



**REQUEST FOR INFORMATION (RFI)**

HOUSING DEVELOPMENT PROJECT  
ADAPTIVE REUSE (LOCAL HISTORIC DESIGNATION)

KOHR ADMINISTRATION BUILDING  
NW CORNER OF 1<sup>ST</sup> & ROGERS, BLOOMINGTON, IN 47403

DATE OF ISSUANCE:  
March 1, 2021

RESPONSES DUE:  
Friday, April 2, 2021  
4 p.m. (EST)

This RFI consists of the following sections and all exhibits attached thereto:

**TABLE OF CONTENTS**

INTRODUCTION & CONTEXT	2
INVITATION	3
TIMELINE & SUBMITTALS	4
MINIMUM PROJECT STANDARDS	5
SUBMISSION REQUIREMENTS	7
SUBMISSION EVALUATION AND SELECTION	9
LOW INCOME HOUSING TAX CREDITS (LIHTC)	10
INCENTIVES	10
EXHIBIT A: MAP OF BLOOMINGTON & SURROUNDING AREA	12
EXHIBIT B: BACKGROUND AND SITE INFORMATION	13
EXHIBIT C: REFERENCE MATERIALS	17

---

## INTRODUCTION & CONTEXT

### INTRODUCTION

The Redevelopment Commission of the City of Bloomington, Indiana (“**RDC**”) is inviting qualified real estate development entities (“**Developer**”) to submit their proposals (“**Proposal**”) for the development of an affordable or mixed-income, multi-family residential project (the “**Development Project**”) encompassing the Kohr Administration Building located at the northeast corner of West 1st Street and South Rogers Street in the City of Bloomington, Monroe County, Indiana, parcel ID 53-08-05-100-058-000-009 (the “**Development Site**”).

The Development Site includes an approximately 23,000 square foot building completed in 1947. The building was recently designated as a historic structure under Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” and is described and depicted on Exhibit B.

The Development Site is currently owned by IU Health and will be transferred to RDC via a purchase agreement. The Development Site is currently physically attached to and will be separated from a more substantial IU Health hospital complex on the parcel, the latter of which will be demolished and the site remediated by IU Health in 2022.

### AFFORDABLE HOUSING CONTEXT

At the start of his administration in 2016, the City of Bloomington’s (“**City**”) Mayor John Hamilton directed City leadership to focus on Bloomington’s significant affordable housing challenges. An increase in off-campus student housing demand driven by enrollment growth at Indiana University, combined with Bloomington’s non-university population growth was outpacing citywide housing supply.

This resulting supply-demand gap has driven housing rental and ownership prices upward, leading to Bloomington having among the highest residential real estate costs in the state of Indiana. As a result, lower-income and workforce residents have increasingly been priced out of living near the City’s core and other quality-of-life amenities.

According to the City’s *2020 Bloomington Housing Study*, “over 60% of renter households and nearly 30% of owner-occupied households in Bloomington are cost burdened.”<sup>1</sup> These combined pressures on housing have accelerated the City’s commitment to addressing affordable housing.

Among the strategies outlined in the administration’s 2020 Affordable Housing Strategy is the City’s acquisition of key land parcels and structures to help facilitate affordable and workforce housing development in areas that might otherwise be limited to market-rate housing.

The City’s 2018 Comprehensive Master Plan also compliments the Affordable Housing Strategy and is available online.<sup>2</sup> Additionally, the City’s Unified Development Ordinance (UDO), which governs land development activities and approval processes throughout the city, includes voluntary incentives for

---

<sup>1</sup> <https://bloomington.in.gov/sites/default/files/2020-08/BloomingtonHousingStudy2020.pdf>

<sup>2</sup> [https://bloomington.in.gov/sites/default/files/2018-03/Final%20Council%20Amended%20CMP%20web\\_0.pdf](https://bloomington.in.gov/sites/default/files/2018-03/Final%20Council%20Amended%20CMP%20web_0.pdf)

affordable housing developments. The current UDO can be found at the City of Bloomington website.<sup>3</sup>

**IU HEALTH HOSPITAL SITE REDEVELOPMENT**

In May 2018, RDC entered into a purchase agreement with IU Health for the current 24-acre hospital site. IU Health will relocate to a new hospital facility in late 2021 and will transfer the existing hospital property to RDC after certain actions at the site are completed, as described below. This transformational opportunity is the most substantial economic development project the city will likely face in the next half-century.

