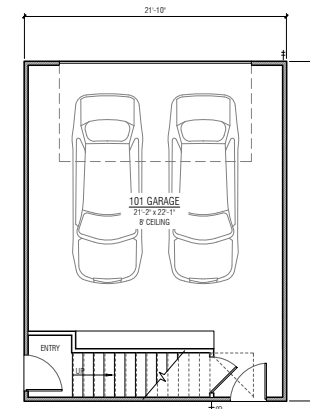
**TARGET SALE PRICE: \$83,160**

**GARDENIA**



**TARGET SALE PRICE: \$158,400**

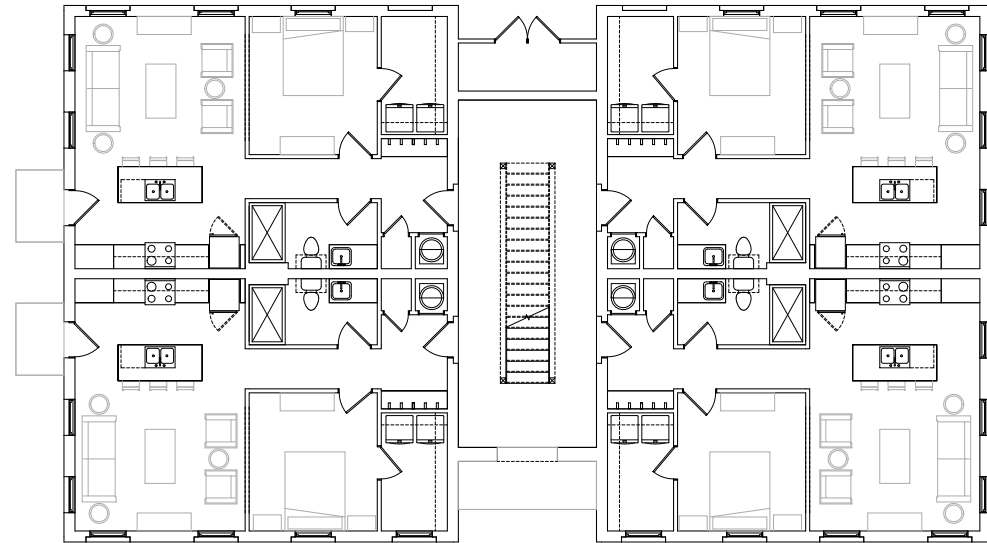
**MAYAPPLE**



**TARGET SALE PRICE: \$174,240**

# UNIT MIX AND TYPES

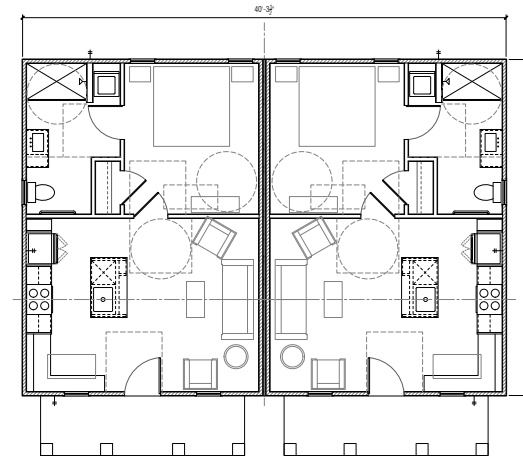
## FAULKNER



Typical Floor Plan

**TARGET SALE PRICE: \$183,535 (per unit)**

## BEEBALM



**TARGET SALE PRICE: \$184,800**

## WINSLOW

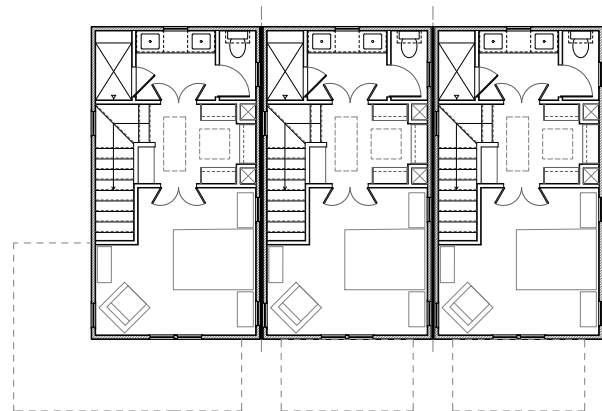
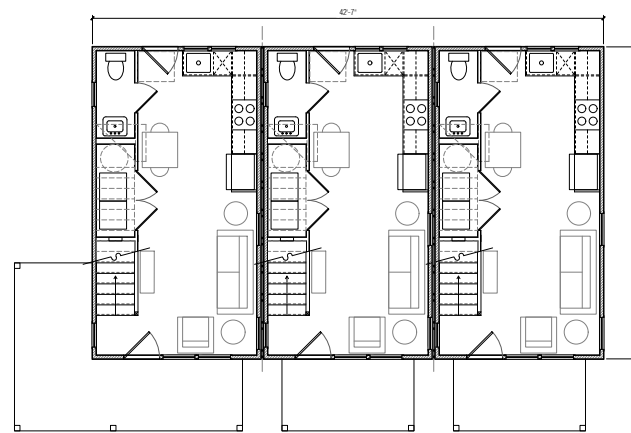


