



**JOHN HAMILTON  
MAYOR**

**CITY OF BLOOMINGTON**

401 N Morton St, Suite 210  
Bloomington, IN 47404

**OFFICE OF THE MAYOR**

812.349.3406  
mayor@bloomington.in.gov

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Dear members of the McDoel Gardens and Prospect Hill Executive Committees,

Thank you for your letter and for sharing your suggestions and ideas about the IU Health Bloomington Hospital Site Redevelopment. I appreciate your interest in receiving more information and hope that this letter answers your questions. As well, I appreciate your patience in waiting for a response, as we have spent the last many weeks both preparing for the City's annual budget presentations and maneuvering through recent Farmers' Market issues.

The hospital site redevelopment is indeed a major opportunity for our community to create a vibrant area to benefit current and future generations of Bloomington residents. We look forward to working together to make that possibility a reality. In response to your questions:

*1. At a recent steering committee meeting we noticed the use of several terms, sometimes used interchangeably. We request a glossary that defines these terms as they pertain to the steering committee and its work: RFP, RFQ, Master Planner, Master Developer, Owner's Rep, Master Plan.*

A glossary of terms as they pertain to the redevelopment is provided at the end of this letter.

*2. We know the City is engaging an 'owner's rep,' and we request an update on the status of the negotiation with the first choice, Browning Investments.*

Planning for redeveloping the hospital site remains in a nascent stage. The Urban Land Institute (ULI) report, completed in April 2018, provides a broadly suggested framework, and the City plans to hire an appropriate owner's representative who will then work with a master planner to conduct public engagement as preparation for designing site possibilities. Negotiations with an owner's representative are ongoing, though we anticipate an announcement sometime in September. Additionally, as IU Health has delayed the move of the current hospital to the new eastside location until at least 2021, the City has more time to ensure that the best, most thoughtful and most appropriate entities are in place to support the community's planning process.

*3. The original site reutilization subcommittee (established in 2015) examined peer communities with similar hospital relocations. In addition, the Urban Land Institute conducted extensive interviews with a broad range of community members. We request prompt public access to those documents so we can thoughtfully review and benefit from this previous work.*

The ULI report, as well as many additional documents regarding this hospital site reuse project, is accessible online through the City's website at [bloomington.in.gov/departments/office-of-the-mayor/projects/hospital](http://bloomington.in.gov/departments/office-of-the-mayor/projects/hospital). Other documents on this page include engineering, environmental, and historical facility reports for the current hospital parking garage and the Kohr Administrative Building. These two structures are being evaluated currently to see if either would benefit the future development of the site, if either should be maintained for reuse, or if either should be demolished along with the main hospital building.

*4. Regarding the Comprehensive Plan's recommendation to include 'deep public participation,' we request a series of charrettes for public input on the formal plan.*

Once the owner's representative and master planner are in place, those parties will schedule design charrettes and coordinate public meetings to provide numerous and thorough opportunities for public input.

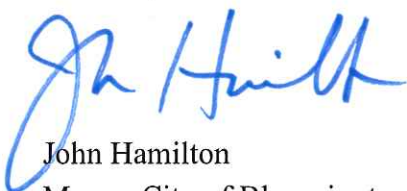
*5. As the Urban Land Institute research recommends 'robust community engagement process,' we request you appoint one representative each from Prospect Hill and McDoel Gardens to the steering committee.*

The Hospital Reuse Steering Committee, a group of approximately 12 people, meets quarterly for updates and discussion of relevant issues to the project. The larger oversight committee, made up of approximately 30 community stakeholders, meets about twice a year for a broader update and review. Both groups currently include representation from your neighborhoods. Specific updates about the hospital site redevelopment project are provided at these meetings, after which they are provided to the public through local media and postings on the City of Bloomington's website. These two groups have been working on this project for many years, and their institutional knowledge has been critical to the process thus far. Community involvement from others, including residents in the McDoel Gardens and Prospect Hill neighborhoods, will be strongly encouraged during the public engagement process mentioned above.

The City of Bloomington will continue to provide updates to the public after meetings of both the Steering Committee and the larger oversight committee. Additionally, we will continue to post relevant documents on our website.

Again, thank you for your letter and we truly appreciate your interest in this important project. Please feel free to reach out if you have additional comments or questions.

Sincerely,



John Hamilton  
Mayor, City of Bloomington



## Glossary

**RFQ**: Abbreviation of Request for Qualifications, an invitation or solicitation for vendors/consultants to outline their background and experience to perform a service or deliver a product. Think of this as if you are asking someone for their resume.

**RFP**: Abbreviation of Request for Proposal, an invitation or solicitation for proposals including a more specific development plan for a given project. RFP responses are evaluated by the entity responsible for the project, and often result in multiple interviews until the most appropriate proposal or vendor is selected.

**Master Planner**: An entity, generally a professional architectural/engineering firm, that creates site plans, architectural drawings and design blueprints for a given project. This entity works for and reports to the project owner. For this hospital redevelopment project, a master planner will produce a comprehensive plan for the 24 acres comprising the hospital site.

**Master Developer**: Traditionally, this is an entity charged with overseeing the creation of supporting infrastructure, managing financial assets, and performing marketing services to attract businesses, developers and other interested entities who wish to locate in the project area. For this project, the City has chosen not to use this particular relationship and instead will use an Owner's Representative approach. In short, the Owner's Representative will ensure that the plan created by the Master Planner will be implemented per the Owner's (the City's) wishes.

**Owner's Representative**: A third-party professional charged with ensuring the implementation of a planned project on behalf of the project's owner.

**Master Plan**: A fluid long-term development document that outlines a vision to guide growth and development for an area.