The agreement states that the RDC will receive the site, a portion of which shall be cleared and remediated. The portion to be cleared and remediated includes the main hospital building in the area bound by 2nd, Rogers, 1st and Fairview Streets. The Development Site falls within this area, but the Development Site building will not be demolished. The demolition and remediation of the remainder of the 24-acres will be the City’s responsibility. The existing parking garage, located to the north of the Development Site at 605 W. 2nd Street, will remain. RDC is pursuing adaptive reuse of the Development Site, which was recently designated as a historic structure by Bloomington’s City Council.

RDC has completed a master plan for the IU Health Hospital Site in collaboration with Skidmore Owings & Merrill, which was completed in January, 2021. The master plan is available online.<sup>4</sup> This RFI is the RDC’s next step in stimulating development at the Development Site, the first redevelopment project within the broader hospital site.

---

**INVITATION**

RDC is seeking the services of a professional, qualified real estate development entity to provide comprehensive services related to the financing, design, construction, operation and maintenance of the Development Project on the Development Site. This Request for Information (“RFI”) is an invitation by RDC for Developers to submit a Proposal, which may or may not be subject to subsequent discussions and negotiations. It is not a request for a competitive bid. By submitting a Proposal, the Developer agrees that the Developer does not obtain any right in or expectation to a contract with RDC or a vested interest or a property right in a contract with RDC, regardless of the amount of time, effort and expense expended by the Developer. A Developer shall be solely responsible and liable for any and all costs incurred by the Developer.

**EXAMINATION OF ALL DOCUMENTS AND REQUIREMENTS**

Each Developer shall carefully examine all RFI documents and thoroughly familiarize themselves with all RFI requirements prior to submitting a Proposal to ensure that Developer's Proposal meets the intent and requirements of this RFI. A list of additional reference materials may be found in Exhibit C.

Before submitting a Proposal to RDC, each Developer shall be responsible for making any investigations and examinations that are necessary to ascertain any and all conditions and requirements that would affect this RFI. Failure to make such investigations and examinations shall not relieve the Developer from Developer's obligation to comply, in every detail, with all provisions and requirements of the RFI.

---

<sup>3</sup> <https://bloomington.in.gov/planning/udo>

<sup>4</sup> <https://bloomingtonhospitalsite.com/>

By submitting a Proposal to RDC, Developer certifies that Developer has provided RDC with written notice of all ambiguities, conflicts, mistakes, errors or discrepancies that Developer has discovered in the RFI.

---

## **TIMELINE & SUBMITTALS**

The following timeline shall be applicable unless modified by RDC pursuant to addendum to this RFI:

- RFI Issued: March 1, 2021
- First Tour Date of Kohr Building (onsite, Bloomington): Friday, March 12, 2021
- Deadline for first round questions: Wednesday, March 17, 2021 at 5:00 PM (EST)
- Questions/Answers posted via addendum: No later than Friday, March 19, 2021
- Second Tour Date of Development Site: Friday, March 26, 2021
- Deadline for second round questions: Monday, March 29, 2021 at 5:00 PM (EST)
- Questions/Answers posted: No later than Wednesday, March 31, 2021 at 5:00 PM (EST)
- Due Date for Proposals: Friday, April 2, 2021 no later than 4:00 PM (EST)
- City Staff provides all Proposals to Selection Committee: Friday, April 2, 2021 at 5:00 PM (EST)
- Selection Committee Shortlists the Proposals: Friday, April 9, 2021
- Interviews of Shortlisted Developers (if desired by Selection Committee): April 12–16, 2021
- Shortlisted Developers ranked and delivered to RDC: Monday, April 19, 2021
- Contract Negotiations Commence: Tuesday, April 20, 2021
- IHEDA 9% LIHTC application deadline (if applicable): Monday, July 26, 2021
- RDC acquires ownership of Development Site: 2022