Typical Floor Plan

**TARGET SALE PRICE: \$217,305 (per unit)**

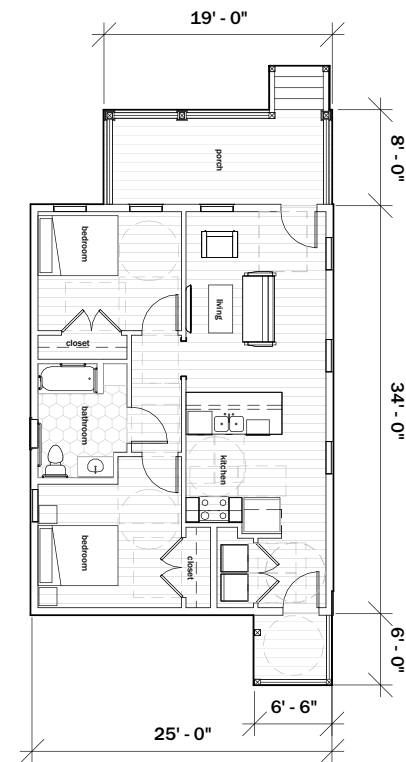
# UNIT MIX AND TYPES

TRILLIUM



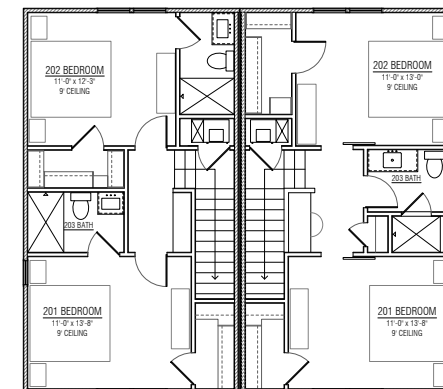
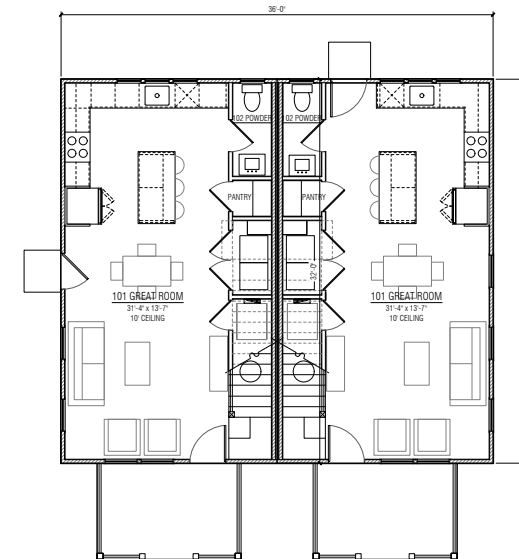
TARGET SALE PRICE: \$240,240 (per unit)

EGRET



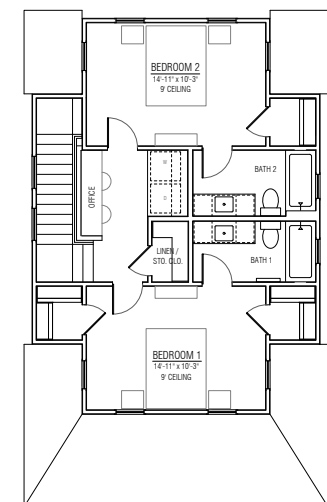
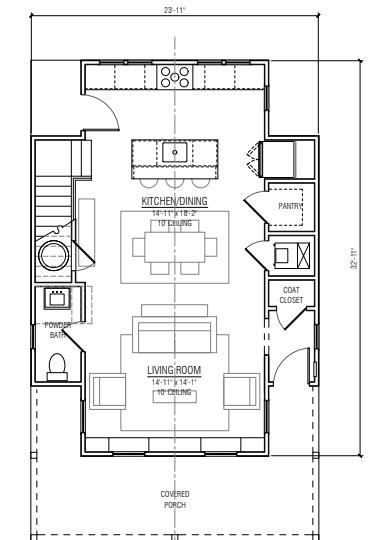
TARGET SALE PRICE: \$272,000

AVOCET



TARGET SALE PRICE: \$368,640

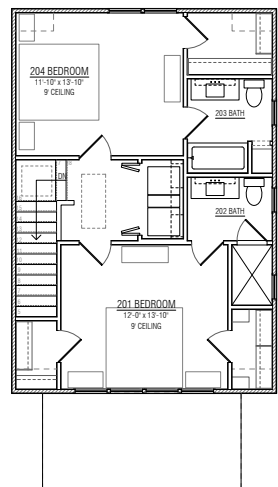
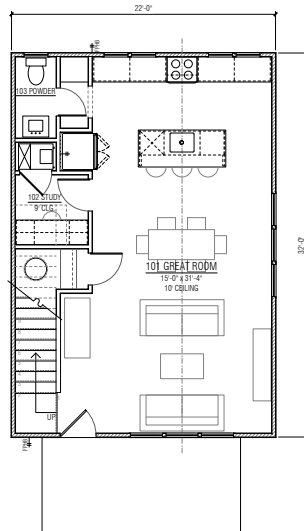
MEADOWLARK



