

Case # ZO-23-22 Memo

To: Bloomington Common Council

From: Scott Robinson, AICP Planning and Transportation Director

Date: September 15, 2023

Re: Ordinance 23-22: Hopewell West Right-of-Way Vacation Request

The Bloomington Hospital Site Redevelopment Master Plan Report (Master Plan) outlined the planning, design concepts, public amenities, estimated costs, and phasing to redevelop the Hopewell Neighborhood. The location where the hospital was formerly located and its surroundings, southwest of the corner of 2nd Street and Rogers Street, is moving through the platting process in order to fulfill the vision for the legacy Bloomington Hospital site. A primary plat was approved by the Plan Commission on July 10, 2023 and it details the realignment of property boundaries and public right-of-way (ROW).

Part of this realignment of property boundaries requires existing platted ROW to be vacated (a north-south alley and east-west alley, each 12 feet wide). The ROW segments were most recently being used as part of a parking lot by IU Health. The east-west alley would be replaced with a 20 foot wide alley ROW slightly further south than the existing location. The north-south alley would be partially replaced with a pedestrian access easement in the area south of the proposed east-west alley location. Additionally, a 60 foot wide ROW for Jackson Street is planned roughly 100 feet west of the existing north-south alley location. The extension of Jackson Street is consistent with the design concepts of the Master Plan.

The Planning and Transportation Department notified utilities of the ROW vacation application. A utility easement is proposed just north of the new east-west alley location, and any necessary utility coordination will take place after the new ROW is dedicated and cleared for their relocations.

The Planning and Transportation Department presented the proposed ROW vacation to the Board of Public Works (BPW) at its September 12, 2023 public meeting, which allowed an opportunity for additional input on this request. The BPW provided a positive recommendation for this ROW vacation request.

The Department, along with the Engineering Department, is requesting that Council vacate the existing platted alleys ROW located immediately southwest of the corner of 2nd and Rogers Streets. Maps and exhibits are also included for reference.