**Site Visit.** Any Developer wishing to visit or otherwise perform inspections of the Development Site must contact RDC's project manager, Alex Crowley, [crowleya@bloomington.in.gov](mailto:crowleya@bloomington.in.gov), prior to entering the Development Site and shall be required to execute an access agreement in such form as RDC and City may require. Any such Developer shall be obligated, as a condition thereof, to defend, indemnify and hold harmless RDC and City from and against any and all claims, losses, liabilities, demands, suits, and actions (including reasonable attorney's fees) for property damage, bodily injury (including death), or any other loss or liability caused by or arising from the negligence or willful misconduct of Developer, its representative, agents, and contractors in the performance of their respective activities on the Development Site.

Two site visit dates have been scheduled for: Friday, March 12 and Friday, March 26. RDC and IU Health retain the right to adjust scheduled site visit dates at their sole discretion and RDC's project manager will communicate any such changes directly with Developers who have contacted project manager in advance and via RFI addenda as possible.

**Questions.** Any general questions, requests for clarification or notices of ambiguities, conflicts, mistakes, errors or discrepancies in this RFI must be submitted to Alex Crowley at [crowleya@bloomington.in.gov](mailto:crowleya@bloomington.in.gov) before March 17, 2021 at 5:00 PM (EST) and again before March 29, 2021 at 5:00 PM (EST). Developers shall not contact individual RDC or City staff members or members of the Selection Committee for purposes of discussing the Development Project, RFI, or any matter related to the foregoing. Unless otherwise specified, any and all inquiries must be directed to [crowleya@bloomington.in.gov](mailto:crowleya@bloomington.in.gov). Such questions will then be routed to the appropriate RDC or City staff member(s) without further action by the inquirer. Failure to follow this procedure may result in a Developer's disqualification. All questions and answers will be posted anonymously in the form of an addendum to this RFI on City's website at

[www.bloomington.in.gov/rfp](http://www.bloomington.in.gov/rfp).

**Submittal.** Developers may choose one or both of the following submission options:

- A. Developer shall submit one (1) electronic copy of their Proposal by flash drive (and may but is not required to provide a hard copy), delivered attn: Alex Crowley, City Hall, 401 N. Morton, Bloomington, IN 47404 to be received no later than 4:00 PM (EST), April 2, 2021.
- B. Developer shall submit one (1) electronic copy via email to [crowleya@bloomington.in.gov](mailto:crowleya@bloomington.in.gov). And if file size of submission exceeds sender's maximum limit or City's maximum limit (25MB), Developer will provide a link to downloadable file site for one-time use by RDC project manager. Proposals will be accepted by RDC via email sent to Alex Crowley at [crowleya@bloomington.in.gov](mailto:crowleya@bloomington.in.gov) to be received no later than 4:00 PM (EST), April 2, 2021.

Any proposals, modifications, or revisions received by RDC after that date and time will not be considered unless specifically authorized or requested by RDC.

Notwithstanding anything herein to the contrary, RDC reserves the right to change or extend any and all dates including the due date for Proposals for any reason and at any time, including after the Due Date for Proposals shall have expired.

---

## **MINIMUM PROJECT STANDARDS**

The City seeks knowledgeable, financially sound and experienced housing developers that will apply creativity to meet Bloomington's current and future housing needs. The City requests development concepts that will recognize the building's historic importance and provide a great asset for the Bloomington community for future generations.