TARGET SALE PRICE: \$419,840

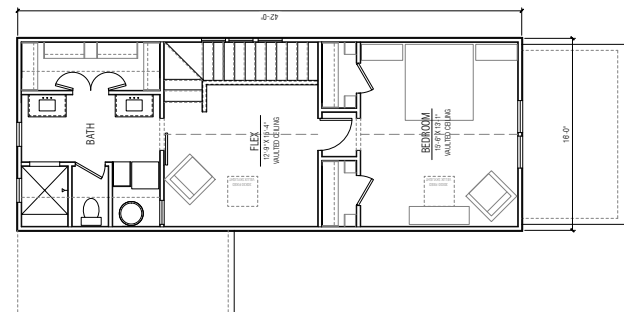
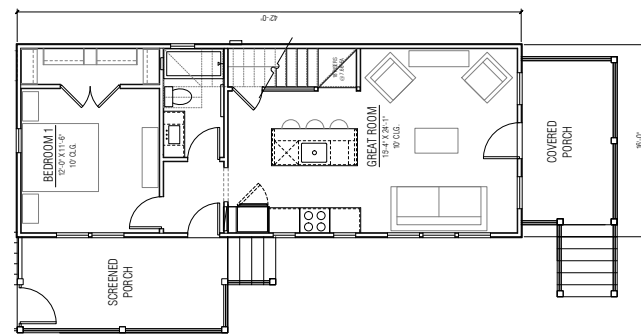
# UNIT MIX AND TYPES

**LARK**



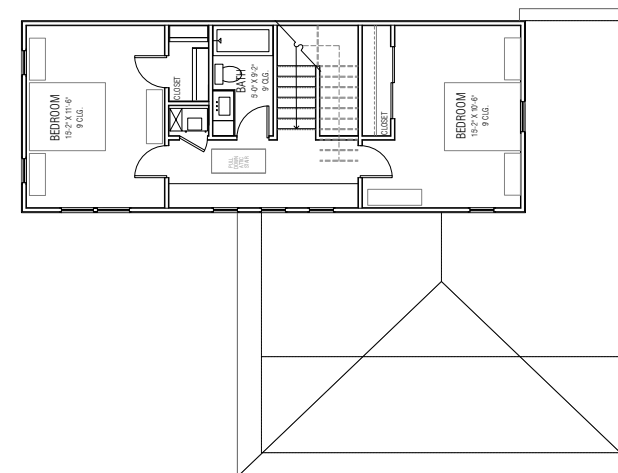
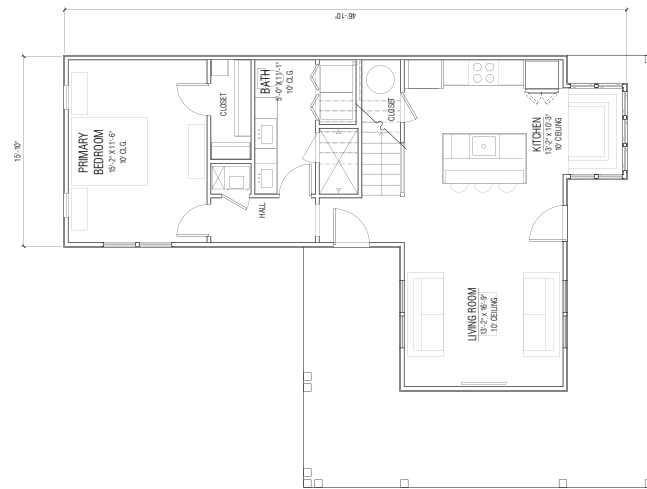
**TARGET SALE PRICE: \$450,560**

**GULL**



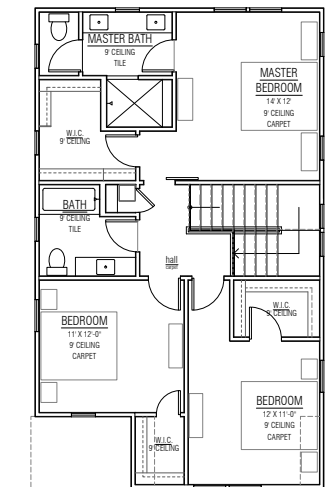
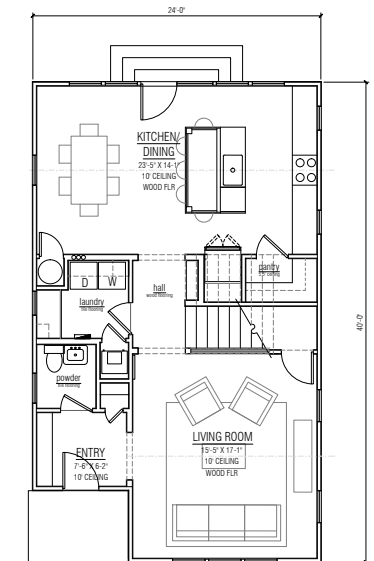
**TARGET SALE PRICE: \$450,560**

**GOOSEBERRY**



**TARGET SALE PRICE: \$491,520**

**ELM**



**TARGET SALE PRICE: \$522,000**

February 4, 2026

**RE: Accessibility and Hopewell South PUD**

To the City of Bloomington Plan Commission:

As the February 9 date approaches for the second Plan Commission hearing on the Hopewell South PUD, I am reaching out as an individual community member and accessibility advocate (not on behalf of any City board or commission). Before approvals are finalized, I strongly encourage additional **due diligence and documentation related to accessibility and universal design outcomes** for the Hopewell South PUD.

