

## **GROWTH POLICIES PLAN UPDATE STEERING COMMITTEE MEETING SUMMARY, JANUARY 11, 2012**

*Meeting summaries are transcribed in an abridged manner and no audio recordings are available. All Steering Committee meetings are open to the public.*

### **Attendance:**

*Steering Committee Members:* Tom Swafford, Patrick Murray, Jim Murphy, Mike Litwin, Liz Sluder, John Carter, Chris Smith, Lynn Coyne, Phil Stafford, Ron Walker, Doug Horn, Gwen Jones, Jan Sorby, Jack Baker, Dave Harstad, Andy Ruff, Maggie Sullivan, Scott Burgins, Steve Smith, Don Griffin

*Others in attendance:* Tom Micuda (staff), Josh Desmond (staff), Scott Robinson (staff), Nate Nickel (staff), Katie Bannon (staff), Jacqui Bauer (staff), Chris Cockerham, Nikki Johnson

### **Welcoming Remarks/Call to Order (4:05 PM)**

Mr. Robinson provided a summary of the last Steering Committee meeting. He grouped the ideas that were provided during the visioning exercise into five general topic areas: transportation, the environment, housing, community character, services, and the economy. Mr. Robinson stated that a few topics that were identified by the Steering Committee as missing or inadequately addressed from Bloomington's current vision statement were growth management, housing, transportation, sustainability, the economy, and definitions of terms, such as compact urban form. South Bend, IN's vision was seen as a good local example and Mr. Ruff said Fort Collins CO's vision is also a great example. Mr. Robinson used an analogy comparing vision and plan development to packing for a trip. We need information to help us decide what we need to bring on this trip and that is why we're looking at community data.

### **Community Snapshot Presentation**

Mr. Nickel presented community snapshot data about Bloomington. The slides and talking points can be found in "2012 Bloomington Community Snapshot 1-11-12" for reference. The following is a summary of questions asked and comments made during that presentation.

There were several remarks about students and how they impact data analysis. Most of the data used staff used is from the Census. Students are counted based on where they are living at the time that the census survey is received. Ms. Fernandes asked if students were always counted this way. Staff said they would research if they were counted differently at some point in time. Committee members had interest in breaking data into students and nonstudents. Mr. Harstad stated that it could be done to some extent using IU enrollment information (~40,000) and dormitory capacity (~13,000). Several members mentioned that despite our overall younger demographic, if we remove college students, we have an older community. Mr. Murray stated that removing the students would probably put us at about the U.S. average for percentage of owner occupied housing units in the city. Ms. Jones stated that although removing students would raise our median income, it would then skew housing affordability. Mr. Micuda said staff will look into another level of analysis for nonstudent housing needs.

Members asked if it was a City policy not to annex any additional land between the years 2000 and 2010 since there was no change in the City's area. Staff explained that the cost of providing city

services became a larger concern and the City has become more conservative about annexations. Annexation policy is often included in comprehensive plans.

Members had questions about compact urban form and what cities to look at for examples. Boulder and Portland were mentioned as two examples of cities with growth management strategies. Bloomington's higher density in the 1950s was largely made up of single family houses on small lots. Members were interested in how to incorporate more density into Bloomington with little vacant, undeveloped land left.

Mr. Smith asked if staff could provide information about how many approved but undeveloped single family lots remain in Bloomington. He also asked for a breakdown between lots with infrastructure in place and lots without. Ms. Fernandes is interested in the impacts of land use policies, to take a closer look at past Plan Commission approvals, and a closer look at data for retirees since Bloomington is seen as an attractive place to retire. Members also had interest in getting similar numbers for multi-family developments and how to direct growth.

Mr. Harstad shared with the Steering Committee research his company compiled regarding multi-family development in Bloomington. He also shared that there has been a lot of absorption in the Bloomington industrial market lately. Mr. Walker stated that we have missed some employment opportunities with low inventories. Mr. Micuda stated that a trend in industrial development has been that amount of land available is not as important as it once was. The physical building inventory on the ground is also very important.

### **Public Workshops**

Ms. Bannon provided some preliminary information about public workshops for the Visioning process. About 10 public workshops between late February and early April will be held, starting with a kickoff workshop at the library. Most other workshops will be held at local schools and staff is finalizing the details on the workshops. Announcements and information will be readily available prior to the kickoff.

Staff is also considering online and paper surveys, tabling on the campus of Indiana University, making presentations to boards and commissions, and using social media or other interactive tools to help reach populations who may not participate at neighborhood workshops. It will be important to get the word out and hear from a wide segment of the community. Staff will need help from the Steering Committee by inviting their friends, neighbors, coworkers, and organizations they belong to. Staff would also like members to attend at least one visioning public workshop to participate and observe.

Mr. Stafford likes the public discussion techniques used by Heart & Soul Community Planning and passed this information out to everyone. Members agreed that different methods of participation should be done, multiple interests should be represented in meetings, and topic discussions should be considered. Steering Committee members are encouraged to share their ideas with staff.

### **Next Steering Committee Meeting**

The next committee meeting won't be until late April or May, after all the visioning public workshops are held. Members will receive email updates as the website, public workshops, and other outreach are developed.

**Adjournment (5:45 PM)**