The City is seeking a wide array of ideas that will best leverage the building's central location within the hospital redevelopment project and its proximity to the downtown. Proposals may include one or a combination of the following:

- Housing for unhoused populations
- Transitional housing
- Low income housing (<80% AMI)
- Workforce housing (80%–120% AMI)
- Market Rate housing
- Senior Housing
- Rental or home ownership
- Mixed use commercial/housing

Adaptive reuse of the Kohr Administration Building must include high quality design, materials, and construction and may include an addition to the west side of the building. Please refer to Exhibit B for representation of addition to the Kohr Building.

The architecture must be compatible with the historic structure as well as the character of the neighborhood and larger community, both aesthetically and functionally. The project should use environmentally-friendly and sustainable principles in project design and construction.

The development must comply with the standards of types of use, architecture, materials, and other

development standards as defined in the UDO. Applicants are encouraged to consult with the City of Bloomington Department of Planning & Transportation with questions relating to the development standards.

Proposals must address the following Development Project elements:

1. Total number of multi-family residential units planned.
2. Total number of affordable housing units planned.
3. Total square footage of any other proposed use.
4. Total square footage of any addition to current structure, as applicable.

The development must comply with the building's local historic designation status. Local historic designation requires that any exterior alteration, partial demolition, or addition to the building requires a Certificate of Appropriateness from the Bloomington Historic Preservation Commission (BHPC). This is a special building permit that only pertains to local historic structures. The BHPC works with property owners to ensure that the rehabilitation or modification of historic buildings is compatible with the form, architectural features and materials that distinguish the historic character of the building.

Affordable Housing. At least fifteen percent (15%) of the total number of residential units being constructed on the Development Site must be made available for lease at a rate that would be affordable to those households having an income equal to or lower than one hundred and twenty percent (120%) of the median family income for Monroe County, Indiana using annually published HUD Income Limits, for the duration of 99 years, including an allowance for utilities. This is a minimum and projects that include additional affordable housing units and/or affordable housing units for those with median family incomes below the threshold will be more favorably regarded.

All affordable housing units shall be:

- a. Located on the Development Site;
- b. Mixed with, and not clustered together or segregated in any way from, market-rate units;
- c. Allocated amongst unit types so as not to be limited to one unit type;
- d. Developed concurrently with market rate units;
- e. Similar in exterior appearance and quality to market-rate units;
- f. Income verified on an annual basis; and
- g. Paired with supportive services.

Unified Development Ordinance. A final redevelopment proposal must comply with development standards within the Unified Development Ordinance.

Sustainability. RDC supports a greater use of "green solutions" or enhanced sustainability measures that consider environmental quality, social equity and economic vitality. Developers should incorporate sustainability and efficiency into the planning, design, construction, operation and maintenance of the proposed Development Project. Developers should highlight each component of the Development Project that they feel deserves consideration in this context, and demonstrate how sustainability and efficiency are proposed to be integrated. If it is not possible to comprehensively integrate significant sustainability measures, Developers should highlight elements they feel deserve consideration in this context. Proposals must include a concise summary of the Developer's policies, strategies, and actions that demonstrate a philosophy and commitment to sustainability.

---

## **SUBMISSION REQUIREMENTS**

### Submittal Deadline

In order to receive consideration, responses must be received by the City **no later than 4:00 p.m.**, Eastern Daylight Time on Friday, April 2, 2021.

### Additional Submittal Requirements

Proposals should be no longer than 75 pages, with an emphasis on previous experience and relevant development projects.

The Proposal submittal shall reference "Kohr Building RFI" and the name of the submitting Developer in the email subject line and/or File Name.

The City will not provide any pre-selection information concerning the status of Proposals other than the acknowledgment that they were received.