Hopewell is a once-in-a-generation redevelopment opportunity for Bloomington. Because of its scale and long-term impact, early decisions—particularly around grading, circulation, and housing plan selection—will significantly shape whether the neighborhood delivers on the City’s stated goals of inclusion and accessibility.

While accessibility is indeed referenced in the current plans for the Hopewell South PUD, my concern is that the **public record does not currently contain sufficient detail** to allow meaningful evaluation of how accessibility and universal design goals are being achieved, or what tradeoffs may have been considered and set aside.

Based on materials available to date and conversations within the community:

- **Detailed accessible housing plans, grading strategies, and circulation elements have not yet been publicly shared** in a way that allows verification of outcomes.
- It appears that some options may have been explored and discarded due to cost or feasibility, but **those decisions are not documented in the public record**, making it difficult to understand constraints or alternatives.
- Despite early community engagement focused on accessibility at Hopewell dating back to 2024, **community members with disabilities and those with technical expertise in accessible housing have not yet been included in the most recent plans before the Plan Commission.**

Once entitlements are granted, opportunities to address accessibility challenges become much more limited and costly to correct.



### **Request for Additional Due Diligence**

To strengthen the record and support better long-term outcomes, I respectfully request that the following steps be considered:

1. **Publicly share the proposed sets of pre-approved housing plans**, including those intended to meet ADA accessibility or universal design objectives, so that the Plan Commission and the public can better understand how these goals are being addressed.
2. **Engage a qualified universal design consultant** to review the current approach, identify where accessibility requirements may be driving cost, and suggest feasible alternatives or refinements. *A short, documented review would add clarity and credibility to the process.*
3. **Convene a focused technical discussion** among the petitioner, relevant City staff, and community members with expertise in accessibility to clarify:
  - The intent versus the actual impact of accessibility and universal design measures
  - How site grading and circulation choices affect usability
  - Where flexibility still exists within the project framework

I recognize that Hopewell South must balance multiple objectives—housing supply, affordability, sustainability, and accessibility—and that no project can satisfy every priority fully.

My request is simply that accessibility outcomes be **clearly demonstrated, documented, and understood** at this stage, while adjustments are still possible.

Thank you for your consideration and contribution to this important project.

Sincerely,



Deborah Myerson  
Bloomington, Indiana

January 7, 2025

Bloomington Plan Commission  
City of Bloomington  
401 N. Morton Street  
Bloomington, IN 47404

*Re: Hopewell South Planned Unit Development (PUD) – Accessibility, Universal Design, and Visitability Considerations*

Dear Members of the Plan Commission,

The City of Bloomington Council for Community Accessibility (CCA) appreciates the opportunity to submit these comments as part of your review of the Hopewell South Planned Unit Development (PUD). CCA is a local advisory group focused on advancing accessible, inclusive, and visitable housing and public environments that allow residents of all ages and abilities to fully participate in community life.

A point of prime importance to the Council for Community Accessibility is recognizing the distinction between **UDO compliance** and **meaningful accessibility outcomes**. Why is this so important to get right? Nationally, [less than 5 percent of the U.S. housing supply is considered accessible for people with disabilities and under 1 percent is wheelchair-accessible](#), despite roughly 26 percent of Americans living with a disability.

Hopewell South represents a rare and important opportunity for Bloomington. As a City-owned redevelopment site and a stated pilot for future zoning and development practices, the Hopewell South PUD has the potential to establish a replicable model for attainable housing that also delivers meaningful, measurable accessibility outcomes.

Following a December 6, 2025 meeting with City of Bloomington Planning and Transportation staff, CCA prepared a detailed follow-up memo outlining specific accessibility issues, goals, and next steps related to the Hopewell South PUD. We offer the following summary points for the Plan Commission's consideration.

### **1. Upgrade the Definition of Universal Design**

The City of Bloomington's **current Unified Development Ordinance (UDO) definition of "universal design" lacks clear, objective performance standards**. Even though as proposed, the Hopewell South PUD technically exceeds the UDO's universal design threshold, the CCA has noted that the UDO's current menu-style approach to "universal design" is unfortunately faulty. Using a list of isolated interior details to constitute technical compliance is an unfortunately flawed approach that in fact limits functional mobility access.

**As a result, UDO compliance alone does not reliably translate into homes that are truly usable by residents with mobility limitations or adaptable for aging in place.** Without measurable criteria, consistent implementation and enforcement become challenging—particularly in a complex, multi-phase project such as Hopewell South.

CCA encourages the City to treat Hopewell South as a testing ground for operationalizing universal design with clear, comprehensive, and evidence-based design criteria. We recommend these two resources below to support mobility, aging in place, and long-term adaptability:

- [AARP HomeFit Model Ordinance: Local and State Legislative Guide to Universal Design in Housing](#) — A nationally recognized policy toolkit for lawmakers with model code language to promote accessible, visitable, age-friendly housing.
- [AARP HomeFit Guide](#) — An illustrated, practical guide with checklists and tips for making homes safer, more accessible, and easier to live in at any age.

