

Development Capacity Summary

Shovel-Ready Infill Site for Affordable / Mixed-Income Multifamily

2101½ S Rogers St, Bloomington, IN 47403 — an entitled, environmentally-characterized 0.68-acre site adjacent to Switchyard Park, in a Qualified Opportunity Zone.

Site

Address	2101½ S Rogers St, Bloomington, IN 47403
Parcel	53-08-08-100-042.000-009
Lot size	0.68 acre / 29,620 sf ($\approx 158' \times 175'$)
Zoning	RM – Residential Multifamily (multifamily by-right, up to 3 stories); no overlays
Opportunity Zone	Yes – Qualified Opportunity Zone
Utilities	City water & sewer, Duke Energy electric, natural gas available — at the site

Entitlement & density (current UDO — see Zoning & Density Analysis)

By-right height	Multifamily, 3 stories / 40 ft by-right; up to 5 stories with the affordability height bonus (§20.04.110)
Yield – by-right	≈ 22 – 32 units (1–3BR mix); more if smaller units
Yield – with bonus	≈ 40 – 50 units (car-light) — upper bound, trimmed by Neighborhood Transition on residential-abutting sides
Impervious / landscape	Max 60% impervious; min 40% landscape
Parking	Outside the economic-development-area parking minimum — no code minimum applies (confirm with City); yield varies with parking provided

Location & amenity proximity (IHCD / QAP-relevant)

Adjacent	Switchyard Park (65 acres) and the B-Line Trail
Indiana University	≈ 2.5 miles / 10-minute drive
Schools	Templeton Elementary, Batchelor Middle, Bloomington South
Also nearby	Downtown Bloomington, public transit, retail

Environmental & financing context

Environmental	Phase II ESA complete; shallow-soil metals managed via institutional controls + cover; no soil removal recommended (see Environmental Summary)
Incentives	Opportunity Zone; eligible for UDO affordable-housing height/density bonus; corridor prioritized by the City for affordable housing
Site control	Seller will consider an option agreement, an award-contingent purchase, or seller financing to fit an IHCD application cycle
Predevelopment package	land survey • site plans • Phase II ESA • zoning density analysis

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Final program, density, parking, and unit count are subject to current Bloomington UDO standards and City Planning review. No financial projections are made or implied.