### Submissions shall include the following:

1. **Statement of Interest:** Provide a statement of Developer's interest in the development of the project; highlights of the Developer's qualifications; firm's understanding of the objectives of the RFI; and a brief description of the project team.
2. **Applicant Qualifications:** Provide an organizational chart describing the entities and key personnel on the Developer's team; abridged CV for lead personnel, and a brief description of similar projects completed by the team in the past fifteen years.
3. **Development Project Experience:** Provide up to three (3) examples that demonstrate successful affordable housing projects in urban environments. Provide at least two (2) examples of adaptive reuse of buildings with historical designations. Please include the following information for each past project example:
  - a. location and photographs;
  - b. Identify the number of units, the mix of units, the unit sizes, and number of square feet ;
  - c. Present the total development cost; identify the amount of debt and the amount of equity used to finance project;
  - d. Identify any community uses incorporated into the project, or other benefits to the community at large or the specific neighborhood, which were part of or resulted from the project; and
  - e. Identify any public subsidy received in the development of the project.
4. **Project Description:** Provide a narrative description of the general development concept proposed for the selected Project Site, addressing the details noted in the Minimum Project Standards and Site Information sections of this RFI, such as unit mix, target clientele, financing plan, etc. Describe how the proposed concept addresses the objectives listed in this RFI. Renderings or graphic portrayals of the proposed project and/or preliminary site plans may be submitted but are not required.
5. **Development Parameters:**



- a. Unit Size and Tenure – The project may include a range of unit sizes, from studios to multiple-bedroom units. Proposals shall explain the basis for the proposed mix of unit sizes in the project and its relationship to the target tenant population described in the Proposal.
- b. Affordability Requirements – Submittals that provide a majority of units affordable to lower income households are preferred. Income levels are defined using the income limits provided by the City Department of Housing and Neighborhood Development (HAND) for extremely low, very low, and low income households in Monroe County, as published annually by the US Department of Housing and Urban Development found at: <https://bloomington.in.gov/housing/affordable>.
- c. Length of Affordability Term – The City of Bloomington’s preference is that any affordable units remain affordable for a term of 99 years. Please specify in your proposal a length of affordability if it would be less than the preferred 99 years.
- d. Targeted Tenant Population – Proposals shall describe the target tenant population for the project, which may include any of the following: general households/families (i.e., units not subject to age restrictions), seniors, disabled people, those experiencing homelessness, and/or any other special needs groups. Proposals shall note if any number of the units will be specifically designed and/or reserved for any type of special needs tenants.
- e. Additions to Building: Proposals shall describe any proposed additions to original historic building, including size and use of such additions. Please note: RDC welcomes additions to existing Kohr Building that comport with UDO and historic guidelines.

## 6. Financial Terms and Assumptions

**Terms:** Submittals shall propose a purchase price for the Development Site, or propose some other possessory interest. Submittals will be evaluated on price, quality of the submittal, and the desirability of the public benefit of the proposed development. If any City funds or incentives are contemplated in the proposal’s financing plan, the applicant must indicate what type of funding is proposed, the amount requested, and proposed use(s) of such funds (i.e., pre-development, soft costs, and/or construction).

Applicants must also include a timeline indicating when such funds would be required by the Developer.

**Assumptions:** The following assumptions should be used when preparing the pro forma, unless alternative funding sources are subject to different and more restrictive terms.

- Construction estimates: Use state prevailing wage requirements and local wage and/or hiring requirements.
- Contingencies: Use at least 15% for hard construction costs and 5% for soft costs.
- Leverage: it is anticipated that the selected Developer will obtain the majority of financing for development of the project from non-City sources (leverage). Submittals with higher leverage ratios will be evaluated favorably.
- Federal requirements: if the proposed financing plan includes federal funding sources such as HOME, CDBG, or Project-Based Section 8, include costs and time for compliance with all applicable federal requirements (Section 3, Davis Bacon, URA, NEPA, etc.) in project pro forma and timeline.

**Financial Capacity (Pro Forma):** Describe the general terms applicant proposes for the land transfer and the approximate amount and form of any City assistance applicant deems necessary to finance the project.

Under separate cover, submitters shall submit a pro forma analysis, identifying anticipated

construction costs, operating income, operating expenditures, capitalization rates, and other relevant information. The pro forma will be treated and reviewed confidentially and will not become a part of the public record. However, the pro forma must be received at the same time as the RFI proposal submission.