## **2. Visitability as a Neighborhood-Wide Baseline**

CCA supports establishing **100 percent visitability for all City-approved, pre-approved housing plans** used within Hopewell. Applying [Article 27. Indiana Visitability Rule For One And Two Family Dwellings And Townhouses](#) consistently across all detached, townhouse, duplex, and small multifamily typologies would:

- Normalize accessibility throughout the neighborhood
- Reduce compliance burdens for small builders
- Prevent accessibility from being concentrated in a limited subset of units
- Provide long-term flexibility for residents aging in place.

*NOTE: To supplement the Indiana Visitability Rule, visitability standards should also include an addendum specifying the main bathroom minimum dimensions and required clear space next to the toilet that could accommodate a wheelchair.*

## **3. Measuring the Commitment to Fully ADA-Compliant Units**

The proposed minimum of **15 percent fully ADA-compliant units** is a meaningful commitment, but it requires a clear measurement and reporting framework to ensure it is achieved over time.

CCA recommends the following for compliance:

- Defined using ANSI A117.1 or equivalent residential ADA standards,
- Tracked by unit count rather than plan approvals,
- Verified at permit and certificate-of-occupancy stages, and
- Reported at defined project milestones across development phases.

#### **4. Site-Scale and Land Use Accessibility**

Accessibility must be embedded not only in individual homes but also in the **site's land use and circulation framework**. Key considerations include:

- Minimizing topographic barriers
- Ensuring continuous and navigable pedestrian routes
- Locating ADA units strategically relative to slopes and amenities
- Coordinating transit and paratransit access
- Operational issues, such as trash collection, deliveries, and curb management, should also be designed to avoid creating barriers to access.

#### **5. Use of Established Reference Standards**

CCA strongly encourages the City to anchor both regulatory language and project requirements in established, externally validated standards, including the AARP HomeFit Guide and the Indiana Visitability Rule. Doing so will improve clarity, reduce ambiguity, and position Bloomington as a leader in inclusive neighborhood development.

CCA recognizes and supports the City's broader goals for attainable housing, compact urban form, and innovative neighborhood design embodied in the Hopewell South PUD. Our comments are offered in the spirit of collaboration and with the intent of strengthening the project's long-term social and functional outcomes.

We respectfully urge the Plan Commission to consider these accessibility recommendations as integral—not optional—to the success of Hopewell South as a pilot project and as a model for future development in Bloomington.

Thank you for your time and consideration.

Sincerely,

*Lesley Davis, Chair*

*with Casey Guarino, Deborah Myerson, Susan Seizer, and Karin Willison*

Council for Community Accessibility

Bloomington, Indiana



Eric Greulich &lt;greulice@bloomington.in.gov&gt;

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## follow up from Lesley re: Hopewell South accessibility

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Lesley E Davis &lt;lesleye.davis@gmail.com&gt;

Mon, Feb 2, 2026 at 12:56 PM

To: anna.killionhanson@bloomington.in.gov, "hopi.stosberg@bloomington.in.gov" &lt;hopi.stosberg@bloomington.in.gov&gt;, Eric Greulich &lt;greulice@bloomington.in.gov&gt;

Dear Anna, Hopi and Eric -

I am writing to you purely as an **individual** who also happens to chair the Council for Community Accessibility. In my role as CCA chair, I have the ear of many CCA members. It has become clear to me and many of my colleagues that the most expedient way to continue the conversation about accessible and/or visitable units at Hopewell South is for us to reach out to you as individuals, and I expect I am not the only person you will be hearing from.

### Summary

Many of us on the CCA were under the impression that our input would be sought about accessibility and visitability at Hopewell South. We got this impression because of the presence of various city staff members and members of city council/city commissions at the CCA's Gather 'round the Table event in Fall 2024 called "An Accessible Vision for Hopewell." And, while it is clear that *someone* has spoken to Flintlock (and presumably also to the Plan Commission) about accessibility at Hopewell South since then, it is also clear that no one from the CCA - and possibly no one at all with a disability - was involved in any of those subsequent conversations. I do believe that Flintlock has taken accessibility into account regarding its designs *to the extent that it feels it needs to and/or has been directed to*, and therein lies the problem: my colleagues and I do not have sufficient information about the Flintlock housing designs and site grading plans to be able to see the accessibility being referenced, and we do not have information on what we have been told are options that were explored and discarded because of cost. We are hearing from numerous city sources that the Hopewell South "ship has sailed" and that if we want to see changes, we're too late. As you can imagine, it's hard for the committed advocates for accessibility who meet once a month in City Hall to swallow the "too late" message when we feel as if our invitation to the meeting(s) got lost in the mail.

I hear loud and clear the message that Hopewell South is never going to please all the people who want things -- from energy efficiency to affordability to accessibility -- and I understand and sympathize with that. However, engaging in the following three readily-achievable steps would go a long way in helping people with disabilities in our community who have actively tried to engage with this process feel like they have not been completely ignored, which is indeed how some among us feel. We do understand that part of the equation is a UDO that in many respects is insufficient for the level of accessibility and visibility we would like to see in our city. Please treat this situation as a reminder that when the Plan Commission, the City Council and city staff turn their attention to updating the UDO, the CCA and/or its members will expect to be in the room(s) where decisions about the UDO that affect accessibility and visitability are being made. We are looking forward to engaging with you on that.

Anna, I'd like to thank you especially for coming to our most recent CCA meeting and making many of us feel like you were open to hearing these recommendations. I wanted to share those also with Hopi and Eric so that, in the interest of limited time, you can all mull over what I and some others you may be hearing from are asking for with regard to greater information sharing and inclusion.

### Request for Hopewell South PUD

I appreciate your openness to discussing how the Hopewell South PUD project is being implemented and to considering adjustments that could strengthen both accessibility and affordability. Thank you for your

collaborative approach as we work toward shared goals for the neighborhood.

## Request for Hopewell South PUD

1. Share all proposed sets of pre-approved housing plans for public review, *including and especially those that are intended to be ADA compliant/accessible.*
2. Engage a universal design consultant to review the project, determine which if any accessibility needs are adding significant cost, and suggest alternatives. I would also appreciate an invitation to this meeting, as it would definitely further my understanding of the situation. As a certified ADA coordinator and a trainer for the Great Lakes ADA Center, I am not a novice in the area of accessible housing and the built environment, and therefore feel that I can ask pertinent questions and understand the answers.
3. Convene a meeting with Flintlock LAB, the universal design consultant, the Council for Community Accessibility, and city staff to discuss the intent versus the impact of both universal design (aka visitability) and accessibility (i.e. "ADA compliance") as implemented in the housing plans for Hopewell South.

I appreciate your willingness to further engage with us on these important issues. I believe that if we work together, we can make Hopewell South both accessible and affordable.

### Referral for local universal design consultant

#### **Haley Spencer MA ATP**

**Owner and Operator**

**HAStech Accessible Solutions LLC**

[haley.spencer@hastechaccessiblesolutions.com](mailto:haley.spencer@hastechaccessiblesolutions.com)

740-296-3066

<https://hastechaccessiblesolutions.com/>

**About Haley:** She currently works with Habitat for Humanity of Monroe County to create accessible housing and has recently completed a ground-up custom build, with two additional customized accessible housing projects underway. While these homes are designed to meet the specific needs of individual residents, they also incorporate universal design features that make them accessible and usable for a wide range of people.

She recommends involving an accessibility expert early in the Hopewell South PUD planning and design process, with ongoing checks throughout implementation, to ensure a smooth execution. This approach has made it possible to identify potential issues in advance and avoid costly or disruptive accessibility retrofits later on.

At the risk of sounding like the president, I'd like to thank you for your attention to this matter. Please feel free to reach out to me at any time between now and February 9, and beyond. Please know that my goal is not to be obstructionist, but to be included and informed -- and I believe I speak for my friends on the CCA when saying that.

Many thanks,

Lesley Davis

Vice President for North American Partnerships, [AccessAbleUSA](#)  
Chair, City of Bloomington Council for Community Accessibility  
Co-Founder, Mobility Aids Lending Library

2/2/26, 5:11 PM

City of Bloomington, Indiana Mail - follow up from Lesley re: Hopewell South accessibility

63

Commissioner, City of Bloomington Transportation Commission

Mobile: (812) 327-5650

LinkedIn: <https://www.linkedin.com/in/lesley-davis-584847/>



Eric Greulich &lt;greulice@bloomington.in.gov&gt;

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## Fwd: Accessible Housing Units at Hopewell South

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Jacqueline Scanlan &lt;scanlanj@bloomington.in.gov&gt;

Thu, Feb 5, 2026 at 7:59 PM

To: Eric Greulich &lt;greulice@bloomington.in.gov&gt;, David Hittle &lt;david.hittle@bloomington.in.gov&gt;

Fyi for the packet.

Thanks,  
Jackie

----- Forwarded message -----

From: **Seizer, Susan Amy** <sseizer@iu.edu>

Date: Thu, Feb 5, 2026 at 7:42 PM

Subject: Accessible Housing Units at Hopewell South

To: [planning@bloomington.in.gov](mailto:planning@bloomington.in.gov) <[planning@bloomington.in.gov](mailto:planning@bloomington.in.gov)>

Cc: [scanlanj@bloomington.in.gov](mailto:scanlanj@bloomington.in.gov) <[scanlanj@bloomington.in.gov](mailto:scanlanj@bloomington.in.gov)>

Dear Plan Commission Members,

I am a person with a disability who has been a fulltime wheelchair user for over 20 years. I write you today, as an individual Bloomington community member, concerning the Hopewell South PUD. I write not on behalf of any City board or commission, though I am a member of the Council on Community Accessibility (CCA) and have discussed this PUD with my colleagues on the Council. After studying the plan, and before approvals are finalized, in my opinion further documentation on accessibility and universal design outcomes for the Hopewell South PUD is necessary. I hope you will take these comments to heart prior to the Feb. 9<sup>th</sup> second hearing on the case since decisions made in the planning stages of development will shape whether housing in the new neighborhood truly delivers on the City's goals of inclusion and accessibility.

While accessibility is a stated part of the Flintlock goals for the Hopewell South PUD, the public record does not currently contain the detail necessary to allow full evaluation of how accessibility and universal design goals are being achieved.

The preliminary plan brought to the City Council as a petition shows the creation of approximately 52 lots and a possible 98 units, with the caveat that the number of lots and units is very conceptual at this point. The proposal states that "there will be a total of 90-100 homes, and almost 30% of them will meet Universal Design Standards" and that "about half of these are fully ADA compliant ... ensuring homes for seniors and those with mobility limitations." Looking at the plans provided by Flintlock, I see only 7 accessible units and 16 UD dwellings clearly marked. While what I am able to see in the plans may not reflect the true number of units intended to be compliant, what IS clear from the drawings is that **ALL of the planned fully accessible and UD homes have steps at their entrances!** How is this compliant to either category of these planned homes? If the planners had consulted with anyone using a wheelchair they



would have immediately learned that steps make a domicile un navigable for those with mobility disabilities.