7. **Property Management Experience:** Provide a list of apartments or other relevant projects that the Developer currently manages. Include the project location, number of units, number of affordable units, number of years under the Developer's management, name and address of the property owner and current vacancy rates.
8. **Estimated Project Schedule (Milestones):** Submitters shall provide a monthly project development schedule through completion that contains time and performance benchmarks. Include all phases of the project, including acquisition, design, construction, marketing, and tenant selection.
9. **Other Items:** Include a detailed community outreach plan and proposed tenant selection plan for the project.

---

## **SUBMISSION EVALUATION AND SELECTION**

A Selection Committee established by the RDC for the purposes of evaluation and selection will review submissions for completeness and to verify that both the applicant(s) and the proposed project(s) respond to the requirements of this RFI. Submissions determined to be non-responsive will not be considered or evaluated. Any submissions deemed ineligible or non-responsive may appeal to the RDC for reconsideration at the RDC's sole discretion. The RDC is the sole and final decision-maker regarding this selection, and it reserves the right to reject any or all submittals. There is no guarantee that the City will pursue discussions or select any of the respondents to develop the Project, and any submission shall be submitted at the submitter's sole risk and cost.

The Selection Committee will evaluate responsive submissions received by the submittal deadline based on the qualifications of the submitter(s); how well the project concept(s) addresses the goals and objectives of this RFI and the City's Comprehensive Plan, the UDO, and other land use and/or policy documents; the submission's overall positive attributes; and each submission's public benefits. The committee's recommendation shall be advisory to the RDC, but shall not limit the RDC's discretion in final selection of a Developer(s), and may not be appealed by the submitters or any other party for any reason.

Following approval by the RDC, the selected Developer(s) will be authorized to work with City staff to further develop a formal project proposal, begin the land use entitlement process, conduct community outreach, and negotiate an Exclusive Negotiating Agreement (ENA). The ENA would establish the preliminary terms for the sale/other possessory interest (as proposed); loan and regulatory agreements; and other project prerequisites. The preferred developer(s) would complete the land use plan, finalize its financing of the project, and obtain the required building permits and other approvals. This step is subject to further refinement upon discussion with the preferred developer.

The City will select a preferred Developer(s) based on the responses to the RFI. If negotiations with the preferred Developer do not proceed in a timely or satisfactory manner, an alternative developer may be selected or the City may reissue the RFI.

The final selection will be made solely by RDC. **The RDC reserves the right to request additional information from applicants, reject any and all submittals, waive any irregularities in the submittal requirements, or cancel, suspend or amend the provisions of this RFI at any time.**

## PUBLIC RECORDS

Pursuant to the Indiana Public Records Act, unless otherwise noted, all documents submitted in response to this RFI will be considered public records and will be made available to the public upon request. Submissions received may be posted on the city's website as part of the review process.

---

## LOW INCOME HOUSING TAX CREDITS (LIHTC)

A Developer's experience with respect to prior LIHTC projects will be factored into the scoring and ranking of Proposals.

Any Developer electing to pursue a LIHTC allocation will be required to do so in calendar year 2021, should it be the selected Developer under this RFI. RDC will work in good faith to support such a Developer's application. Non-selected Developers are not required to make an application in calendar year 2021 or commit themselves to continue the pursuit of a LIHTC project.

---

## INCENTIVES

### TAX ABATEMENTS

The City of Bloomington recognizes tax abatement as a potentially useful economic development tool. Indiana law (I.C. 6-1.1-12.1) allows tax abatement for between one and 10 years on the increased assessed valuation due to construction or rehabilitation of real property. Additionally, the law allows for tax abatement for up to 10 years for installation of personal property (certain types of equipment).

For additional information regarding the City's tax abatements, please see here:  
<https://bloomington.in.gov/business/tax-abatement>.

### HOUSING DEVELOPMENT FUND

The City's 2016 initial housing strategy document included piloting a new Housing Development Fund designed to ensure the feasibility of affordable housing projects. This fund includes a formal application and guidelines for consideration. Applications are accepted on a rolling basis. Significant contributions have supported multiple community projects such as putting the City's first "workforce housing" units in downtown Bloomington.