Flintlock may have taken accessibility into account regarding its designs to the extent that it feels it needs to and/or has been directed to. However the plans they have submitted for review do not provide enough information to really assess the Flintlock housing designs and site grading plans to be able to determine how accessible these units would actually be to live in or visit.

A key principle of inclusive planning is for universal design and accessible building is "Nothing about us without us." What this means is that when planning spaces for use by people with disabilities, it is best to consult directly with us. If you are serious about designing something to be used by wheelchair users, let us in on the plans and we can tell you right away whether they will work for us or not. We can identify issues that are often missed in technical or code-minimum reviews. For example, doors that swing in to bathrooms rather than out, cutting the necessary 5' turning radius in half. Or as the plans submitted seem to indicate, steps that put otherwise accessible homes out of reach for those who actually need them. These are things that planners might not take into consideration but that those of us with lived experience know all too well. It is just not clear from the lack of detail in the submitted PUD plans whether or not such concerns have been addressed. When our input is absent, projects risk producing housing that has intent without impact: they are technically compliant but don't create spaces that we can actually visit or live in.

As a model project for the city of Bloomington, Hopewell South is explicitly intended to inform future zoning and subdivision reforms. Moving forward without our input and consultation risks embedding accessibility gaps into future citywide standards, rather than modeling best practices from the outset. We have the opportunity to engage with the Flintwork designers and planners now, prior to signing off on the project plans. I and other members of the CCA would be happy to meet and consult on how to ensure that the plans for this important housing development are truly accessible as living spaces for people with mobility limitations. And please note that making single-story homes completely accessible adds almost nothing to the cost of new construction, while having to later retrofit a design that does not prove functionally accessible is much more costly.

Therefore I join here with other colleagues in the disability community in requesting that prior to approval of the Hopewell South PUD, a meeting should be convened with Flintlock LAB, a universal design consultant, the Council for Community Accessibility, and city staff to discuss the intent versus the impact of both universal design (aka visitability) and accessibility (i.e. "ADA compliance") as implemented in the housing plans for Hopewell South.

Thank you, in advance, for your attention to my concerns.

*Susan*

**Susan Seizer**

(any pronouns)

Professor Emeritus of Anthropology

Indiana University

<https://anthropology.indiana.edu/about/emeriti/seizer-susan.html>

**MALL Co-President**

<https://mobilityaidslendinglibrary.org/>

**Ethnographic research websites:**

[roadcomicsmovie.com](http://roadcomicsmovie.com)

[stigmasofthetamilstage.com](http://stigmasofthetamilstage.com)

**To:** City of Bloomington Plan Commission  
**From:** Council for Community Accessibility (CCA)  
**RE:** *Ensuring True Accessibility Prior to Approval of the Hopewell South PUD*  
**Date:** January 12, 2026

The Council for Community Accessibility (CCA) appreciates the City of Bloomington's goals for the Hopewell South PUD: attainable housing, compact walkable neighborhoods, and innovation through a pilot approach. However, because this project is being framed as a model for future development, it is especially important that accessibility be addressed properly from the start.

True accessibility is a functional system that determines whether people can enter, live in, and remain in their homes over time. For this project to succeed as a pilot, it must incorporate two distinct but complementary accessibility goals:

- 1) **Design accessible homes to ICC/ANSI A117.1**, the nationally recognized residential accessibility standard, and
- 2) **Apply the Indiana Visitability Rule for 100% visitability** across all homes, so that people of all ages and abilities can enter and use the homes at Hopewell South.

## WHAT IS NOT WORKING

### 1. "ADA-Compliant" Is the Wrong Standard for Residential Accessibility

Several house plans in the Hopewell South PUD plans are described as "ADA compliant." This terminology is misleading and technically incorrect for residential housing. The ADA standards were written primarily for public and commercial spaces and do not provide an appropriate framework for accessible residential living.

The correct benchmark for accessible homes is ICC/ANSI A117.1, the nationally recognized residential accessibility standard. It governs the features people need to live safely and independently—kitchens, bathrooms, bedrooms, circulation, storage, and adaptability over time.

### 2. "Accessible" Units Are Not Actually Accessible

Based on CCA wheelchair users and accessibility advocates' review, the Hopewell South PUD plans in the Plan Commission packet labeled as "accessible" do not meet basic functional residential accessibility standards.

Current issues include:

- Some plans for accessible homes show steps at the entry
- Many bathrooms are too small for wheelchair maneuvering and safe transfers
- Fixtures are placed where required clearances cannot be met

### 3. Most Homes Cannot Support Aging in Place

Nearly all multi-story home plans appear to have only a half bath on the main floor. Without a shower on the main level, residents who become injured, ill, or mobility-limited will be forced to leave their homes.

- No shower on the main floor = no aging in place.
- This guarantees displacement, not stability.