For additional information regarding the City's Housing Development Fund, please see here:  
<https://bloomington.in.gov/housing/affordable>.

### OPPORTUNITY ZONES

The Opportunity Zones incentive is a community investment tool established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. Opportunity Zones provide a tax incentive for investors to re-invest their unrealized capital gains into dedicated Opportunity Funds. **The Development Site resides within an Opportunity Zone.**

#### CDFI-FRIENDLY BLOOMINGTON

Bloomington has recently formed a 501(c)3 to help attract CDFI investment in the community. The newly formed organization, CDFI Friendly Bloomington, serves as a conduit to attract additional CDFI investments. In addition, CDFI Friendly Bloomington has assembled \$2.0 million in municipal financing to assist outside CDFI investment. More information about CDFI Friendly Bloomington may be found here: <https://cdfifriendlybtown.org/>

EXHIBIT A: MAP OF BLOOMINGTON & SURROUNDING AREA



---

## EXHIBIT B: BACKGROUND AND SITE INFORMATION

### BACKGROUND

Nestled in the rolling hills of southern Indiana, Bloomington is a small city with big-city amenities, atmosphere, and culture—home of Indiana University’s flagship Bloomington campus (“IUB”), the Little 500 bicycle race; the Lotus World Music & Arts Festival; the WonderLab Museum of Science, Health, and Technology; a thriving and well-regarded farmers’ market; and one of the most sought after craft beers in America.<sup>5</sup>

Bloomington residents appreciate world-class entertainment and cultural festivities, value community and environmental causes, and are committed to preserving and expanding recreational opportunities through the City’s extensive network of trails and parks. The community has a passion for the arts as demonstrated by the creation and development of the Bloomington Economic & Arts District and boasts a robust tech and life sciences sector. The City’s built environment blends historic districts from the last century and a half with collegiate Gothic architecture on the Indiana University Bloomington (IUB) campus and contemporary and modern structures throughout the city. Bloomington is a community steeped in tradition but with an eye toward progress and sustainability.

Bloomington is the sixth most populous city in Indiana, with an estimated population of 86,987. The City is fairly densely populated, with 3,744 people per square mile, compared to only 90 people per square mile, on average, nationwide.

Bloomington supports a vibrant economy and a thriving business district composed of roughly 6,000 businesses. The City’s business community is noted for excellence in pharmaceuticals, medical devices, technology, healthcare, and the arts. Its concentration of employment in the life sciences is six times greater than the U.S. average and growing. Indiana University Health is completing construction of a regional academic health center, which will be activated in 2021, and is expected to employ thousands and expand opportunities for health sciences education and research.

In addition to major employers such as IUB (8,956 employees),<sup>6</sup> IU Health Bloomington (over 2,200 employees), the Cook Group (3,330 employees), Catalent Biologics (1,800 employees), Baxter Healthcare Pharmaceuticals (1,100 employees), and the largest limestone quarrier in the United States, Indiana Limestone Company. Downtown Bloomington boasts more than 140 local and unique restaurants, bars, and coffee shops, as well as seven local breweries, and a distillery.

The city of Bloomington is heralded as a desirable place to live and work, and it has been the recipient of a number of awards recognizing its community assets and quality of life. Bloomington has been recognized by Inc. Magazine as one of “America’s Best Cities for Doing Business” and as one of Entrepreneur Magazine’s Top 50 “Hottest Small Cities for Entrepreneurs.” Forbes Magazine ranked Bloomington No. 3 in its “Best Places for Business Careers” feature and as a top city for work-life balance. The City has also been named one of the “Top 5 Food Towns in the Midwest” by Midwest Living Magazine and the “7th fastest

---

<sup>5</sup> [http://www.huffingtonpost.com/2015/02/18/most-sought-after-beers\\_n\\_6702260.html](http://www.huffingtonpost.com/2015/02/18/most-sought-after-beers_n_6702260.html), accessed February 26, 2017

<sup>6</sup>University Institutional Research and Reporting, [https://tableau.bi.iu.edu/t/prd/views/uirr\\_factbook\\_faculty\\_and\\_staff\\_public/HeadcountFTE?%3Aiid=8&%3Aembed=y](https://tableau.bi.iu.edu/t/prd/views/uirr_factbook_faculty_and_staff_public/HeadcountFTE?%3Aiid=8&%3Aembed=y), accessed February 23, 2021

growing destination for wine and culinary enthusiasts in the nation” by Orbitz Research Travel.

Potential residents and business owners recognize Bloomington’s attributes—and the City’s population is steadily increasing, with the City’s growth (3.4 percent from 2019–20) higher than that of the United States as a whole (3.3 percent). Moreover, Bloomington’s population is younger than the national average, owing in part to the City’s large number of university students. The median age of Bloomington residents is 23.7 years, compared to 38.1 years nationwide.<sup>7</sup>

Finally, Bloomington is home to multiple higher education institutions, including Indiana University’s flagship campus, IUB, with 43,162 total enrollment in 2020 and Ivy Tech Bloomington, with 7,213 students enrolled in 2020. IU is a world leader in professional, medical, and technological education. The vibrant surrounding community has earned its recognition as one of the “best college towns to live in forever.”<sup>8</sup>

## SITE INFORMATION

The Development Site (Kohr Administration Building) is located at the northwest quadrant of the intersection of Rogers Street and 1st Street. The building has a long history of serving the community’s health care needs as part of the Bloomington Hospital campus. Though the Bloomington Hospital campus is rich in history, the Kohr Administration Building is the only part that has been deemed of architectural and historical significance. Designed by the prominent Indianapolis architecture firm of McGuire & Shook, known for their hospital and school designs in the early and mid-twentieth century, the 1947 wing maintains a high degree of integrity on its exterior and a low to moderate degree of integrity on its interior.

The building is not currently listed in the National Register of Historic Places or the Indiana Register of Historic Sites & Structures. It has recently been designated a local historic district under the jurisdiction of the Bloomington Historic Preservation Commission.

The Kohr Administration Building is currently attached to the more modern IU Health Hospital building, which will be demolished after IU Health Bloomington’s relocation to its new campus.

---

<sup>7</sup> <http://www.city-data.com/city/Bloomington-Indiana.html>, accessed February 23, 2021

<sup>8</sup>

[https://tableau.bi.iu.edu/t/prd/views/uirr\\_sr\\_est\\_official\\_enrollment\\_public/ReadMe?:embed=y&:showShareOptions=true&:display\\_count=no&:showVizHome=no](https://tableau.bi.iu.edu/t/prd/views/uirr_sr_est_official_enrollment_public/ReadMe?:embed=y&:showShareOptions=true&:display_count=no&:showVizHome=no), accessed February 23, 2021





Kohr Administration Building – East facing façade:



Representation of potential Kohr Building with addition to west:



---

## EXHIBIT C: REFERENCE MATERIALS

Bloomington Housing Study (2020):

<https://bloomington.in.gov/housing/affordable>

Comprehensive Plan, City of Bloomington (2018):

<https://bloomington.in.gov/boards/plan/comprehensive-plan>

City of Bloomington Unified Development Ordinance (2020):

<https://bloomington.in.gov/planning/udo>

Bloomington Hospital Site Redevelopment, Master Plan (2021):

<https://bloomingtonhospitalsite.com/>

IU Health Facility Assessment, Kohr Building -- Arsee Engineers, Inc. (2019)

<https://bloomingtonhospitalsite.com/> (See "Resources Page")

*\*Please note: Assessment includes assessment of separate garage, which should be disregarded for the purposes of this RFI.*

IU Health Historic Resource Assessment, Kohr Building -- Ratio (2019)

<https://bloomingtonhospitalsite.com/> (See "Resources Page")

*\*Please note: Subsequent local historic designation has occurred in 2021.*