### 4. Plans Do Not Meet Visitability Standards and Are Poorly Suited for Adaptation

Small homes can be visitable and adaptable—but the homes in the Hopewell South PUD were not designed that way. As a result, many of these layouts are extremely narrow, rigid, and compartmentalized, making them incompatible with basic visitability and difficult to modify later. Designing for visitability from the outset is both more functional and far more cost-effective than attempting to retrofit homes that were never intended to accommodate changing mobility needs.

### 5. Neighborhood-Scale Accessibility Is Unclear

Accessibility is not just about interiors. It includes the ability to move through the neighborhood independently. The plans need to demonstrate how people with disabilities will navigate pedestrian routes, parking and drop-off zones, trash and recycling access, and transit connections.

#### WHY THIS MATTERS

The City describes Hopewell South as a model and a test case for future zoning. That means the accessibility decisions now will shape future projects. A successful pilot should show that accessibility and innovation go hand in hand, and that inclusive design is not an add-on, but a core design principle.

#### WHAT WE ARE ASKING FOR

This is a crucial moment to get accessibility right—not only for Hopewell South, but for all future projects modeled on this pilot.

#### Recommended Conditions of Approval for the Hopewell South PUD:

- 1) **Design Review:** Require consultation with a universal design specialist on the Hopewell South PUD. At least two wheelchair users should be included in the consultation process.
- 2) **Visitability Baseline (All Units):** Ensure that 100% of homes meet the Indiana Visitability Rule plus bathroom addendum, including a step-free primary entrance, accessible main-level circulation, and a usable bathroom on the main floor.
- 3) **Aging-in-Place Requirement:** Require at least one full bathroom with a shower on the main floor of all multi-story homes.
- 4) **Residential Accessibility Standards (Designated Units):** Replace “ADA compliance” with a requirement that designated accessible homes meet ICC/ANSI A117.1 or an equivalent residential accessibility standard.
- 5) **Site-Wide Accessibility Review:** Evaluate pedestrian paths, parking, trash facilities, and connectivity for usability by people with disabilities.
- 6) **Accountability:** Create a public tracking system for accessibility commitments and compliance.

January 12, 2026

To: Bloomington Plan Commission Members c/o Jackie Scanlan, Assistant Director, Bloomington, IN Planning Department

Cc: David Hittle, Director, Bloomington, IN Planning Department; Jane Kupersmith, Director, Economic & Sustainable Development

Dear Plan Commission Members,

I am writing to express the support of the officers of the Bloomington Economic Development Corporation (BEDC) for the passage of the Hopewell South PUD on Monday, January 12, 2026. As Chair of BEDC, I have had the opportunity to observe the transformative potential of this project for our community, our local industry, and the broader regional economy.

BEDC recognizes that the Hopewell initiative aligns closely with our strategic priorities, including job creation, workforce development, industry growth, and sustainable community revitalization which are all challenged by a declining population directly related to the lack of attainable housing. The Hopewell South PUD offers several strategies through incremental development that directly addresses our ability to deliver attainable housing for a good number of our working citizens. By offering a wide range of housing types and providing pre-approved designs for expedited approval through the development process the project stands to deliver meaningful, long-term benefits for Bloomington and the surrounding area.

We are confident in the project's leadership, governance, and plan for measurable outcomes. We value how the scale of Hopewell South will blend appropriately with the neighboring McDoel Gardens and the PUD's offering of smaller footprints which will organically help to drive down housing costs and create greater attainable ownership options. All these advantages are part of the greater economic development story that can make Bloomington a shining example of equity, inclusion, and opportunity for home ownership while creating the pathways for a diverse and sustainable housing environment.

We respectfully request favorable consideration of this initiative and stand ready to assist in any way to advance its success. Thank you for your leadership and for your attention to this important economic development opportunity for Bloomington.

Sincerely,



Valerie Peña

Chair, Bloomington Economic Development Corporation





Jacqueline Scanlan <scanlanj@bloomington.in.gov>

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## Support for Hopewell South PUD

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Walker, Ron <Ron.Walker@cfcproperties.com>

Mon, Jan 12, 2026 at 4:20 PM

To: "scanlanj@bloomington.in.gov" <scanlanj@bloomington.in.gov>

Cc: David Hittle <david.hittle@bloomington.in.gov>, Jane Kupersmith <jane.kupersmith@bloomington.in.gov>

Dear City of Bloomington Plan Commission

Due to being unable to attend this evening's meeting in person, I am writing on behalf of CFC Properties to express our support for approval of the Hopewell South PUD.

For over 50 years, CFC Properties has been a leader in the historic restoration, promotion, and revitalization of downtown Bloomington. Since that time, Bloomington and Monroe County have experienced significant improvement, but our greater community now finds itself in a long-term housing crisis especially concerning attainable, owner-occupied housing in the urban core of Bloomington.

We believe the Hopewell South PUD is a huge and positive step toward creating a feasible, predictable pathway for new owner-occupied housing construction at the former hospital site. We are encouraged by the City's progressive and practical approach toward diversifying housing types, authorizing pre-approved designs, and greater flexibility around ADUs and unit frontage.

The Hopewell South PUD shows that the city is sincere about addressing our housing crises and listening to the community.

We ask that you approve the Hopewell South PUD and help set our community on a clear path for new downtown housing development and increased opportunities for Bloomington residents to realize the dream of home ownership.

Sincerely,

**Ron Walker**

President, CFC Properties

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